

SOLOMON CORDWELL BUENZ

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# 1550 N. PROSPECT, MILWAUKEE

MINOR MODIFICATION AMENDMENT EXHIBITS 01-04 / 2023

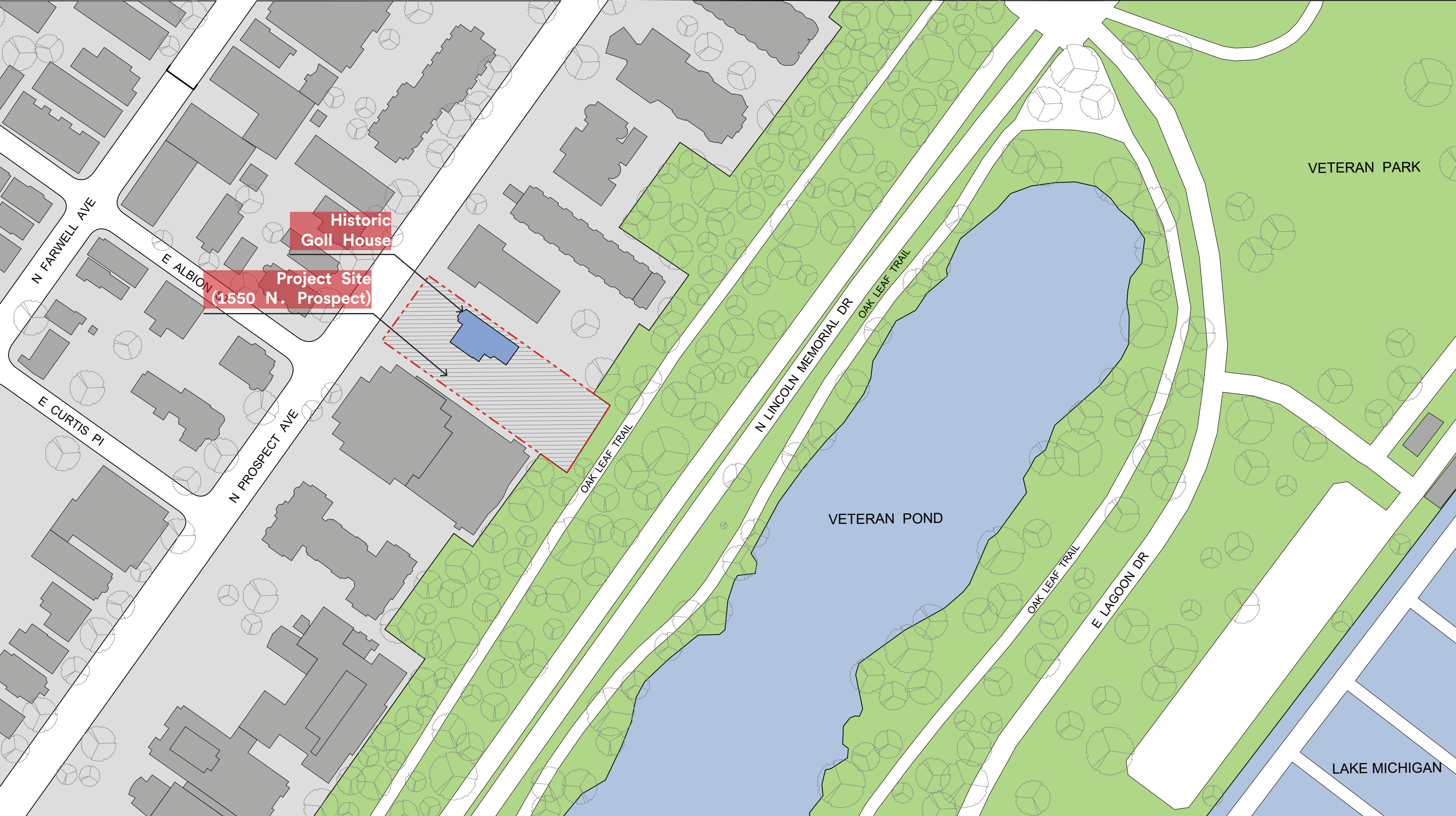


# Proposed Design Summary

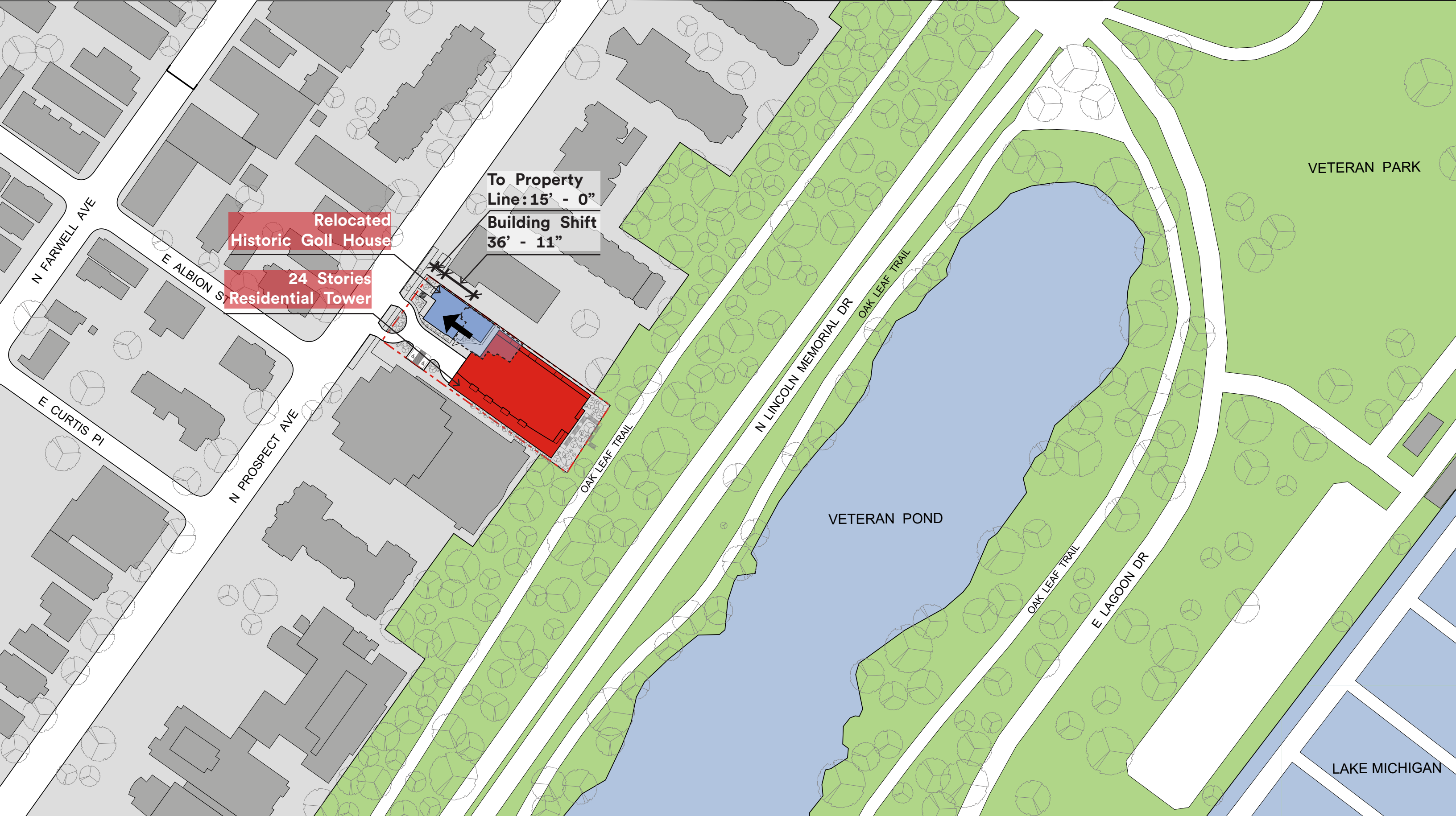
- **More Sustainable Building**
  - LEED Certified / Lower-Carbon Materials / Reduced footprint / EV Parking
- **Reduced Building Width**
  - Greater gap between adjacent buildings
  - Provide better condition for residential privacy
- **Reduced Tower Height**
- **Tower Design Improvement**
  - Exterior solid materiality is engaged with Historic Goll House in terms of color/texture
  - Less visual impact to neighborhood
- **More bike parking**
  - Increased bike parking number (from 48 to 74)
- **Less building density**
  - Less impact to neighborhood in terms of traffic, light pollution



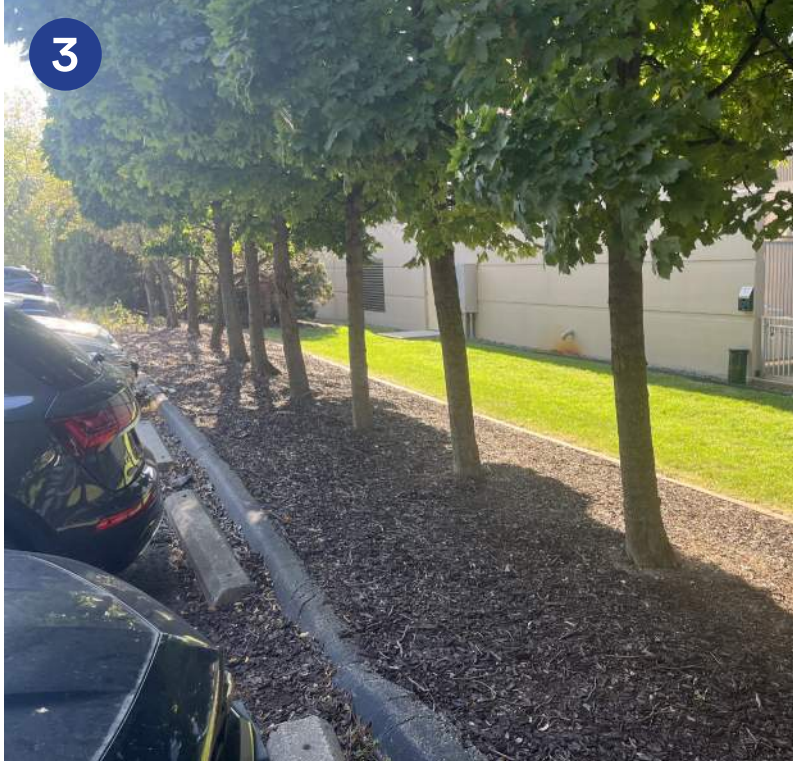
# Existing Site Plan



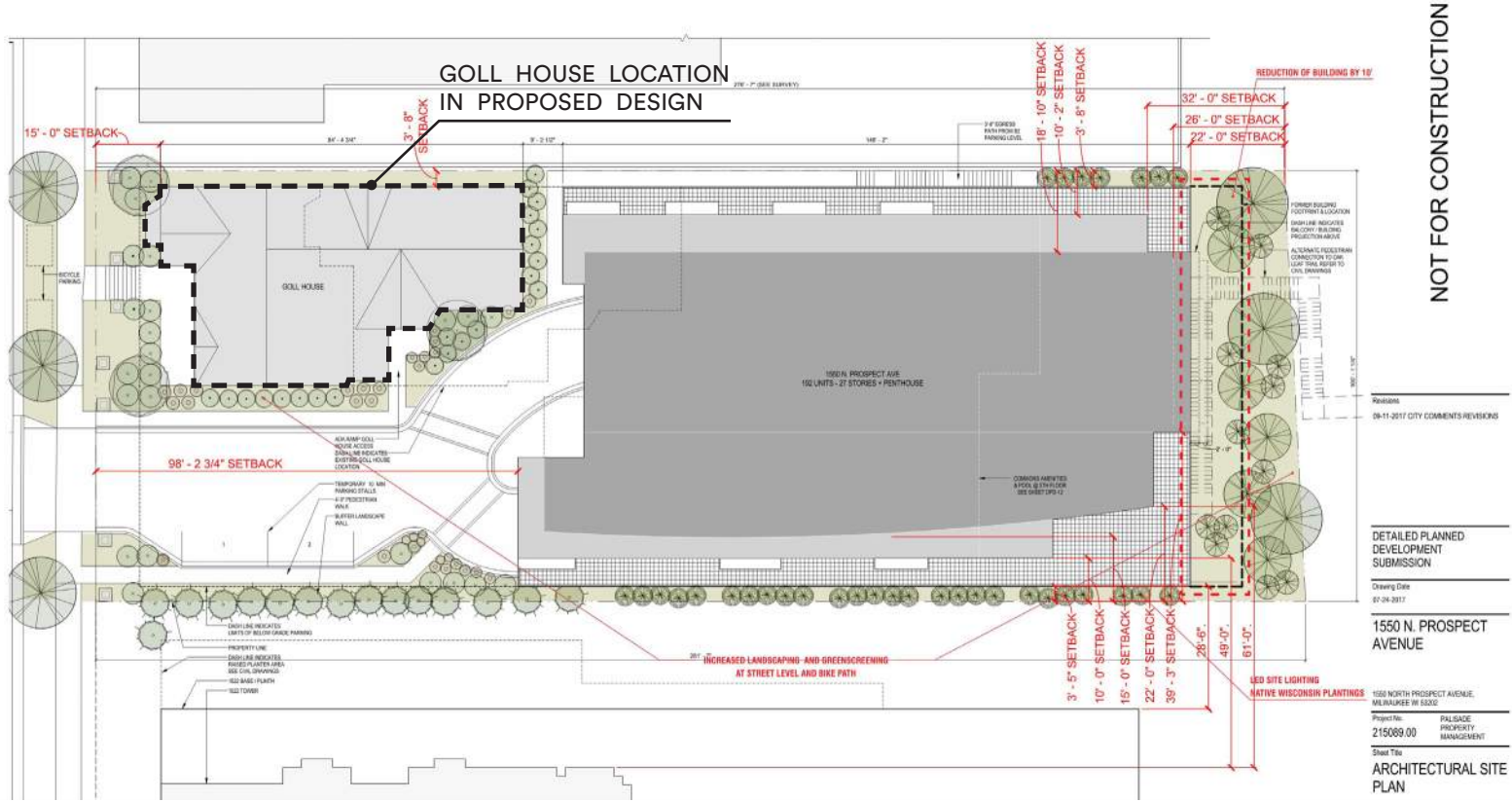
# Proposed Site Plan



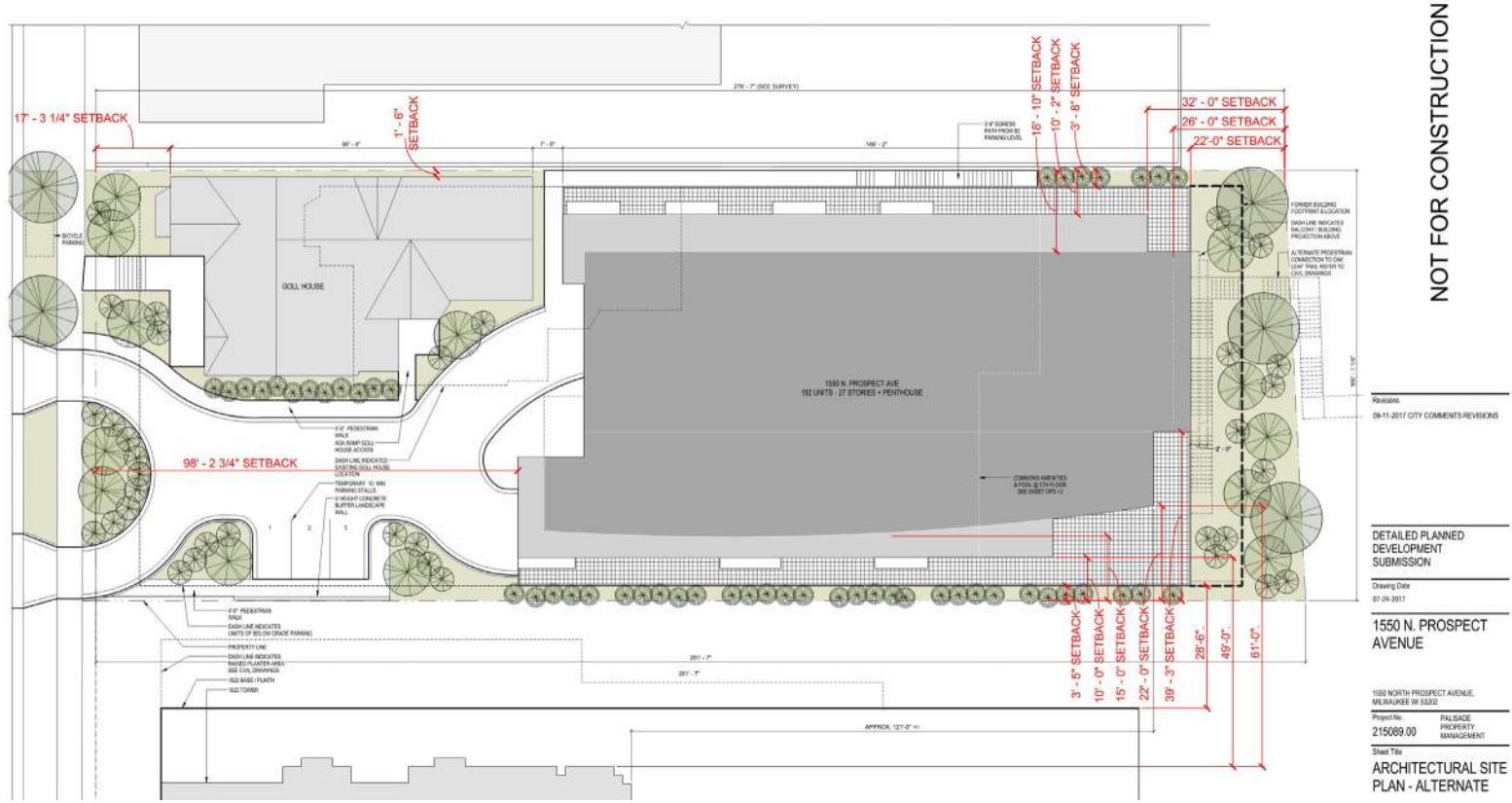
# Site Photo



# PD approved site plan (2017)

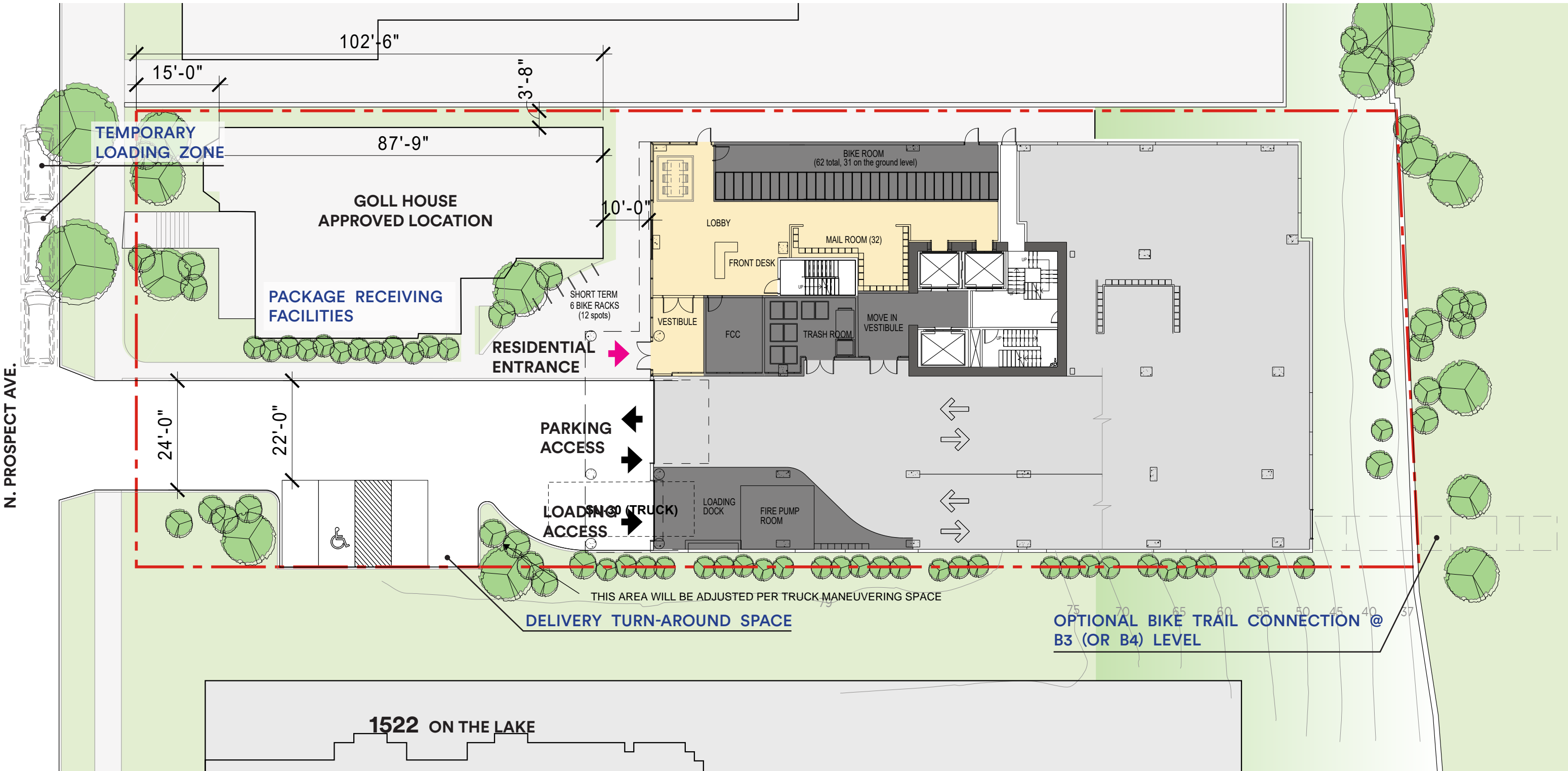


**BASE SITE PLAN**



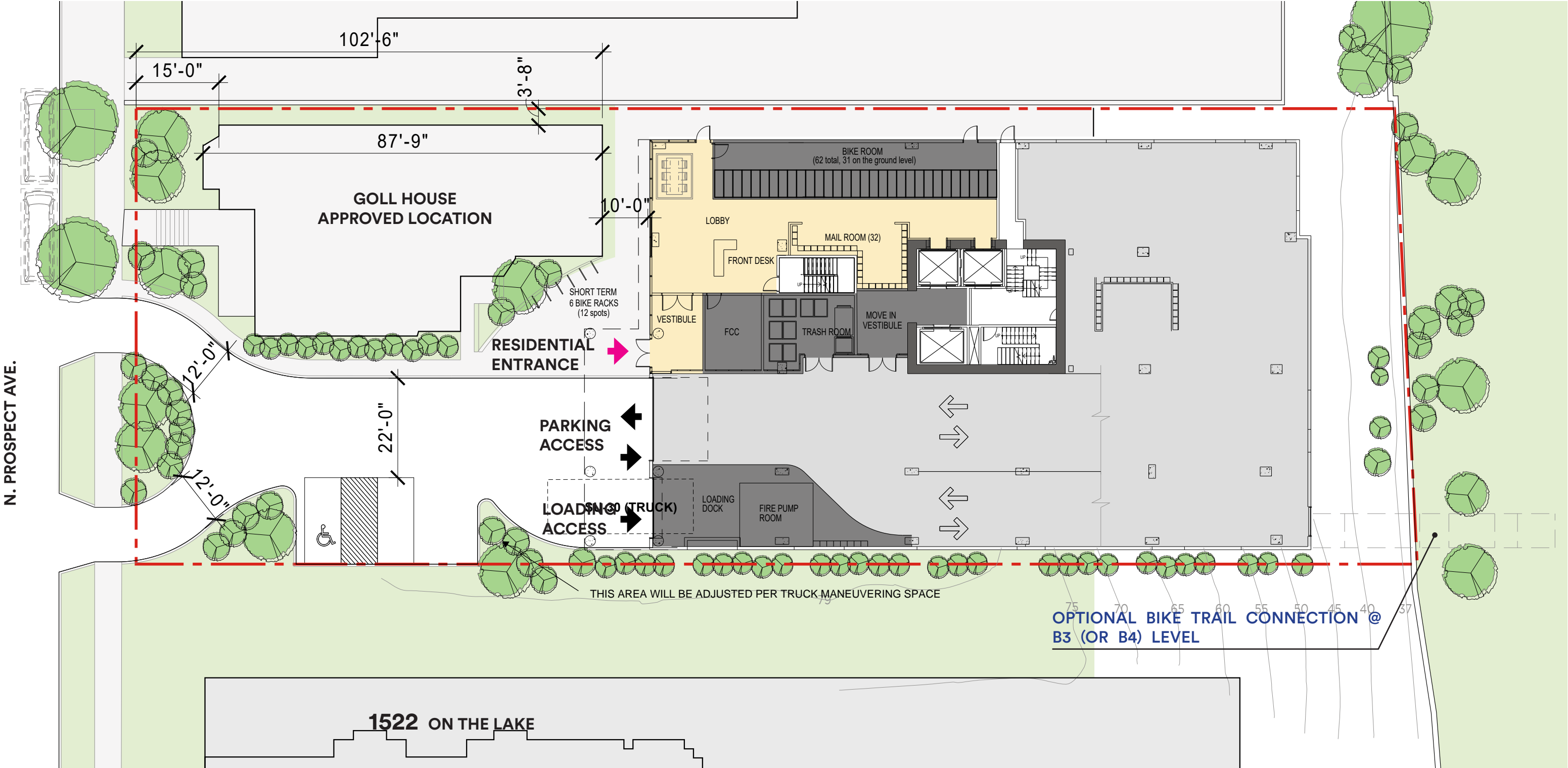
**ALT. SITE PLAN**

# Site Plan (Proposed Design)



3/64" = 1'-0"

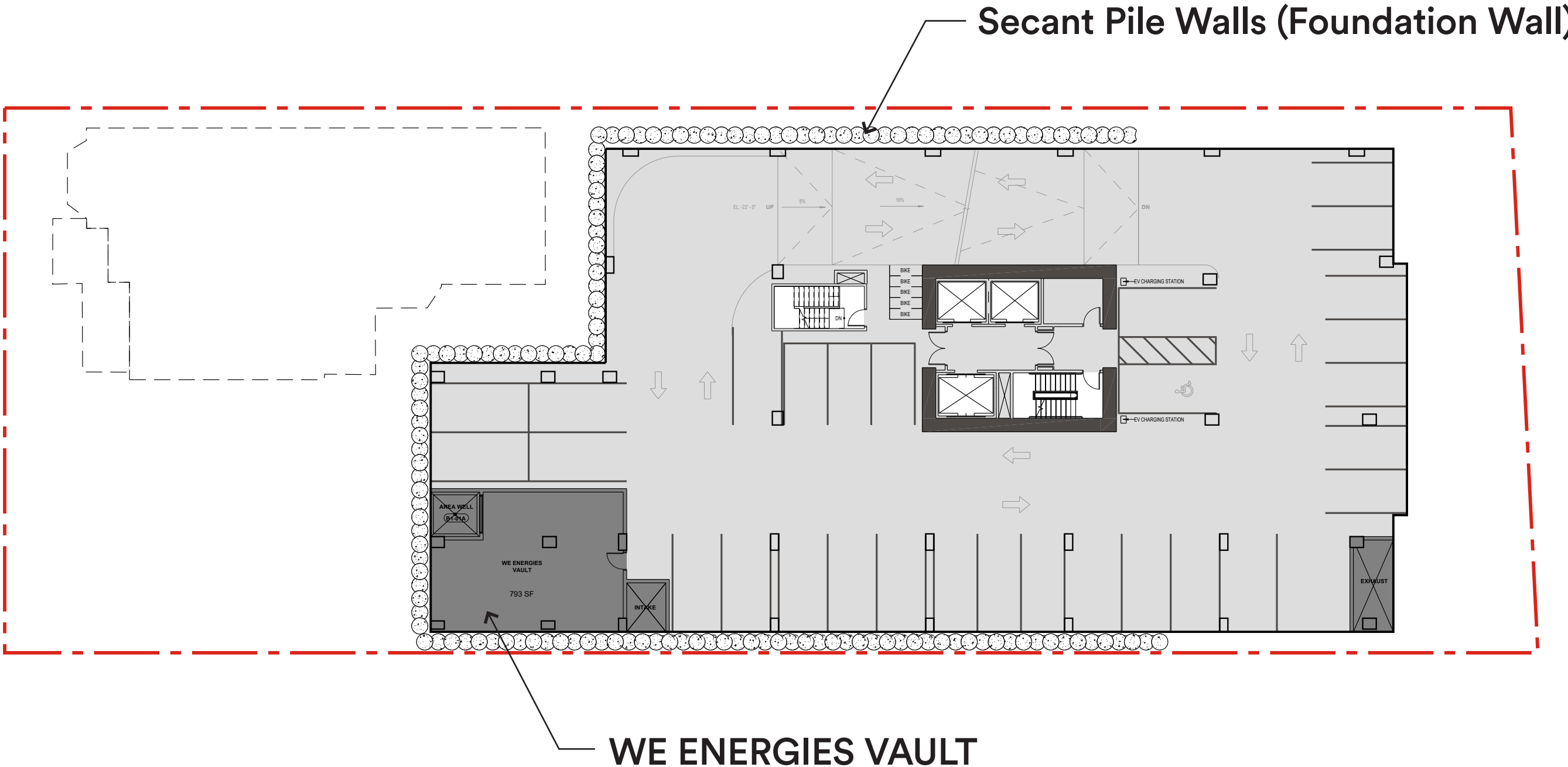
# Alternative Site Plan



3/64" = 1'-0"




# Below Ground Parking Plans | B01

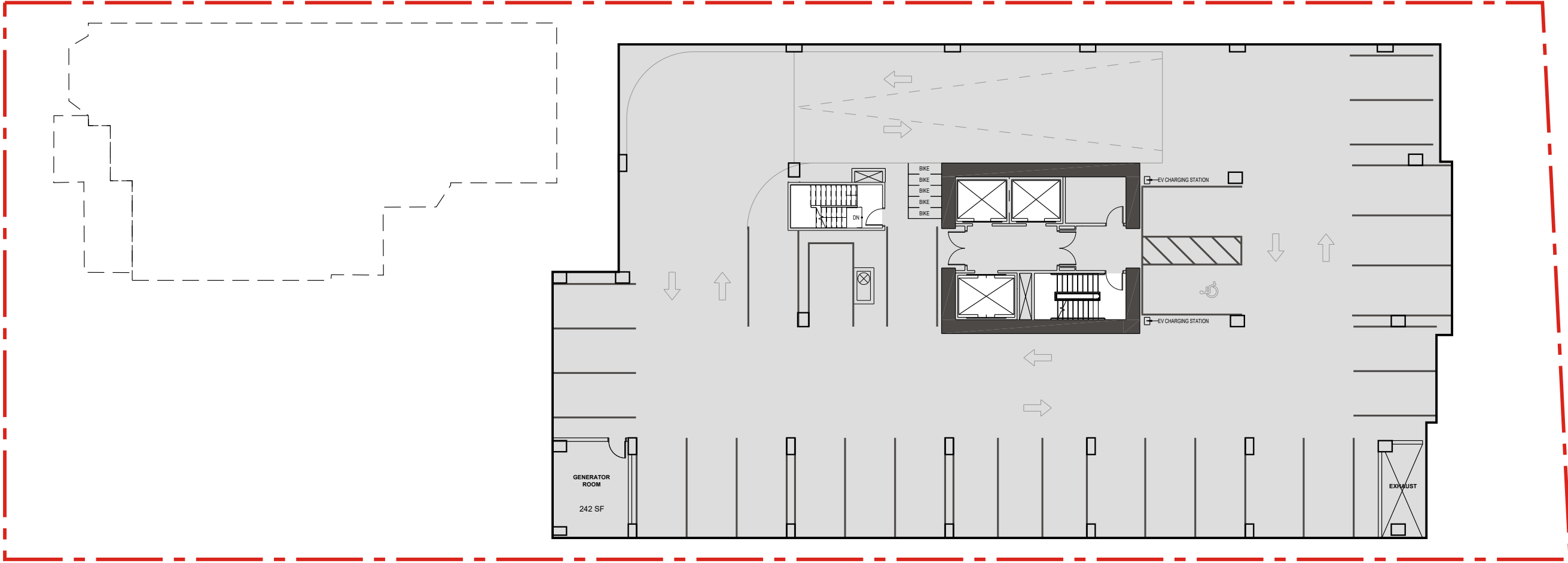



Secant Pile Walls (Foundation Wall)

WE ENERGIES VAULT

  
3/64" = 1'-0"


# Above Ground Parking Plans | L02



  
3/64" = 1'-0"

# Lower Amenity Level | L05

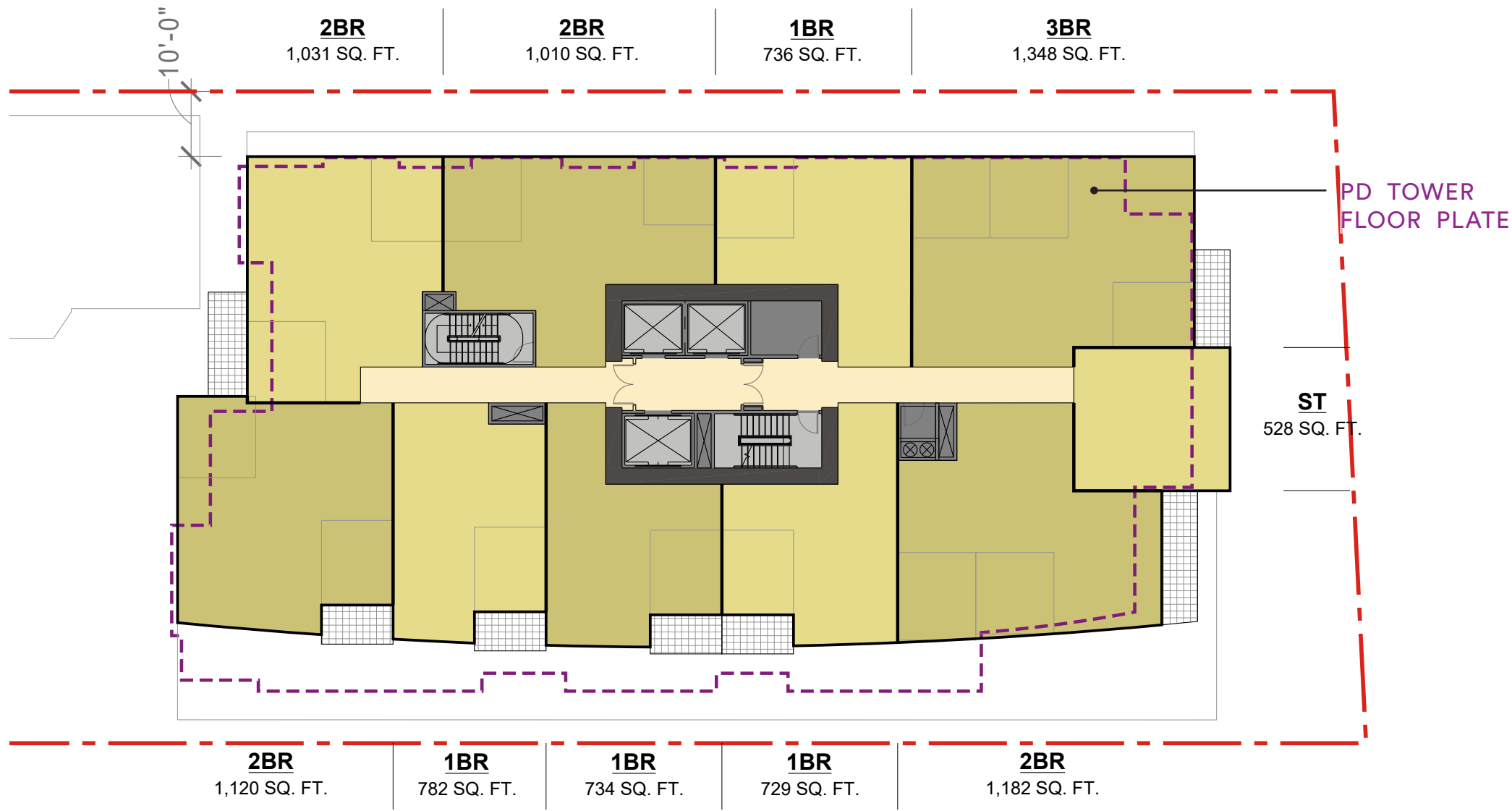


  
3/64" = 1'-0"

# Typical Level Floor Plan | L06 - L24

## Unit Mix Matrix

		UNITS				
		Studio	1B	2B	3B	
subtotal units/flr						
25	mech/amenity					
20	24 apartments	10	1	4	4	1
19	23 apartments	10	1	4	4	1
18	22 apartments	10	1	4	4	1
17	21 apartments	10	1	4	4	1
16	20 apartments	10	1	4	4	1
15	19 apartments	10	1	4	4	1
14	18 apartments	10	1	4	4	1
13	17 apartments	10	1	4	4	1
12	16 apartments	10	1	4	4	1
11	15 apartments	10	1	4	4	1
10	14 apartments	10	1	4	4	1
9	13 apartments	10	1	4	4	1
8	12 apartments	10	1	4	4	1
7	11 apartments	10	1	4	4	1
6	10 apartments	10	1	4	4	1
5	09 apartments	10	1	4	4	1
4	08 apartments	10	1	4	4	1
3	07 apartments	10	1	4	4	1
2	06 apartments	10	1	4	4	1
1	05 amenity / apartments	2			2	
04	parking					
03	parking					
02	parking					
GR	ground floor					
B1	parking					
B2	parking					
B3	parking					
<b>Subtotals</b>		<b>192 units</b>	<b>19</b>	<b>76</b>	<b>78</b>	<b>19</b>
			units	units	units	units
		100%	9.9%	39.6%	40.6%	9.9%
APPROVED PD MIX		192	17	81	75	19
		100%	8.9%	42.2%	39.1%	9.9%

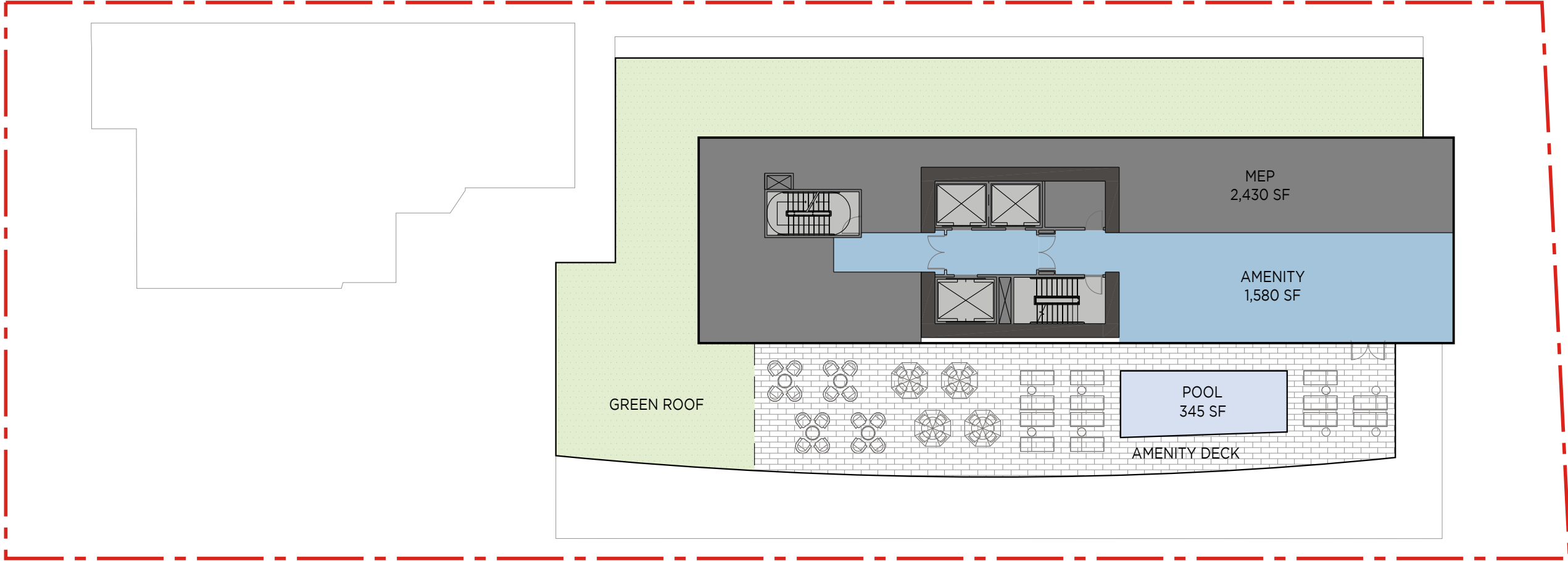



## Unit Mix Summary

Unit Type	Avg. Unit Size	Unit Area Range	Unit Counts	%
Studio	514 SF	514 SF	19	9.9%
1 BR	821 SF	755 SF - 863 SF	76	39.6%
2 BR	1,119 SF	1036 SF - 1212 SF	78	40.6%
3 BR	1,361 SF	1,361 SF	19	9.9%
<b>Total</b>	<b>965 SF</b>	<b>514 SF - 1361 SF</b>	<b>192</b>	<b>100%</b>

3/64" = 1'-0"

# Penthouse Floor Plan



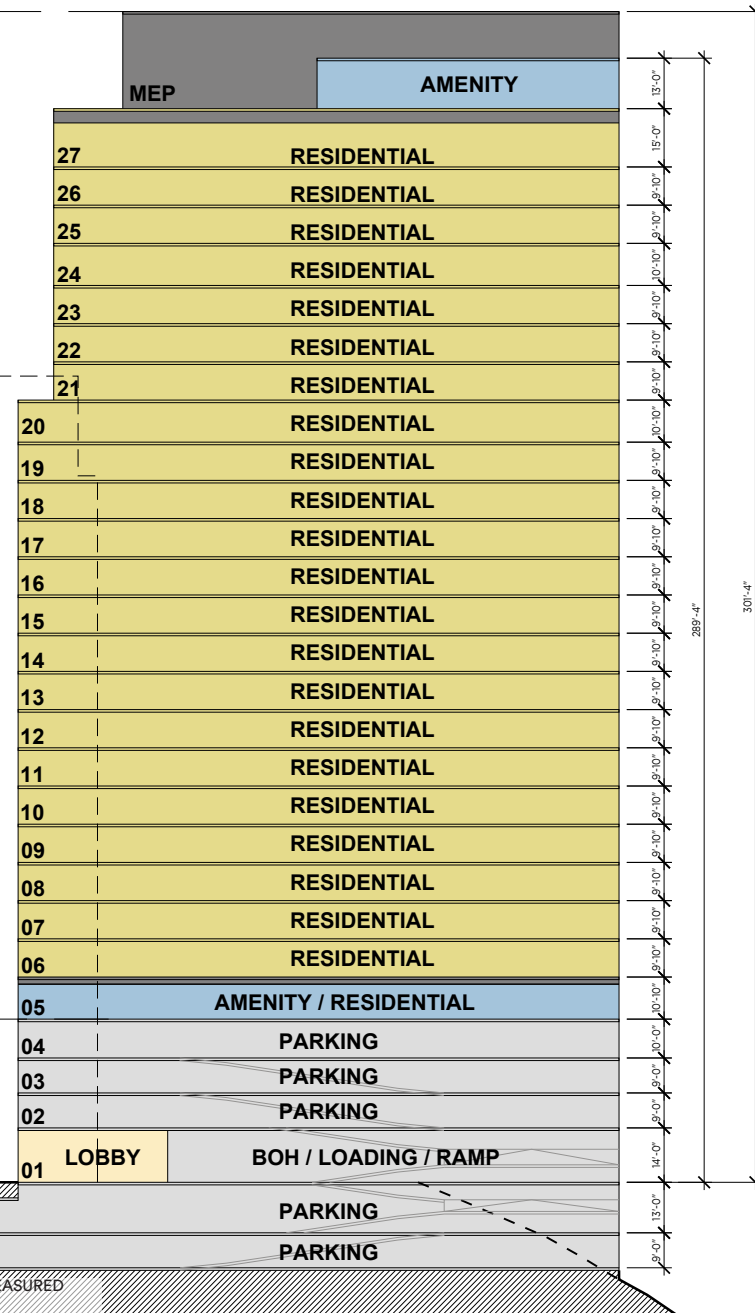
  
3/64" = 1'-0"

## Approved PD design

28 stories  
192 units  
212 parking  
48 bike parking

RESIDENTIAL GSF: 270,000 sf  
PARKING GSF: 100,000 sf

301'-4"  
T/ROOF



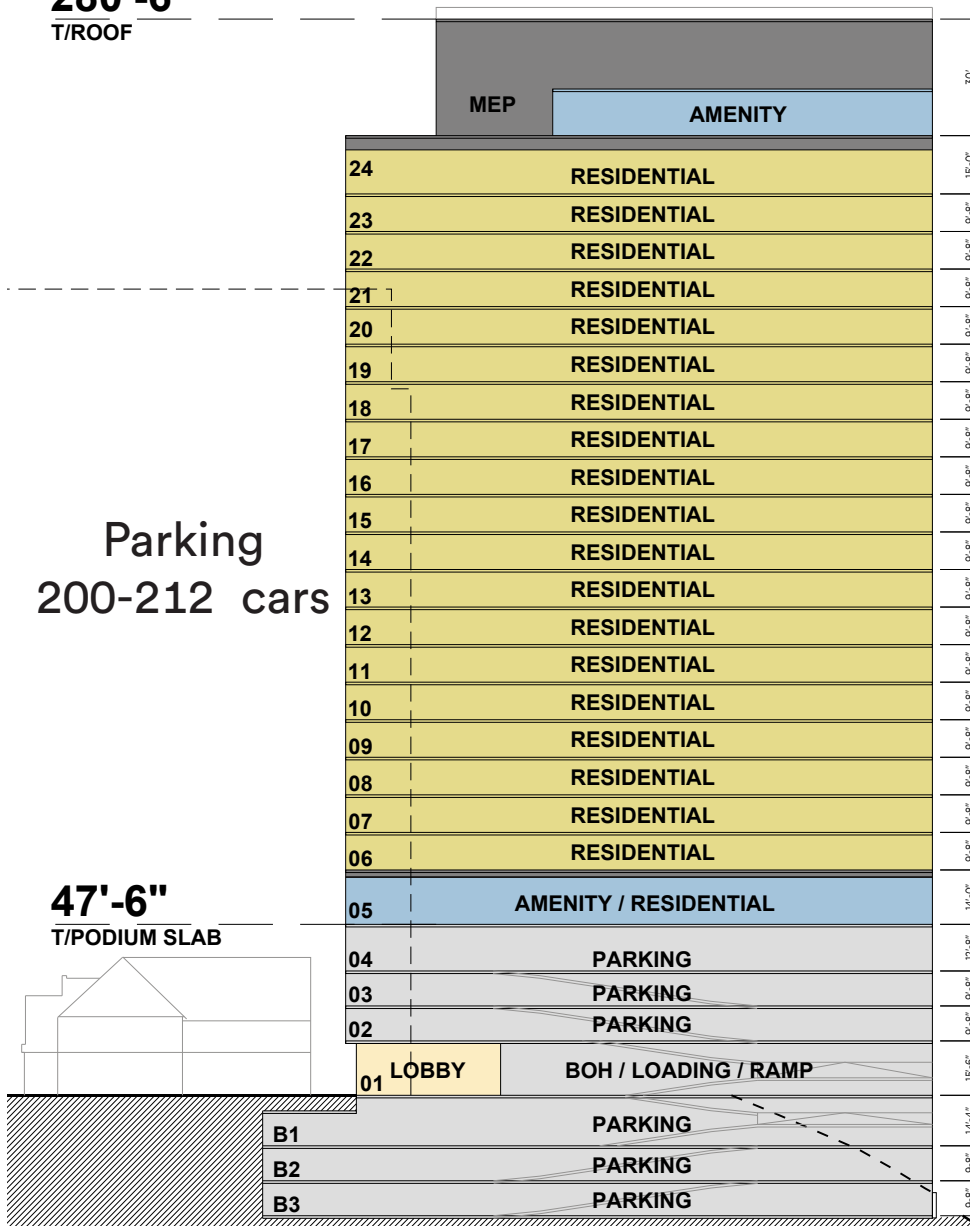
RE-DRAFTED AND APPROXIMATELY MEASURED  
BASED ON:  
1550 N. PROSPECT AVENUE /  
DETAILED PLANNED DEVELOPMENT SUBMISSION /  
WEST & SOUTH EXTERIOR ELEVATIONS /  
DPD-19 / DRAWING DATE 07-24-2017

## BASE OPTION (3 BELOW GRADE LEVELS)

24 stories  
192 units  
200-212 parking  
74 bike parking

RESIDENTIAL GSF: 256,000 sf  
PARKING GSF: 93,000 sf

280'-6"\*  
T/ROOF



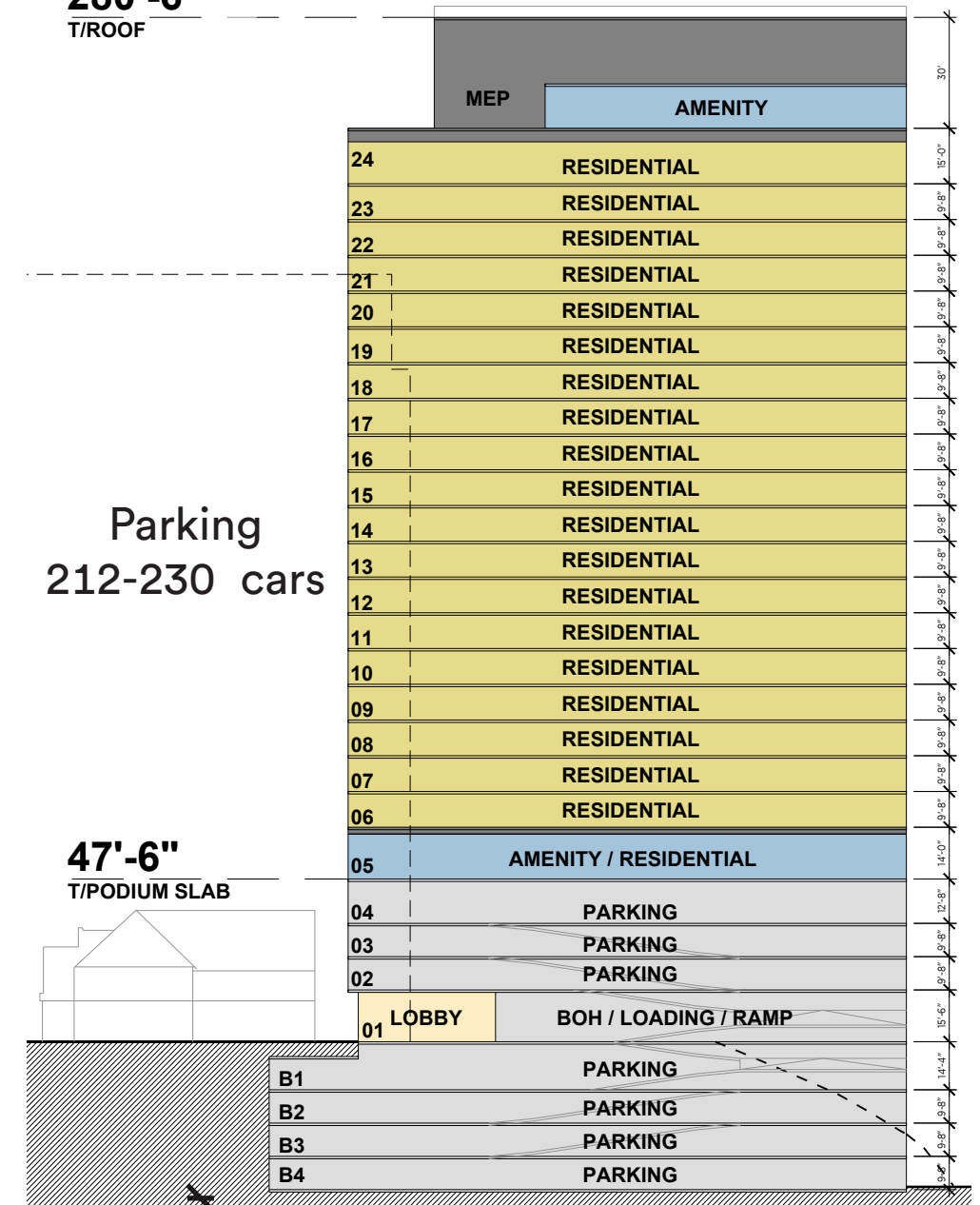
\*Parapet Height may be added to building height (Max.5 ft)

## ALT OPTION (4 BELOW GRADE LEVELS)

24 stories  
192 units  
212-230 parking  
74 bike parking

RESIDENTIAL GSF: 256,000 sf  
PARKING GSF: 100,000 sf

280'-6"\*  
T/ROOF



\*Parapet Height may be added to building height (Max.5 ft)

















# Density Comparisons

**7SEVENTY7**  
Milwaukee  
(constructed)



units: 322  
levels: 34  
site area: 31,022 sf (approx.)  
  
density: 452 units / acre

**333 N. Water Street**  
Milwaukee  
(under construction)



units: 333  
levels: 31  
site area: 35,014 sf (approx.)  
  
density: 414 units / acre

**Ascent MKE**  
Milwaukee  
(constructed)



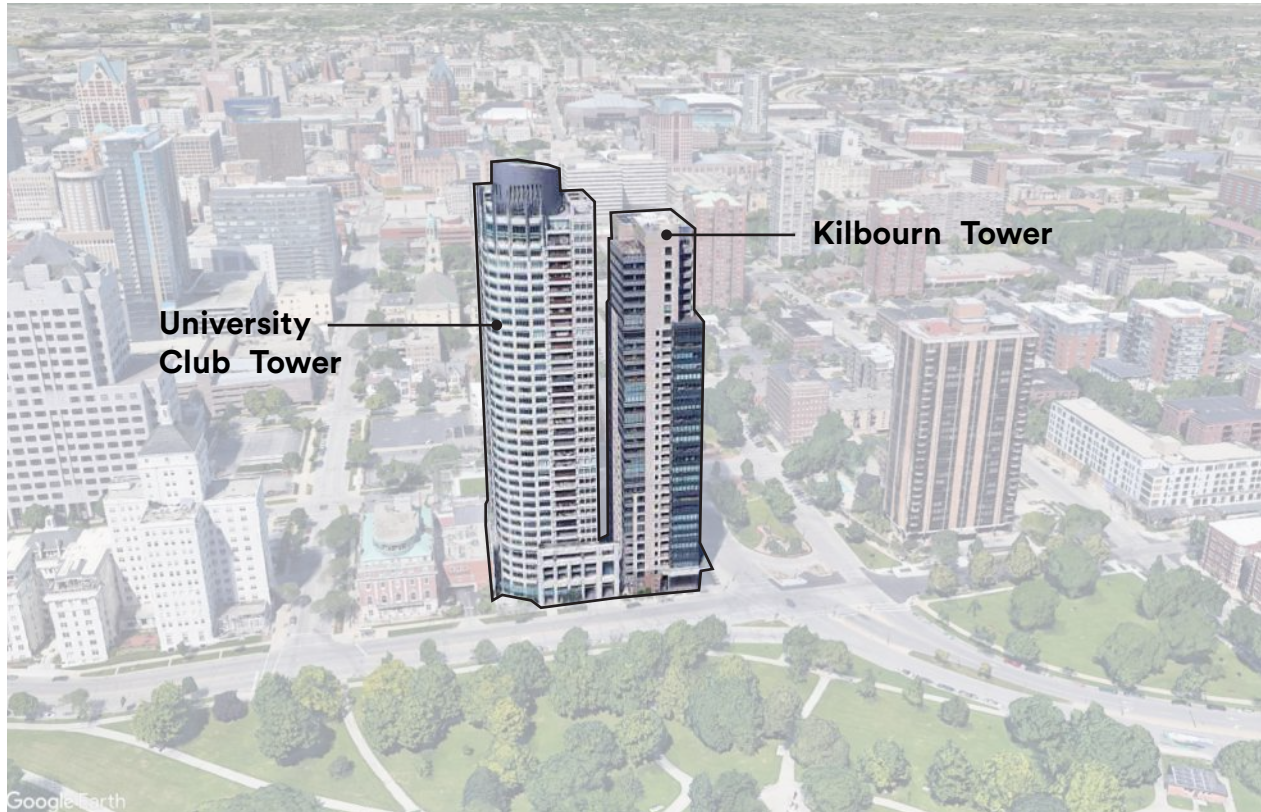
units: 259  
levels: 25  
site area: 34,600 sf (approx.)  
  
density: 326 units / acre

**1550 N. Prospect**  
Milwaukee



units: 192  
levels: 25  
site area: 27,937 sf  
  
density: 300 units / acre

# Tower Separation Distance Comparison



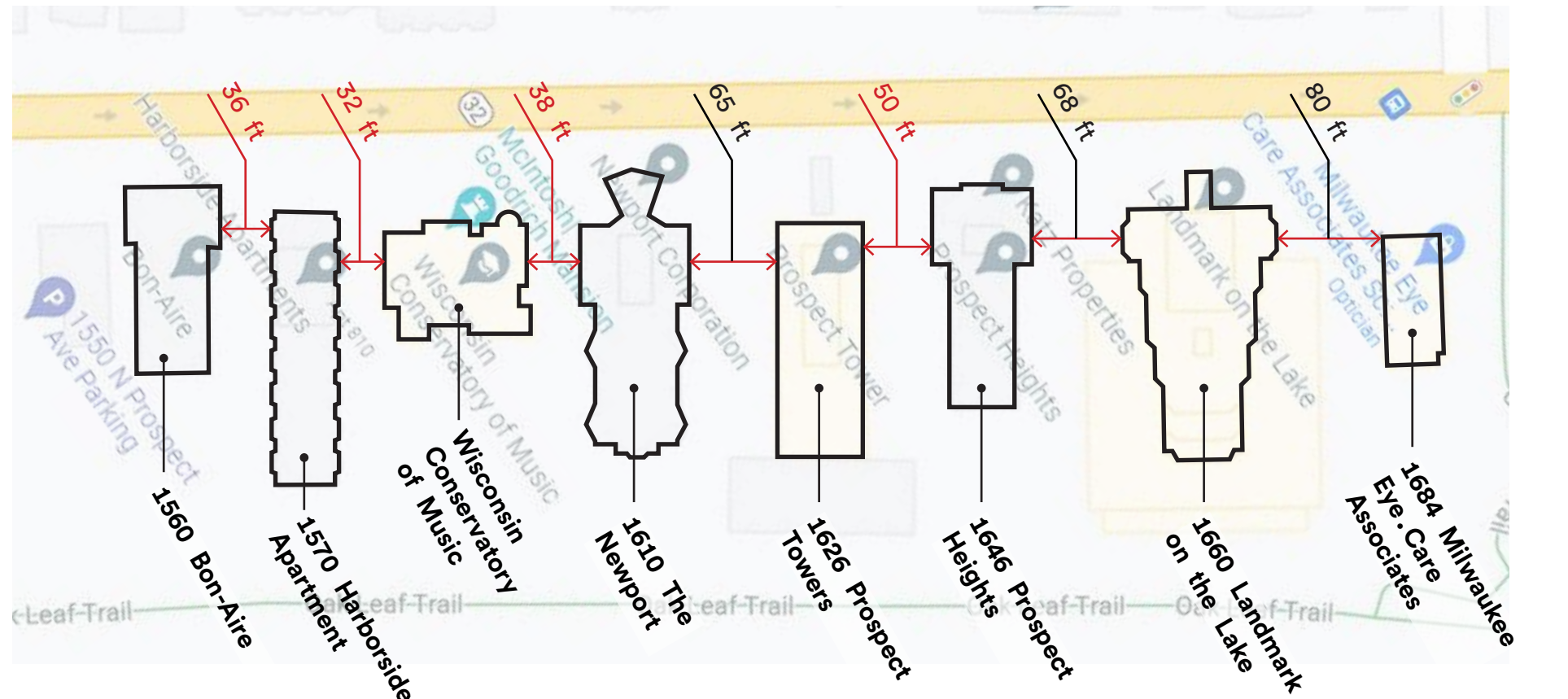
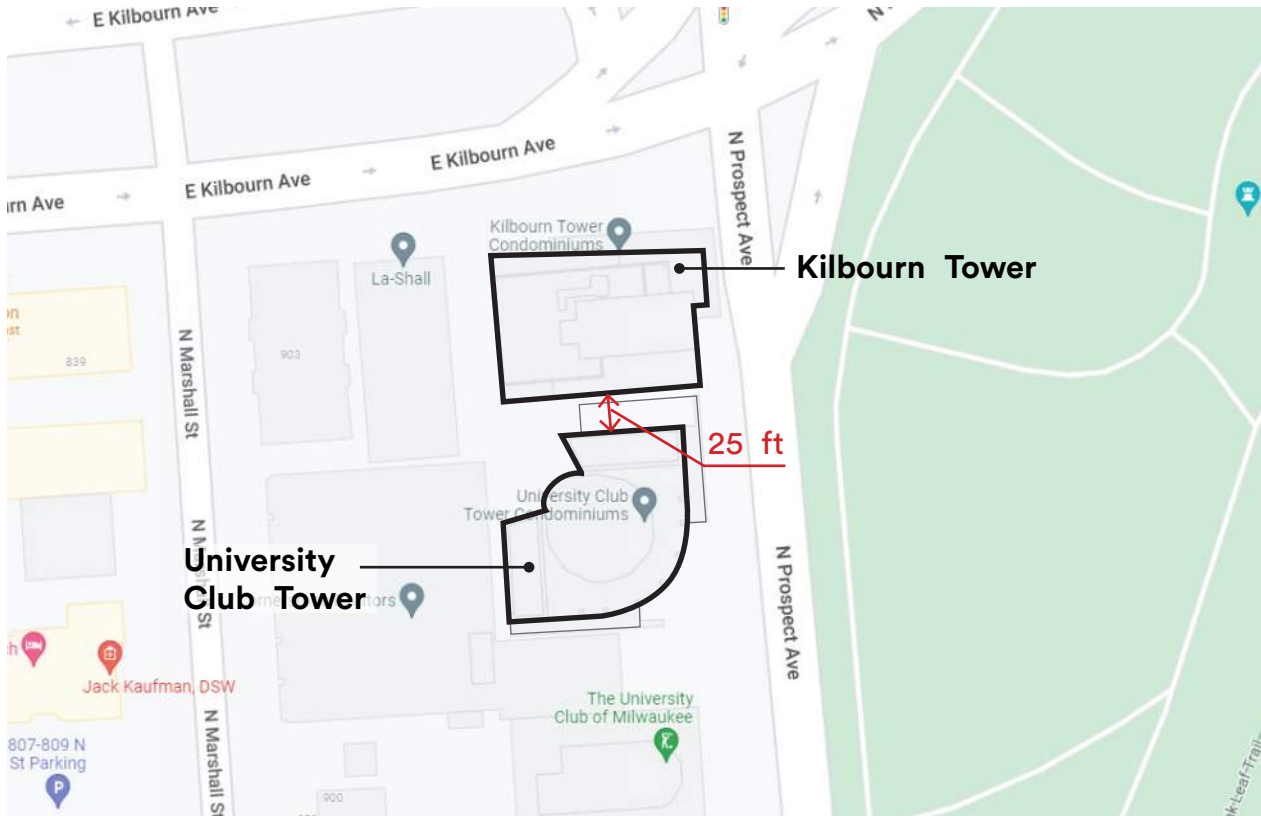
**Kilbourn Tower <> University Club Tower**

923 E Kilbourn Ave.



**Tower Separation Distance along N. Prospect Avenue (#1684 - #1560)**

N. Prospect Avenue



2017 PD massing



2022 proposed massing





2017 PD massing



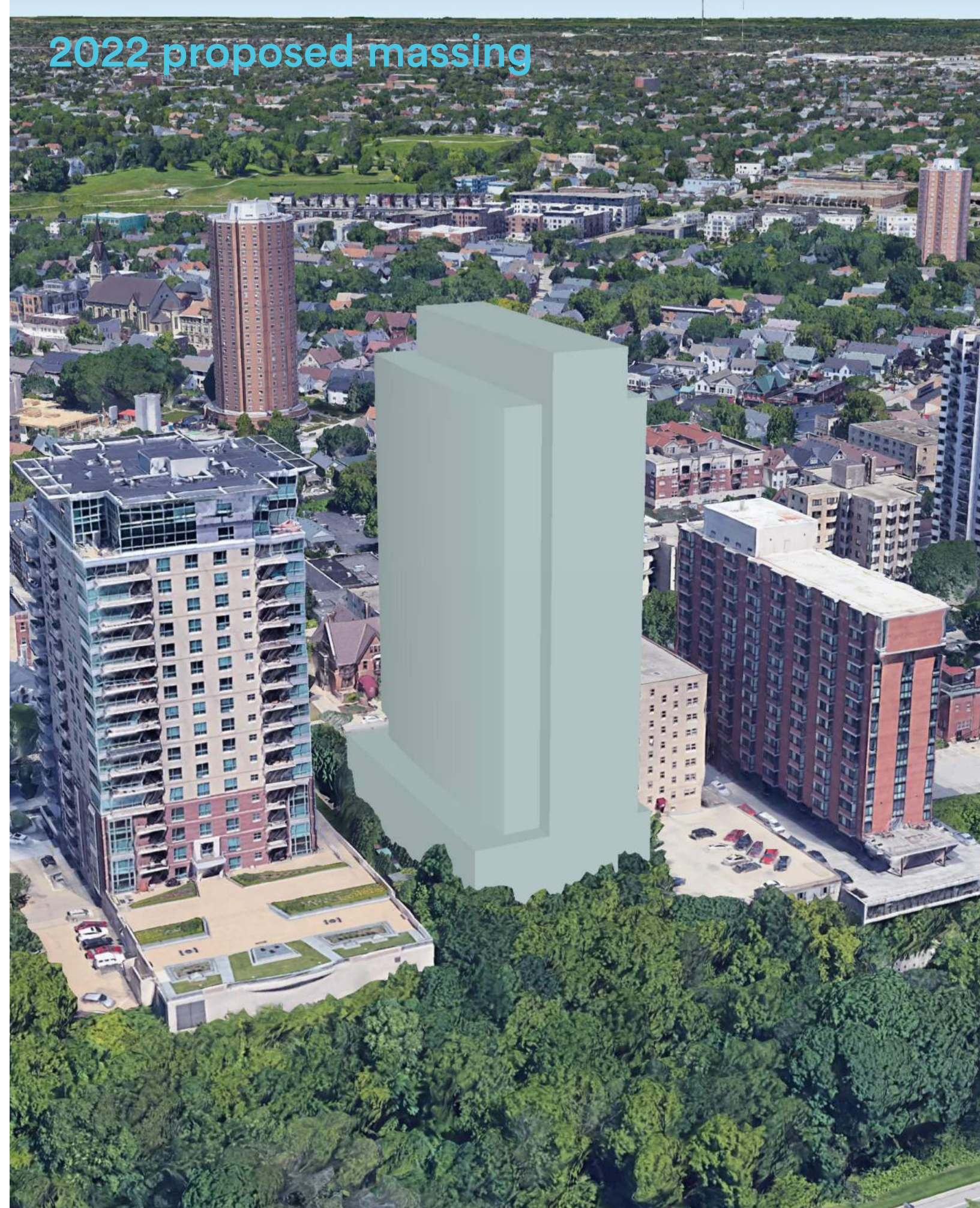
2022 proposed massing



2017 PD massing



2022 proposed massing



# Exterior Materials



**FLOOR TO CEILING GLASS**

**SOLID WALL TYPE A** (AT PUNCHED OPENINGS ON THE TOWER)

MATERIAL OPTION 1 (BASE) - FORM-LINER PRECAST CONCRETE PANEL  
MATERIAL OPTION 2 - METAL PANEL  
(IN CASE THAT THERE IS AN ISSUE WITH PRECAST PANEL WEIGHT OR CONSTRUCTABILITY)

**SOLID WALL TYPE B** (AT ENTIRE PARKING PODIUM AREA)

MATERIAL OPTION 1 (BASE) - FORM-LINER PRECAST CONCRETE PANEL  
MATERIAL OPTION 2 - BRICK

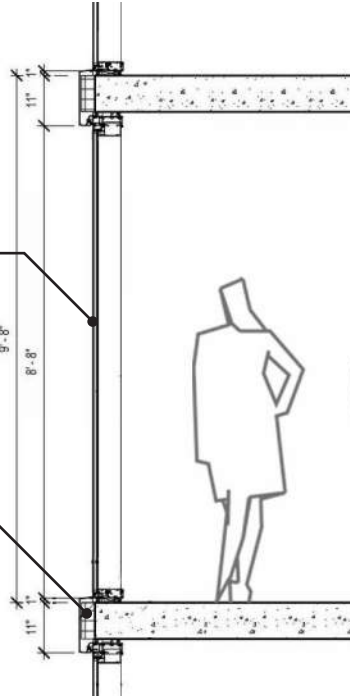
# Exterior Material Reference - Glass

**GUARDIAN SUNGUARD - SNR 50 or SNE 50 (previously AG-50)**

TRANSMITTANCE 48% / REFLECT OUT 26% / REFLECT IN 17% / U VALUE 0.24 / SHGC 0.25

FLOOR TO CEILING GLASS

SLAB EDGE COVER



EXTERIOR WALL SYSTEM DETAIL



SODO APARTMENTS, CALGARY CANADA



SODO APARTMENTS, CALGARY CANADA



SALES FORCE TOWER, SAN FRANCISCO CA



VUE 53, CHICAGO ILLINOIS

# Form Liner Concrete Panel (Base material option)

<https://www.plasmacem.com/en/prefabricated-concrete-slabs-exposed-concrete-walls/cph-24-esx-0207-siena>



<https://www.reckli.com/pt/products/concrete-formliners/select/wood/282-colorado>



<https://gateprecast.com/projects/168052/nordstrom-the-woodlands/>



Precast Panel used in Kilbourn Tower



# Brick (Alt. material option for podium)





<https://gateprecast.com/projects/182628/tcu-worth-hills-parking-garage/>



<https://bbp.style/PUBLIC/products/brochures/australprecast/AP-Precast-Panel-Brick.pdf>



Colours

		
Chillingham White	Simmental Silver	Bowral Brown
		
Gertrudis Brown	Bowral Blue	

# Metal Panel (Alt. material option for tower)

<https://www.dri-design.com/project/nordstrom-eaton-centre/>

<https://www.dri-design.com/project/cts/>



# Signage Design

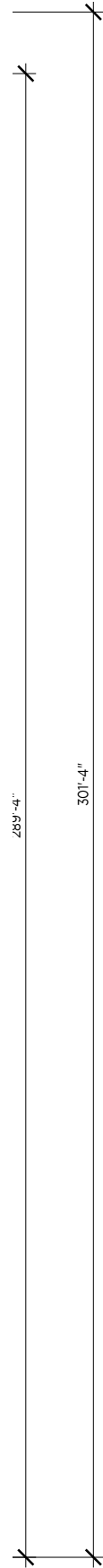
the size and location of the signage remains the same relative to the approved PD design





# Elevation Comparison | West

2017 PD DESIGN



## PROPOSED DESIGN

PRECAST OR METAL PANEL  
(FOR TOWER)

ALUMINUM FRAME  
AND WINDOW

GLASS BALCONY

ALUMINUM SLAB COVER

FLOOR TO CEILING  
WINDOW WALL SYSTEM

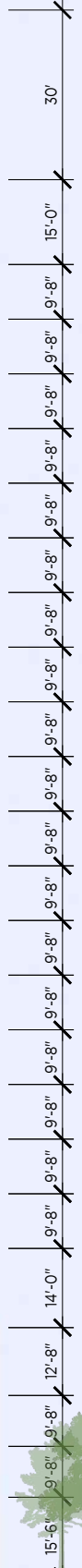
PRECAST OR BRICK  
(FOR PODIUM)

