

June 16, 2017

1st Amendment to Detailed Planned Development (DPD) known as
Brewers Hills Commons, Phase V
File No. 170033

DPD Block C

Owners Statement of Intent:

Brewers Hill Previous History

The Brewers Hill neighborhood is the benefactor of a strategic General Planned Development (GPD). Initiated in 1999, the GPD (File No. 990181, subsequently amended in 2003 as File No. 030976, and again in 2016 as File No. 160113) encompassed the revitalization and repurpose of former manufacturing sites in the near downtown area. The housing plan called for the development of single family, town homes, and multifamily apartments/condos to be constructed in a series of 7 phases, 4 of which have been constructed (Phases I, II, III and IV). The success of the GPD has created a vibrant neighborhood full of diversity, energy, and economic activity. A Detailed Plan Development (DPD) was approved for the parcel located on the SE corner of Hubbard/Brown (Phase V-Block C, File No. 021422), which called for the construction of 2, 3-story buildings and 10 townhomes to be developed on this parcel. Royal Capital Group is proposing an amendment to the Phase V DPD to approve a new site plan and building elevations for construction of a 2-story, 7-unit townhouse development for the undeveloped site known as phase V of the Brewers Hill Commons (Block C).

Phase V-Block C

The development team is proposing a change to the Detailed Development Plan (DPD) for the parcel located at the SE Corner of Hubbard and Brown. The amended DPD will include (7) townhomes with 2 bedroom, 3 bedroom, and 3 bedroom + den unit types, and at least two garage parking spaces per residence. The proposed development will feature one, two-story building, with fourteen (14) garage parking spaces located at-grade. Each townhome unit will feature direct-entry on Brown, or Hubbard street, and entrance directly from the attached assigned garage. Each townhome will include high end finishes including stainless steel appliances, luxury wood style plank floors, quartz/granite counter tops, and a private second level patio.

Design Standards:

Building materials will include masonry, fiber cement panel, and fiber cement wood siding. All walk-up units will have a porch light and will be clearly marked.

Planned Development Project Description

Permitted Uses:

Multi-family dwelling, and private drive aisle access for parking. All uses accessory and ancillary to these uses.

Density (numbers are approximate):

7 units, or 2,241 sq. ft. of lot area per dwelling unit.

Setbacks:

Setbacks to the lot line along Hubbard, and Brown below. All measurements are approximate.

- West (Hubbard): 3'-8 ½" from lot line at closest point
- East (Killian): 1'-11" from lot line at closest point
- North (Brown): 1'-3 ½" from lot line at closest point
- South (Shoeworks Lofts): 1'-1 ½" from lot line at closest point

Screening:

No screening of utility or HVAC needed as all these items are internal of each structure.

Open Spaces:

The primary open space for the project is found at the second level patio for each unit.

Circulation, Parking and Loading:

Each unit contains attached garage parking at the ground level, with 2 parking stalls for each unit. Parking is accessed from Killian Place, via a two-way in and out curb cut. Matching the character of the neighboring development to the South, parking will be gated, and accessed via fob or pass key. The gate will be a 4'-0" high with a metal painted finish.

Bicycle parking

Bicycle parking will be located inside of each garage.

Trash Collection

Refuse will be handled internal of the garages via individual containers per residence. The garbage containers will be rolled out and placed near each garage for collection on the assigned trash collection day.

Landscaping:

The landscape theme for The Hills-Block C highlights this unique development offering into the market. The architecture of the building dictates the simple massing of perennials, grasses and shrubs. New street trees are introduced on the public fronts of the project, fully integrating this new development into the neighborhood, and complementing the single family homes to the north. The site will also be buffered from the adjoining property to the south (Shoeworks Lofts).

Currently, the site is turf with several existing trees. The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features (see attached Exhibit A, Landscape Plan) shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD. All required vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1).

Lighting:

Adequate lighting shall be provided for the structure along the North, East, and West elevations. The lighting shall comply with requirements outlined in section 295-409.2 of the City of Milwaukee City Code of Ordinances.

Utilities:

All utility lines shall be installed underground, or moved to existing poles on the west and east sides of the property if allowed; otherwise existing poles will remain in place.

Building Signage:

Temporary signage during construction and leasing will consist of up to two 4 foot by 8 foot banners/signs with a printed graphic of the project and contact information attached to the construction fence.

Permanent building identification signage will be featured at the northwest corner of the site.

Site Statistics (numbers are approximate):

Gross Land Area: 16,577 sq. ft.

Maximum amount of land covered by principal building: 9,900 sq. ft. 59.7% of total land area

Maximum amount of land covered by drives: 4,285 sq. ft. 25.8% of total land area

Maximum amount of land devoted to landscaped open space: 1837 sq. ft. 11.1% of total land area

Maximum proposed dwelling unit density: 7 units or 2,368 sq. ft. of lot area per dwelling unit

Proposed number of buildings: 1

Maximum number of dwelling units per building: 7 units

Bedrooms per unit: 2-3

Parking spaces provided: 14 interior garage spaces (2:1 ratio)