



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

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April 11, 2017

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

Dear Committee Members:

File No. 161590 relates to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development, DPD, for multi-family residential development at 1632-1648 North Franklin Place, located on the east side of North Franklin Place, south of East Brady Street, in the 3rd Aldermanic District.

This zoning change was requested by KC Franklin Partners, LLC and will permit multi-family residential development on the site. In September 2016, the development team presented a proposed 10-story, 140-unit multi-family building for this site at a neighborhood meeting. Based on feedback from residents, the proposal has been reduced in height and density. The development proposal now includes a 5-story building with 96 residential units and approximately 133 interior parking spaces for residents. A zoning change to a DPD is necessary to accommodate the building height and density.

The 5-story building will include parking on a lower level and the ground floor, which will serve as a podium for the building. There will be residential lobbies along Franklin and Arlington Place. Four floors of residential units will be located on top of the first floor podium. The residential floors will be in an "I" shaped configuration, creating two roof terrace areas on top of the podium, which will be detailed with a combination of pavers and two colors of aggregate to provide visual interest for the residential units above. The primary building materials include a dark material at the base of the building consisting of either face brick or rain screen system with cementitious panels on the façade. A concrete masonry unit will be used on the north and south elevations at the middle of the building base. The color of the CMU will be similar to the other base materials so they blend in with each other. All vehicular circulation will be from Arlington Place via two overhead doors, which will be glass and recessed into the building façade a minimum of 4 feet. All parking will be located under the footprint of the building. Trash will be collected inside of the building. It is intended that all tenant move-ins will be from Arlington and will also be internal to the building with enough ceiling height for small moving trucks.

On April 10, 2017, a public hearing was held and at that time, the property owner of the apartment building immediately south of this site stated that they need to be able to maintain a ten foot maintenance easement on the subject property so that they can access their building. Discussion was had between the developers and building owner, and final terms of the easement will be agreed upon after the zoning change is final. Additionally, one letter was received prior to the meeting that stated the site should be developed in a manner that is more consistent with the recommendations of the Northeast Side Comprehensive Plan with respect to density, height and design. Since the proposed zoning change is consistent with the recommendations of the Northeast Side Plan and is generally consistent with the adjacent Multi-Family Residential (RM5) zoning classification with respect to height, the City Plan Commission recommended at its regular meeting on April 10, 2017 recommended approval of the subject file conditioned on providing a final



narrative that includes staff comments, and providing final drawings that incorporate the Design Review Team's comments.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac