

Detailed Planned Development Description and Owner's Statement of Intent

November 24, 2015

234 South Water Street Project
City of Milwaukee File No. 141842

PURPOSE:

234 S. Water LLC. requests that the zoning for the property at 234 S. Water St. (f/k/a 236 S. Water Street), be amended to a Detailed Planned Development (DPD) in accordance with this submittal. 12-story mixed-use building is proposed with 164 residential units and approximately 1,270 square feet of commercial space. Additionally, 225 indoor parking spaces will be provided on site, and a public Riverwalk with pedestrian connections at the north and south end will be constructed. 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 Ground Floor Use Table
- Exhibit B Statistical Sheet
- Exhibit C Existing Site Photographs
- A000 Title Sheet
- C101 Site and Landscape Plan
- C101A Riverwalk Plan
- C102 Site Grading & Utility Plan
- S100 Plat of Survey
- A200 LL Floor Plan
- A201 1st Floor Plan
- A202 2nd Floor Plan
- A203 3rd Floor Plan
- A204 4th – 11th Floor Plan
- A206 Penthouse Floor Plan
- A400 Exterior Elevations and Exterior Signage
- A401 Exterior Elevations
- A402 Exterior Elevations
- A403 Exterior Elevations
- A404 Exterior Elevations
- A405 Exterior Elevations
- A410 Exterior Perspectives
- A500 Building Sections

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A501 Building Sections
A502 Wall Sections
A503 Wall Sections

295-907 DISTRICT STANDARDS

DETAILED PLANNED DEVELOPMENT DESCRIPTION AND OWNER'S STATEMENT OF INTENT for property located at southeast corner of the intersection of East Pittsburgh Avenue and South Water Street.

DESCRIPTION OF THE OVERALL DEVELOPMENT

A. USES:

The development is for the new construction of a multifamily residential and commercial high-rise. Uses incidental to the residential occupancy shall include parking and building service uses. Refer to Exhibit A for a list of possible uses of the ground floor commercial area.

The property is currently a paved lot used for parking of vehicles and boat trailers.

B. DESIGN STANDARDS:

The building is essentially an "S" shaped, 12 story tower with a 3 story residential infill along the river, and a 3 story infill with retail along South Water Street. The exterior building materials are primarily smooth metal panels in 4 colors – 3 custom variations of a "rust" color and black, and a black aluminum and glass window system. There is also a small amount of painted cast-in-place concrete at the lower level parking garage. Metal and glass guardrails will be used at the residential balconies, the undersides of which will be exposed, smooth architectural concrete. And there is a dark gray undulating wall of interlocked metal panels over the retail space on South Water St. punctuated with indirectly lit vertical colored strips.

Exterior glass shall be clear glazing. No opaque spandrel panels are anticipated at this time. Unpainted concrete exposed to public view shall receive a smooth-rubbed finish.

Where metal louvers are required, they will be black painted or anodized metal.

C. DENSITY:

See Exhibit B.

D. SPACE BETWEEN STRUCTURES

There is only one structure on the site.



E. SETBACKS:

Although the building does not touch the property lines at every point, the setback is zero on all sides.

F. SCREENING:

The only screening we anticipate is for the roof top HVAC equipment. This will be designed to match the adjacent metal clad mechanical room.

G. OPEN SPACES:

1. An outdoor plaza will be provided at the western side of the site along Pittsburgh Avenue. The plaza will be partly covered by the tower overhead and will be accessible via a broad stair and a short ADA accessible ramp.
2. There is also a small plaza on the northwest corner of the site serving the adjacent "River Lounge", an amenity space used for public and resident gatherings.
3. The plaza in Item 2 (above) opens onto the Riverwalk, which will be built primarily over the river with a steel structure and wooden deck. The Riverwalk will feature a 1977 sf. "Amenity Space" with integrated lighting and planter/benches with native plantings,
4. An occupied outdoor rooftop terrace, intended for use as a common amenity area, will be located on the 12th floor.
5. Every unit will have a balcony.

H. CIRCULATION, PARKING AND LOADING:

1. The primary residential entry and lobby will be located on South Water Street.
2. The ground floor commercial area will have pedestrian entries along South Water Street.
3. Vehicular access for building tenants will be from the "Unnamed" Street to the South. Parking will be located within the structure.
4. Loading and unloading of trucks for the purpose of residential move-ins / move-outs, deliveries of materials and equipment for residential and commercial tenants is currently planned to take place on the "Unnamed" Street from the spaces designated "Short Term Parking Stalls" on the Site Plan. There is a double service door east of the garage entrance doors that will be used for access to the south building elevator. Dumpsters will be stored in the indoor trash room and moved to the small service drive east of the garage entrance at the time of scheduled pick-ups and returned to the trash room by building maintenance staff. No dumpsters will be staged or stored outside of the building.
5. Pedestrians have access to all 4 sides of the building via sidewalks or the Riverwalk. All walkways will be ADA compliant and the walkway in front of the garage entrance will be differentiated from the roadway to clearly mark the pedestrian crossing.
6. Indoor bicycle storage will be provided for building tenants. Storage shall accommodate a minimum of one bicycle for every four residential units.
7. Exterior bicycle racks will be provided.



