



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

June 21, 2021

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

Dear Committee Members:

File No. 210053 relates to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development to allow construction of a commercial building on part of 1540 North Jefferson Street, located on the east side of North Jefferson Street, south of East Pleasant Street, in the 3rd Aldermanic District.

This zoning change was requested by Josh Delaney and would allow construction of a 10,200 sf, three-story office building and associated parking. An existing 2-story with basement structure on the corner of Jefferson and Pleasant, most recently used as a daycare center, will be razed to develop the office building. A Certified Survey Map (CSM) is underway to create the office building lot that is the subject of this DPD. The balance of the site (currently a parking lot and daycare play area) will be divided into two residential lots and retain the RT4 zoning. Two buildings consisting of four total townhomes are planned for the two residential lots. Those lots are not part of the proposed DPD and will be developed under the parameters of the existing RT4 zoning.

The primary office building entrance will be located along North Jefferson near the corner and a secondary entrance will be located to the rear of the building, adjacent to the parking area. A raised patio space at the intersection is planned to help signify the main entry of the building and provide additional outdoor gathering space. The corner element and top floor of the building consists of a black metal panel, while the balance of the building will be a white utility brick. Significant glazing is included on the first floor, throughout the corner element, and on the stair tower along Jefferson. The building steps back on the top (third) floor to allow for an outdoor rooftop. The rooftop will consist of a composite wood deck with white brick and black metal parapet walls acting as a guardrail around this space.

13 parking spaces will be provided for the commercial building which will be accessed from the existing alley, behind the future townhomes. The parking area will be separated from the rear of the townhomes to the west by a decorative metal fence. Permitted uses for the proposed DPD include general office, retail, health club, restaurant without drive-thru, business services, and personal services.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled June 21, 2021 meeting where the applicant and architect walked through the development plans. Commissioners asked questions about lighting, landscaping and the decision process that lead to the parking arraignment, specifically why the garages for the townhomes were placed along the Jefferson Street frontage. The development team indicated they had explored several options, but given the grade of the site, and goal of providing off street parking for the office building, placing the garages to



the townhomes on the Jefferson Street frontage was their remaining option. Three members of the public attended the virtual hearing and spoke on the file. Two expressed opposition to the placement of the garages along Jefferson Street and the resulting loss of on-street parking caused by the garage curb cuts given the high-demand for on-street parking in the area. The third speaker urged the developer to use renewable energy sources such as solar panels when constructing the development. Alderman Kovac also provided comments, including summarizing the neighborhood meeting he hosted for the project where 3 attendees supported the project and 6 had neutral opinions. Ald. Kovac stated his concerns with the townhouse garage doors facing the street but noted that it was permissible per the zoning code. Ald. Kovac and several Commissioners complimented the overall design of the development.

Since the proposed 3-story office building is consistent with the adjacent context and the recommendations of the Northeast Side Plan, the City Plan Commission at its regular meeting on June 21, 2021 recommended approval of the subject file.

Sincerely,

A handwritten signature in black ink, appearing to read "Lafayette L. Crump", followed by the word "for" in a smaller font.

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac