



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

3rd Ald. District

**CITY PLAN COMMISSION
ZONING REPORT**

File No. [220626](#)

Location: 1659 North Jackson Street

**Applicant/
Owner:** Elevation 1659 LLC

**Current
Zoning:** Detailed Planned Development (DPD) known as Elevation 1659

**Proposed
Zoning:** Minor Modification to the Elevation 1659 DPD

Proposal: This file relates to a Minor Modification to the Detailed Planned Development known as Elevation 1659 to allow minor changes to the design of a previously approved multi-family residential building located at 1659 North Jackson Street, on the west side of North Jackson Street, east of North Water Street, in the 3rd Aldermanic District.

The applicant, Elevation 1659 LLC (an affiliate of Ogden Multifamily Partners LLC and Ogden & Company, Inc.) is requesting a minor modification to the DPD to allow changes to the building design and materials. The proposed changes are being made in order to reduce the overall cost of the project in an effort to maintain the project's economic viability. The need for such changes has been caused by the significant level of construction cost inflation in the time since the original DPD was approved. The applicant, along with the project's architect, has made efforts to retain all of the key characteristics of the original plan/design to the greatest extent possible.

Specific design changes proposed in this minor modification include the following:

- Precast wall panels will be replaced with cast in place concrete for the exposed concrete foundation

- The previous guardrails with metal mesh fronts and tempered glass sides will be replaced with metal tube frame and pickets, and the tie back top height has been increased to top of door/window height
- Multiple instances of terra cotta siding will be replaced with fiber cement rain screen, most colors will remain consistent
- The design of the northeast corner of the building has changed, with the removal of a projecting plane and replacement of a projecting window bay facing east
- Some balconies have been converted to Juliet guardrails

The previously approved landscape plan will remain substantially unchanged, with the exception of replacing non-native with native perennials.

Adjacent Land Use:

The site is surrounded by various residential structures along N Jackson Street, with commercial uses across Water Street. The properties to the south and east of the site on N Jackson Street are zoned as Two-Family Residential (RT4), while properties along Water Street are in the Redevelopment District and Downtown – Mixed Activity zoning designations.

Consistency with Area Plan:

The project site is located partly within the boundaries of the Northeast Side Area Plan, adopted in 2009, and partly within the Downtown Area Plan, adopted in 2010. The proposal is consistent with the recommendations of both Area Plans.

The DPD advances recommendations of the Northeast Side Area plan by establishing a stronger visual and physical connection from Brady Street to the Park East and the Water Street Corridor (pgs. 227, 233), and supporting the creation of a Transit Oriented Development node near the intersection of Holton and Brady streets to link the lower east side to the Park East Redevelopment Area. (pg. 223).

The DPD advances the recommendations of the Downtown Plan by adding new development consistent with the Park East Redevelopment Plan, reinforcing the connection between downtown and the lower east side, and contributing to a sense of place at the intersection of Brady, Water and Jackson streets (pg. 156).

The proposed minor modification to the DPD will remain consistent with the Area plans.

Previous City Plan Action:

6/10/2019 – The City Plan Commission recommended approval of the change in zoning from Local Business, LB2, and Redevelopment, RED - Park East, to Detailed Planned Development, DPD, for a multi-family residential development on the properties located at 1659 and 1673-85 North Jackson Street and 1660, 1664 and 1668 North Water Street. *This file established the DPD.* (FN [190161](#))

Previous Common

Council Action:

7/9/2019 – The Common Council approved the change in zoning from Local Business, LB2, and Redevelopment, RED - Park East, to Detailed Planned Development, DPD, for a multi-family residential development on the properties located at 1659 and 1673-85 North Jackson Street and 1660, 1664 and 1668 North Water Street. *This file established the DPD.* (FN 190161)

Staff

Recommendation:

Since the proposed changes to the previously approved building design are consistent with the spirit and intent of the original design and will allow the project to move forward with construction, staff suggests that the City Plan Commission recommends approval of the subject file.