

North Jackson Street
DPD Statement

Detailed Planned Development
July 25, 2016

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

Location: 1623 - 1633 -North Jackson Street (Tax Keys 360-0055-100, 360-0056-000, 360-0057-000 and 360-0058-000)

File Number: 160117

Purpose:

Wiechmann Enterprises requests that the zoning for the 4 parcels at 1623, 1627, 1631 and 1633 North Jackson Street, bounded Jackson to the east and an unimproved alley to the west, be changed from Two-Family Residential (RT4) 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:

STATEMENT:

- Detailed Planned Development Description and Owner's Statement of Intent
- Exhibit A: Statistical Sheet
- Exhibit B: Vicinity Map
- Exhibit C: Context Photos
- Exhibit D: Site Diagrams
- Exhibit E: Zoning Matrix

DRAWING LIST, dated 07/25/2016:

T100 TITLESHEET
PLAT OF SURVEY

CIVIL:

C2.0 SITE PLAN
C3.0 EROSION CONTROL PLAN
C4.0 GRADING PLAN
C5.0 UTILITY PLAN
C6.0 SITE NOTES AND DETAILS
C6.1 SITE NOTES AND DETAILS

LANDSCAPING:

L100 LANDSCAPE PLAN
L200 LANDSCAPE PLAN

ARCHITECTURAL:

A200 LOWER LEVEL FLOOR PLAN
A201 GROUND FLOOR PLAN
A202 SECOND - FOURTH LEVEL FLOOR PLAN
A203 FIFTH LEVEL FLOOR PLAN
A400 BUILDING ELEVATIONS
A401 BUILDING ELEVATIONS
A402 BUILDING PERSPECTIVE
A403 BUILDING PERSPECTIVE

DETAILED PLANNED DEVELOPMENT DESCRIPTION

Project Overview:

The proposed project is for the design and construction of a 5-story facility with one level of parking and support spaces below grade. There are total of 33 new units, the building height is maximum 59'-0" from the ground level to top of 5th floor roof. The lower level is exposed to the rear alley along the west and southwest elevation of the building. An application has been submitted to vacate the unimproved alley in the block bounded by Jackson/Water/Pleasant from 1623 N. Jackson Street north to its terminus. The extent of the alley vacation is reflected in the drawings. The building height at the alley access is maximum 69'-0" from lower level to top of 5th floor roof. Amenities include community area and courtyard. An existing 4 unit multifamily building on the site is to remain, resulting in a total of 37 units on the development site, a net increase of 30 units. Currently, the site is occupied by one duplex (1623 N. Jackson Street), a 4 unit multifamily building and rear cottage (1633-39 N. Jackson Street) and vacant land. These existing uses may continue to operate in accordance with the current (RT4) zoning until such time that future development occurs on the site. The duplex and rear cottage will be razed as part of the proposed development.

1. USES:

The new building within the development includes multi-family residential units with a mix of 1-bedrooms, 2-bedrooms and 3-bedrooms, storage for units, community room, and internal parking for residents. The following uses will be permitted:

Residential Uses

Multi-family dwelling

Motor Vehicle Uses

Accessory Parking Structure

Accessory Surface Parking Lot

Accessory Uses

Community Room

Storage

Solar Photovoltaic Array

Solar Hot water Array

Geothermal wells

2. DESIGN STANDARDS:

Building Overview for new structure:

- Lower Level: Parking and Support spaces
- Street Level: Resident Entrance & Lobby, Residential tenant amenities (likely a community room), Residential Unit, mechanical spaces and parking
- Second - Fifth Levels: Residential Unit Levels, Support spaces
- The project also includes a landscaped entry area.
- An existing 4 family building on the property is to remain.
- Proposed alley vacation to allow access to lower level parking

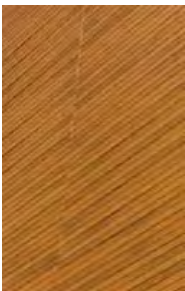
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Building Materials:

The exterior materials for the proposed building will consist of a combination of the following materials. Material samples will be provided to DCD as requested, and all final material selections will be reviewed and approved by DCD in advance of permit issuance:

- Face brick with complimentary mortar: modular, standard or utility
- Cast Stone with complimentary mortar: Size varies
- Fiber cement siding
- Architectural Metal panel
- Clear, Low E glazing
- Aluminum storefront, window wall or curtain wall. At 5th floor, structure to be wood or metal as needed to maintain open concept as shown on drawings.
- Balconies at Units: Exposed surfaces to be paint, stain and/or sealed.
- Fiberglass Windows
- Windows in Fiber cement siding to be recessed in the facade with approximate 3” sill. See Exhibit F.
- Precast concrete
- Decorative concrete masonry units
- Metal and/or glass railings for balconies
- Metal garage doors with or without windows
- Metal and/or membrane roofing

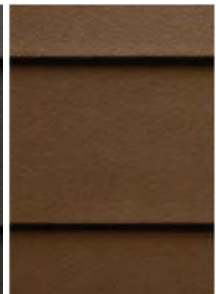
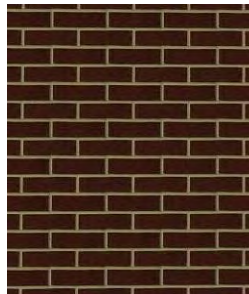
See Elevations on A400 – A401 for detailed information.



Sample Wood Look Siding
Color to be determined



Sample Brick Color
Mortar to compliment brick



Sample Fiber Cement colors



Sample Metal Balcony
Color to be determined

3. DENSITY:

- New 33 Unit Building and Existing 4 Unit building, a total of 37 units or 594 SF of lot area per Unit

4. SPACE BETWEEN STRUCTURES

- Minimum 10' between new building and existing building.

5. SETBACKS FOR NEW BUILDING:

- Front (east, Jackson-facing), Street Setback: 10'-0"
- Side (north) Setback: Existing Building 41'-8" minimum
New Building 86'-6" minimum
- Side (south) Setback: 4'-0" minimum
- Rear street setback (west, alley-facing) Setback: 0'-0" minimum to alley right of way.

6. SCREENING:

- While not anticipated to be placed on roof, rooftop mechanical equipment, with the exception of photovoltaics or solar hot water equipment, shall be screened from view with metal panel or louver screens to match color of exterior cladding.
- Surface parking shall be screened along Jackson Street with type "B" landscaping as defined by 295-405-1-b-2 and from adjacent properties with landscaping and/or fencing. Fencing along Jackson to be decorative metal all others to be board on board cedar mounted to retaining wall along property line with a combined height of 6'. Landscape materials within ROW to be approved by City of Milwaukee DPW or relocated within the property boundaries to maintain screening.

7. OPEN SPACES:

- The project includes an open courtyard entrance along Jackson. All areas will receive grass/seed, paving and landscaping as noted on the landscaping plans. Landscaping shall maintain open sight lines from Jackson Street to front entrance.

8. CIRCULATION, PARKING AND LOADING:

- Street parking is available along Jackson Street.
- Surface lot parking is provided for tenants, accessed from Jackson Street from existing curb cut location, see Exhibit D. Up to 46 spaces shall be provided on site; including 19 outdoor and 27 indoor.
- Internal parking is provided for tenants, accessed from surface lot and vacated alley.
- Building deliveries and services (such as refuse pick up, tenant move-in and deliveries) are planned to be at the surface lot
- Bike Parking:
 - Bike parking approximately 11 interior spaces will be available to the residents.
 - 1 Space per every 3 units in the new building
 - Approximately 5 exterior visitor spaces will be provided.
- All improvements will be constructed per City of Milwaukee Standards and are subject to the review and approval of the City of Milwaukee Department of Public Works.

9. LANDSCAPING:

- The general goal for the landscaping is to provide low maintenance vegetation with a pedestrian friendly entrance way.
- Type B landscaping will be provided adjacent to parking along Jackson.

10. LIGHTING:

- General: 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:
 - Site Lighting
 - Lighting within the right-of-way will be designed by the City of Milwaukee Department of Public Works with input from the design team.
 - Parking lot lights will provide sufficient light for the parking spaces located in the surface lot.
 - Lighting along main entrance path shall be of pedestrian scale such as walkway lighting and landscape up lighting. Pedestrian lighting strategies will be integrated to maintain open sight lines from Jackson Street to the front entrance.
 - Proposed Facility Lighting
 - Uplighting of building, building name and address.
 - Downlighting at canopy for main entrances.
 - Lighting unit balconies: Wall mounted sconces at building face
 - Lighting for egress and safety, where required by building code.

11. UTILITIES:

- New Utilities (storm, sanitary and water) will connect to the existing mains in Jackson Street
- The electrical will connect to existing service on the west side alley.

12. SIGNS:

- The building signage will either be individual letter or channel letter wall mounted to backdrop or canopy. One of the following options will be implemented.
 - Option 1 Wall Signage (Type A Awning): The reverse/halo aluminum metal channel lettering at address sign. The letters will be back lit to provide a glow to the lettering or numbers; or
 - Option 2 Canopy Signage (Type A Canopy): Individually internally lit lettering or numbers
- The building name and address will be incorporated near entrances and/or incorporated within the canopy as indicated on the elevation.
- For either option the sign size is maximum 36sf.
- There will be up to 2 wall or canopy signs.

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- All signs will be illuminated.
- Sign construction to meet Chapter 244 of the Milwaukee Zoning Ordinance.
- Temporary signs will be installed. Construction signs will be removed within 30 days receipt of certificate of occupancy.
 - Up to 2 signs pertaining to the construction of the buildings will be provided and not exceed 72 square feet. Signs will be equally spaced throughout project site, based on phase size and number of buildings.
 - There will be 1 sign to advertise for unit rentals and/or availability.

13. SIGN ILLUMINATION

- Building Signage
 - Signage will be either internally lit or backlit as noted above. Signage will be either reverse channel backlit with individual lettering or within the sign.

Sustainability Elements:

The proposed building and site will be analyzed to determine the feasibility of implementing sustainable design solutions. Permeable pavement shall be provided in surface parking area.

Inclusion and implementation of additional sustainable elements shall be at the owner's discretion including but not limited to:

- Solar Power
- Geothermal energy
- White or grey roofing material
- Energy efficient appliances
- Smart Thermostats
- In-floor radiant heating
- LED Lighting

EXHIBIT A

STATISTICAL SHEET

295-907. Planned Development District (DPD)

Proposed Zoning: DPD

2c-1a:	Gross land area	21,999 SF*
2c-1b:	Maximum amount of land covered by principle building	Existing 8.1% or 1,790SF New 35.7% or 7,860SF
2c-1c:	Maximum amount of land devoted to parking, drives, and parking structures.	28.9% or 6,366 SF
2c-1d:	Minimum amount of land devoted to landscaped open space, within property lines.	27.2% or 5,983 SF at Ground Level
2c-1e:	Maximum proposed dwelling unit density:	594 SF of lot area/UNIT
2c-1f:	Proposed number of buildings:	2 (1 existing 4 unit building, 1 new building)
2c-1g:	Maximum number of dwelling units per building:	33 UNITS (new building) and 4 units (existing building)
2c-1h:	Bedrooms per unit (# Bedrooms/# Units). Final numbers may change slightly:	New Building: 1 Bedroom: 7 per floor + 1 on 1 st floor/ 29 Total 2-Bedroom: 1 per floor/ 4 Total Existing 4-plex: 1 Bedroom: 1 total 2 Bedroom: 2 total 3 Bedroom: 1 total
2c-1i:	Parking spaces provided and ratio per residential unit: Parking Spaces provided per 1,000 sq ft of building area if not residential:	Up to 46 Spaces Total Residential : 1.2 Parking Spaces / Unit Non-residential: 0 Spaces

*Calculations based on existing site extents and do not reflect increase in land area if alley vacation is approved.

**EXHIBIT B
VICINITY MAP**



**EXHIBIT C
CONTEXT PHOTOS**



1. 1515 N VAN BUREN ST



**2. LYON ST AND JACKSON ST - LOOKING
NORTHEAST ON LYON ST**

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**3. LYON ST AND JACKSON ST - LOOKING
NORTH ON JACKSON ST**



4. SAGE ON JACKSON - 1509 N JACKSON ST

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5. EAST TERRACE - 1530 N JACKSON ST



**6. PLEASANT ST AND JACKSON ST - LOOKING
NORTH ON JACKSON ST**

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7. AVANTE - 1601 N JACKSON ST



8. AVANTE - 1601 N JACKSON ST



**9. VIEW OF PROJECT SITE - LOOKING WEST
FROM JACKSON ST**



10. EXISTING BUILDING AT 1633-1639 N JACKSON ST



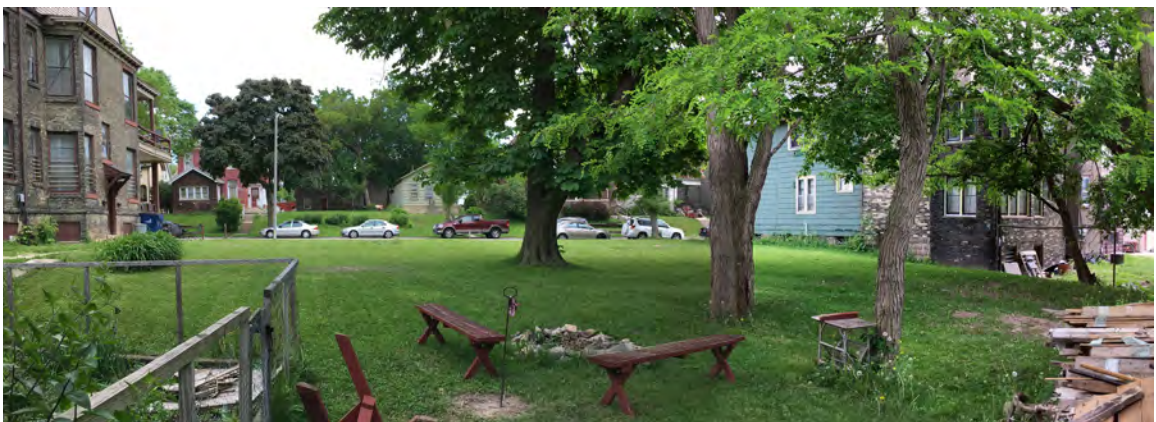
**11. VIEW OF PROJECT SITE - LOOKING SOUTHWEST
FROM JACKSON ST**



**12. VIEW OF PROJECT SITE - LOOKING
NORTHEAST FROM ALLEY**



**13. VIEW OF PROJECT SITE - LOOKING EAST
FROM ALLEY**



**14. VIEW OF PROJECT SITE - LOOKING
SOUTHEAST FROM ALLEY**



**15. VIEW OF PROJECT SITE - LOOKING WEST
FROM JACKSON ST**



**16. VIEW OF PROJECT SITE - LOOKING
SOUTHEAST FROM ALLEY**

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17. LOOKING SOUTH ON JACKSON ST



18. 1649 N JACKSON ST

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19. 1658 N JACKSON ST



20. JACKSON ST AND WATER ST - LOOKING
SOUTHWEST ON WATER ST

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21. RHYTHM - 1620-1644 N WATER ST



**22. WATER ST AND PLEASANT ST - LOOKING
NORTHEAST**

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23. WATER ST AND PLEASANT ST - LOOKING SOUTH ON WATER ST



24. VIEW NORTH EAST ON PLEASANT ST

EXHIBIT D

SITE DIAGRAMS

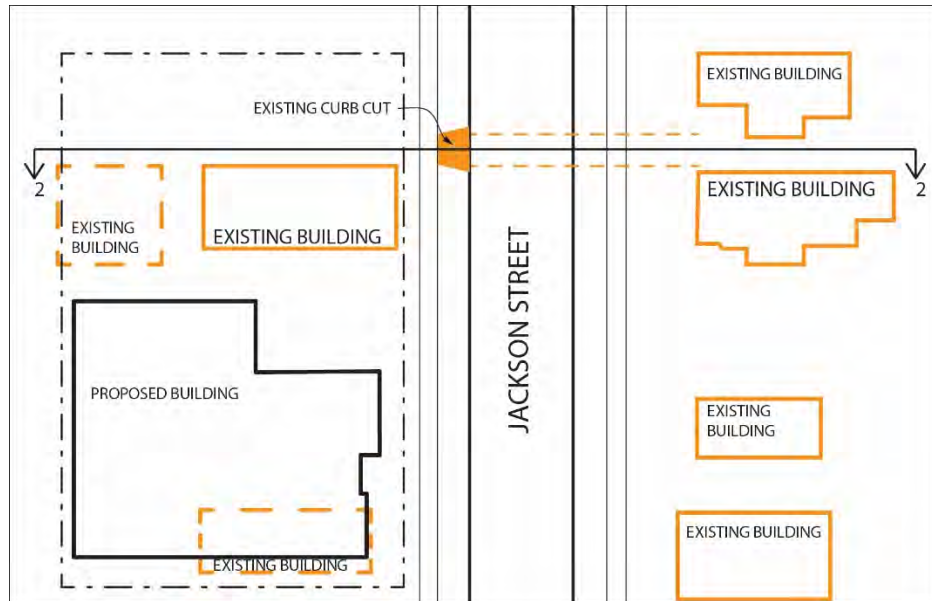


Figure D.1 Existing Site Plan Diagram

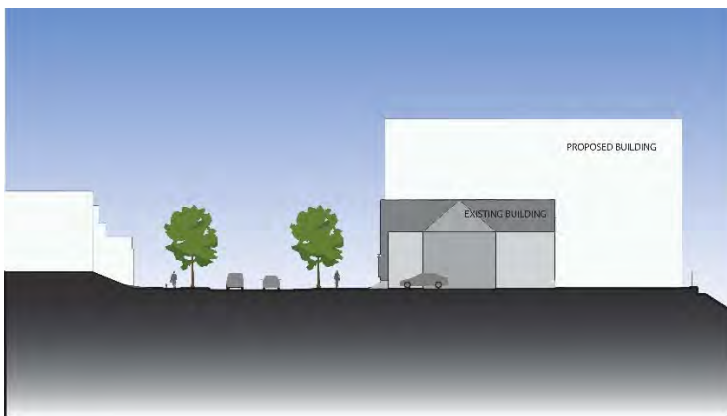


Figure D.2 Concept Site Section

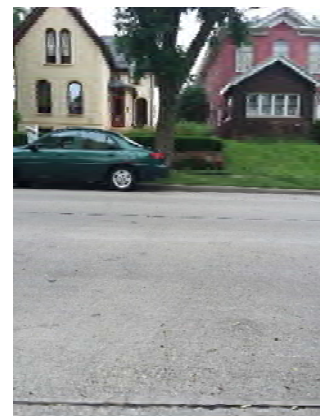


Figure D.3 View from Existing Curb Cut

EXHIBIT E

ZONING UNIT MATRIX

Comparison table of allowed multifamily uses under the current RT4 zoning and proposed development.

	CURRENT RT4 ZONING	PROPOSED DPD ZONING
City Lots	5	1
Principle Buildings Allowed	5	2
Units per building allowed	4 buildings 4 units 1 building 2 units	New building 33 units Existing building 4 units
Bedrooms	3 bedrooms per unit	(30) 1 bedroom units (6) 2 bedroom units (1) 3 bedroom unit
Total Units	18	37
Total Bedrooms	54	45