



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. 160117 relates to the change in zoning from Two-Family Residential (RT3) to a Detailed Planned Development (DPD) known as 1623-39 North Jackson to permit multi-family residential development on land located on the west side of North Jackson Street, north of East Pleasant Street, in the 3rd Aldermanic District. This zoning change was requested by Get Jackson LLC, and will allow multi-family residential development at 1623-1639 North Jackson Street. The applicant is proposing to construct a 5-story, 33 unit building, and restore and retain an existing 4-plex residence, for a total of 37 units on the development site. The height of the new building will be maximum 59 feet from the ground level to top of 5th floor roof. The lower level will be exposed to the rear alley (which is proposed to be vacated) along the west and southwest elevation of the building. The building height at the alley access will be maximum 69 feet from lower level to top of 5th floor roof.

The primary building materials will include a mix of brick, cast stone, fiber cement siding, and metal panel. Additionally, painted balconies with metal and/or glass railings, fiberglass and aluminum storefront windows, and concrete masonry units will be utilized. Windows will be recessed approximately 3 inches into the façade where cement board siding is proposed, in order to maintain shadow lines. Rooftop mechanical equipment, with the exception of possible photovoltaics or solar hot water equipment will be screened from view with metal panel or louver screens to match color of exterior cladding. The applicant is exploring opportunities to incorporate sustainable features into the building. At a minimum, permeable paving or grass pavers will be utilized in the parking stalls of the surface parking lot. Other elements may include solar panels, geothermal heating, and the use of energy efficient appliances in the units. There will be a total of approximately 46 total parking spaces for the 37 residential units. Of this, 19 spaces will be surface and the remainder will be interior to the building. The applicant has submitted a right-of-way vacation application to vacate the unimproved north-south alley. The vacated land will be utilized to access the lower level of parking within the building. Surface parking will be screened along Jackson Street with Type B landscaping, and a retaining wall and cedar board-on-board fencing along the north property line.

On August 15, 2016, a public hearing was held, and at that time, several people spoke in favor and in opposition to the proposal. Those in favor stated that this will be an improved condition from what is there now. Those opposed expressed concerns about the size and setbacks of the building, fearing that it will be out of scale for their residential street and too close to the property to the south. There were also concerns about the density. The architect clarified side setbacks for the new building, and noted that the narrative will be updated to reflect correct setbacks. Additionally, it was noted that, as of right under the current zoning, more net bedrooms would be possible than what is proposed, though with fewer units, assuming each unit would have 3 bedrooms. Since the proposed rezoning is consistent with the adjacent context and the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission recommended at its regular meeting on August 15, 2016 recommended approval of the subject file conditioned on submitting final narrative and drawings to reflect DCD staff comments.



Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac