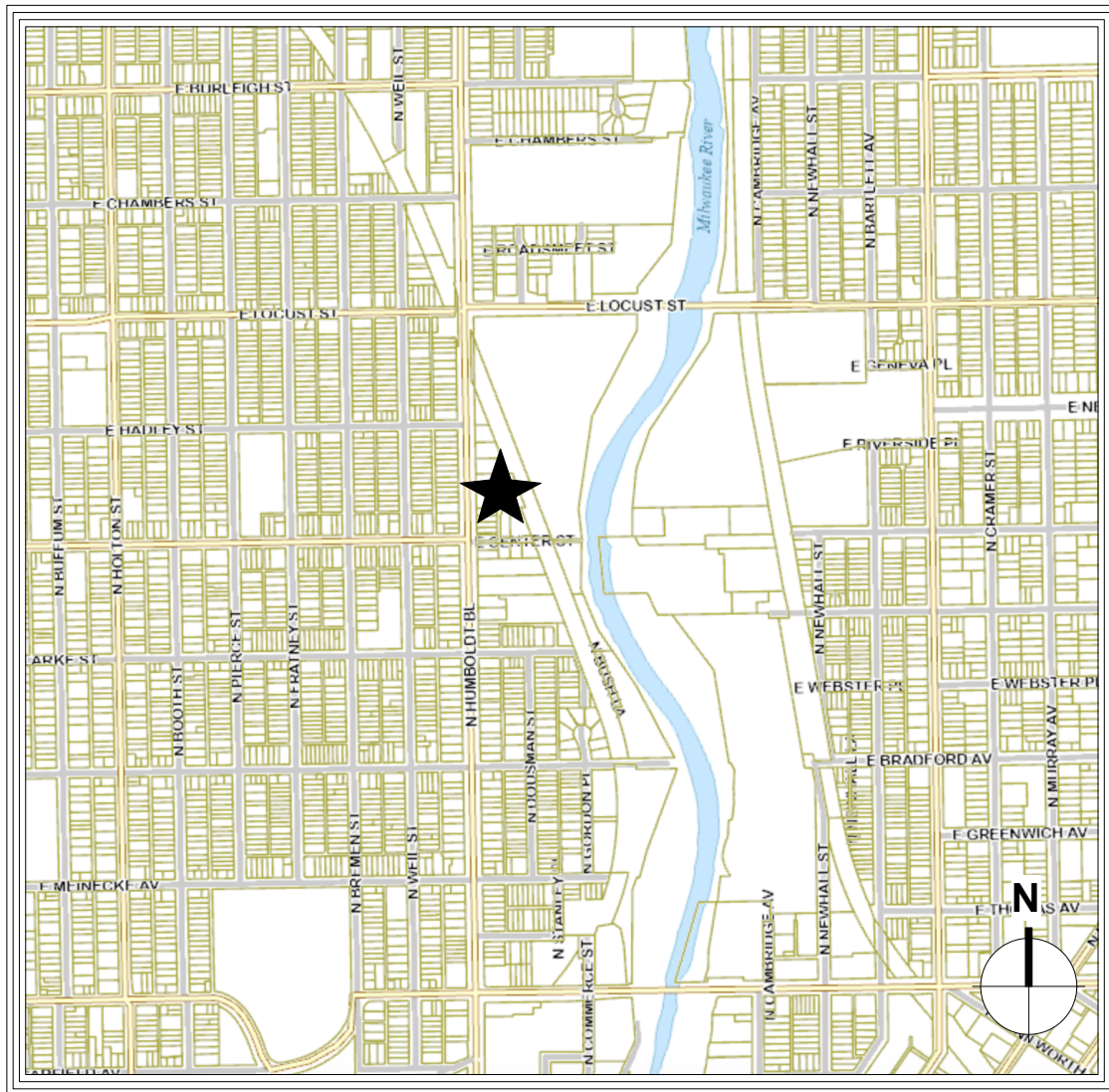


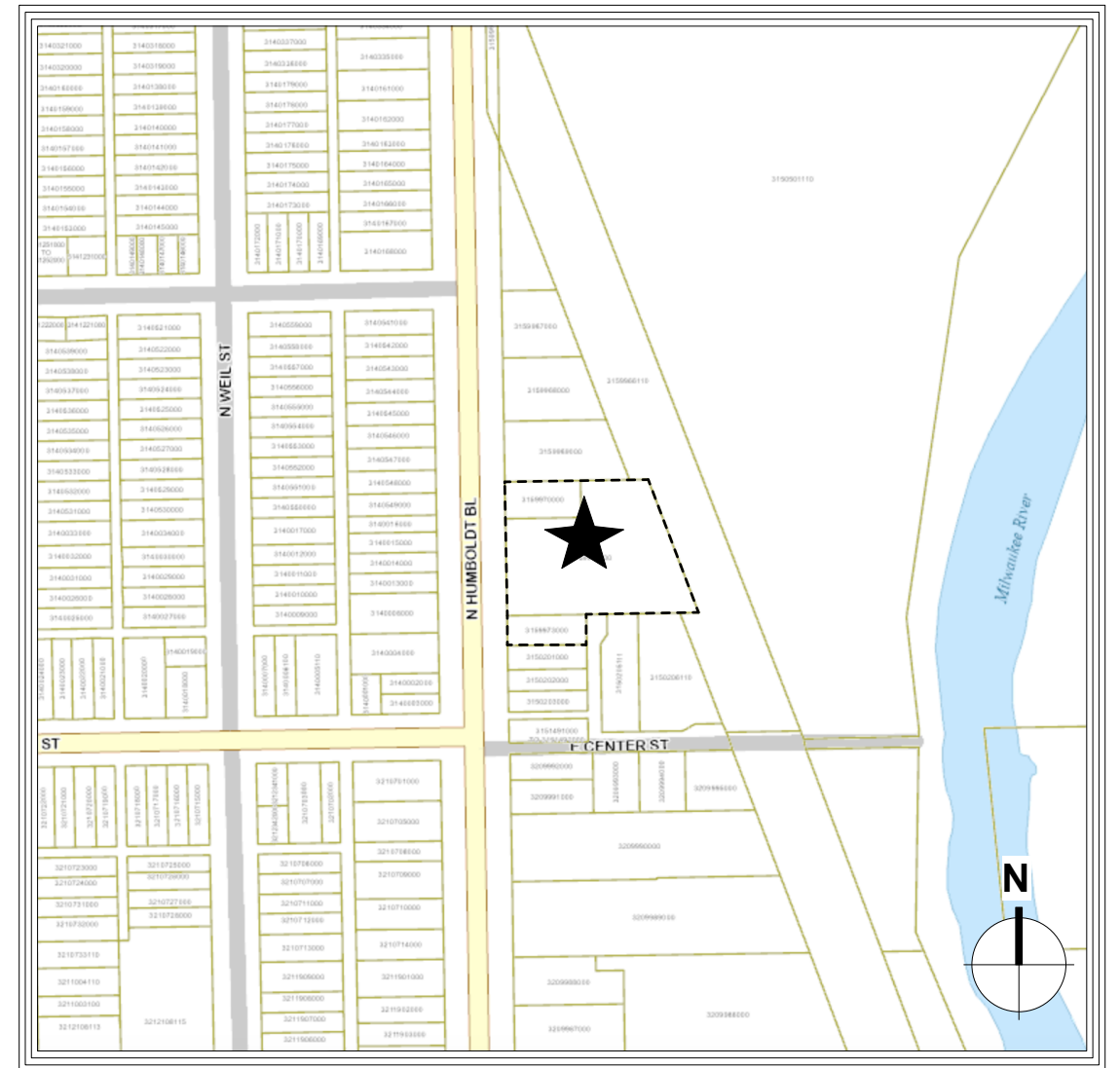
# RIVER TRAIL COMMONS

Petition for Zoning Change from  
IM, RT4, RT4 to all IM

### GENERAL LOCATION MAP



### SITE LOCATION MAP



Current parcels of 2716, 2730 & 2740 N. Humboldt Blvd., Milwaukee, WI 53212 undergoing Land Combination process with Certified Survey Map to combine into single parcel of proposed zoning type IM



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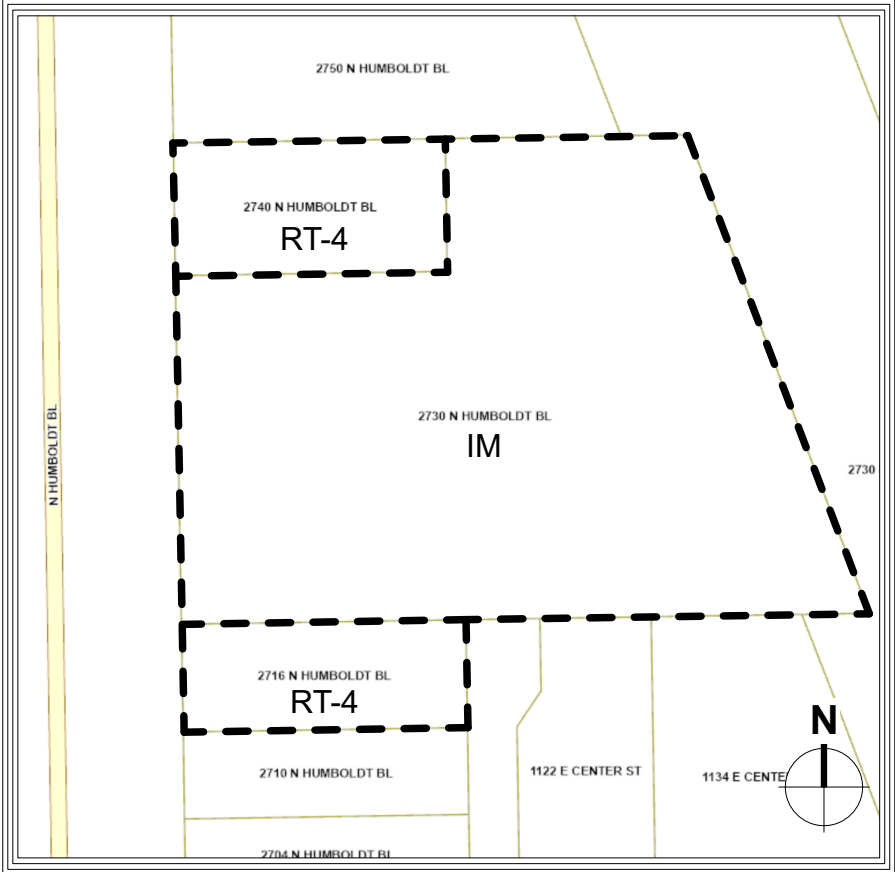
**A0.0**

# PROJECT NARRATIVE:

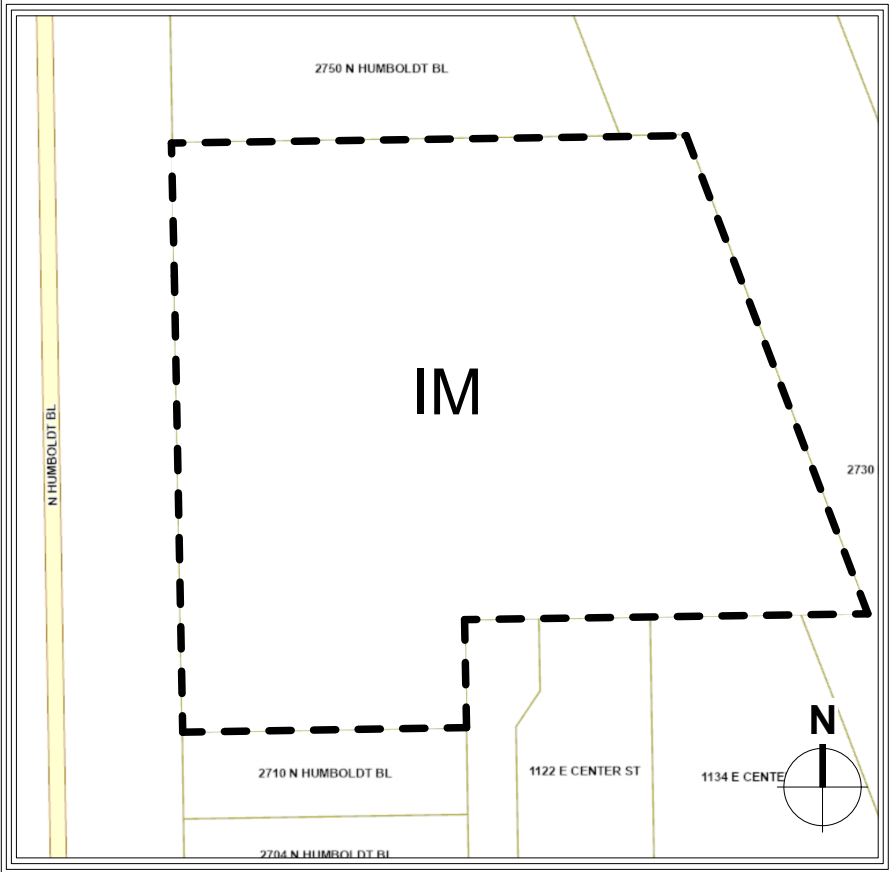
The proposed River Trail Commons project is a 40-unit cohousing community located in Milwaukee's Riverwest neighborhood. As the project combines several existing parcels into a single parcel, a zoning change is required to ensure all three parcels have identical zoning in order to complete the combination. After vetting the project with DCD officials, IM was selected as the most appropriate zoning category that would allow for the multifamily use type as well as facilitate a design that is appropriate to the residential Riverwest neighborhood context.

