



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

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

Dear Committee Members:

File No. 190160 relates to the change in zoning from High-Density Residential, C9A, to Detailed Planned Development, DPD, for a mixed-use development at 1325 North Jefferson Street, located on the west side of North Jefferson Street, north of East Knapp Street, in the 4th Aldermanic District.

This zoning change was requested by Travaux, the real estate arm of the Housing Authority of the City of Milwaukee (HACM), which is proposing to develop a 32-story high rise apartment building with up to 350 units and approximately 42,300 square feet of office space on the 1.4 acre parcel. The development is proposed to be mixed income and include both market rate and affordable units which will be intermixed within the building.

Currently, the western portion of the existing lot is surface parking for residents of the Covent Hill development to the north, and the eastern portion of the site is vacant. The development will consist of four levels of parking with up to 422 stalls servicing the residents of the neighboring building and the proposed building, as well as tenants of the proposed office space. The lowest level of parking is a basement level. There are three more levels of parking on levels one, two and three. Two levels of the parking are wrapped with town homes on Milwaukee St and about 1/3 of Knapp Street (south façade). The 4th floor will consist of approximately 42,323 square feet of office space. The 5th floor is the amenity level for the residential units. The residential units will be located in two 'wings' of the building. The "East Wing" will be 26 stories of dwelling units above the 6th floor mechanical floor. The "North Wing" is six stories of dwelling units above the residential amenity level, and are planned to be two-story two and three bedroom units.

The building construction type will be a concrete framed structure with exterior material that includes architectural precast concrete; aluminum framed glazing systems (curtain wall and window-wall) plus metal panel and wood and high pressure laminate material accents. Tower balconies will be integrated to the façade and inset from the face of building with glass guardrails. Ground floor townhome units will have walk-up access with individual entrances with integrated cast in place concrete planters and painted metal hand and guardrails. The townhomes will be 'carved' out of the building base. The exterior finish material will be a mix of metal framed glazing systems, metal panel and high pressure laminate wood appearance.

On June 10th, a public hearing was held on the subject file and the architect, Jason Korb, spoke about the history of the site and the design of the proposed building. One commissioner stated that there should be more landscaping incorporated into the site plan, and the architect responded that the renderings did not show the full extent of the landscaping that is captured on the landscape plan. In response to another commissioner's concern that the proposed development would shade and block light from the existing Covent Hill building to the north, the architect stated that they had positioned the tall east wing as such to allow for significant sunlight to the existing building. Scott Simon from Travaux mentioned that they had discussed a potential covered connection between the two buildings at some point which stand 67 feet apart.



Simon also addressed a commissioner's question about the affordable unit mix and numbers, stating that they had not set the exact mix yet and they were performing a market study to that effect.

A neighbor of the project then voiced concern for the height of the tower, calling it out of scale for the context of the neighborhood. Another neighbor and representative from the adjacent Juneau Village Garden Apartment complex spoke in opposition to the file, echoing concerns about the height of the building. She also objected to the loss of street parking, which she sees as already strained. Korb explained the decision saying that the development is responding to the height of the Yankee Hill Apartments on North Van Buren Street.

Since the proposed development is consistent with the recommendations of the Downtown Plan, the City Plan Commission, at its regular meeting on June 10, 2019, recommended approval of the subject file conditioned on submitting final exhibits that incorporate staff comments. Specifically, the applicant must submit a final narrative that clarifies, among other things, parking locations, uses, setbacks, and signage for the building, and provide final drawings that include additional detail on, among other items, the first four floors of the building and the blank base wall on the southern elevation.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman