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Detailed Planned Development

October 2, 2009

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

700 E. Kilbourn Ave and 926 N. Van Buren St.
Project Number: 06-125A
File Number: 081081

Purpose:

New Land Enterprises and Bookends North, LLP. requests that the zoning for the properties at 700 E. Kilbourn Ave and 926 N. Van Buren St. (also known as Bookends) 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 Exterior Light Fixtures
Exhibit C Existing Site Context Photos

DRAWING SHEETS: 11 x 17

T100 Titlesheet
Civil Existing Site Plan
Grading and Erosion Control Plan
Grading and Erosion Control Detail Plan
Utility Plan
Details
Existing Plat of Survey
Proposed Plat of Survey
A001 Site Plan with Landscaping
A200 Ground Floor Plan
A201 Parking Level 2
A202 Parking Level 3 - 4
A203 Parking Level 5
A204 Unit Floor Plans 6 - 19
A400 Elevations
A401 Elevations

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DETAILED PLANNED DEVELOPMENT DESCRIPTION

1. USES:

Development is for mixed use retail and multifamily residential building with parking for residents. The unit mix is composed of one, two and three bedroom (of varying sizes) apartments. Proposed retail uses may include general retail establishments, personal and business services and restaurants.

2. DESIGN STANDARDS:

Building Overview:

Street Level: Resident Entrance & Lobby
Office
Retail
Swimming Pool/Whirlpool with Lockers
Community Room
Exercise Room
Parking
Mechanical
Floors 2 – 5: Resident Parking and Storage
Floors 6 – 19: Resident Units

The exterior building materials are primarily glass, two different colored precast concrete panels with reveals and two different colors of brick. The most significant design challenge is to thoughtfully breakdown the scale of the four levels of parking above the first floor, particularly at the highly visible west and south elevations. We achieved this by introducing an overlapping composition of diverse materials. Vertical brick elements extend below the datum line at the top level of parking and the glazing system creates a literal split in the base on the west, south and east elevations. This serves to eliminate a continual "water line" at the top of the parking level while integrating the base with the vertical elements above.

The residential main entrance on Kilbourn Avenue is accentuated by a cantilever "canopy" element, which repeats itself in a smaller scale on the west and south elevations to provide a further level of detail and reduction in scale. The east elevation, which normally would be fronting an alley, has been articulated with windows and similar overlapping of diverse materials that continues the vocabulary as established on the west and south elevations.

The balconies on the north and south elevations and north and south units on the east and west elevations will be stainless steel rail with glass panel system. The remaining balconies will be metal framed railings with a metal mesh infill.

3. DENSITY:

- Up to 224 dwelling units for the apartment building.

4. SPACE BETWEEN STRUCTURES

- See attached site plan.

5. SETBACKS:

- Setbacks required per the GPD.
 - Side Setback, Street (South property line): 0'-0" to average of neighboring buildings
 - Side, Setback, Interior (North property line): 5'-0" minimum.
 - Rear Setback (East property line): Varies, 11'-0" minimum

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- Front, Street Setback (West property line): 0'-0" to average of neighboring buildings required.
- Overhead doors recessed 4'-0" from property line.
- See site plan for proposed setback dimensions.

6. SCREENING:

- Not applicable.

7. OPEN SPACES:

- Open space is provided along the east and north property lines. See drawings.

8. CIRCULATION, PARKING AND LOADING:

- Vehicular access will be from Van Buren Street; two entrances provided.
- Parking will be located within the structure for residents.
- Trash/recycling will be internal to the new building and accessed from Van Buren Street.
- Main pedestrian access is along Kilbourn Avenue. The retail space on Van Buren may have up to three entrances depending on the tenant.
- Deliveries will occur on Van Buren Street.
- Service access, loading and unloading will be from Van Buren Street.

9. LANDSCAPING:

- Landscaping is required by code only to screen surface parking areas and does not apply to this project.
- Proposed landscaping: East – grass and columnar arborvitae, shrubs and plantings; North – rock mulch and grass; South and West – none.

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 or public right of way shall be 5 foot-candles; and where adjoining properties are zoned residential, the maximum illumination at the property line shall be one foot-candle.
- Proposed lighting:
 - West Façade: Uplighting of building, building name and address at canopies; Downlighting from signage band for parking entrances, service entrances, retail entrances.
 - South Façade: Uplighting of building at canopies or where appropriate; Back lighting of address; Downlighting from signage band for pedestrian entrances and retail entrances.
 - East Façade: Uplighting of building; Sconce lighting for egress and safety.
 - North Façade: Sconce lighting for egress and safety.
 - Sconce lighting with cut-off fixture to be provided at balconies at units on each façade.

11. UTILITIES:

- See attached Civil Engineering drawings for Water, Sanitary and storm sewers laterals.
- Electrical service will be located within building or on east side of property with appropriate landscape screening.

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12. SIGNS:

- The building name and address will be incorporated with the canopies.
- The building design has integrated a sign band at the canopy and conforms to the sign type Canopy and Hood Signs. The modular design allows for retail signage to be placed along the band as well as identify parking entrances. The sign background panel will be limited to 25 SF per sign. There may be up to 3 tenants at the retail level requiring one sign per approximately 25 linear feet.
- The reverse/halo aluminum metal channel lettering at address sign on Kilbourn Avenue will be on top of the canopy against the building - size is approximately 6'-0" H X 13'-0" W. The letters will be back lit to provide a glow to the lettering. Garage entrances will have entry signage above the doors; the sign sizes are approximately 2'-0" H X 12'-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 from behind.



VIEW NORTH ON VAN BUREN OF PROPOSED BUILDING

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

Proposed Mixed-use Development
700 E. Kilbourn Ave and 926 N. Van Buren St.
Proposed Zoning: DPD

2. c-1a: Gross land area
Site: 28,504 SF
2. c-1b: Maximum amount of land covered by principle building
Building footprint: 25,260 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.)

128 SF for Driveway
2. c-1d: Minimum amount of land devoted to landscaped open space, within property lines.
3116 SF for landscaped open space
2. c-1e: Maximum proposed dwelling unit density
127 SF Land/Dwelling Unit
2. c-1f: Proposed number of buildings
One – Mixed-Use apartment building
2. c-1g: Maximum number of dwelling units per building
Apartments: 224 units
2. c-1h: Bedrooms per unit (# Bedrooms/# Units)
392 bedroom / 224 total units = 1.75, average number of bedrooms per unit.
2. c-1i: Parking spaces provided and ratio per unit
292 spaces inside the parking garage (1.30 spaces per unit)

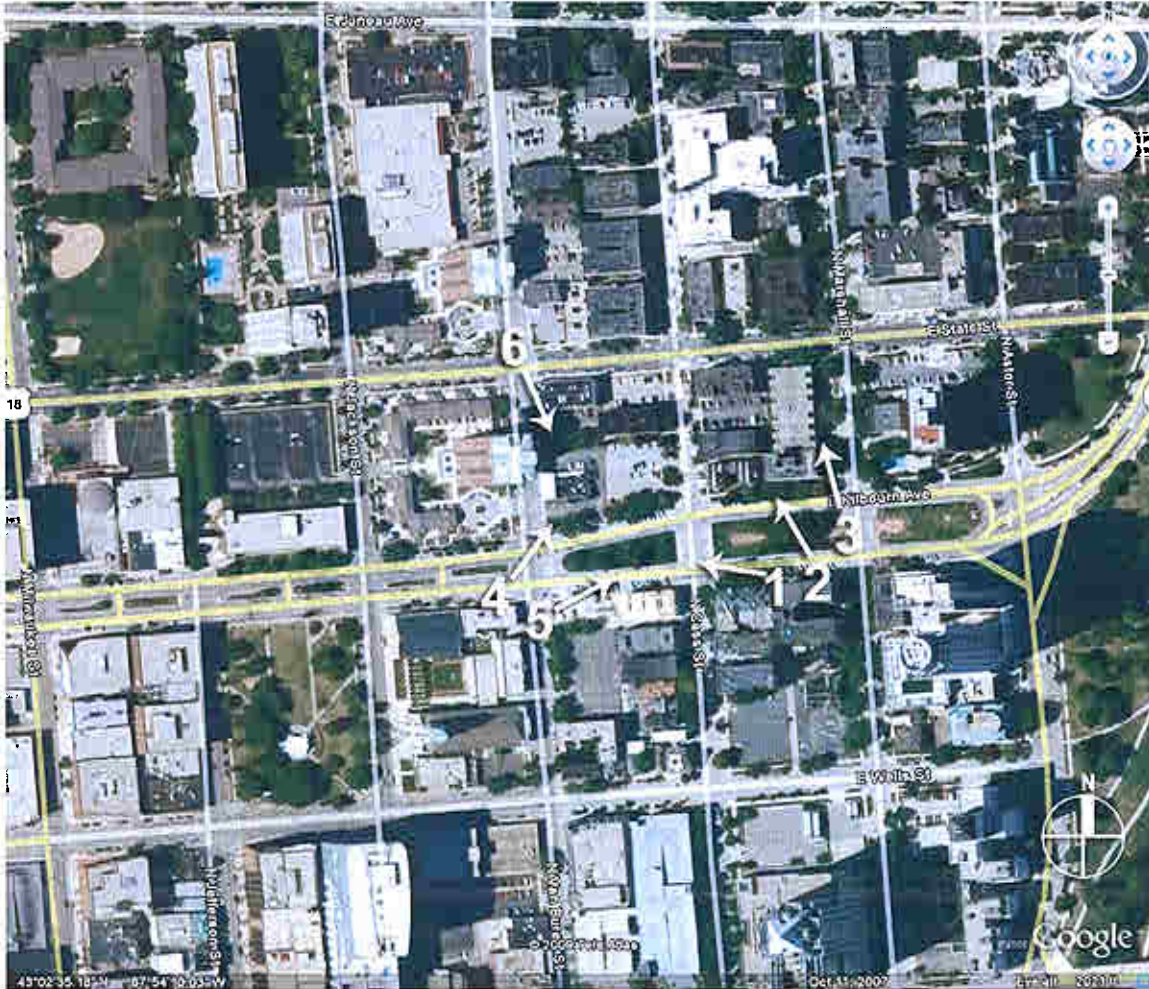
**Exhibit B
EXTERIOR LIGHT FIXTURES**

- 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 review.

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**EXHIBIT C
EXISTING CONTEXT PHOTOS**



KEY VICINITY MAP

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1 – VIEW TO WEST ON KILBOURN



2 – VIEW TO SITE EAST OF SUBJECT PROPERTY ON KILBOURN

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3 - VIEW OF SUBJECT PROPERT AT BOULEVARD



4 - VIEW OF SUBJECT PROPERTY NEAR INTERSECTION OF KILBOURN & VAN BUREN

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5 – VIEW OF NORTHEAST ON KILBOURN, WEST OF VAN BUREN



6 – VIEW SOUTH ON VAN BUREN OF EXISTING BUILDING TO NORTH