The modern cohousing typology was developed in Denmark in the 1960's and includes major tenants such as shared amenity spaces, condominium ownership format, fostering of communal and social bonds and interaction, low turnover rate, emphasis on pedestrian, bicycle and mass transit, and group ownership of shared tasks. This specific project will have communal amenities such as a community garden, corridor library, children's play room, workshop, reservable guest suites, and multifunction room as well as ample outdoor lounge space and interspersed alcoves for chance encounters with neighbors. See the attached exhibit for further detail of cohousing principles.

## EXISTING ZONING MAP



## PROPOSED ZONING MAP AFTER EVENTUAL CSM PARCEL COMBINATION



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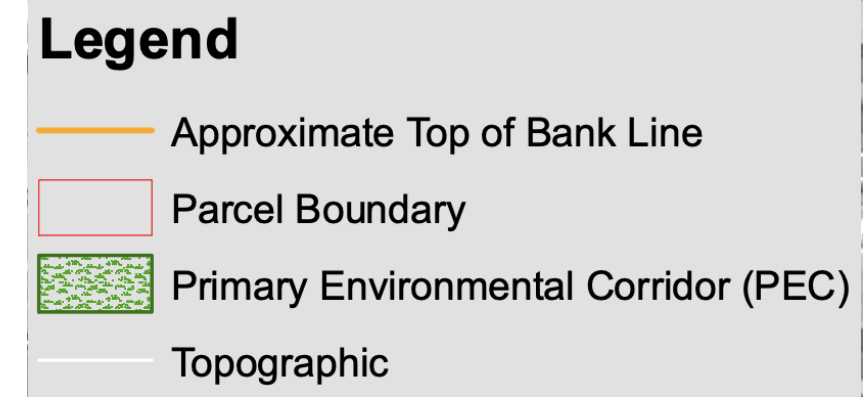
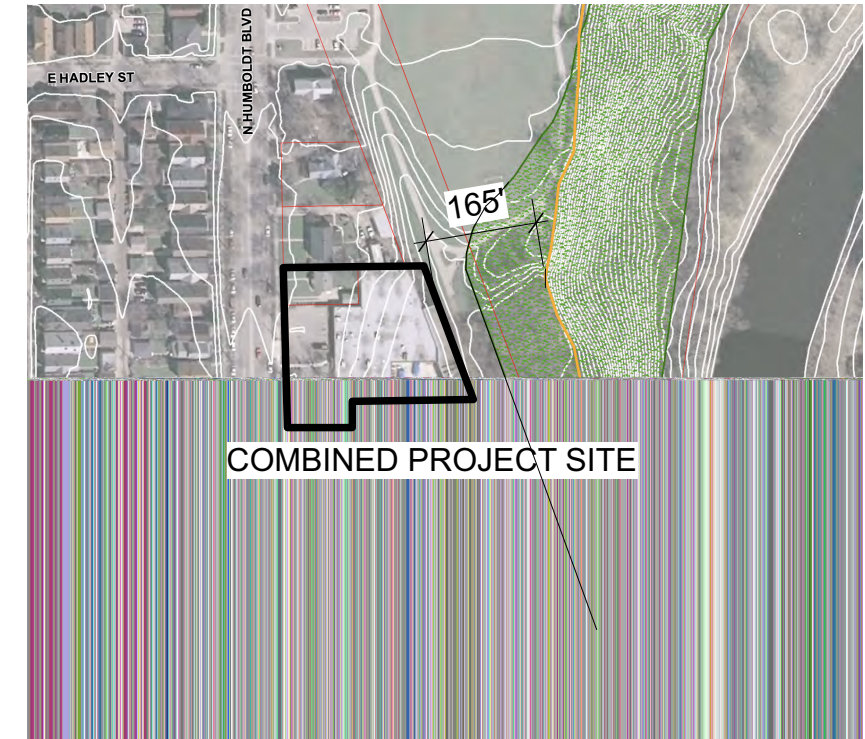
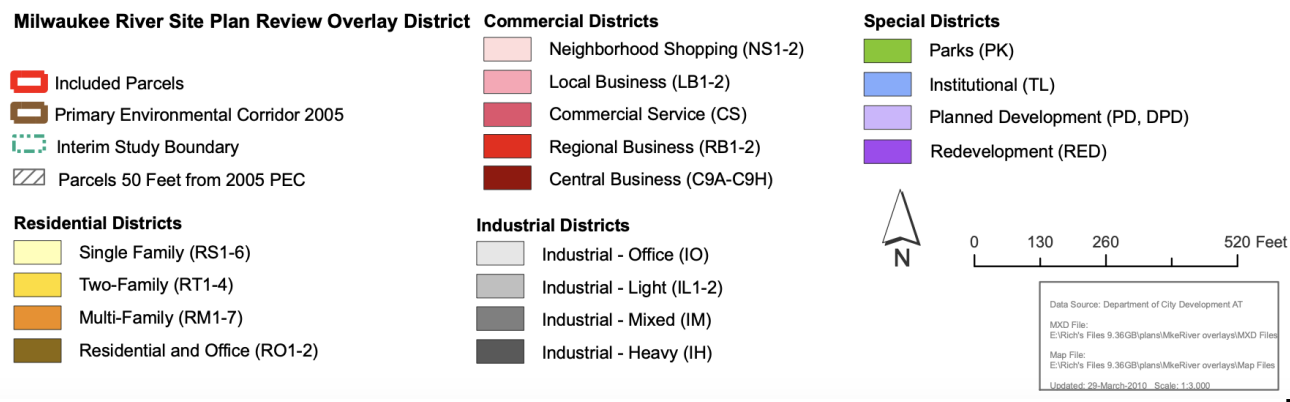
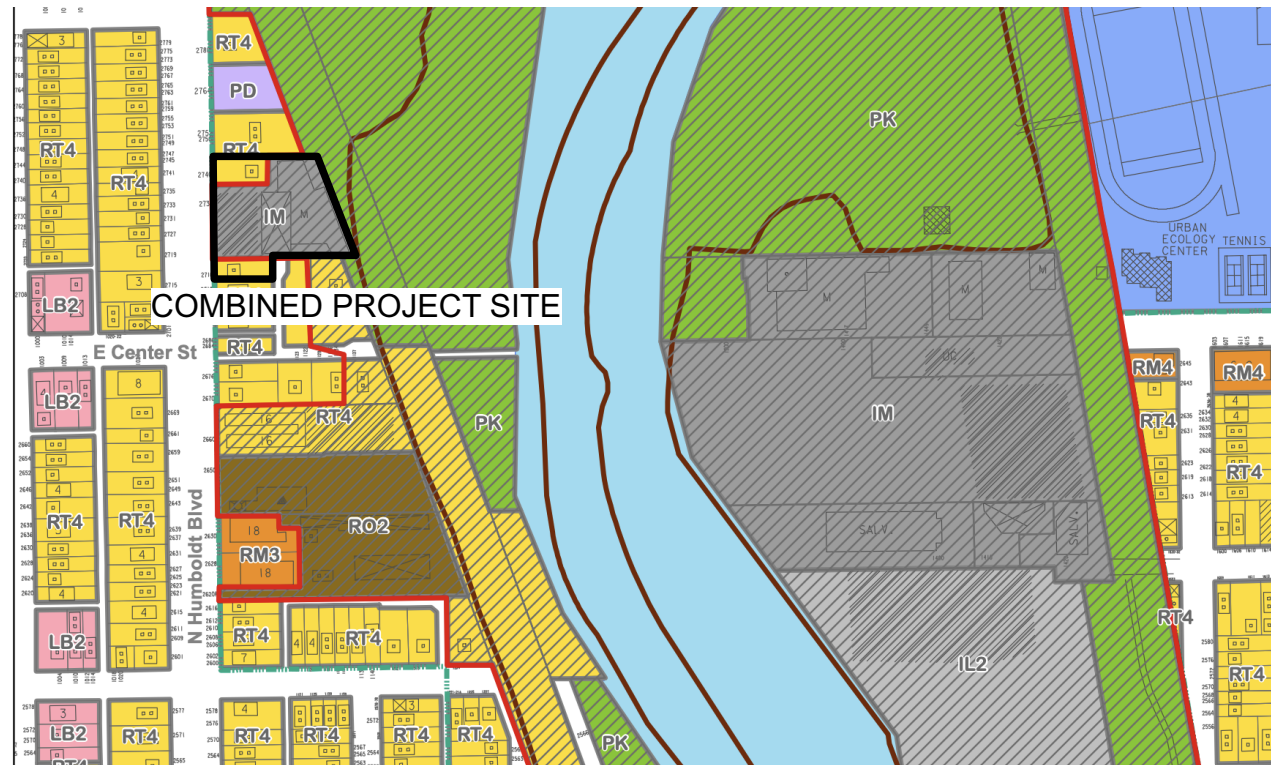
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# ADDITIONAL PROCESSES:

In addition to the aforementioned parcel combination process, the project is also being reviewed for compliance as part of the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ), including tree and stormwater ordinances. The site sits 165' away from the top of bank line and is outside of the primary environmental corridor, so is not required to comply with the most strict guidelines contained in the overlay zone design guidelines. See the attached exhibit for a further analysis of MRGSPROZ requirements.

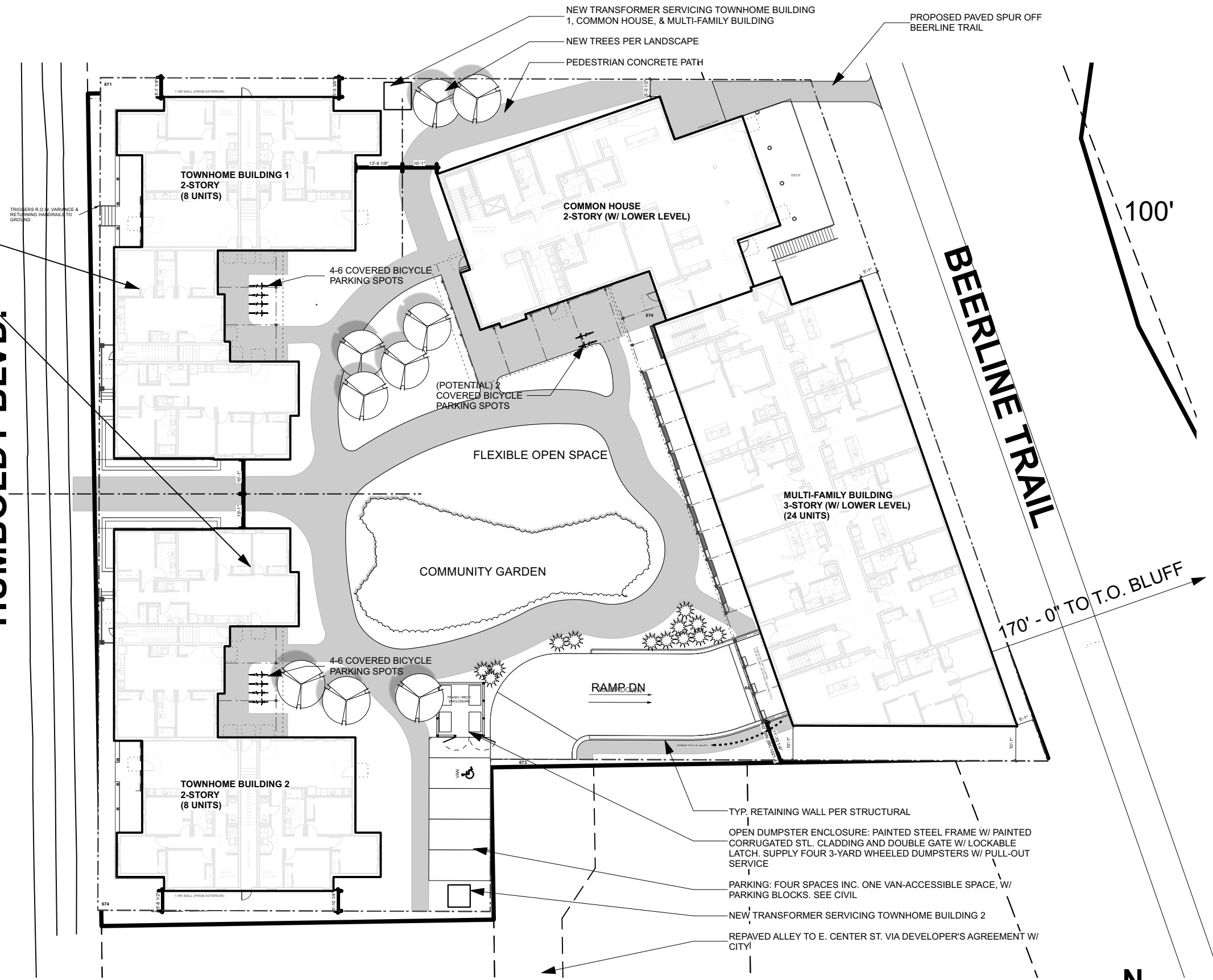


1 MILWAUKEE RIVER OVERLAY ZONE LAND USE PARCEL MAP  
A1.0 NOT TO SCALE

2 PRIMARY ENVIRONMENTAL CORRIDOR & TOP OF BLUFF  
A1.0 NOT TO SCALE

SPECIAL USE APPROVAL NEEDED GIVEN RESIDENTIAL UNITS PLACED ON GROUND LEVEL FRONTING HUMBOLDT AVE. (MINOR ARTERIAL STREET) PER 295-803-2.a-3. DCD NOTED SUPPORT FOR THIS GIVEN RESIDENTIAL SCALE AND USE OF SURROUNDING NEIGHBORHOOD IN DESIGN REVIEW TEAM MEMO DATED 08/08/2024, ATTACHED.

HUMBOLDT BLVD.



1 **SITE PLAN**  
A2.0 SCALE: 1/32" = 1'-0"



