



Stowell Residential Properties, LLC

P.O Box 511448 Milwaukee, WI 53202 Ph: 414 271-5263, Fax: 414 727-4612

Exhibit B: COMPLIANCE WITH 295-907 STANDARDS

Proposed Condominium Building,

2560–2570 N. Stowell Ave. & 2502-2512 E. Webster Pl.

Proposed zoning – DPD

Current zoning – GPD

Former zoning - RM4

- 2. c-1a: **Gross land area** – 19,823 square feet for combined properties.
- 2. c-1b: **Maximum amount of land covered by principle building** – Approximately 19,000 square feet.
- 2. c-1c: **Maximum amount of land devoted to parking, drives, and parking structures** – Within the footprint of the principal building.
- 2. c-1d: **Minimum amount of land devoted to landscaped open space**
Landscaped area will be located within public right of way and total approximately 5,000 square feet.
- 2. c-1e: **Maximum proposed dwelling unit density** – 75 dwelling units; 264 square feet of land per dwelling unit.
- 2. c-1f: **Proposed number of buildings** – one.
- 2. c-1g: **Maximum number of dwelling units per building** – 75 dwelling units in one building.
- 2. c-1h: **Bedrooms per unit** – average of 1.6 bedrooms per unit including efficiency.
- 2. c-1i: **Parking spaces provided (structure) and ratio per unit** – Approximately 109 parking spaces are provided for the Condominium and town homes (1.45 ratio).
- 3.a. **Use:** Multifamily Residential Owner Occupied – with accessory enclosed parking garage
- 3.b. **Design Standards:** Complementing the existing residential context and scale with the mass of the 3 story town homes fronting Stowell Ave. The 11 story building oriented north-south is significantly set back behind the town homes. The height conforms to the previously approved GPD. The materials comprise of utility sized brick; two different tones of hard trowelled synthetic plaster, clear anodized aluminum window system with tinted glazing, metal panel infill and facias, and projecting & recessed balconies with painted metal railings. Please refer to the attached elevations for material locations.
- 3.c. **Density Proposed:** 75 residential units on 19,823 square feet of land, or a ratio of 264 square feet of land per dwelling unit.
- 3.d. **Space Between Structures:** The residential levels of the building is located 10 feet from the north property line & approximately 18 feet from the north neighboring building and 18 feet from the east neighboring building that's across the alley.
- 3.e. **Setbacks Proposed:** North property line setback varies from 5'-6" at town homes to levels, transitioning to 10'-0" at the condominium levels.



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South property line setback is 0'-0". East property line setback at alley is 0'-0". And west property line setback is 0'-0". Parking below grade extends under the sidewalk beyond the south and west property lines. There is a connection underground to the parking area east of the alley.

- 3.f. **Screening:** Not applicable.
- 3.g. **Open Spaces:** The proposed building provides grade level landscaped space at the individual town homes and main entrance and within the public right of way.
- 3.h. **Circulation, Parking and Loading:** Vehicular access for the commercial parking is located on the southeast corner of the property near the alley accessed from Webster. Additional parking for the condominium and town home residents is also accessed from Webster with its own secure entrance. All trash will be picked up from the alley with dumpsters that are stored within the building in a dedicated trash room. Other building services will be accessed from the alley.
- 3.i. **Landscaping:** The design includes annual planting and permanent landscaping along the south & west property lines and north of the town homes.
- 3.j. **Lighting:** Outdoor lighting will comply with current lighting regulations for planned development districts. Signs will be lighted.
- 3.k. **Utilities:** All new utilities located on the property will be underground. The new service transformer for the building will be located within the building out of sight. The emergency generator serving this building is planned to be located east of the alley within the grade level parking area of the hotel.
- L. **Signs:** The building required the following signage:
 - Town Home Addresses – Type A wall sign 1'-0" wide x 2'-0" high
 - Condominium Lobby entrance and address - Type A wall sign 6'-0" wide x 2'-0" high
 - Residents Parking Entrance – Type A wall sign 2'-0" high x 6'-0" wide above the garage entrance
 - Commercial Parking Entrances - Type A wall signs mounted to the building facing east at the south corner 2'-0" wide x 6'-0" high & Type A wall sign 2'-0" high x 6'-0" wide above the garage entrance

Temporary signs during construction will be erected to serve as the project identification and advertise sale of condominiums. Each of these signs will not exceed 48 square feet.



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Drawing Index of attached sheets

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