

**KILBOURN AND VAN BUREN DEVELOPMENT**

**1<sup>st</sup> Amendment to General Planned Development  
Common Council File Number  
September 2014**

PURPOSE:

This amendment removes 700 East Kilbourn Avenue, the north parcel, from the General Planned Development Boundary, which was approved by the Common Council on April 9, 2008 as FN 071500. All other aspects of the GPD remain unchanged and in effect for the south site, which includes 711 East Kilbourn Avenue and 822 North Van Buren Street.

ENUMERATION OF DOCUMENTS:

Amendment to General Planned Development Description and Owner's Statement of Intent

Exhibit A	Statistical Sheet
- A002	Survey of South Site Site Plan

## **295-907 DISTRICT STANDARDS**

GENERAL PLAN PROJECT DESCRIPTION and OWNER'S STATEMENT OF INTENT for properties located at the southeast corner at the intersection of East Kilbourn Avenue and North Van Buren Street.

### DESCRIPTION OF THE OVERALL DEVELOPMENT CONCEPT

The proposal is for one building on land located on the southeast corner of East Kilbourn Avenue and North Van Buren Street. The approximately 483,800 GSF mixed-use building will have up to 20 stories with up to 230 residential units.

#### A. USES:

1. The development is for multi-family residential dwelling units, parking and retail.
2. The proposed retail uses include general retail establishments, personal and business services, and restaurants.
3. The southern portion of the site is currently used as a principal use parking lot, which has been granted a Special Use by the Board of Zoning Appeals. This lot was in existence prior to the approval of the GPD zoning.

#### B. DESIGN STANDARDS:

1. The building will consist of several floors of dwelling units, an above grade parking structure and ground floor retail for a total of up to 20 stories.
2. The ground floor retail space ranges from 3,000 – 10,000 SF.
3. The parking levels for the building will be screened or enclosed and will be internally ventilated.
4. Exhaust louvers will be provided where required and not face the frontage streets.
5. At the parking levels, the exterior wall will be broken up with openings or changes in exterior cladding.
6. Overhead doors facing the public way will be ribbed steel doors with a single row of windows. The doors will be set a minimum of 2'-0" from the face of building and, where applicable, 4'-0" from the face of building.

#### C. DENSITY:

Up to 230 residential units are proposed.

#### D. SPACE BETWEEN STRUCTURES

The building varies from 5 feet to approximately 20 feet from adjacent structures. The property is located on a corner lot which is fronted by streets on two sides. See attached site plans dated March 14, 2008.

#### E. SETBACKS:

Side Setback (South property line): 10'-0"  
Side, Street Setback (North property line): 0'-0"  
Rear Setback (East property line): 10'-0"  
Front, Street Setback (West property line): 0'-0"

#### F. SCREENING:

Not applicable.

#### G. OPEN SPACES:

Open spaces are proposed at the side and rear setbacks for the building. See attached site plan for exact locations.

#### H. CIRCULATION, PARKING AND LOADING:

1. Vehicular access will be from Van Buren. Parking will be located within structure.
2. Trash/recycling will also be internal to the buildings.
3. Pedestrian access will be from Kilbourn Avenue for the residents and Van Buren Avenue for the commercial space. The commercial space may also have entrances at or near the intersection.

#### I. LANDSCAPING:

1. At the open spaces, as shown on the site plan, seeded grass will be provided.
2. At street frontages and within the right of way, with permission, these areas will be planted with Type G plantings with no fence per Table 295-405-1-c in the zoning code. The planting would include a decorative edging that contains the soil, wood chips or other landscaping materials. If landscaping is not approved, seeding will be provided.

#### J. LIGHTING:

Outdoor lighting will comply 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 or public right of way and where adjoining properties are zoned residential, the maximum illumination at the property line shall be one foot-candle.
- In all other circumstances, the maximum illumination at a property line shall be 5 foot-candles.

#### K. UTILITIES:

Existing overhead utilities located on the property will be moved underground. The new service transformer for the building will be located within the building.

#### L. SIGNS

1. The signage will follow the guidelines in planned development districts. Signage will include building, retail and parking identification.
2. One project identification sign will be located at each entrance along each street frontage.
3. The sign will be internally illuminated as noted below and shall not exceed 32 square feet for each sign. The signs will be mounted to the building.
4. The sign for the commercial tenant/ retail spaces shall be illuminated as described below and not exceed 18 square feet for each nonresidential tenant.
5. Temporary signs will be included for the building. 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 leasing or rental of the residential units and commercial space will be provided.

