



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Rocky Marcoux**  
Commissioner  
rmarco@milwaukee.gov

**Martha L. Brown**  
Deputy Commissioner  
mbrown@milwaukee.gov

September 17, 2013

To the Honorable Members of the  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee  
City Hall, Room 205

Dear Committee Members:

File No. 130607 relates to a Minor Modification to the Detailed Planned Development (DPD) known as 1509 North Jackson, for changes to the building design, on land located on the west side of North Jackson Street, north of East Lyon Street, in the 3rd Aldermanic District.

This minor modification was requested by Dominion Properties, LLC, and would permit changes to the building design and materials for the residential development at 1509 North Jackson Street. The originally approved building, which was approved by Council July 2012, will be five stories in height, and will consist of 20 residential units and 26 indoor parking spaces as originally approved. Several environmental sustainability features will continue to be incorporated into the building, including solar panels on the rooftop and geothermal heating. A minor modification is required because new building materials are being proposed for the building that were not part of the original approval, along with other minor changes.

Requested changes to the DPD include: reducing the rear (alley) setback from 4 feet to a range of 3.9 feet to 3.5 feet to accommodate the slightly trapezoidal shape of the lot; changing the polyaspartic coating material on the building to cement panel; installing wire mesh balcony guardrails in lieu of glass panels; changing the base material on the first floor west, north and south elevations from cast in place concrete to corrugated metal panel; changing glazing amounts and window patterns on the east (Jackson-facing) façade; and relocating glass block windows along the base from the north to the west elevation. Additionally, the brick wrap-around from the Jackson elevation stops 2/3 of the way through the bay versus going through the entire bay, balcony construction will be wood with a perforated aluminum soffit and aluminum fascia in lieu of perimeter steel channel, and the entrance along Jackson Street has changed to include less glazing.

Since the proposed changes are generally consistent with the previously approved DPD, the City Plan Commission at its regular meeting on September 16, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac

