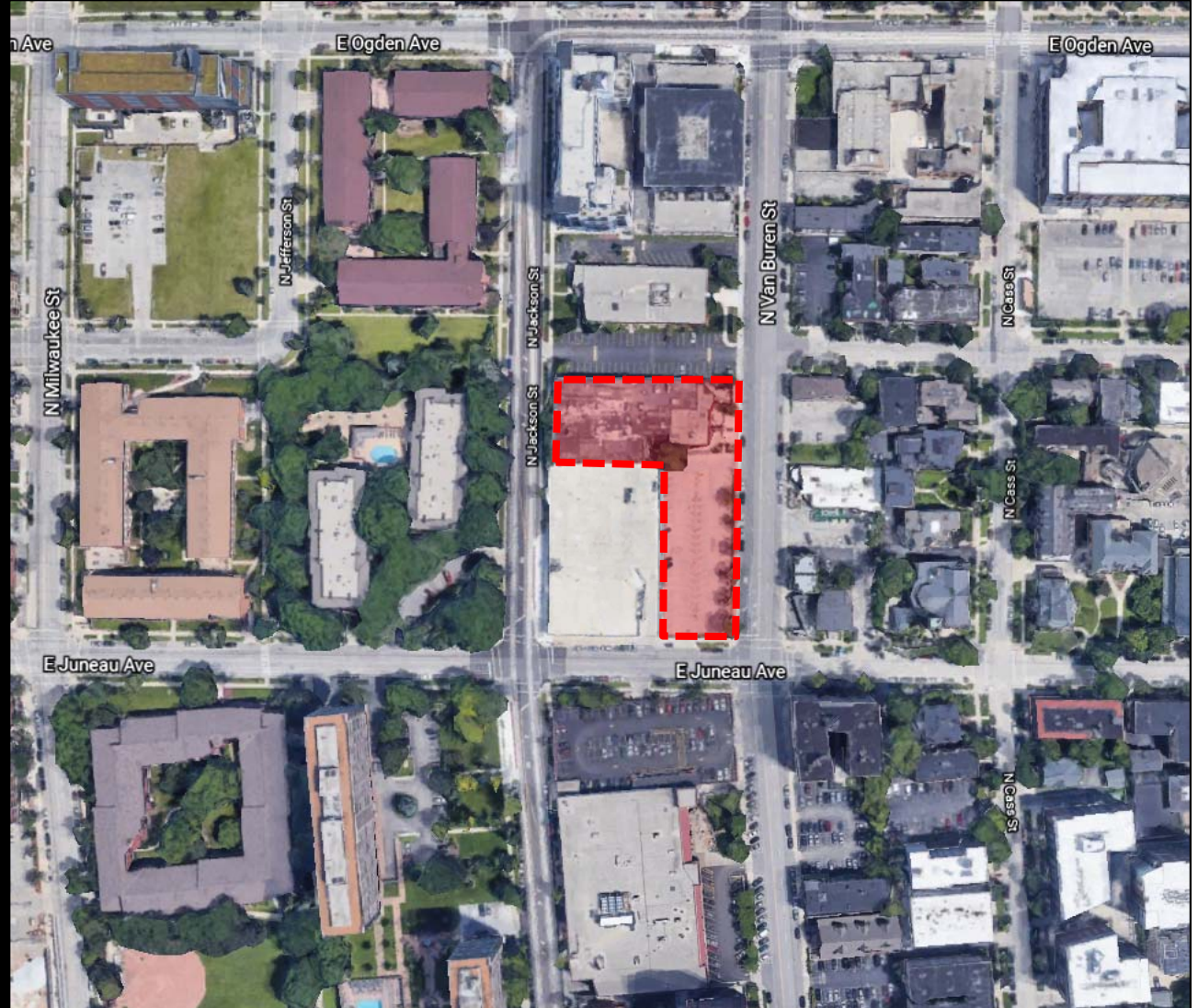


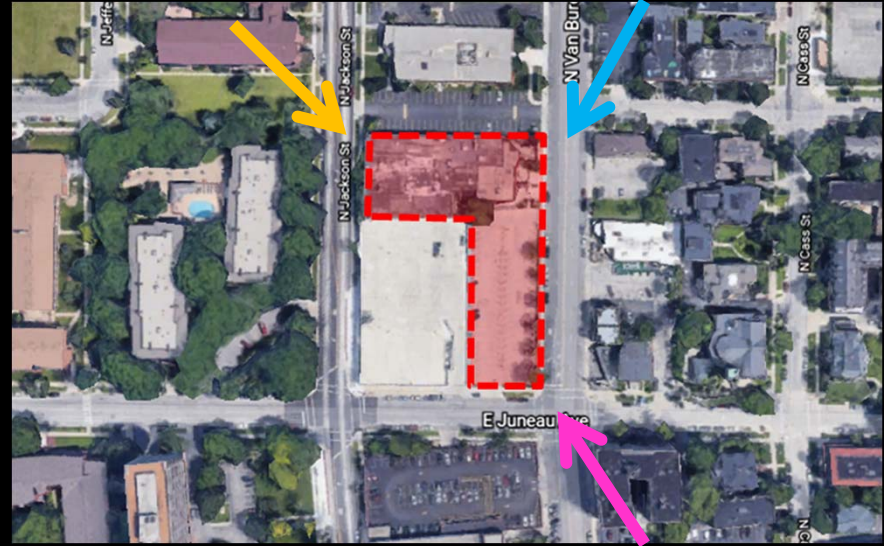
File No. 210171. Substitute Resolution relating to a Minor Modification to the Detailed Planned Development known as Nova to allow changes to the glazing pattern at the previously approved mixed use building's southeast corner, located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.



File No. 210171. Site Context Photos.



View from North Jackson Street looking south-east

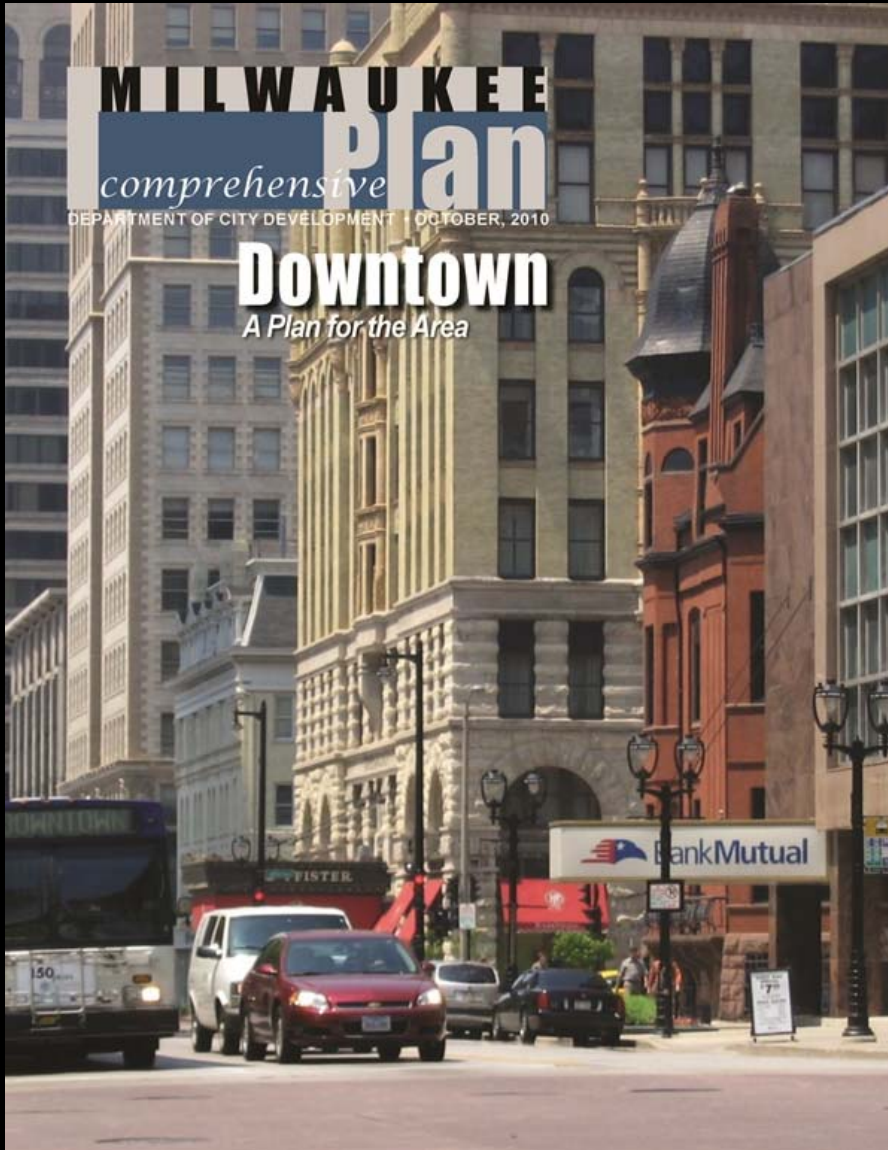


View from Juneau and Van Buren looking north-west



View from Van Buren and Knapp looking south-west

File No. 210171. Consistency with Area Plan.



Downtown Area Plan

- Adopted in 2010.
- As per previous approval, proposed DPD will continue to advance the overall goals of the Downtown Area Plan:
 - Enhanced pedestrian experience,
 - Additional residential density near Streetcar stops,
 - Reduced surface parking lots (downtown)
- **Minor design changes do not change previous recommendation. The minor modification to the DPD is consistent with the Downtown Area Plan.**

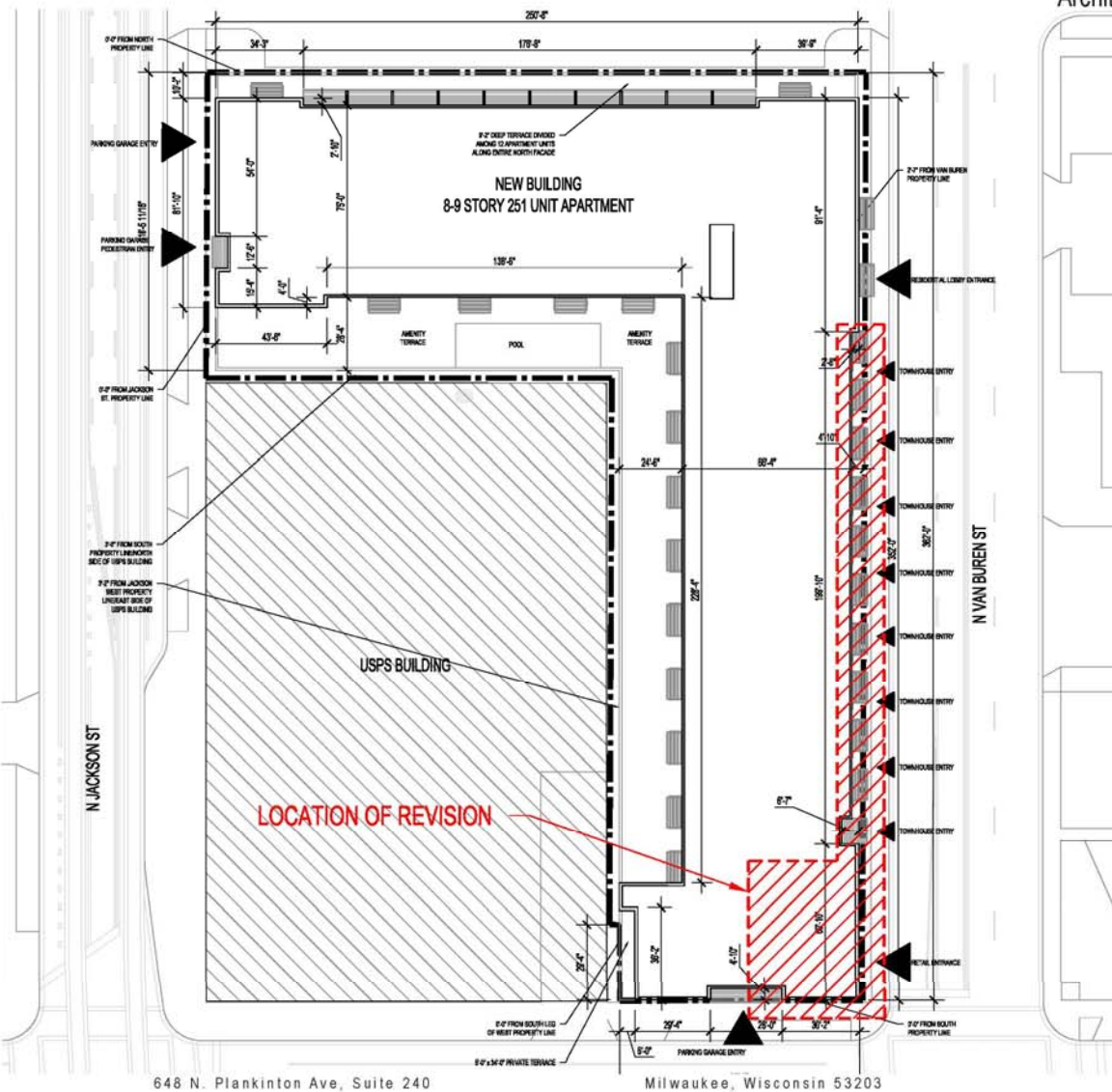
NOVA Corner Revision

1237 N Van Buren St
Milwaukee, WI 53202

Detailed Plan Development Submittal
File Number: 210171



STATISTICS	
TOTAL FLOOR AREA	358,538 SF
FLOOR AREA W/O PARKING	252,597 SF
PARKING FLOOR AREA	105,941 SF
TOTAL PRIV. OUTDOOR SPACE	23,477 SF
AGGREGATE BALCONY AREA	17,824 SF
PRIV. TERRACE AREA	5,653 SF
TOTAL ROOFTOP OPEN SPACE (PRIVATE TERRACES + AMENITY DECK)	12,300 SF
TOTAL SHARED AMENITY DECK AREA	6446 SF
TOTAL OCC. OUTDOOR AREA (PRIVATE BALCONIES + ROOFTOP)	29,924 SF
NUMBER OF UNITS	UP TO 251
NUMBER OF BEDROOMS	UP TO 318
AVG. OUTDOOR SPACE PER UNIT	119 SF
GROSS LAND AREA	54,561 SF - 1.25 ACRES
LAND AREA PER DWELLING UNIT	217.4 SF
TOTAL PARKING SPACES	UP TO 321 SPACES
PARKING SPACES PER DWELLING UNIT	1.2 SPACES



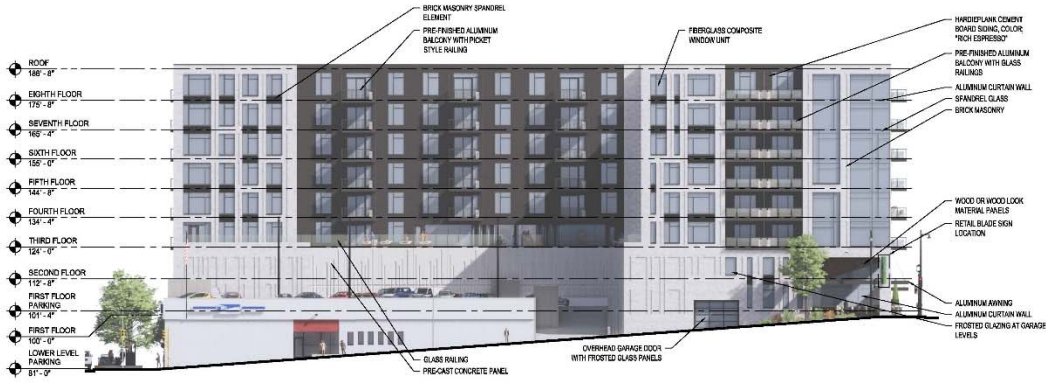
KORB+ ASSOCIATES ARCHITECTS

648 N. Plankinton Ave, Suite 240

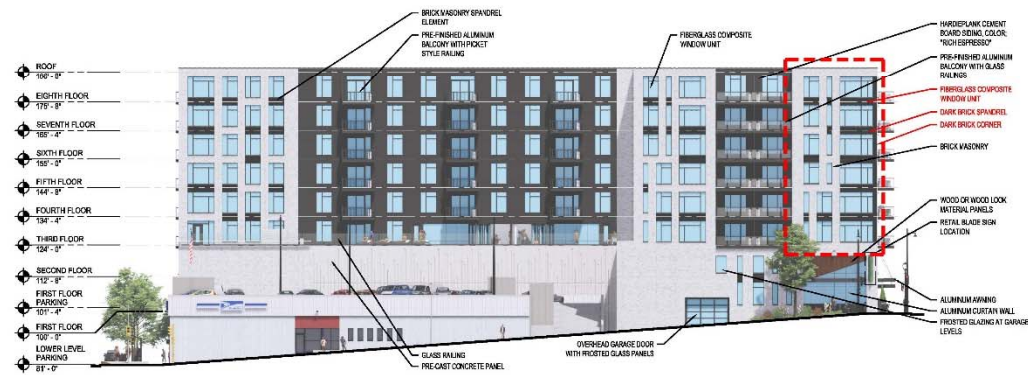
Milwaukee, Wisconsin 53203



Architectural Elevations: New Building **ORIGINALLY APPROVED** - East and South Elevations
 1" = 40'



Architectural Elevations: New Building **REVISED** - East and South Elevations
 1" = 40'



Architectural Renderings **ORIGINALLY APPROVED**: Main Corner



KA

