



UWM Residence Hall  
1436 East North Avenue  
Milwaukee, WI

**Project Description and Statement of  
Owner's Intent**



## **UWM Residence Hall Project Description and Statement of Owner's Intent**

### Introduction

The University of Wisconsin - Milwaukee Residence Hall located at 1436 East North Avenue in Milwaukee, Wisconsin will be a mixed-use development including student residential suites with associated university housing amenities, and commercial space along North Avenue. The owner has set a goal to certify this building through Leadership in Energy and Environmental Design (LEED).

The building will be comprised of three wings; a long, primary wing along Cambridge Avenue and two shorter wings to the north and south of the primary wing. The primary wing will be six stories and approximately 65' in height (not including the enclosure for the elevator overruns and fresh air intake). If the owner decides to install solar panels to generate electricity for the building, the panels may reach above the 65'. The north and south wings will be four stories each and 45' in height each (not including the enclosure for the elevator overruns and fresh air intake).

The basement level of all three wings will be used for parking, bicycle storage, and utility space for the mechanical, electrical, plumbing, and fire protection systems.

The ground level of the primary wing will contain student commons, kitchen, server, dining room, laundry facilities, fitness center as well as classrooms, administrative offices, and security check-in. The floors above ground level will contain student suites, common areas with kitchens, and study rooms.

The ground level of the north wing will contain a portion of the kitchen and server, maintenance facilities, access to the loading dock, a director's suite and student suites. The floors above ground level will contain student suites.

The ground level of the south wing will contain a mix of retail and commercial space. The floors above ground level will contain student suites.

Outside the building, a loading dock to the north of the north wing will provide access for deliveries to the kitchen and maintenance areas. Access to the parking garage will be provided via a ramp to the north and west of the loading dock. Equipment for mechanical, electrical and plumbing utilities to serve the building and site will be located near the loading dock and entrance ramp.

In total, the building will provide housing for approximately 700 students.

### Drawing Descriptions

- 1. Vicinity Map:** The vicinity map indicates the project site with the various community facilities in the surrounding area. The site is located in the middle of a mixed-use neighborhood including industrial uses such as Wisconsin Paperboard to the north and WE Energies to the east, various retail uses along the North Avenue corridor, residential neighborhoods beginning half a block to the south and a couple blocks to the northeast. RiverView, another UWM residence hall is located due west of the site, across the Milwaukee River.

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- 2. Plat of Survey:** The survey included in this statement shows the exterior boundaries, legal description, existing topography, and area of the site. The site was most recently used as a gas station that has since been demolished. A portion of the site may be conveyed to the City of Milwaukee to accommodate the widening of Cambridge Avenue.

The Primary Environmental Corridor (PEC) as extrapolated by SEWRPC and interpreted by Landcraft Survey and Engineering is shown on the plat. Additional trees will be added to the PEC as part of a reforestation plan. It is the Owner's intention not to disturb existing trees or other vegetation in the PEC. However, disturbance of trees along the east side of the PEC as part of the reforestation plan being discussed with SEWRPC may be necessary. In such a case, reforestation would be done with native species to enhance the PEC along its eastern boundary.

- 3. Site Plan:** The Site Plan indicates the proposed building and all required information for the Detailed Plan Development Checklist. In addition to the information provided in the Introduction of this Project Description and Statement of Owner's Intent, it should be noted that the site will contain approximately 105 parking spaces in the garage, approximately three spaces outside, adjacent to the garage entrance, and two parking spaces along Cambridge Avenue that the University may dedicate to Zip Car or a similar shared vehicle program.

The three wings will enclose a grass courtyard space intended for the recreational use of the students and their guests. New trees will surround this courtyard and be added to increase the buffer between the courtyard and the primary environmental corridor.

The north and south wings of the building will be green roofs, so the combination of these roofs, green courtyard, and new plantings to the west will turn a largely impervious site into a largely pervious site.

A plaza to the south of the south wing will be created for the use of patrons of the retailers in the south wing.

Finally, all pedestrian and vehicular circulations have been identified on the site plan. These include a bus drop-off along Cambridge Avenue, entrance to the parking garage through the north wing, a primary resident entrance and exit along Cambridge Avenue, a pedestrian entrance and exit to the courtyard, emergency exits, and retail entrances and exits. It should be noted that the retail entrances and exit locations may change depending on the leasing arrangements of the retail space.

- 4. Site Grading Plan:** A site grading plan indicating existing and proposed topography at one-foot contour intervals is included with this submittal. Storm water run off will be significantly reduced on the site through the creation of the

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grass courtyard, green roofs on the north and south wings, and rainwater storage from the east wing which will be used to irrigate the site.

