

Trademark Home Properties

Ordinance File No. 070931

**Humboldt Commons
2764 North Humboldt Blvd.
Milwaukee, WI 53212**

This submittal is for an eight unit multi-family project to be located at 2764 N. Humboldt Blvd. that will be completed in two phases. The current lot is adjacent to Gordon Park at the back of the property (facing east) and is surrounded by a combination of old style Victorian craftsmanship and new contemporary commercial buildings. The highest quality building methods and materials are going into this construction to ensure that these condominiums serve as a landmark to this changing and upcoming area.

Trademark Home Properties is excited to bring Humboldt Commons to Milwaukee. Trademark is a residential and commercial property owner and has contracted with Vision Remodeling for this project. Vision Remodeling has been restoring east side and River West Victorian properties for eight years and understands the importance of style and craftsmanship in these neighborhoods.

This project consists of two phases. Phase One includes 5 units (two duplexes and one single family home). Phase Two includes 3 units (one town home). The front facades will be constructed with materials found throughout the River West area in combination with cedar and hardy plank siding. The front porches will fit the old style Victorian homes with large pillars and close spindles.

Design Information:

1. Each unit for Phase One will include off street parking.
2. Each unit for Phase Two will include underground parking.
3. Each unit has substantial green space in addition to proposed Gordon Park access.
4. Exterior materials are nearly as important as the architecture.
5. High-end building with a value to the buyer as well as the neighborhood.
6. Extensive landscape design mixes new style with original old growth.
7. Each unit has personal outdoor space.

Staff recommendations from the *City Plan Commission Zoning Report dated 12-17-07*. Our property will include the following:

1. Building elevations have been changed to reflect hardy plank siding (not vinyl).
2. Porch railings and columns will be wood and the post size will be 6”.
3. Porch widths will have a 5-ft. depth.
4. Roof shingles will be 30 year asphalt shingles.
5. Our drawings have been updated to reflect the pedestrian connection to Gordon Park.
6. The height of the building for Phase Two will be 37 ft.
7. The utilities on the eastern edge of the property will be buried.

Developmental Overview:

Builder: Vision Remodeling 414-915-4010

Owner/Investor: Trademark Home Properties, LLC 414-852-4759

Humboldt Commons Location: 2764 N. Humboldt Blvd.

Milwaukee, WI 53212

1. Gross land area: lot size 94 x 133.....12,513 sq. ft.
2. Building land cover: 3948 sq. ft.....31%
3. Parking, sidewalk, and decks: 4344 sq. ft..... 35%
4. Landscape open space: 4221 sq. ft.....34%
5. Proposed number of buildings: 4
6. Maximum dwelling units per building: 3
7. Bedrooms per unit: 3
8. Parking spaces provided: 8
9. Parking per unit: 1

Phase 1:

5 units total

two duplexes and one single family home

estimated start date February of 2008

Phase 2:

3 units total

one town home

estimated start date summer of 2008

Follow-up to Public Hearing on 12-17-07

As of 01-03-08

A. At the public hearing held on 12-17-07 Mr. Baldwin, whose property is located directly north of our development, expressed several concerns which are listed below along with our responses:

1. His garden would not receive the proper amount of light once our buildings were completed.

Response: His garden is located on the northeast corner of our property. This is the same corner where our parking spaces will be located. In the northeast corner there will not be any structures located along our lot lines. Therefore, there will not be anything obstructing the sunlight from reaching his property.

2. Concern that the property has been unattended.

Response: At the current time, the house that had previously been at this address has been demolished. The property is land only. There will not be activity at this location until the project has been approved and building can begin.

3. The sidewalk in front of our property was snow covered and not shoveled.

Response: We had not given proper attention to the snow removal. We have since resolved this issue and have the sidewalk shoveled and salted as needed.

4. Concern over how long it took to have the house on our property demolished.

Response: We were compliant with the City of Milwaukee guidelines for proper removal. What appeared as times of “inactivity” to others was actually the time consuming process of coordinating schedules and availability between the demolition company, waste management company and the city inspections required to complete the demolition.

After the meeting, my general contractor (Ryan Strycker of Vision Remodeling) and I met with Mr. Baldwin and discussed his above mentioned concerns. We also offered to meet with him if he would like to see the drawings/plans for our project. We exchanged phone numbers so he could reach us if he should have any additional questions or comments. As of this date, I have not been contacted with any additional concerns.

B. Our neighbor located to the south of our property called the city requesting additional information on the dashed line represented on our plans and what it represented.

Response: The city responded to his request and it was explained to him that (per the engineering survey) “the dashed line represents the north line of an existing 10 ft. driveway to the south.”

He also expressed concern regarding an easement with his driveway.

Response: Our plans reflect the current driveway of our development to be 9ft. 10in. which is within the required width to meet zoning requirements. An easement is not necessary to complete this project.

C. The Milwaukee River Work Group requested that we demonstrate our development is not affecting the primary environmental corridor and is not affecting the view sheds.

Response: Digital pictures were taken from the rivers edge looking west to our property and submitted to the city on 1-3-08. Our development will not affect the view shed from the river.

Respectfully submitted,

Linda Lehmann
Trademark Home Properties - Owner