I. LANDSCAPING:

1. See plan sheet C100 – Site and Landscape Plan.
2. Landscaping required by code to screen surface parking lots does not apply to this project site.
3. Proposed Landscaping:
 - North – No landscaping is anticipated along Pittsburgh Avenue.
 - East – The Riverwalk Amenity Area will have four 2’ tall planters with benches on two sides. The vegetation in the planters will be native plantings similar to those on the Riverwalk across the river. Additional planting is planned for the 4 residential terraces on the 1st Floor overlooking the Riverwalk.
 - South – As currently designed, new vegetative areas adjacent to the Riverwalk access ramps at the East end of the “Unnamed Street” and four new street trees with perennial beds surrounding the “hammerhead” terminus of the street are planned. The final design of this street is subject to change pending City staff input.
 - West – 5 new street trees along South Water Street.
 - Final landscape and plaza details will be finalized with planning department staff.

J. LIGHTING:

1. All exterior lighting fixture shall be cut-off fixtures, compliant with 295-409.
 - No light source shall be visible from an adjoining property or public right-of-way.
 - Maximum illumination at the property line shall be five foot-candles.
2. Up-lighting of building facades shall be provided, as appropriate.
3. Exterior lighting shall be provided at building entries and exits, and at open spaces at ground floor and roof decks. Lighting shall be provided by bollards, wall sconces, and/or floor recessed lights.
4. Down-lighting, up-lighting, and / or wall sconces shall be provided at overhangs, canopies, residential, commercial, vehicle and service entrances and exits.

K. UTILITIES:

1. See plan sheet C102 – Site Grading and Utility Plan.
2. All utilities shall be installed underground.
3. Transformers and substations will be installed in the parking garage.

L. SIGNS:

1. See elevation drawing E1-A400 and Sheet A900 for sign locations.
2. One project identification sign will be located at the primary residential entry, facing the corner of East Pittsburgh Avenue and South Water Streets. Sign dimensions are as shown on Sheet A900.



1. Retail Tenant signage will be individual, internally lit box letters occupying a space no greater than 2' x 20' (40 sf.)
2. Signage shall be provided at the garage parking and loading dock entries. Each sign shall have maximum dimensions of ten feet wide by one foot, eight inches tall.
3. Temporary signs will be included for the building.
4. One sign pertaining to the construction of the building will be provided on Water Street and Pittsburgh Avenue not exceed 48 square feet each.
5. One sign, not exceeding 36 square feet, advertising the leasing or rental of the residential units and commercial space will be provided on both Water Street and Pittsburgh Ave.

M. SIGN ILLUMINATION:

1. The permanent signs will be illuminated as shown on A900.
2. The source of illumination shall not be visible or intermittent.



EXHIBIT A
USES AT GROUND FLOOR COMMERCIAL AREA

Community-Serving Uses

- Library
- Cultural Institution Community Center

Commercial & Office Uses

- General Office Government Office
- Bank or Other Financial Institution
- Retail Establishment, General
- Outdoor Merchandise Sales
- Artist Studio

General Service Uses

- Personal Service Business Service
- Building Maintenance Service
- Catering Service
- Dry Cleaning Establishment
- Animal Service – Animal Grooming or Training Facility

Accommodation and Food Service

- Tavern
- Brewpub
- Assembly Hall (Community Meeting or Similar) Restaurant, Sit-down
- Restaurant, Fast-food / Carry-out

Entertainment And Recreational Uses

- Recreation Facility, Indoor
- Recreation Facility, Outdoor
- Health Club
- Sports Facility
- Gaming Facility
- Theater
- Marina



Temporary Uses

- Temporary Real Estate Sales Office
 - The sales office and any associated model units shall be open only until the units specifically being marketed are rented out.
 - Signage shall comply with the requirements of s. 295-407 and the sign regulations of subchapter 5.
 - Customer accessible restrooms must be provided.
 - An occupancy permit shall not be required for a temporary real estate sales office meeting the requirements of this paragraph.

Note: Any use ancillary and accessory to the principal use, multifamily, are permitted.



**EXHIBIT B
STATISTICAL SHEET**

295-907. Planned Development District (DPD)

- 2. c-1-a: Gross land area: 30,015 SF
- 2. c-1-b: Maximum amount of land covered by principle building: 28,450 SF, 95%
- 2. c-1-c: Maximum amount of land devoted to loading dock and garage access: 356 SF, 1%
- 2. c-1-d: Minimum amount of land devoted to landscaped open space: 0 SF, 0%
- 2. c-1-e: Maximum proposed dwelling unit density and area devoted to non-residential use: 183 SF of land per unit.
Maximum square footage of commercial area shall be 1,270 SF.
- 2. c-1-f: Proposed number of buildings: One
- 2. c-1-g: Number of dwelling units: 164 Units
- 2. c-1-h: Average number of bedrooms per unit: 1.6 bedrooms per unit.
- 2. c-1-i: Parking spaces provided and ratio per unit: 1.37 parking spaces per unit.
Residential: 225 Spaces
Commercial: None



**EXHIBIT C
SITE CONTEXT PHOTOS**

Vicinity Map



1. Aerial View from the East



2. Aerial View from the North



3. Aerial View from the South



4. Aerial View from the West



5. View Toward Site from Across River



6. View From Bridge



8. View North Across Water Street