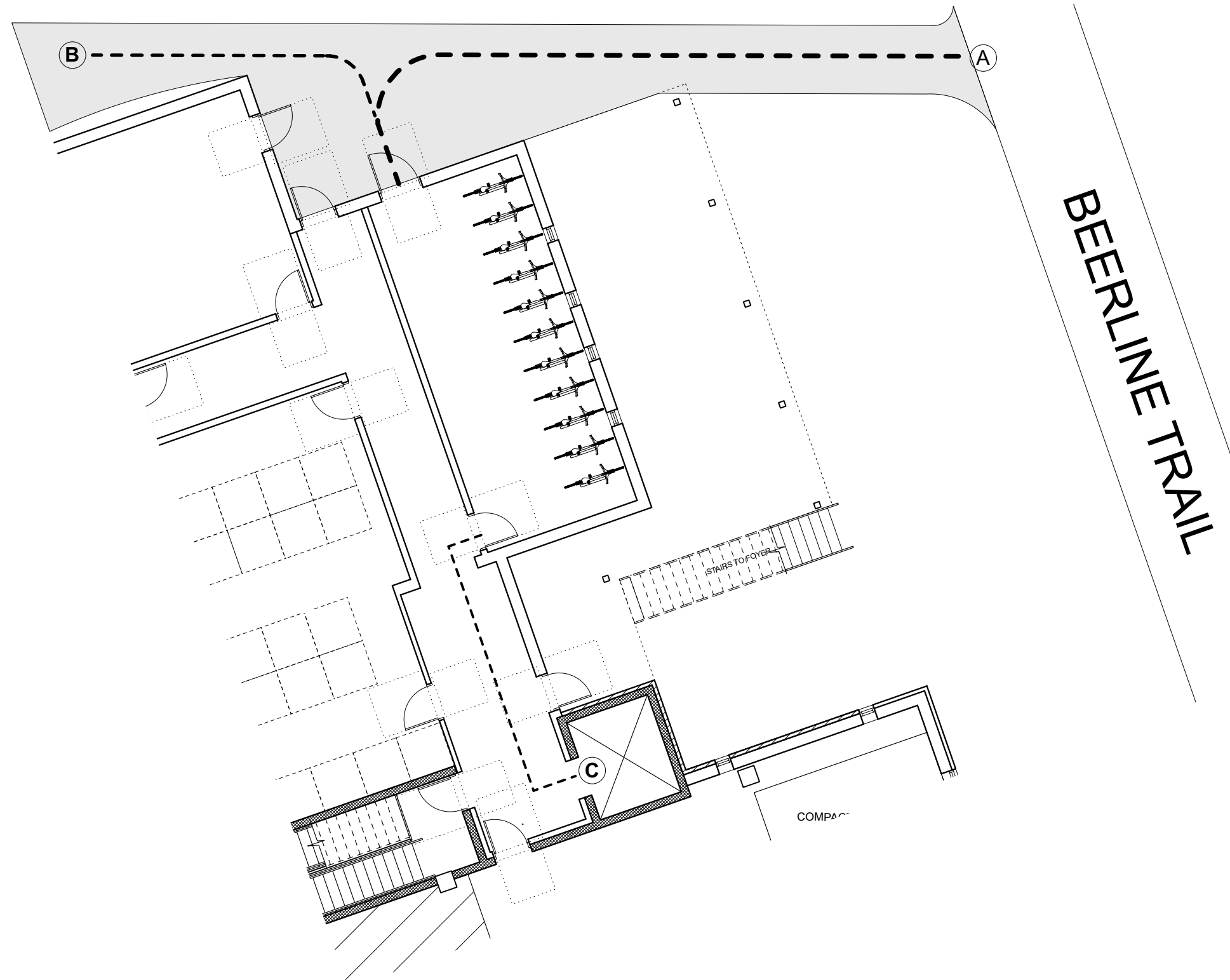
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A2.0



**TOTAL BIKE STORAGE COUNTS:**

**Townhouses North:**  
 8 Dwelling Units  
 Required: 2 Short-term, 2 Long-term  
 Provided: 4-6 Covered, 11 Secure Interior Shared

**Townhouses South:**  
 8 Dwelling Units  
 Required: 2 Short-term, 2 Long-term  
 Provided: 4-6 Covered, 11 Secure Interior Shared

**Multifamily:**  
 24 Dwelling Units  
 Required: 2 Short-term, 6 Long-term  
 Provided: 2 Covered, 11 Secure Interior Shared

**BIKE ROOM ACCESS**

**A:** Primary bike storage room access: flat paved spur to beerline trail

**B:** Secondary bike storage room access: 8' wide paved path that connects directly to humboldt ave. max slope ~1"/12"

**C:** Tertiary bike storage room access: to elevator that exits directly to entry vestibule @ grade

1 **BIKE STORAGE ACCESS DIAGRAM**  
 A2.1 SCALE: 3/32" = 1'-0"



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A2.1



1 AERIAL PERSPECTIVE FROM SOUTHWEST  
 A3.0 NOT TO SCALE



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A3.0



1 PERSPECTIVE OF WEST FACADE FROM HUMBOLDT BLVD.  
A3.1 NOT TO SCALE

2 ENLARGED PERSPECTIVE OF WEST FACADE FROM HUMBOLDT BLVD. - TOWNHOUSE 1  
A3.1 NOT TO SCALE



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A3.1



1 COURTYARD AERIAL PERSPECTIVE FROM SOUTHEAST  
A3.2 NOT TO SCALE



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A3.2





1 PERSPECTIVE FROM GORDON PARK  
A3.3 NOT TO SCALE



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A3.3