Please see the attached memo from Landcraft Survey and Engineering for a description on how the site meets the City of Milwaukee Chapter 120 requirements.

- 5. Utility Plan:** The Utility Plan indicates the proposed connections to storm and sanitary sewers, water mains and laterals, parking roadway storm inlets and their respective elevations. It is the owner's intention to connect to a new 12" storm sewer to the existing combined sewer in vacated Thomas Avenue for the roof and parking ramp drainage. It is the owner's intention to connect to the 16" water main in Cambridge Avenue from the south end of the east wing of the building. It is the owner's intention to tie into the existing 10" sewer lateral in North Avenue from the south end of the east wing of the building.

One stormwater catch basin will be removed in Cambridge and a new one will be installed that will tie into the 12" storm sewer in vacated Thomas Avenue. This new catch basin is the only catch basin in Cambridge from North Avenue to vacated Thomas Avenue. One catch basin is shown to remain in the portion of Cambridge Avenue that has been vacated. Two catch basins are shown to remain in vacated Thomas Avenue. One catch basin is shown to remain on the North side of North Avenue.

- 6. Landscape Plan:** The landscape plan indicates the location and species of new trees to be planted on the site and future Cambridge right-of-way. A schedule indicating the sizes and number of the species has also been provided. As indicated previously, new trees or plants will surround the courtyard, reforest the Primary Environmental Corridor (PEC), screen the north end of the site, be planted in the Cambridge Avenue and North Avenue right-of-ways, and be planted in the plaza along North Avenue.
- 7. Elevations:** Each of the proposed elevations are shown on two sheets along with a colored rendering of typical conditions on the elevations. These colored renderings also identify the materials and color palette of the building. The elevations shown are the maximum heights of each of the wings.

The building draws from a classic Milwaukee palette of a "Cream City" brick on all wings accented by bronze-colored elements, namely prefinished metal at the top of the east wing, near the windows, and at ground level. Windows will be a combination of vision glass and translucent glass as indicated on the elevations. The connections between wings also will not use brick, but will use the same vision glass and translucent glass used on the windows with primarily brick facades. The store frontage will have fabric awnings and signage to identify it as the commercial part of the building and keep in context with retail along North Avenue.

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- 8. Sign Drawings:** The sign drawings depict the location, number, size, and materials of the signs seen from the streets. In addition to these signs, a construction sign with a maximum square footage of 80 square feet will be displayed during construction. Please note that the messages labeled Residence Hall or Retail are placeholders until the residence hall name is chosen and retail leases are signed. The final message will have the residence hall name and retailer names.
- 9. Context Photos:** Photos of the site and surrounding area have been provided and described.

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### **Compliance with District Standards**

1. **USES:** The University of Wisconsin - Milwaukee Residence Hall located at 1436 East North Avenue in Milwaukee, Wisconsin will be a mixed-use development including student residential suites with associated university housing amenities, and commercial space along North Avenue. Housing amenities may include student commons, kitchen, server, dining room, laundry facilities, fitness center as well as classrooms, administrative offices, and security check-in.
2. **DESIGN STANDARDS:** Design elements have been detailed in the attached drawings and described in the narrative portion and drawing reference portion of the Project Description and Statement of Owner's Intent.
3. **DENSITY:** The density of this development is 55.9 units per acre and consistent with the comprehensive plan.
4. **SPACE BETWEEN STRUCTURES:** Spaces between structures are not less than those allowed by the building code.
5. **SETBACKS:** This development is approximately 3.38 acre and therefore not subject to the setback requirement for planned developments exceeding 5 acres. The setback along the south property line is 0'. The setback along the east property line is intended to be 1' after the dedication to the City for the Cambridge Avenue reconstruction. The building sets back 44' 8" from the north property line, with a retaining wall approximately 8' off the north property line.
6. **SCREENING:** The site will be screened by a retaining wall with plantings on the north side of the property. This screening separates the site from Wisconsin Paperboard's industrial use site. The plantings will include mixed evergreens, white poplars, and native floor species. Please see the schedule included on the landscape plan for quantity and sizes of trees and other plantings.
7. **OPEN SPACES:** Open spaces are landscaped as indicated on the Landscape Plan and described in the drawing reference portion of this Project Description and Statement of Owner's Intent. These spaces will be maintained so as not to create a nuisance or hazardous condition.
8. **CIRCULATION, PARKING AND LOADING:** The owner intends to widen Cambridge Avenue through a development agreement or out-of-program agreement with the City of Milwaukee. Cambridge Avenue will become a two-way, 60' street with parallel parking on both sides. Since Cambridge Avenue dead ends into vacated Thomas Avenue, a turnaround area has been provided at the termination of Cambridge Avenue for northbound vehicles to make a Y-turn and head south.

A traffic signal at the corner of North Avenue and Cambridge Avenue is under study by the owner. The study indicates that the intersection has met at least one of the warrants for a traffic signal. It is the owner's intention to discuss the

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need and feasibility of this traffic signal with the City of Milwaukee Department of Public Works and adjoining benefitting property owners.

Since parking is located immediately below the building, it is adjacent to the uses it supports. The loading dock is located immediately adjacent to the uses it supports, namely the kitchen and maintenance facilities. The entrance to the parking garage and the loading dock are screened from the adjacent Wisconsin Paperboard site as described in item #6 above.

The north portion of Cambridge Avenue has been vacated and will be reconstructed. This private street will be constructed consistent with the reconstruction of the remainder of Cambridge Avenue from vacated Thomas Avenue to North Avenue. The design of the reconstruction will be submitted for approval to the City of Milwaukee.

9. **LANDSCAPING:** All vegetation installed by the Owner that will not be in the Cambridge Avenue or North Avenue right-of-ways will be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1) and maintained on an ongoing basis, including seasonal tree and plant replacement.
10. **LIGHTING:** Lighting standards will conform to the standards available from the Bureau of Traffic Engineering and Electrical Services and conform to the requirements in City ordinance 295.409.
11. **UTILITIES:** It is the owner's intent to install all utilities underground. Transformers and substations shall be screened from view to the extent that it does not violate access criteria set by the utility companies. The transformer is intended to be located near the northeast corner of the property.
12. **SIGNS:** The location, number, size, and materials of the signs seen from the streets are provided in the sign drawings. In addition to these signs, a construction sign with a maximum square footage of 80 square feet will be displayed during the construction of the tower. Illumination of the signs will conform to the requirements of the Detailed Plan Development Checklist.

Please note that the messages labeled Residence Hall or Retail are placeholders until the residence hall name is chosen and retail leases are signed. The final message will have the residence hall name and retailer names.
13. **SIGN ILLUMINATION:** The source of illumination, if any, of the signs shown on the sign drawings will not be visible or intermittent.



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### **Statistical Sheet**

- Gross Land Area 147,380 SF 3.38 Acres 100%  
- 3.38 Acres includes 0.2 acres along Cambridge Avenue that may be dedicated to the City of Milwaukee.
- Land Covered by Principal Buildings 35,284 SF 0.81 Acres 24.0%
- Land Devoted to Parking, Drives, and Parking Structures 6,534 SF 0.15 Acres 4.4%  
Note: There is an additional 32,458 SF of additional parking inside the building.
- Land Devoted to Open Space 78,408 SF 1.80 Acres 53.3%
- Proposed Dwelling Unit Density 55.9 Units Per Acre
- Proposed Number of Buildings 1
- Dwelling Units Per Building 189
- Bedrooms Per Unit 1, 2, or 3
- Parking Spaces Per Unit and Ratio 110 Spaces (0.58 Spaces/Unit)



## MEMO

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**TO:** Phil Aiello  
**FROM:** Aaron Koch  
**DATE:** November 19, 2008  
**RE:** Stormwater Management for UWM Residence Hall

Phil,

Stormwater management requirements for this project fall under three separate entities for review; the City of Milwaukee - Chapter 120, MMSD - Chapter 13, and the DNR - NR 216/151. The site is about 3.4 acres, only 2.5 of which is developable due to the bluff slopes along the west side. This area is already nearly all impervious with the existing hard pack gravel, small building and asphalt. The City of Milwaukee will require a stormwater management plan be prepared, but since the final layout will result in a significant decrease in impervious area, there will be no City requirement for detention. With regards to water quality, the City will require any runoff which is tributary to the River to be treated to the 40% TSS removal level. Runoff to the combined sewer need not be treated. MMSD regulations will not apply since there is a decrease in impervious area. DNR regulations will also not apply since the amount of exposed parking is being significantly reduced.

Under our current plan, we intend to drain the roof and the north ramp to the public combined sewer in vacated Thomas Avenue. The runoff from the courtyard will be directed to the River. Several BMPs will be employed. There will be a green roof on the south and north building wings. There will also be a collection tank for a portion of the roof water to be used to supplement irrigation water. The courtyard runoff will be treated by a rain garden which will flow into one of two level spreaders which are designed to prevent concentrated flows from eroding the bluff face. Since the majority of the site drains down the bluff face currently, the much reduced flow that will be going there under the proposed conditions should not cause any problems. The rain garden will remove sediment and will help retain fertilizers and pesticides which are commonly applied in landscape areas from going to the river.

I have discussed this plan with the City environmental engineering and stormwater group, and I am confident that this plan will meet and exceed all of the applicable ordinances regarding stormwater. Feel free to call me with any questions.