



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

Rocky Marcoux
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August 18, 2016

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

Dear Committee Members:

File No. 160465 relates to a Minor Modification to the Detailed Planned Development (DPD) located at 1701 North Humboldt Avenue, on the northwest corner of East Brady Street and North Humboldt Avenue, in the 3rd Aldermanic District.

This Minor Modification was requested by Ogden Multifamily Partners LLC and will allow for changes to the previously approved building elevations and roof plan. A Detailed Planned Development (DPD) was established for 1701 North Humboldt Avenue, the northwest corner of East Brady Street and North Humboldt Avenue, on November 2, 2015 as File Number 150613. The proposal entails a 4-story, mixed-use building with first floor commercial space and up to 23 residential units. The site is located within a local historic district and has Historic Preservation Commission approval.

Since approval of the DPD, and while the construction documents were being created, several building code issues surfaced, resulting in the necessity to modify elements of the previously approved design. In addition to changes required by code (which include elimination of windows and reduction in glazing), several alterations resulted from further development of the plans to include common areas. A 4th floor clubroom, exercise room and outdoor deck were added, necessitating revision of window placement, plant location and additional screening elements. This Minor Modification to the DPD is necessary in order to allow these changes to the previously approved building elevations and roof plan. Additionally, the Historic Preservation Commission has issued a Certificate of Appropriateness (COA) for these updated elevations and roof plan.

Since the proposed minor modification is consistent with the surrounding context and the previously approved DPD zoning, and the Historic Preservation Commission issued a Certificate of Appropriateness (COA) for these exhibits, the City Plan Commission at its regular meeting on August 15, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac

