



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. 190161 relates to 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, on the west side of North Jackson Street, east of North Water Street, in the 3rd Aldermanic District.

The applicant, Ogden Multifamily Partners, LLC, is requesting a zoning change which would change the zoning of the subject sites from RED and LB2 to a DPD in order to develop the property into a six-story mixed-use building (5 stories along Jackson Street due to the slope and grade of the site) consisting of 76 apartments and 76 interior parking spaces. The site slopes down fairly drastically as it heads south along Water Street. The building will have a "triangular-shaped" footprint, closely matching the shape of the combined parcels' buildable area, constructed along N. Jackson Street and N. Water Street. A landscaped open space will be located at the corner of Water Street and Jackson Street, approximately 700 square feet in size. Additionally, the area along Water Street will be heavily landscaped with a mix of shrubs and trees, as well as a series of retaining walls.

The partially below grade level (first floor) consists of the enclosed parking for residents and is accessed from Jackson Street. The at-grade level along Jackson Street (second floor) consists of residential apartment units, amenity space, and indoor parking, also accessed on Jackson. Floors three through six include residential apartment units and associated storage. The proposed building will have a textured precast panel concrete base with storefront glazing system at building entry, and terra cotta body with metal panel clad bays.

On June 10th, a public hearing was held on the subject file. Jason Pietsch, a representative from the development team, and lead architect Joel Agacki presented on the proposed plans. The commissioners asked whether parking would be visible from the street and if a landscape architect had confirmed that the proposed plantings along Water Street would be viable given the proposed slope. They also inquired as to why the main entrance to the development was not along Water Street. The architect clarified that parking would not be visible from the street, and affirmed that a landscape architect has been involved, as they were also concerned about potential erosion if they selected the wrong plant species. He also stated that the slope and grade of the site and the need for underground parking did not make access from Water Street possible.

The owner of two units in the condo to the immediate north voiced his concerns about the project, specifically the size and height of the building and the potential loss of street parking. He also wanted clarification on the length of construction and how the proposed building's south elevation would interact with his building. The architect responded that they had positioned units to face away from the building to the south and that there would be a 10 foot gap between the two. He also mentioned that the use of precast concrete would expedite construction and hopefully alleviate any concerns in that respect. Another third



district resident spoke in favor of the project but raised the topics of below market units and solar power. Alderman Kovac spoke about the development, and provided information on the community meeting he had held on the project. The topics discussed during that meeting were similar to those raised by the commissioners, including the design of the building, landscaping, and effect of parking. Since the proposed development is consistent with recent multi-family developments to the south and is consistent with the recommendations of the Northeast Side and Downtown Area Plans, the City Plan Commission, at its regular meeting on June 10, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac