

FN 050188
Exhibit A

June 22, 2005

Alderman Michael D'Amato
Chr, , Zoning , Neighborhoods and Development Committee
City Hall
200 E. Wells St.
Milwaukee, WI 53202

Re: Kane Commons

Dear Alderman D'Amato,.

Please find below staff recommendations to our submission s in support of our request for a General Planned Development and Detailed Planned Development, Phase 1, for Kane Commons,

{Recommendation: Since the proposed ordinance is consistent with the East Village Design Guidelines and the East Village plan, staff suggests that the Plan Commission recommend that this substitute ordinance be approved with the following conditions:

1. Revise plans and written narrative to include Riverwalk easement area
2. Revise site plans that include setback dimensions, lot dimensions, etc.
3. Provide alternate plans to coordinate with the proposed elevations (for single and duplex proposal).
4. Provide site statistics for the overall general plan and phase 1 as part of the Owner's Written Narrative.

Revise building elevations to include materials.”

In response,

- 1) Riverwalk Reservation is appended to this submission
- 2) Revised setback dimensions, lot dimesions, etc -- attached
- 3) Alternative Plans: ttached
- 4) Site stititics column chart: attached

I hope this is satisfactory and thank you for the opportunity to make our application before your Committee.

Julilly Kohler
Kane Place, LLC

cc. Vanessa Koster
John Hyslop
Elaine Bunkie Miller

Exhibit A

File No. 050188

2.1

KANE COMMONS

PROJECT DESCRIPTION AND STATEMENT OF INTENT

8 June 2005

This Project Description pertains to the Master Plan for the Kane Commons , a planned urban condominium courtyard development to be located at 1142 to 1158 East Kane Place in Milwaukee, Wisconsin. The purpose of this Description is to assure a high level of design quality, low impact and sustainable development strategies, functional appropriateness and the integration of the project into the surrounding neighborhood This will be achieved by conformance of the street-front facades with the recently enacted East Village Neighborhood Plan, and the Courtyard dwellings not being higher than the street-front buildings nor generally visible from the street.

Size

The size of the Project will be 21,197 square feet, a little less than 1/2 acre.

Density

The proposed density of the Project is consistent with the East Village, because its housing layout generally continues that of the street. The present configuration is 2 four-unit apartment buildings, a duplex and a single house, of which 1142 and 1148, the street front buildings, shall remain and 2 new buildings shall be built, one a single family, the other a duplex condo. (see Site Plan, page 3.0.)

The existing 1144 (to be re-numbered 1142) is a 4 unit, 1-bedroom apartment building, which will be "gut-rehabbed" into a 3 unit condo., and the existing 1148, a rental duplex shall remain so, and repaired and upgraded. The 2 remaining buildings in back of site are to be demolished.

New development to be created is two new buildings along the street front (1152, a single family home and 1154 a duplex condo), two new single family buildings flanking a new courtyard in the middle of the site (1144 and 1156), and three new single family homes along the bluff edge (1146, 1150 and 1158).

In sum, the twelve pre-existing units will be replaced by 13 new units, almost all of which have larger occupancy capacity than the previous units.

There is now only street parking with no on-site parking and the new development provides for 14 or 15 covered parking stalls and perhaps 2 open grade stalls.

2.2

Space Between Structures

The space between structures is never less than 6 feet, one foot more than the required minimum of 5 feet by the Wisconsin Administrative Code, and generally more.

Setbacks and Screening

The setbacks for the project are as follows:

Front setback (Kane Place): the buildings will be setback 4'6" from the property line. The front porches and stoops will have a 0' setback to match.

East Side setback: the buildings will be setback 3'6" from the east property line.

West Side setback: the existing building is 1'6" from the west property line. The new buildings will match this setback.

North Side Setback: the setback from the north property line is determined by the buildable area atop of the bluff and varies from building to building.

Internal setbacks: Each separate building will be set apart by a minimum of 5'-0"

There are no business or industrial uses in Kane Commons, so no screening is required.

Courtyard and Common Open Spaces:

Paving: Porous paving and unitized pavers will be used to assist with water infiltration into the soil and to visually break down large areas of poured concrete or asphalt paving. The reduction of impervious areas is a design goal. Accordingly, we will minimize paved surfaces within the courtyard, further reducing runoff and enhancing the sustainable characteristics for the development.

2.3

Retaining Walls: Retaining walls to be poured-in-place concrete or stone.

Plantings: Plantings will be generally native and low maintenance in accordance with principals of permaculture to aid in water retention, pollution remediation, bluff maintenance and light conditions. Planting of sod to be minimized, with preference for perennial and shrub plantings. Courtyard will include trees and rain-gardens. Green roofs, trellis vines, integrated balcony planters and other plantings on structures are encouraged.

Lighting: Lighting will be low level and architecturally integrated, and will emphasize walking surfaces, plantings and illumination for safety (no high level lighting or high color lamping, such as high pressure sodium).

Utilities: All utility lines will be underground and a transformer is not needed.

Signs: No signs, other than house numbers, are contemplated.

Site Access and Circulation:

Pedestrian: The site can be approached by foot from East Kane Place. The street front houses will all have entries on or near the street facades, accessed from the public sidewalk. Some of the front houses will also have second entries from the side and/or the rear courtyard. 1142 Unit C and 1148 Upper will have access from the Courtyard. The remaining houses will be accessed through the drive and Courtyard.

Vehicular: All vehicular access and parking will be fully integrated into the interior of the site, through a drive located between 1144 and 1148 (the remaining two existing buildings). All garage doors to be located on the courtyard elevations of the buildings (no garage doors to be on street facades or easily visible directly from the street). The Master Plan will provide a minimum of one dedicated indoor parking space for each dwelling unit, with a majority of dwelling units will have two dedicated parking spaces.

Garbage Collection: Garbage storage generally to be located within garage units or in primary garbage storage structure, located at the south end of 1144a. This structure is easily accessible from the drive, but is located behind 1144 and therefore not visible from the street. Structure will be enclosed and designed to be visually and materially harmonious with adjacent buildings.

Snow Removal and Collection: Zones for snow storage to be designed into plan of courtyard areas.

2.4

Existing Buildings: (1142 and 1148):

Both buildings to be upgraded, including interior and some exterior renovations, with existing siding to be restored/repared and repainted.

1142 (now numbered 1144, with 4 one-bedroom rental units) will become 3 two-bedroom unit condos, with one basement unit and the remaining two will be 2-story back-to-back units, one accessed from the front, the other from the rear.

1148 will remain a duplex rental unit. The exterior stair on the west façade will be demolished to accommodate the new entry drive to the courtyard of the Commons and rebuilt on the rear north façade to access the upper rental unit. Minor repairs will be done to entry stoops, doors, windows, balconies, foundation walls and other site conditions as necessary.

New Street Front Buildings (1152 and 1154):

Massing and Height: New buildings along street edge to have roofs similar to existing structures to the west of East Kane Place, and building heights to be no more than 40' above existing grade as measured at street front facades (Conservation District calls for maximum of 48'). Garage/basement levels will

take advantage of the sloping site, such that the first floor levels on the street facades will be approximately half a level above street facade, a common condition for existing buildings along East Kane.

Entries: 1152 will have a raised porch and side stoop and 1154 will have a raised stoop with side-by-side front entry doors. They will be partially covered and recessed into the facade to create scale and transition from public to private spaces that will integrate with neighbors on both sides, especially continuing the line from the west.

Balconies: A minimum of one balcony will be provided for each living unit. Balconies will be on side and rear facades of buildings.

Materials: Exterior materials to be predominantly horizontal lapped smooth cement board siding (so aluminum or vinyl). Small areas of wood, cement board, masonry or metal with patterns different from primary siding may be used at recessed entry conditions, balconies, or on side or rear facades. Foundation walls to be poured-in-place concrete, stone or stucco, and roof edges to be wood with integrated wood soffits and venting (no corrugated perforated aluminum or vinyl soffits).

2.5

Green, Sustainable or Low Impact Features: The low impact features for the new street front buildings will be integrated with the green, sustainable, and low impact design features of the project. The design guidelines that achieve these features are as follows:

- Use site layout, design, construction, and management techniques that achieve multiple stormwater management objectives such as groundwater recharge, discharge rate control, runoff volume control, and water quality improvements.
- Increase the aesthetic value of the proposed development and stormwater management facilities through design.
- Integrate stormwater management facilities into the natural environment through placement, landscaping, and maintenance.

In accordance with these principles, rooftop runoff from the new street front buildings will be directed to the courtyard to the greatest extent feasible and on-site infiltration and storage facilities will be used to handle as much of this runoff

as practicable. The discharge of roof runoff onto “hard” or impervious surfaces will be avoided.

New Courtyard Buildings (1144, 1146, 1150, 1156, 1158):

Massing and height: New buildings at courtyard shall be designed to take advantage of the sloping site, and will be positioned to create a series of sub-courts and gardens between the buildings and the main court space. General scale of buildings to be similar to street-front buildings, with more articulation of entries, terraces, different floor levels and greater connections between interior and exterior spaces. Buildings on courtyard and bluff shall be no taller than the peak of the tallest building on the street front (1152), and may have a combination of sloped, low slope or flat roofs.

Entries: Entries of courtyard dwellings may be partially covered or recessed into façade to create scale and transition from public to private spaces.

Balconies: A minimum of one balcony or roof terrace will be provided for each living unit, in addition to garden and terrace spaces at grade.

Materials: Exteriors to be composed of a combination of materials, ranging from masonry, stuccoed straw bale, wood, concrete, cement panel and metal (no vinyl or aluminum siding). Changes in material will reflect massing, relationships between buildings, passive solar strategies, light, air currents and view orientations for interior spaces, and connections to the ground plane and retaining conditions. Foundation walls to be poured-in-place concrete, stone or stucco, and roof edges to be wood or metal with integrated wood soffits and venting (no corrugated perforated aluminum or vinyl soffits.).

2.6

Green, Sustainable or Low Impact Features: The low impact features of the courtyard buildings will be the focal point of the green, sustainable, and low impact design features of the project. The design guidelines that achieve these features are as follows:

- Use site layout, design, construction, and management techniques that achieve multiple stormwater management objectives such as groundwater recharge, discharge rate control, runoff volume control, and water quality improvements.

- Increase the aesthetic value of the proposed development and stormwater management facilities through design.
- Integrate stormwater management facilities into the natural environment through placement, landscaping, and maintenance.

In accordance with these principles, rooftop runoff from the courtyard buildings will be directed to various collection points throughout the courtyard where it can be stored or re-used through rain barrels or runoff cisterns. Unlike the street front houses where the roof design is more traditional, the roof configuration, shape, and drainage within the courtyard can be configured for effective and efficient runoff management. The project will take full advantage of this freedom to collect, convey, and treat rooftop runoff to minimize off-site discharges.

Some flat roofs may be green or living roofs, which help to collect water and decrease runoff. Other roofs may combine solar and/or green roof technology and water collection, Japanese rain chains and storage, such as rain barrels, cisterns, rain gardens and grey water system. Geothermal heat pumps and solar panels will be used where feasible.

We will use on-site infiltration and storage facilities will handle as much of this runoff as practicable. The discharge of roof runoff onto "hard" or impervious surfaces will be avoided because we want to (i) reduce the discharge peaks draining to the sewers, and (ii) prevent channelized flows that can cause bluff erosion.

The project seeks to handle the most frequent rainfalls (up to 1. 5 inches) on-site through the use of a series of Best Management Practices (BMPs) such as minimized imperviousness, infiltration practices, rain gardens, rain barrels, green roofs, runoff cisterns, vegetated swales, pervious pavements. These BMPs will reduce the total runoff discharge from the property, which in turn will reduce discharge into City sewers as well as down the bluff during the most common rainfalls.

2.7

Respectfully submitted,

Julilly Kohler
Kane Place, LLC

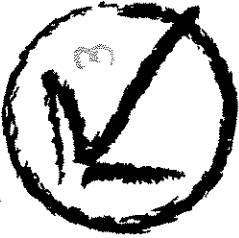


Kane Commons Detailed Plan Development Submittal Site Statistics

June 11, 2005

| Item | | Phase 1 | Phase 2 | Total | Comments |
|---|------|-----------------|-----------------|-----------------|---|
| Gross Land Area | | 9272 SF | 19826 SF | 29098 SF | Measurements for Phase 2 and total |
| Maximum land covered by principal buildings | 1142 | 1150 SF | | | |
| | 1144 | | 1100 SF | | Estimated max size |
| | 1146 | | 1400 SF | | |
| | 1148 | 920 SF | | | |
| | 1150 | | 1800 SF | | Estimated max size |
| | 1152 | 1008 SF | | | |
| | 1154 | 1464 SF | | | |
| | 1156 | | 987 SF | | |
| | 1158 | | 1400 SF | | Estimated max size |
| TOTAL | | 4542 SF | 6687 SF | 11229 SF | |
| Maximum land for parking, drives | | 3015 SF | 3430 SF | 6445 SF | |
| Minimum amount of landscaped open space | | 1715 SF | 9709 SF | 11424 SF | Includes possible development of dock line |
| Maximum proposed dwelling unit density | | 8 units | 5 units | 13 units | |
| | | 0.21 acre | 0.46 acre | 0.67 acre | |
| | | 38 units/acre | 11 units/acre | 19 units/acre | |
| Number of buildings | | 4 buildings | 5 buildings | 9 buildings | 1142 and 1148 East Kane are existing. |
| Maximum land covered by principal buildings | 1142 | 3 units | | | |
| | 1144 | | 1 units | | |
| | 1146 | | 1 units | | |
| | 1148 | 2 units | | | |
| | 1150 | | 1 units | | |
| | 1152 | 1 units | | | |
| | 1154 | 2 units | | | |
| | 1156 | | 1 units | | |
| | 1158 | | 1 units | | |
| TOTAL | | 8 units | 5 units | 13 units | |
| Number of Bedrooms per Unit | 1142 | 2 bedrooms | | | |
| | 1144 | | 2 bedrooms | | |
| | 1146 | | 3 bedrooms | | |
| | 1148 | 2 bedrooms | | | |
| | 1150 | | 3 bedrooms | | |
| | 1152 | 3 bedrooms | | | |
| | 1154 | 2 bedrooms | | | |
| | 1156 | | 2 bedrooms | | |
| | 1158 | | 3 bedrooms | | |
| TOTAL | | 17 bedrooms | 13 bedrooms | 30 bedrooms | |
| Parking spaces provide | | 7 Stalls | 11 Stalls | 18 Stalls | Phase 1: 5 covered, 2 surface Phase 2: 10 covered 1 surface |
| Parking/Unit Ratio | | 0.88 Stall/unit | 2.20 Stall/unit | 1.38 Stall/unit | |

EXHIBIT A
FN 050188



Residential Development
KANE COMMONS
1142 thru 1158 East Kane Place
Milwaukee, Wisconsin 53202

Architect

Russell E. LaFrombois, III, Architect, LLC
229 East Wisconsin Avenue
Suite 1010
Milwaukee Wisconsin 53202
Phone: 414-727-1141
Fax: 414-727-1142
email: russl@rel-3.com
web: rel-3.com

Owner

Kane Commons LLC
1674 North Marshall Street
Milwaukee Wisconsin 53202

Design Development Set

June 6, 2005

Master Plan for
KANE COMMONS
1142 thru 1158
East Kane Place
Milwaukee Wisconsin



OWNER
KANE COMMONS, LLC
225 EAST MICHIGAN STREET, 4E
MILWAUKEE, WI 53201
PHONE: 414.224.1141
FAX: 414.224.1142
EMAIL: SALES@KANE.COM
WEB: WWW.KANE.COM

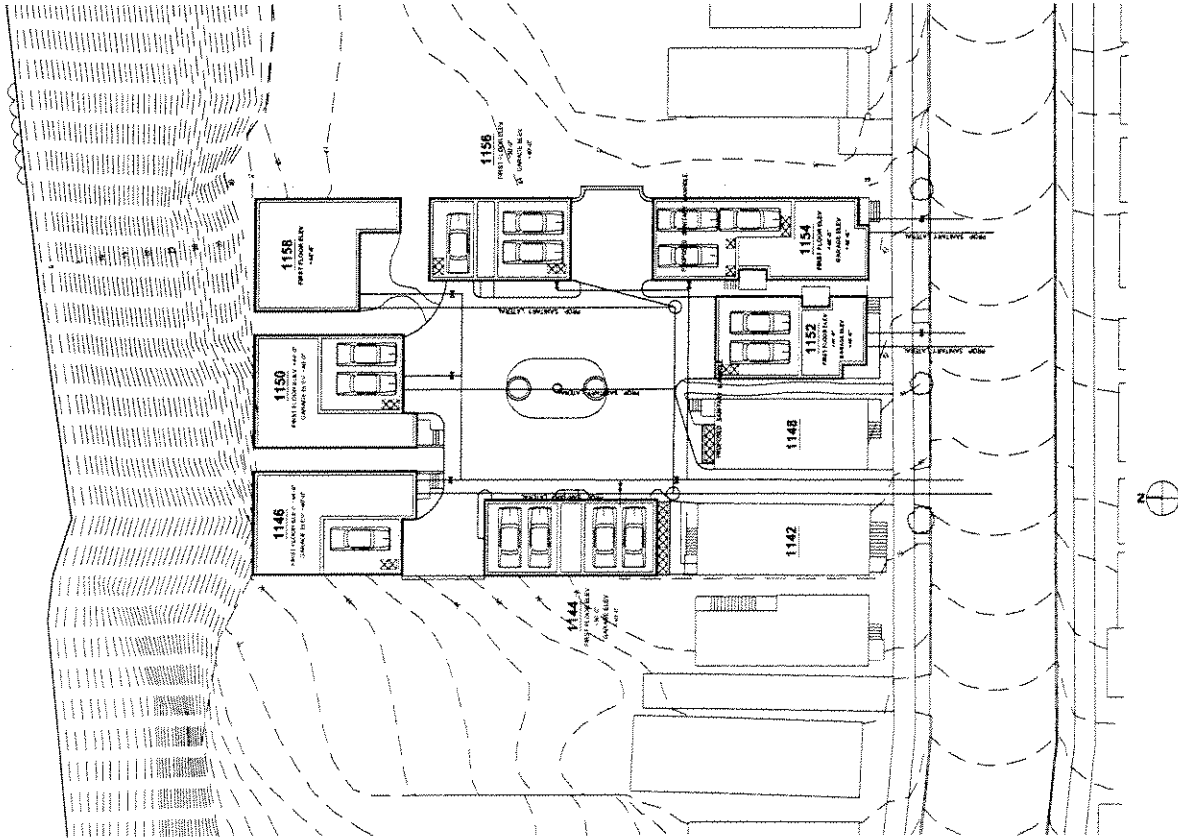
**KANE
COMMONS**

Owner/
Kane Place LLC
1674 North Marshall
Milwaukee WI

**DESIGN
DEVELOPMENT**
Sheet Number
**PRELIMINARY
UTILITY PLAN**

C1

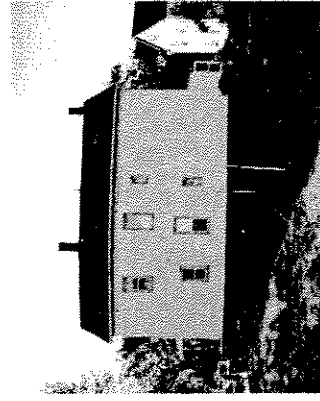
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Project Number
08/06/05
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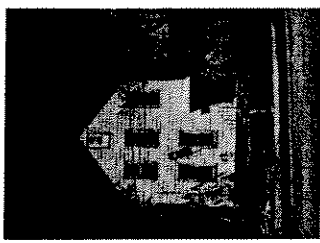
Master Plan for
KANE COMMONS
 1142 thru 1158
 East Kane Place
 Milwaukee Wisconsin



DESIGNER: KANE COMMONS, LLC
 222 W. Wisconsin Ave., Suite 1000
 Milwaukee, WI 53233
 PHONE: 414.221.4400
 FAX: 414.221.4402
 WWW: WWW.KANECOMMONS.COM



1148 EAST KANE EAST ELEVATION



1148 EAST KANE



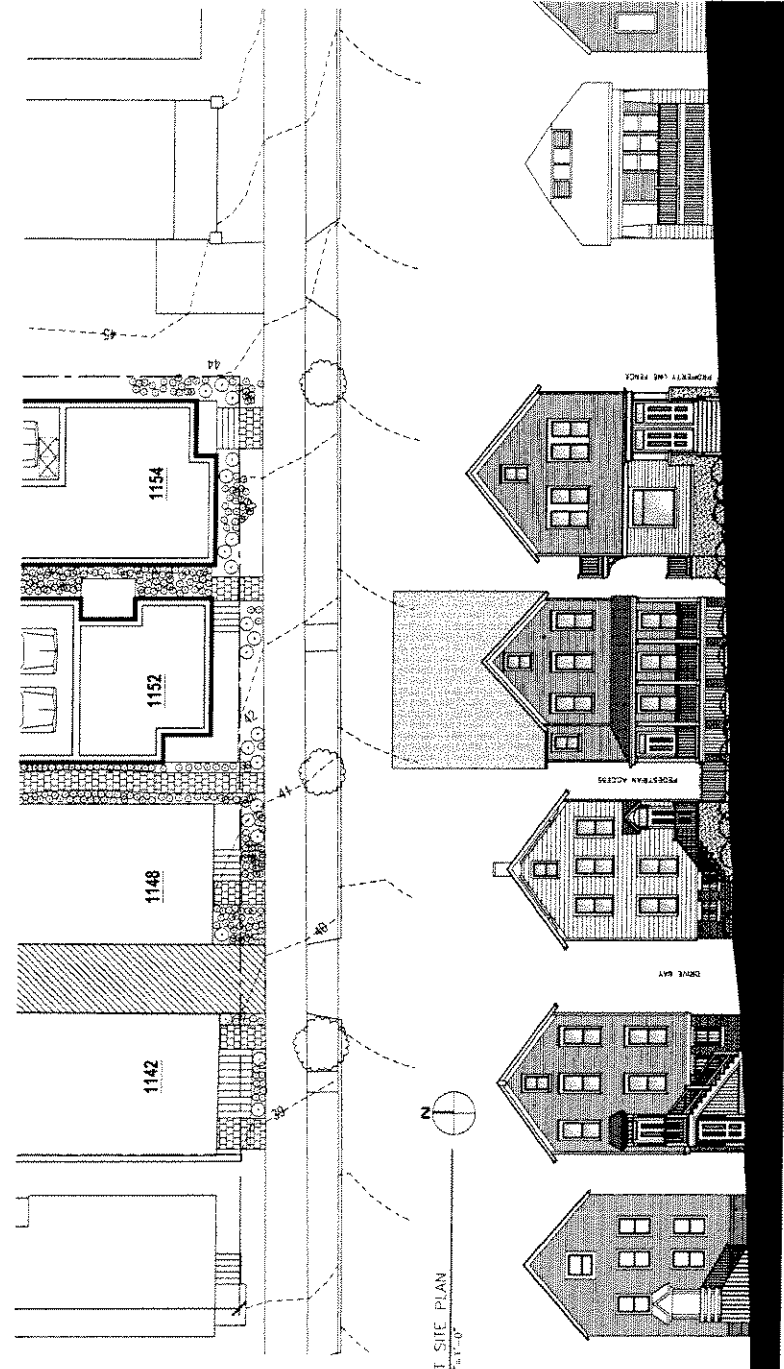
DRIVE BETWEEN 1142 AND 1148 EAST KANE



1142 EAST KANE



VIEW OF 1142 AND 1148 EAST KANE



1 STREET SITE PLAN
 Scale: 1/8" = 1'-0"

2 STREET ELEVATION
 Scale: 1/8" = 1'-0"

KANE COMMONS

Owner
Kane Place LLC
 1674 North Marshall
 Milwaukee WI

DESIGN DEVELOPMENT
 Sheet Number
 STREET ELEVATIONS
 for 1142, 1148, 1152, 1154

A2

Date: 06-06-05
 Project Number: 018008



278 EAST WISCONSIN AVENUE
 MILWAUKEE, WI 53212
 TEL: 414.227.1144
 WWW.KANECOMMONS.COM

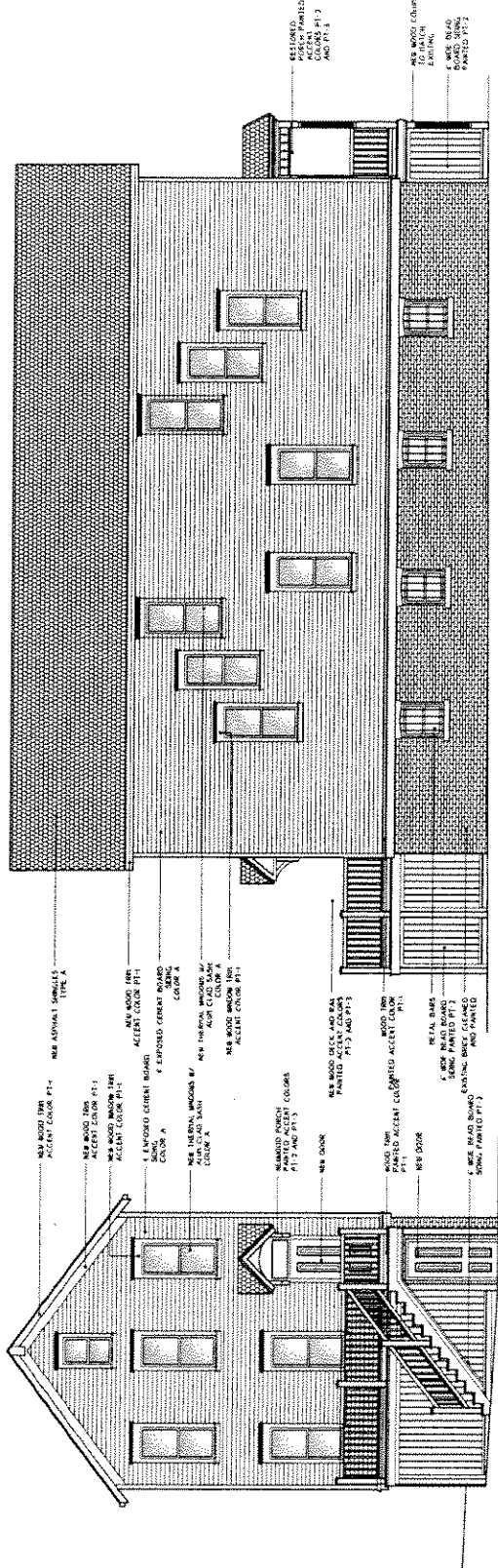
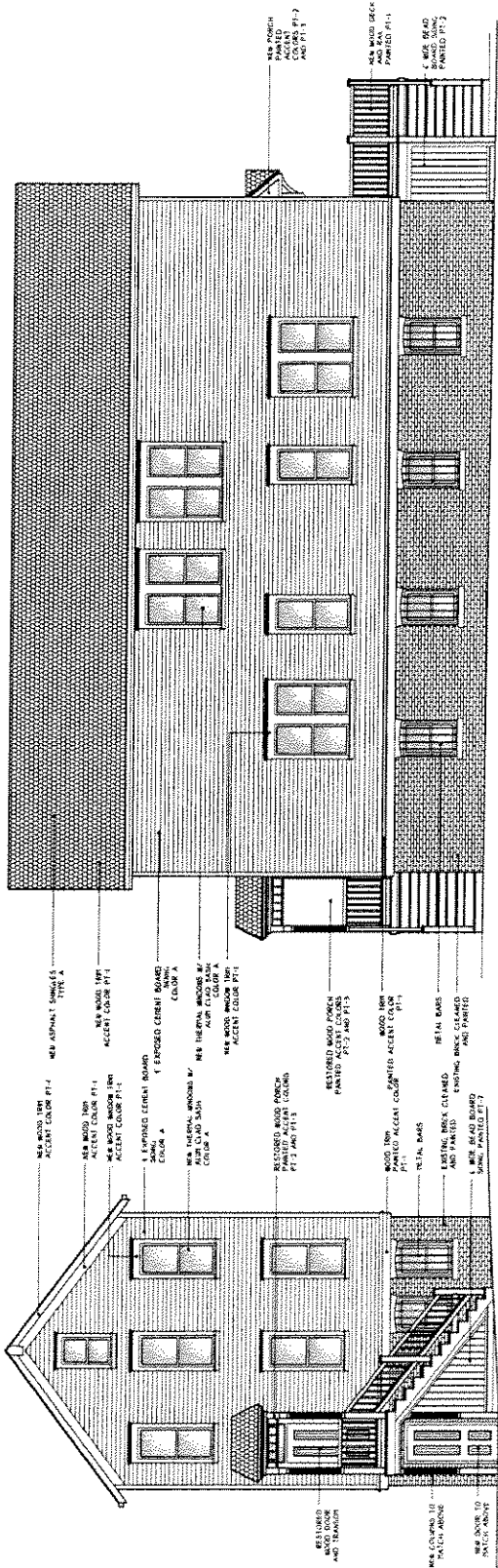
KANE COMMONS

Owner
 Kane Place LLC
 1674 North Marshall
 Milwaukee WI

DESIGN DEVELOPMENT
 Sheet Number
 1142
 ELEVATIONS

A2

Date
 Project Number
 606605
 018004



3 WEST ELEVATION
 Scale: 1/4"=1'-0"

4 NORTH ELEVATION
 Scale: 1/4"=1'-0"

Renovations to
1144 EAST KANE
East Kane Place
Milwaukee Wisconsin



1144 East Kane Place, Milwaukee, WI
414-277-3342
www.kanecommons.com

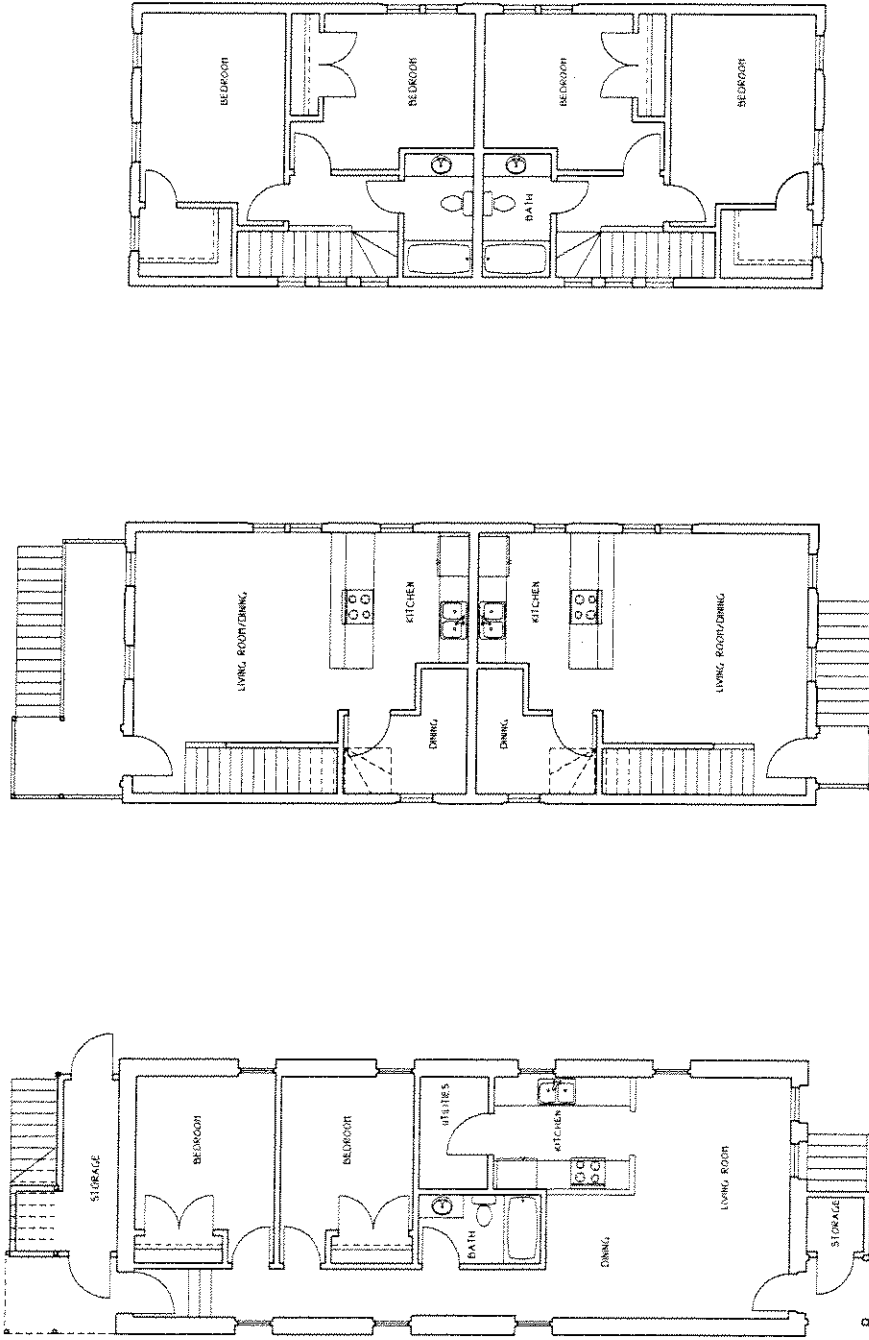
KANE COMMONS

Owner
Kane Place LLC
1874 North Marshall
Milwaukee WI

DESIGN
DEVELOPMENT
Street Number
1142
FLOOR PLANS

A3

Date 06/06/05
Project Number 018004



Renovations to
1148 EAST KANE
 East Kane Place
 Milwaukee Wisconsin



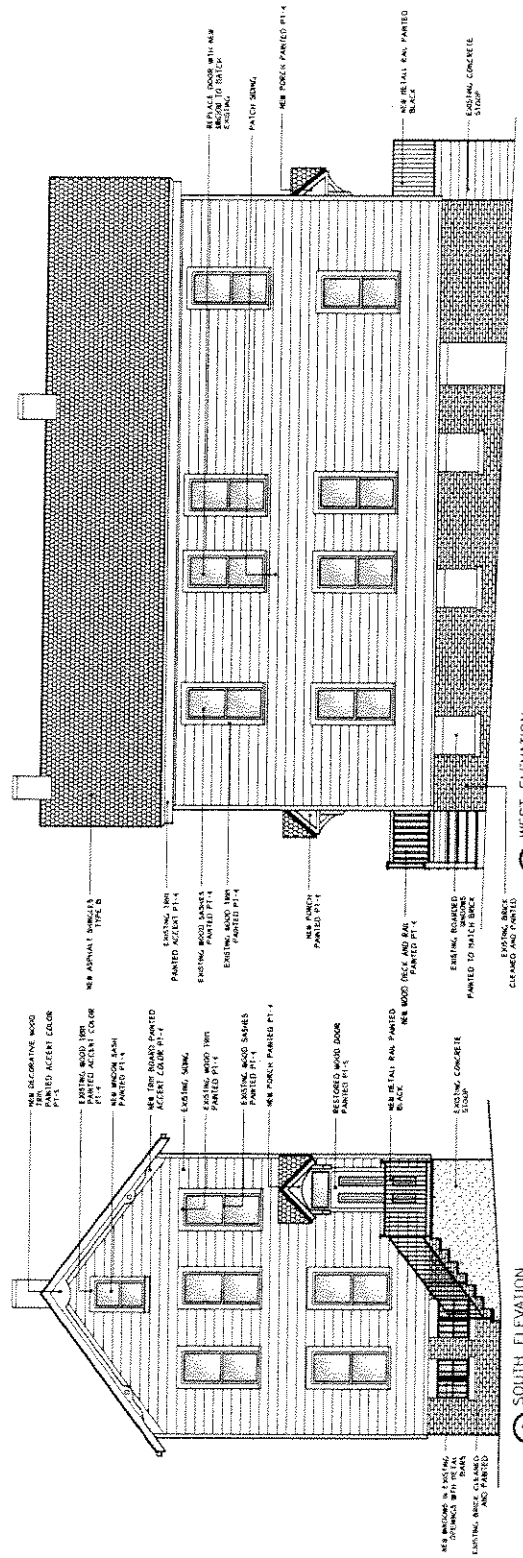
DESIGN DEVELOPMENT
 225 EAST WISCONSIN AVENUE
 MILWAUKEE WISCONSIN 53202
 PHONE 414.227.7444
 FAX 414.227.7444
 WWW.KANECOMMONS.COM

KANE COMMONS
 Owner
Kane Place LLC
 1674 North Marshall
 Milwaukee WI

DESIGN DEVELOPMENT
 Street Number
 1148
ELEVATIONS

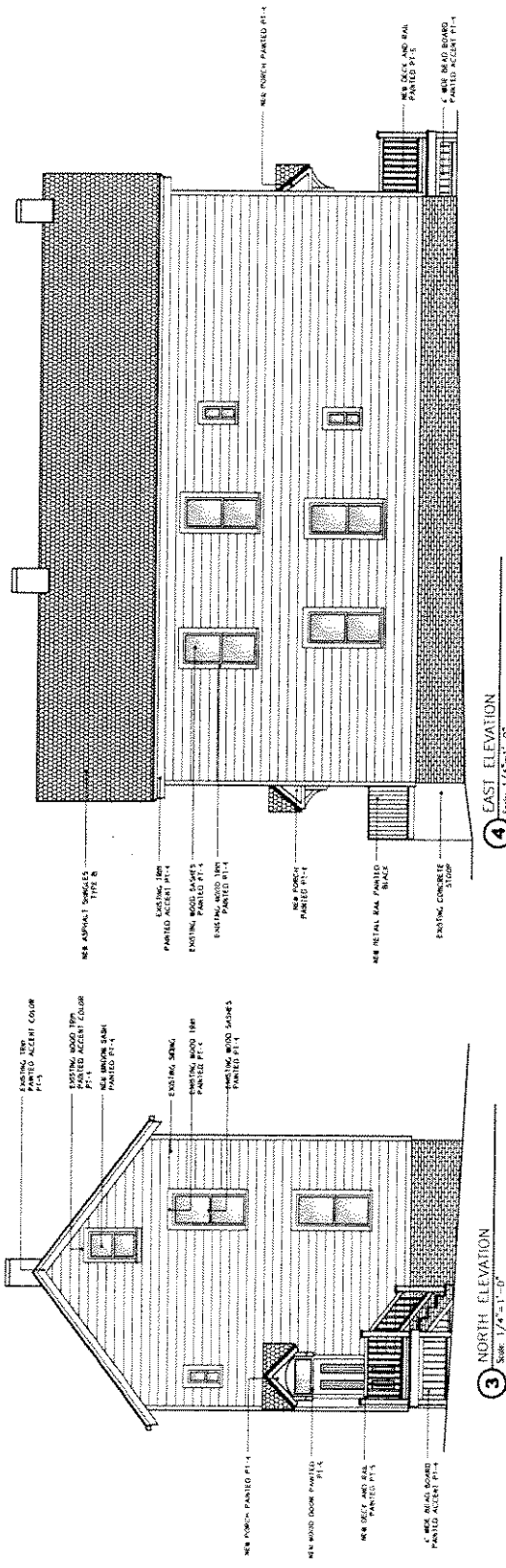
A5

Date 06/06/05
 Project Number 618005



2 WEST ELEVATION
 Scale: 1/4"=1'-0"

1 SOUTH ELEVATION
 Scale: 1/4"=1'-0"



4 EAST ELEVATION
 Scale: 1/4"=1'-0"

3 NORTH ELEVATION
 Scale: 1/4"=1'-0"

Renovations to
1152 EAST KANE
 East Kane Place
 Milwaukee Wisconsin



R2 ARCHITECTURE, INC.
 225 EAST WASHINGTON AVENUE, SUITE 100
 MILWAUKEE, WI 53202
 PHONE 414.227.7141
 FAX 414.227.7142
 WWW.R2A.COM

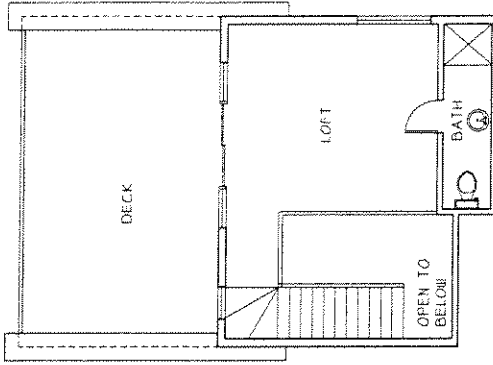
KANE COMMONS

Owner
Kane Place LLC
 1674 North Marshall
 Milwaukee WI

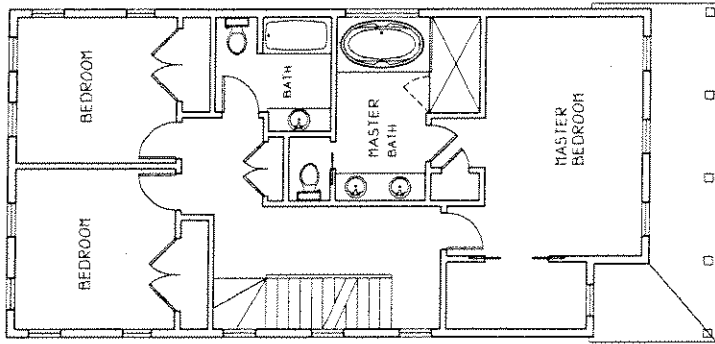
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 Sheet Number
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 FLOOR PLANS

A6

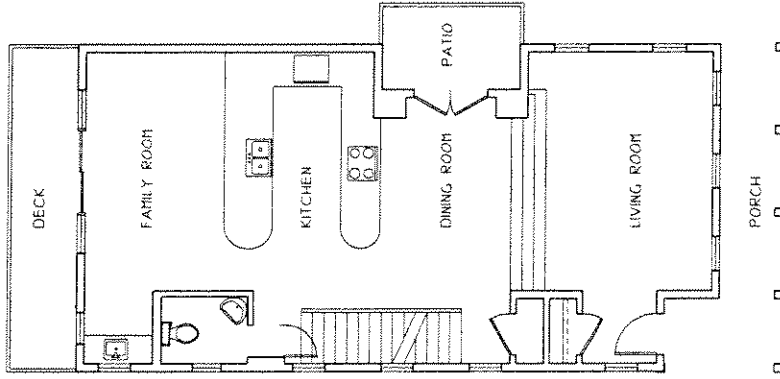
Date
 Project Number
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 018006



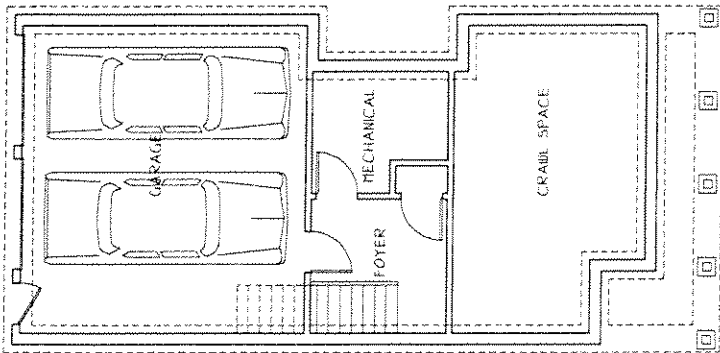
4 THIRD FLOOR PLAN
 Scale: 1/4"=1'-0"