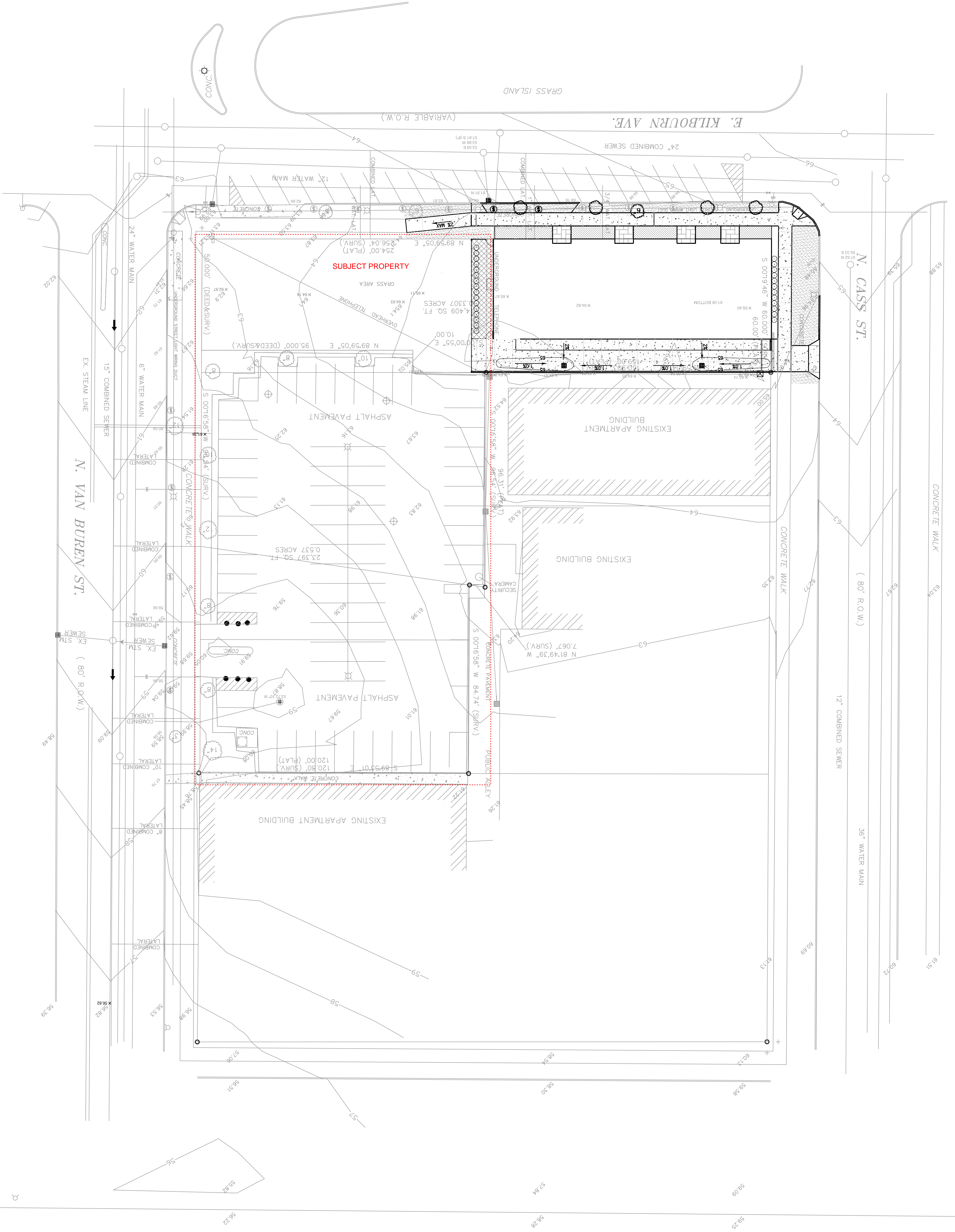
M. SIGN ILLUMINATION

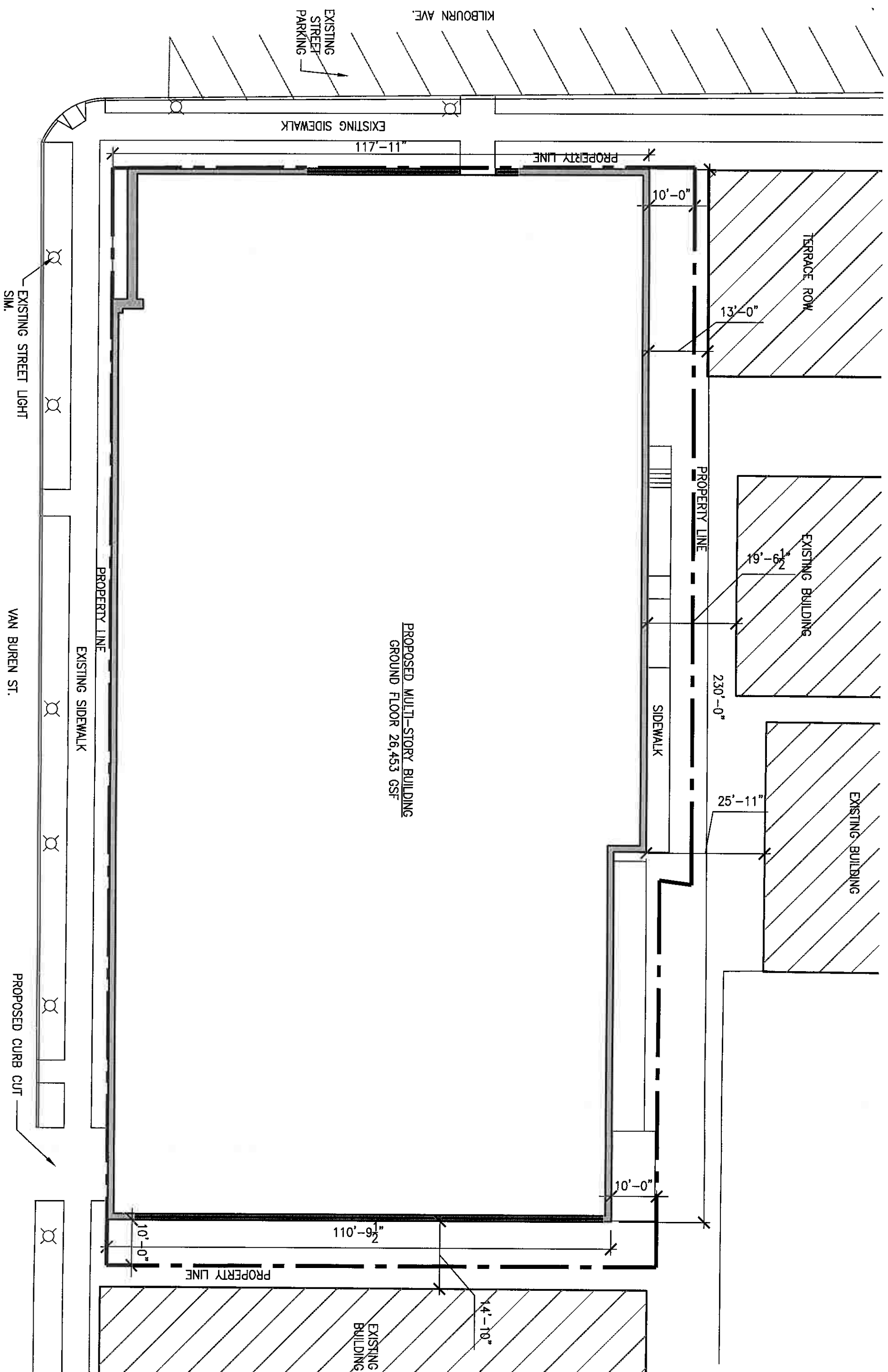
1. The permanent signs will be illuminated in compliance with the current planned development regulations.
2. The source of illumination shall not be visible or intermittent.

**EXHIBIT A  
STATISTICAL SHEET**

**295-907. Planned Development District (GPD)**

- 2. b-1-a: Gross land area  
30,132 SF
- 2. b-1-b: Maximum amount of land covered by principle building  
26,600 SF
- 2. b-1-c: Maximum amount of land devoted to parking, drives, and parking structures.  
Count excludes any covered parking which is included above. Count includes  
the pavement in right of way.  
Up to 750 SF for access to building from street/alley
- 2. b-1-d: Minimum amount of land devoted to landscaped open space, not including the  
right of way.  
Minimum 3,000 SF
- 2. b-1-e: Maximum proposed dwelling unit density  
131 SF of land/ unit (30,132 SF – Land/230 Unit Total)
- 2. b-1-f: Proposed number of buildings  
One (1)
- 2. b-1-g: Maximum number of dwelling units per building  
Up to 230 units
- 2. b-1-h: Bedrooms per unit  
Average of 1.56
- 2. b-1-i: Parking spaces provided and ratio per unit  
  
1 space/bedroom with a maximum of 2 spaces for 2 & 3 bedroom units  
1.51 bedrooms/unit X 230 units = 347 parking spaces  
  
Non-Residential: 20 spaces





PROPOSED MULTI-STORY BUILDING  
GROUND FLOOR 26,453 GSF

WORKSHOP ARCHITECTS



PROJECT:  
KILBOURN & VAN  
BUREN  
NORTH SITE  
DEVELOPMENT

ADDRESS:  
MILWAUKEE, WI

NO.	REVISIONS	TAG	DATE	BY

NSM PROJECT NO. 08-175A  
SCALE 1"=20'-0"  
PLANS: DD  
DATE: 3/12/08

SITE PLAN

A002