



Stowell Residential Properties, LLC

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Exhibit C: COMPLIANCE WITH 295-907 STANDARDS

Proposed Hotel Building,

2567 – 2577 North Downer Ave

Current Zoning –GPD

Proposed Zoning – DPD

Former Zoning –LB2

- 2. c-1a: **Gross land area** – 12,695 square feet (part of 43,888 Square Foot parcel)
- 2. c-1b: **Maximum amount of land covered by principle building** – Approximately 9,700 square feet.
- 2. c-1c: **Maximum amount of land devoted to parking, drives, and parking structures** – Approximately 3,000 square feet.
- 2. c-1d: **Minimum amount of land devoted to landscaped open space**
Building is placed at the east property line allowing for landscaped areas within the right of way. A future amendment to the DPD will define the scope of the streetscape.
- 2. c-1e: **Maximum proposed dwelling unit density** – Total of approximately 63,500 gross square feet for hotel, conference center and restaurant.
- 2. c-1f: **Proposed number of buildings** – One within the mid-block site. The contiguous site also includes the Downer Lakeview Commons building (Formerly known as Downer Garage) and the Downer Theater building totaling three buildings for the site.
- 2. c-1g: **Maximum number of dwelling units per building** – 72-85 hotel rooms
- 2. c-1h: **Bedrooms per unit** – N/A.
- 2. c-1i: **Parking spaces provided (structure) and ratio per unit** – 79 parking spaces for hotel and medical office.
- 3.a. **Use:** Hotel – with accessory enclosed parking garage and conference center
- 3.b. **Design Standards:**
(Please refer to Exhibit A for additional information.)

(Option One or Two to be adopted per HPC, CPC, and Common Council.)

Option One:

Floors One & Two.

- Rebuilding of the original 1936 façade per the attached drawing. The existing façade will be removed and completely re-built due to the significant alterations completed in the 1980's. (Only 50% of the original façade exists at the second level.)



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- A painted metal balcony with metal railing will be added at the second floor level to provide for private dining and additional animation of the street.

Floors 3-7:

- These levels will be set back approximately 7 feet from the re-built façade and are comprised mainly of aluminum window systems and metal panels fronting Downer Ave. This transparency will provide a contrasting backdrop to the existing heavy masonry 2-story building and will also reduce the apparent mass. The south, west and north elevations will be modular brick with “punched” window openings.
- The tall, slender vertical element with its subtle projection past the existing facades is incorporated to announce and give the identity to the hotel entrance. It also serves to visually tie the upper floors to the street.
- The materials used are consistent with the existing street.
- The height of the building conforms to the previously approved GPD
- The hotel rooms will have non projecting “french balconies”. The glass and metal railing will be mounted in front of the primary façade. This item is subject to modification depending upon hotel operator.
- Removal of the existing structure will be required to accommodate the new hotel structure.

Option Two:

Floors 1-3:

- Remove the existing Chancery/Einstein Bagel building. Rebuild a three story mass fronting Downer Ave., aligning with the adjacent buildings. The street level will be primarily storefront, to maximize retail visibility, some of these windows may have the capability to be operable, opening up the restaurant to the street. Floors two and three will be a modular brick with “punched” openings.
- It will appear as one building on the street.
- The remainder of the proposed building is the same as option one.

Demolition of Existing Building:

Please note that both options require the removal of the existing building with Option One re-building to the original 1936 façade’s appearance. The former Chancery/Einstein Bagel building was the last structure built that is designated as a contributing structure to the Historic Neighborhood. Its historical significance was questioned by a number of the HPC commissioners at the January 14, 2007 meeting due to its “vague” international style & only 50% of



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the original façade remaining (the second level). It is located mid-block on Downer Ave. and is not in a primary area on the street, such as a corner with high visibility.

- 3.c. **Density Proposed:** Range of 72-85 hotel room suites. -
- 3.d. **Space Between Structures:** The building is located at the east and west property lines and abutting the existing neighboring buildings to the north and south.
- 3.e. **Setbacks Proposed:** Consistent with other buildings on the street, east and west property line setback is 0'-0". North and south setbacks do not apply as this is part of a larger property with existing buildings to the north and south. Step backs at upper floors are proposed to relate to the existing street frontage of the district
- 3.f. **Screening:** Not applicable.
- 3.g. **Open Spaces:** The proposed building provides grade level landscaped space at the main entrance on the east within the public right of way and an elevated outdoor terrace overlooking Downer Avenue
- 3.h. **Circulation, Parking and Loading:** Vehicular access for hotel patrons is a valet drop off along Downer Avenue. Existing street curbing will be utilized. Parking for valet'd cars is located below grade and accessed via an entrance from Webster. Evening overflow parking will utilize the new parking structure across the street. Additional below grade commercial parking is also accessed from Webster. All service access will be from the alley including trash that is stored within the building in a dedicated trash room or a screened fence at grade.
- 3.i. **Landscaping:** The design provides opportunities for annual planting or permanent landscaping along Downer Avenue and will be submitted as an amendment to the DPD.
- 3.j. **Lighting:** Outdoor lighting will comply with current lighting regulations for planned development districts.
- 3.k. **Utilities:** All new utilities located on the property will be underground. The new service transformer for the building will be located within the building or screened and out of sight.
- L. **Signs:**
Proposed in this DPD is the exclusion of signage on the building because exact requirements are not available at this time from the hotel or restaurant operators. This DPD proposes to work directly with DCD staff to approve illuminated signage required by operators. Signage is needed for the following: Hotel, Restaurant, Conference Center, and Valet Parking.

A temporary sign during construction will be erected to serve as the project identification. This sign will not exceed 48 square feet.



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Drawing Index of attached sheets

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