3 SECOND FLOOR PLAN
 Scale: 1/4"=1'-0"



2 FIRST FLOOR PLAN
 Scale: 1/4"=1'-0"



1 BASEMENT PLAN
 Scale: 1/4"=1'-0"

Renovations to
1152 EAST KANE
 East Kane Place
 Milwaukee Wisconsin



229 EAST WASHINGTON AVENUE, 2ND FLOOR
 MILWAUKEE, WI 53202
 PHONE 414.227.1144
 FAX 414.227.1144
 WWW.KANECOMMONS.COM

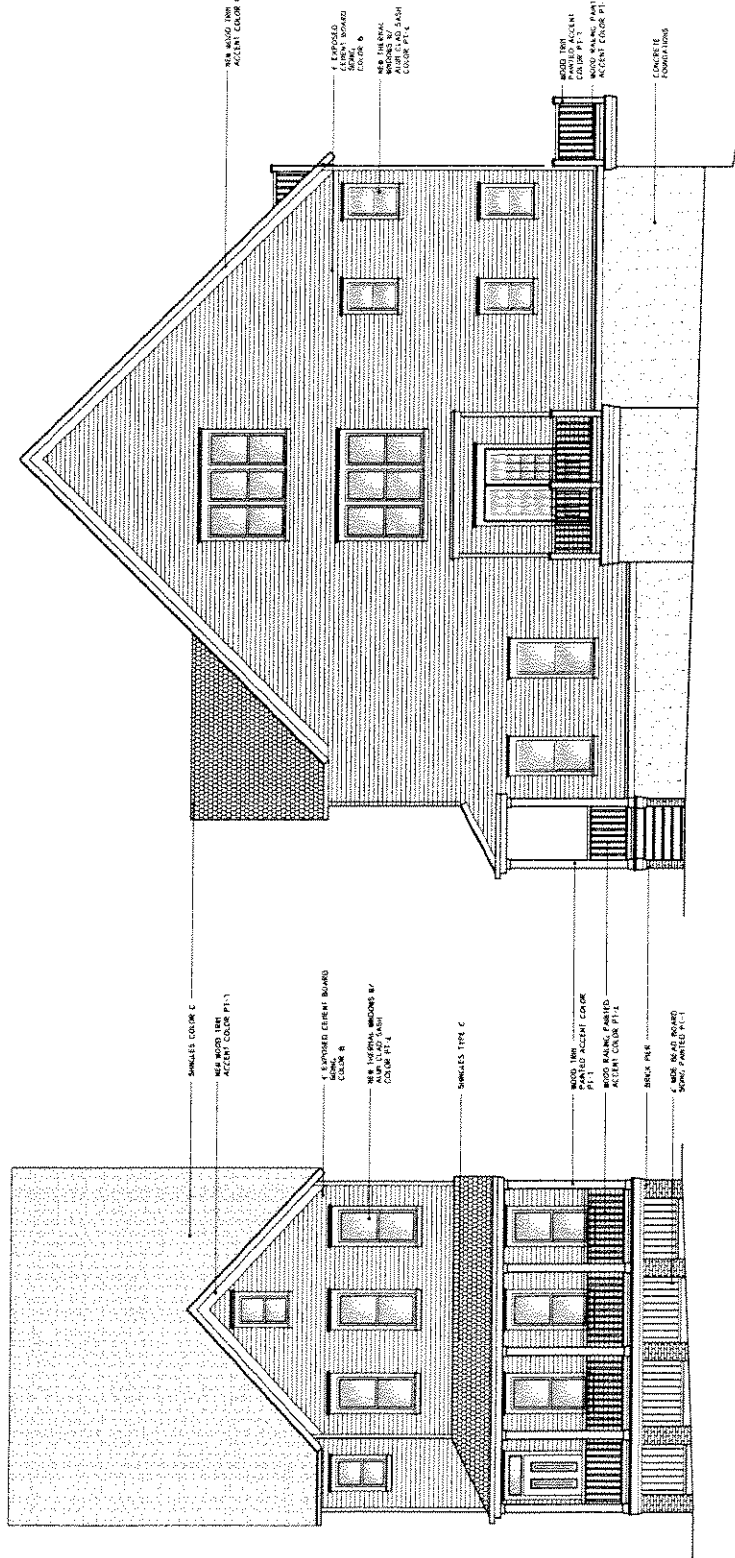
**KANE
 COMMONS**

Owner
Kane Place LLC
 1674 North Marshall
 Milwaukee WI

**DESIGN
 DEVELOPMENT**
 Sheet Number
 1152
 ELEVATIONS

A7

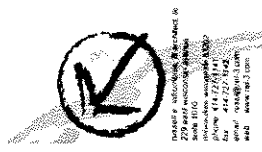
Date 06/16/15
 Project Number 016206



1 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"

2 EAST ELEVATION
 Scale: 1/4" = 1'-0"

Renovations to
1154 EAST KANE
 East Kane Place
 Milwaukee Wisconsin



OWNER
KANE COMMONS
 2729 W. WISCONSIN AVENUE SUITE 200
 MILWAUKEE, WI 53227
 PHONE 414.772.1111 FAX 414.772.1122
 WWW.KANECOMMONS.COM

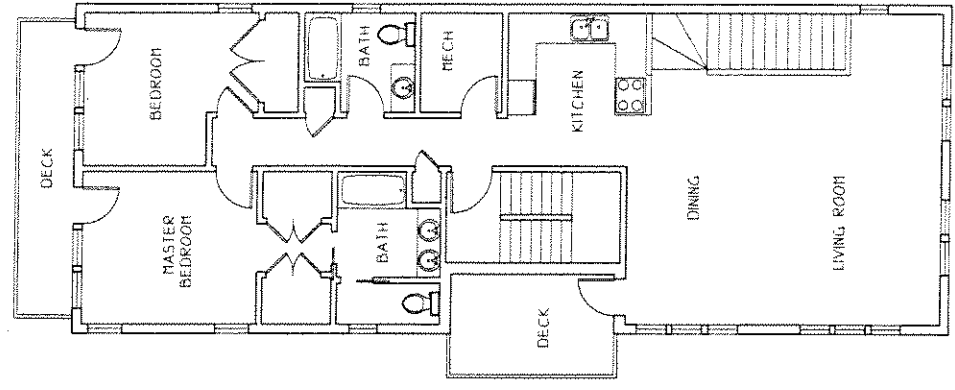


Owner
Kane Place LLC
 1674 North Marshall
 Milwaukee WI

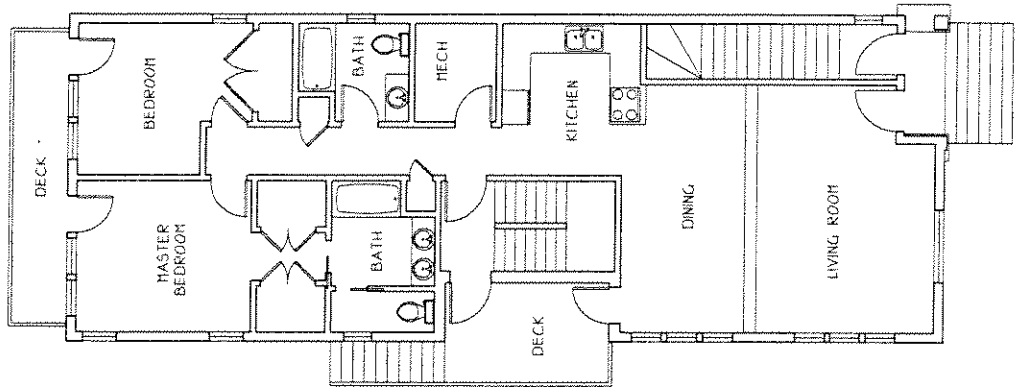
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 Sheet Number
1154 FLOOR PLANS

A9

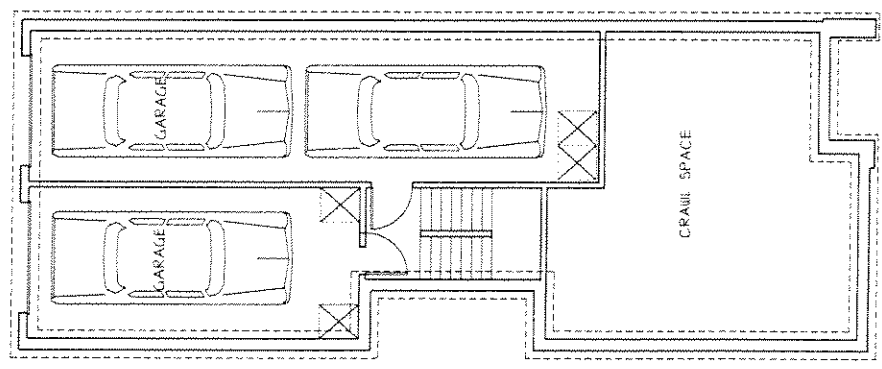
Date 06/06/06
 Project Number 016007



3 SECOND FLOOR PLAN
 Scale: 1/4"=1'-0"



2 FIRST FLOOR PLAN
 Scale: 1/4"=1'-0"



1 BASEMENT PLAN
 Scale: 1/4"=1'-0"

Renovations to
1154 EAST KANE
 East Kane Place
 Milwaukee Wisconsin



KANE COMMONS
 Owner
Kane Place LLC
 1674 North Marshall
 Milwaukee WI

DESIGN DEVELOPMENT
 Sheet Number
 1154
 ELEVATIONS

A10

Date: 06/2015
 Project Number: 018307

