



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

4<sup>th</sup> Ald. District  
Ald. Bauman

**CITY PLAN COMMISSION  
ZONING REPORT**

**File No.** [230727](#)

**Location:** 1818 W Juneau Avenue located in the blocks bounded by West Juneau Avenue, West McKinley Avenue, North 17th Street and North 20th Street

**Applicant/  
Owner:** Galbraith Carnahan Architects on behalf of Highland Park Community LLC (HACM)

**Current  
Zoning:** Detailed Planned Development (DPD) known as Highland Park

**Proposed  
Zoning:** Minor Modification to DPD

**Proposal:** In 2003, a Detailed Planned Development (DPD) was established for this site that allowed construction of 4-story multi-family residential building and 46 single family homes. The Housing Authority of the City of Milwaukee (HACM) is the owner of the site.

The proposed minor modification relates to the 4-story multi-family residential building. The multi-family building is a U-shape with open, landscaped space in front of the building. Each of the two wings of the building is serviced by one elevator, for a total of 2 in the building. The current elevators are 20 years old. HACM is proposing to add an additional elevator to each wing to provide redundant service. The elevator towers will be located within the south facing U shaped courtyard, and will be placed in a manner that eliminates an existing recess in the building façade that has proved problematic to maintain with landscaping.

The design of the towers will be constructed in a similar manner to the existing building. The base will be a cream concrete block to match the existing base of the building. Above the first floor, the building material will transition to a red utility brick that matches the color, size, and detailing of the existing red brick.

The construction of the elevator towers is part one of a two phased project that will see other improvements and updates to the Highland Park property. As part of this rehabilitation, the porous paving area in the courtyard will be rehabilitated

through leveling, replacement of damaged pavers, and removal of plants and foreign matter from the paver joints. Additionally, the large green roof tray system on the top of the building will be getting repaired or replaced.

**Adjacent Land Use:** Residential uses are to the North, South, East and West.

**Consistency with Area Plan:** The proposed minor modification at 1818 W. Juneau Street is consistent with the recommendations in the Near West Side Area Plan, adopted in 2008 by the Common Council, and updated in 2017. The Plan recommends rehab and renovation of existing residential buildings to provide quality housing options. Adding new elevators at Highland Park supports the goals for redevelopment found in the Plan.

**Previous City Plan Commission Action:** 7/21/2003 – City Plan Commission recommended for adoption a substitute ordinance relating to the change in zoning from RM4 to Detailed Planned Development, for housing, located in the blocks bounded by West Juneau Avenue, West McKinley Avenue, North 17th Street and North 20th Street, in the 17th Aldermanic District. ([FN 030411](#))

**Previous Common Council Action:** 7/31/2003 – Common Council passed a substitute ordinance relating to the change in zoning from RM4 to Detailed Planned Development, for housing, located in the blocks bounded by West Juneau Avenue, West McKinley Avenue, North 17th Street and North 20th Street, in the 17th Aldermanic District. ([FN 030411](#))

**Staff Recommendation:** Since the proposed addition of two elevators will provide additional accessibility for residents of the building and the proposed design of the elevators on the exterior of the building matches the high quality materials, staff suggests that the City Plan Commission recommends approval of the subject file.