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PROJECT DESCRIPTION AND STATEMENT OF INTENT

Detailed Plan Development Phase 2

Kane Commons

1142 through 1158 East Kane Place

Milwaukee Wisconsin

This Project Description pertains to Phase 2 of the Detailed 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 General Plan and Phase 1 of the Detailed Plan have received approval from the City of Milwaukee in previous submittals. 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.

PROJECT SIZE

The size of the Project will be 29,098 square feet, (.67 acres).

PROJECT 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 of the site consists of an existing four-unit apartment building that is being converted into (3) condominiums (1142), a duplex which will remain as rental property (1148), a new single family home (1152) and a new duplex condominium (1154) Plan and design for all four street buildings was approved in Phase 1 of this project.

As part of the Phase work, 2 rear buildings in back of site were demolished.

Phase 2 of this project consists of 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 15 covered parking stalls and 3 surface stalls.

SPACE BETWEEN STRUCTURES

The set backs approved in the General Plan are as follows:

1. 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.
2. East Side setback: the buildings will be setback 3'6" from the east property line.
3. West Side setback: New buildings will have a 1'-6" minimum set back from the west property line.
4. 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.
5. Internal set backs for the street structures is 5'-0" minimum.

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Snow Removal and Collection

Zones for snow storage to be designed into plan of courtyard areas.

PHASE 2 COURTYARD BUILDINGS

Massing and height

New buildings at courtyard shall be designed to take advantage of the sloping site, and will be positioned to reinforce the courtyard and establish gardens between the buildings. 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 will be partially covered or recessed into façade to enhance 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.).

Green, Sustainable or Low Impact Features: the courtyard buildings and garden will be the focal point of the green, sustainable, and low impact design 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, rainchains, raingardens and cisterns.

In accordance with these principles, rooftop runoff from all the 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. The project will take full advantage of this freedom to collect, convey, and treat rooftop runoff to minimize off-site discharges.

The collection of run off from the drive will be directed into the Milwaukee Metropolitan sewer system. While directing this run off to the river is an option, the WDNR is proposing a walleye spawning area along the south east river bank from Pleasant Street to the former North Avenue Dam. Contamination from the drive would have an adverse effect on this and should therefore be avoided.

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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. inches) on-site through the use of a series of Best Management Practices (BMPs) such as rain barrels, green roofs, and runoff cisterns, . 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.

Construction and Building Code

The following are construction parameters for the Phase 2 buildings:

Buildings with walls 2 feet or closer to property lines or adjacent buildings will have those walls constructed with a 1 hour fire separation rating. Openings in rated walls shall have glass block infill.

Exits from 3rd floor (above grade) living spaces may have exterior spiral stairs connecting decks at the third level to decks on the second level.

Straw bale construction shall have a timber frame with straw infill to provide weather enclosure and insulation.

Grey water systems may be developed to provide for landscape watering needs.

Solar Thermal panels may be placed on roofs of homes to provide additional energy efficiency.

Exterior walls of all buildings may be panelize construction using environmentally sound construction practices from renewable sources.

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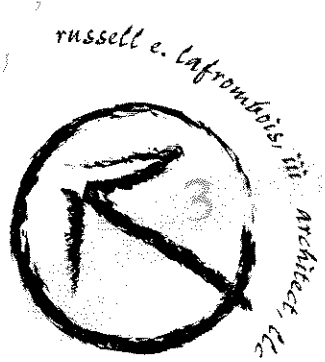
Item		Phase 1	Phase 2	Total	Comments
Gross Land Area		9272 SF	19826 SF	29098 SF	Measurements for Phase 2 and total taken to dock line
Maximum land covered by principal buildings	1142	1150 SF			
	1144		1128 SF		
	1146		1430 SF		
	1148	920 SF			
	1150		1462 SF		
	1152	1008 SF			
	1154	1464 SF			
	1156		1084 SF		
	1158		1550 SF		
	TOTAL	4542 SF	6654 SF	11196 SF	
Maximum land for parking, drives		3015 SF	3258 SF	6273 SF	
Minimum amount of landscaped open space		1715 SF	9914 SF	11629 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			
	1144		2		
	1146		3		
	1148	2			
	1150		3		
	1152	3			
	1154	2			
	1156		2		
	1158		3		
	TOTAL	17 bedrooms	13 bedrooms	30 bedrooms	
Parking spaces provide		7 Stalls	11 Stalls	18 Stalls	**Phase1: 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	



Respectfully Submitted,

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