

July 25, 2016

## Minor Modifications of DPD Zoning Narrative

The Keystone on Brady | 1701 N. Humboldt Ave. Milwaukee, WI. 53202

Common Council File No. 160465

Engberg Anderson Project No. 152446

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REGARDING: Minor Modifications of DPD Zoning Submittal

A Detailed Planned Development (DPD) was established for 1701 North Humboldt Avenue, located on the northwest corner of East Brady Street and North Humboldt Avenue, on November 2, 2015 as File Number 150613. The DPD approved a 4-story, mixed-use building with first floor commercial space and up to 23 residential units. In addition to the establishment of the DPD, the Historic Preservation Commission approved the drawings, as the site is within a local historic district.

Since the DPD approval, several building code issues surfaced that required modifications such as: glazing sizes on North and West elevations due to allowable square footages of openings permitted by code, and the inclusion of a stair tower to the fourth floor clubroom along the West elevation. In addition to changes required by code issues that were discovered, there were also several changes that were driven by the development of the plans as spaces such as 4<sup>th</sup> floor clubroom, 4<sup>th</sup> floor exercise room and 4<sup>th</sup> floor outdoor deck were developed. Changes such as window placement, plan location and additional screening elements resulted from these 4<sup>th</sup> floor area being developed.

Below are modifications that are being requested:

### Site Plan

1. Building footprint was reduced along the west elevation to meet code requirements for allowable openings. Specifically, the west setback on the north side of the building was increased from 1'-3" to 3'-0".
2. The north setback on the west side of the building was increased from 1'-5" to 1'-7" to line up with masonry module.

### 4<sup>th</sup> Floor

1. A second stair tower was added to the 4<sup>th</sup> floor along the west elevation to meet code egress requirements. The stair tower is chamfered to reduce sightlines. This applies to all elevations below, as the stair tower addition can be seen in all elevations.
2. Several other modifications to 4<sup>th</sup> floor were made since the DPD exhibit was approved in November 2016 (final exhibit dated 10.19.15), as the design and code requirements were further analyzed. A privacy fence that is 8'-6" feet tall and made of garapa wood slats material with wire mesh growing screens was added between new stair tower and clubhouse. The bulk of the enclosed area shifted from

the center of building footprint to southwest of the building footprint to reduced sightlines of fourth floor spaces from Brady Street. Square footage of occupiable space went from 1,800 SF to 2,124 SF.

#### North Elevation

1. Several windows were removed from North elevation because of allowable glazing sf permitted by code. Fiber cement flat panel with aluminum reveal joints painted to match were added to break up lap siding that previously visually being broken up by removed windows.

#### East (Humboldt Avenue) Elevation

1. A privacy fence that is 8'-6" feet tall and garapa wood slats material with wire mesh growing screens was added between new stair tower and clubhouse on the 4<sup>th</sup> floor.
2. 4<sup>th</sup> level window placement changed as a result of the design development of the clubroom space.
3. Elevator shaft was extended approx. 2'-6" to accommodate elevator design requirements.
4. Minor change in first floor elevation to accommodate the retail space at the corner as opposed to a residential unit.
5. 1<sup>st</sup> floor planters set behind masonry, underneath balconies have been removed. Replaced by at grade manual edge planter bed.

#### South (Brady Street) Elevation

1. Stair tower, privacy screen, elevator overrun are all changes that have previous been mentioned in previous elevations that also take place on the 4<sup>th</sup> floor along south elevation.
2. Enclosed ladder added for roof access to fourth level clubroom.
3. 4<sup>th</sup> level window place changed as a result of the design development of the clubroom space.
4. Changes to windows within balcony inset, slight reduction in glazing at west end.

#### West Elevation

1. Quantity of windows was reduced to meet code requirement for allowable openings.
2. Garapa wood shutters added to windows closest to Brady Street to match south elevation design of same window type.
3. Enclosed ladder added for roof access to fourth level clubroom.
4. 4<sup>th</sup> level window placement changed as a result of the design development of the clubroom space.

All other aspects of the previously approved DPD remain unchanged.