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Detailed Planned Development

October 24, 2008

Project Description and Owner's Statement of Intent Components of Detailed Plan and Supporting Materials

2187 N Farwell Ave and 1835 E Kenilworth

Project Number: 08-110

File Number: 080742

Purpose:

New Land Enterprises, LLP. requests that the zoning for the properties at 2187 N Farwell and 1835 East Kenilworth be amended to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

Enumeration of Documents:

Detailed Planned Development Description and Owner's Statement of Intent
Exhibit A Statistical Sheet
Exhibit B Lighting Specifications Sheets
Exhibit C Existing Site Context Photos and Perspectives

DRAWING SHEETS: 11 x 17

T000	Titlesheet
Civil	Survey
	Site Grading Plan
	Site Utility Plan
	Erosion Control Details
A001	Site Plan
A200	Lower Level Parking Plan
A201	Ground Floor Plan
A202	Terrace Level Unit Plan
A203	Typical Unit Plan – Levels 3-5
A400	North & East Elevation
A401	South & West Elevation

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DETAILED PLANNED DEVELOPMENT DESCRIPTION

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1. USES:

Development is for multifamily residential with parking for residents and retail space. The unit mix is composed of one bedroom (of varying sizes) and studio apartments. Proposed retail uses may include office, personal business, medical office, tavern, sit-down restaurant, health club, theater, and retail services.

2. DESIGN STANDARDS:

The grade level consists of parking for residents and retail customers/employees, retail and resident entrance, lobby and rental office. The retail may be divided into as few as one tenant or as many as five tenants with individual entrances. Above the parking and retail level are four levels of residences. There is one level of parking below the retail. The height of the building is approximately 60'-0" high at the Kenilworth street level. The height varies on the south at the bike path due to the existing grade. Future solar hot water heating is planned for the building and will be placed where appropriate at the roof level.

The building has been divided into three distinct volumes to break up the 270 foot long building along Kenilworth. The volumes are broken up by balconies and color changes. The northwest end color is different and signifies entry for the residents. The base is animated by the transparent retail and extends to the west with display windows and glazed overhead doors. The playfulness of color and volume extends around the building. The Farwell elevation is flanked on two sides with balconies and emphasizes the corner of Kenilworth and Farwell. For exterior colors and materials designations, see elevations. The windows at residences may be white aluminum or vinyl.

Minor modifications may occur to the detailed plans included in this statement.

3. DENSITY:

- Up to 90 dwelling units in the apartment levels.

4. SPACE BETWEEN STRUCTURES

- See attached site plan.

5. SETBACKS:

- See site plan for proposed setback dimensions.
 - Side Setback, Street (North property line): 5'-0" maximum, not applicable to building
 - Side, Setback, Interior (East property line): 0'-0" required
 - Rear Setback (South property line): 0'-0" required
 - Front, Street Setback (North and East property line): 0'-0" to average of neighboring buildings required.
 - Overhead doors recessed 4'-0" from property line.

6. SCREENING:

- No screening provided; building extends property line to property line.

7. OPEN SPACES:

- No open space provided. Public terrace, approximately 1500 SF, is open to residents and guests, is provided at terrace level on south side. See drawings.

8. CIRCULATION, PARKING AND LOADING:

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- Vehicular access will be from Kenilworth; two entrances provided.
- Parking will be located within the structure for residents and retail customers/employees.
- Trash/recycling will be internal to the new building and accessed from Kenilworth.
- Main pedestrian access will along Kenilworth. The retail on Farwell is planned to have an entrance.
- Deliveries will be dropped off from Kenilworth.
- Loading and unloading will be along Kenilworth.

9. LANDSCAPING:

- No landscaping provided.

10. LIGHTING:

- Proposed outdoor lighting complies with current lighting regulations for planned development districts.
 - The lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled such that no light source will be visible from an adjoining property. In all other circumstances, the maximum illumination at a property line shall be 5 foot-candles or public right of way and where adjoining properties are zoned residential; the maximum illumination at the property line shall be one foot-candle.

11. UTILITIES:

- See attached Civil Engineering drawings for Water, Sanitary and storm sewers laterals.
- Electrical service will be located within building.

12. SIGNS

- The building design has an integrated a sign band for the retail. The modular size allows for consistent signage to be placed along the band. The sign background panel will be limited to 50 SF per sign. If there are 5 tenants at the retail level, there will one sign per 28 linear feet.
- The building entrance and address sign will be placed adjacent to resident entrance. Signage is planned for the bike path elevation at the south; the sign size is approximately 2'-6" W X 20'-0" H. Garage entrances will have entry signage above the doors; the sign sizes are approximately 2'-4" H X 16'-0" W. See elevation for locations.
- Temporary signs will be installed. Construction signs will be removed within 30 days receipt of certificate of occupancy.
 - One sign pertaining to the construction of the buildings will be provided and not exceed 48 square feet.
 - One sign, not exceeding 36 square feet, advertising the rental of the residential apartment units.

13. SIGN ILLUMINATION

- Tenant signage will be reverse channel backlit individual lettering. The permanent address sign will be illuminated similarly.

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**EXHIBIT A
STATISTICAL SHEET****295-907. Planned Development District (DPD)**

Proposed Mixed-use Development
2187 N Farwell Ave & 1835 E Kenilworth
Proposed Zoning: DPD

2. c-1a: Gross land area
Site: 27,000 SF
2. c-1b: Maximum amount of land covered by principle building
Building footprint: 25,974 SF
2. c-1c: Maximum amount of land devoted to parking, drives, and parking structures.
(Count excludes any covered parking which is included above. Count includes the pavement within the property line.)

255 SF for Driveway and Sidewalk
2. c-1d: Minimum amount of land devoted to landscaped open space, within property lines.

0 SF for landscaped open space
2. c-1e: Maximum proposed dwelling unit density
300 SF Land/Dwelling Unit
2. c-1f: Proposed number of buildings
One – Proposed Mixed-use apartment building
2. c-1g: Maximum number of dwelling units per building
Apartments: 90 units
2. c-1h: Bedrooms per unit (# Bedrooms/# Units)
1, average Note: Studio apartments are included in count.
2. c-1i: Parking spaces provided and ratio per unit
○ 103 spaces inside the parking garage (1 space per unit)
○ 1 space/bedroom
○ 13 interior spaces for retail space

Exhibit B – Exterior Light Fixtures

- Minimal building lighting will occur at the canopies. Lighting may be attached to canopy structure to light the awnings and canopies.
- At pedestrian entries and egress, exterior exits will be illuminated from concealed fixtures mounted into soffit or wall mounted adjacent to door.
- Wall mounted cut off fixtures will be provided at balconies and terraces.
- At the common terrace level lighting will be provided on trellis structure or at the building face. Low level lighting will be provided at guard rail. Fixtures shall be cut-off.
- Fixture type and fixture cuts will be submitted at a later date for staff level review.