GOLL HOUSE  
PROFILE BOUNDARY

STOREFRONT GLASS

METAL PANEL

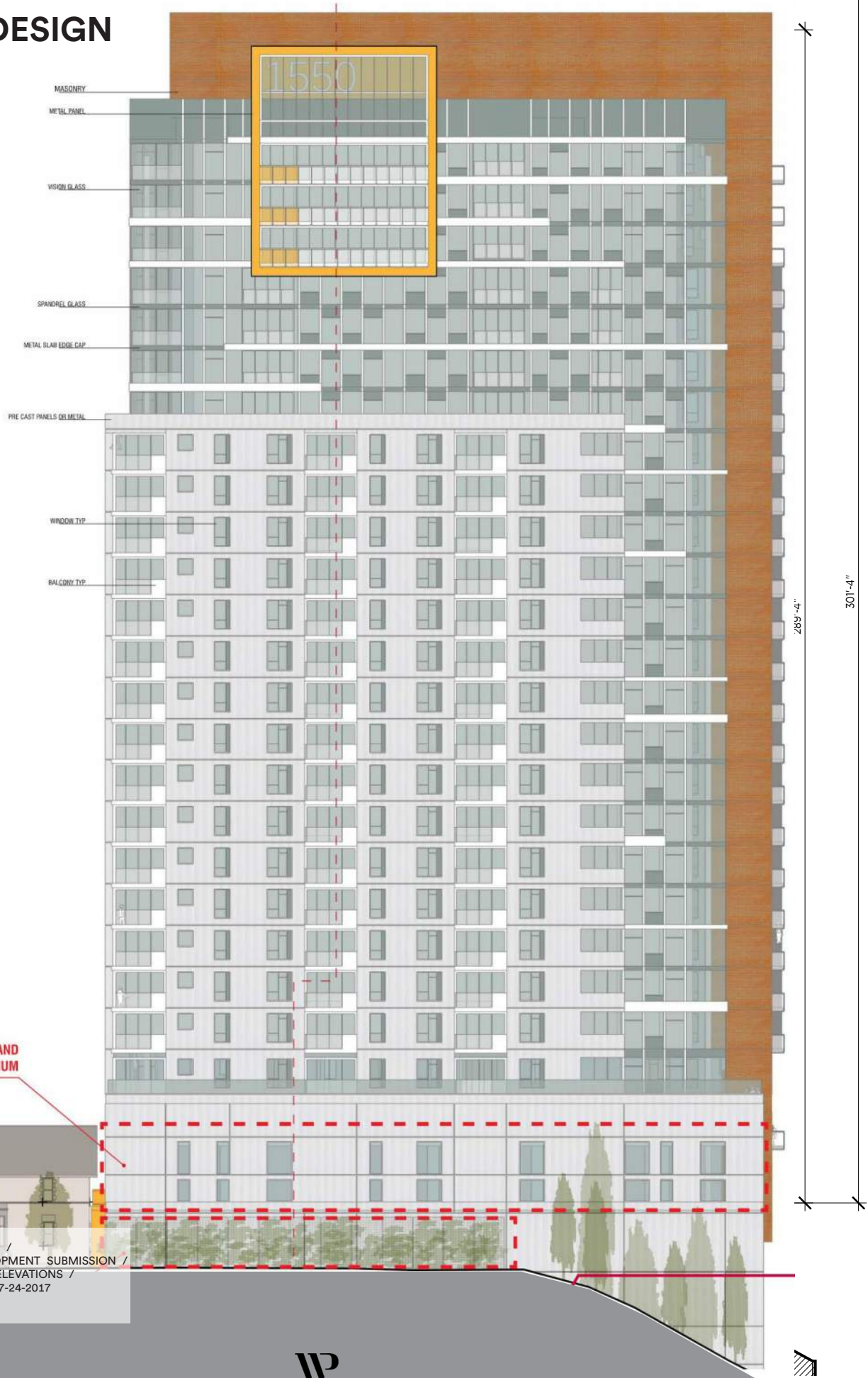
0' 16' 32'  
1/32" = 1'-0"



DRAWING FROM:  
1550 N. PROSPECT AVENUE /  
DETAILED PLANNED DEVELOPMENT SUBMISSION /  
WEST & SOUTH EXTERIOR ELEVATIONS /  
DPD-19 / DRAWING DATE 07-24-2017

# Elevation Comparison | South

## 2017 PD DESIGN

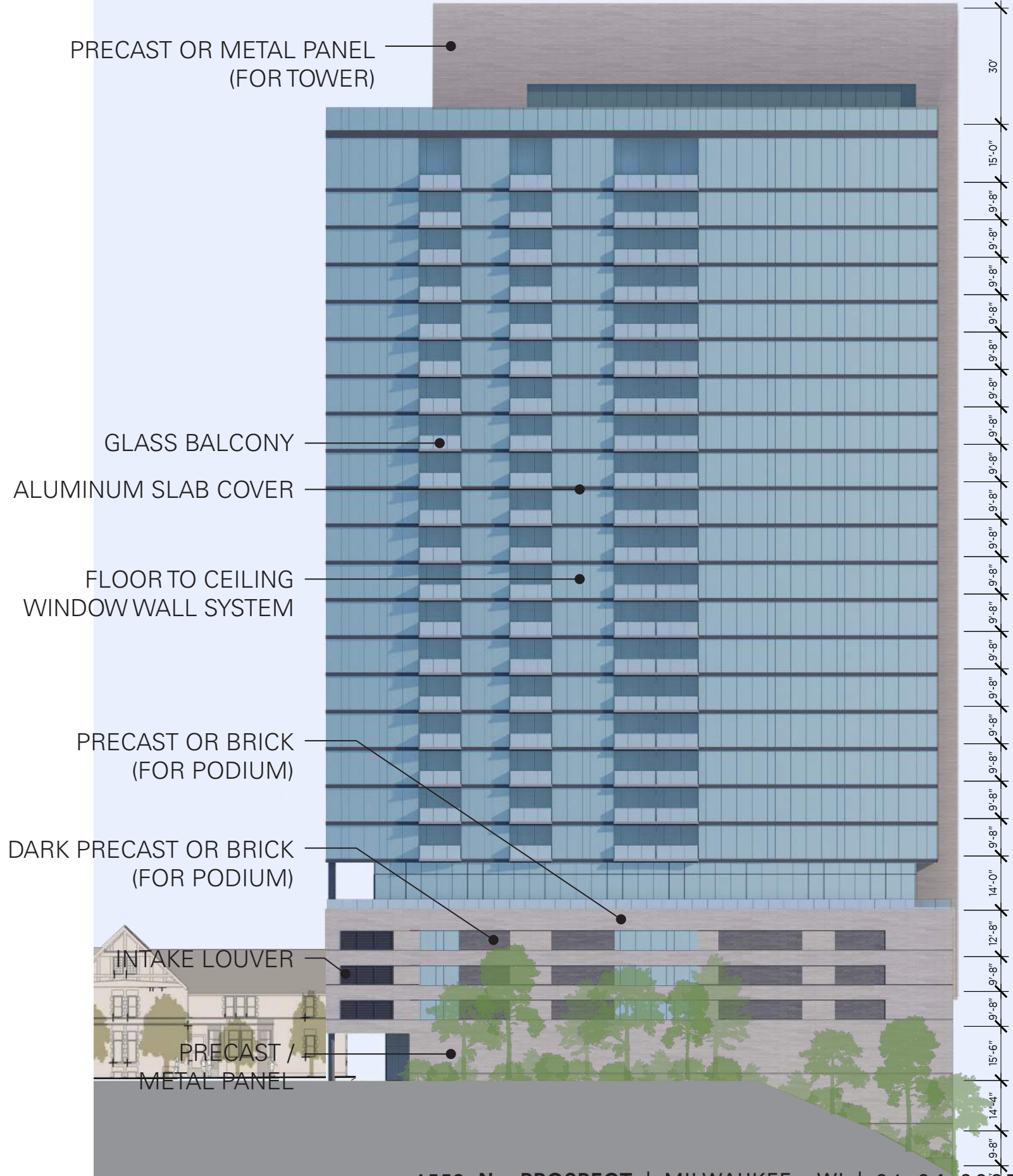


ADDITIONAL FACADE ARTICULATION AND WINDOWS AT PARKING PODIUM

DRAWING FROM:  
1550 N. PROSPECT AVENUE /  
DETAILED PLANNED DEVELOPMENT SUBMISSION /  
WEST & SOUTH EXTERIOR ELEVATIONS /  
DPD-19 / DRAWING DATE 07-24-2017

0' 16' 32'  
1/32" = 1'-0"

## PROPOSED DESIGN



# Elevation Comparison | East

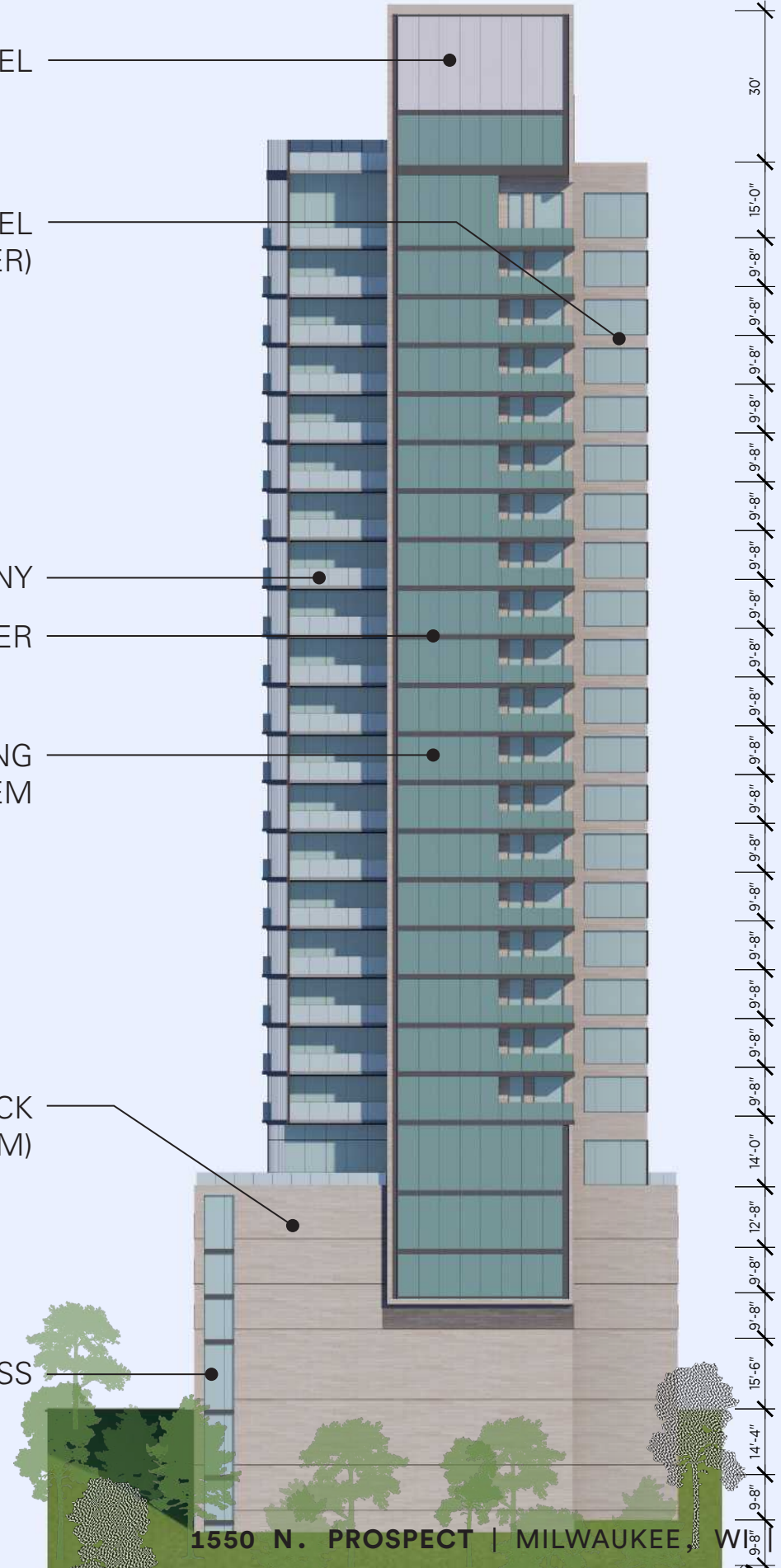
2017 PD DESIGN

0' 16' 32'  
1/32" = 1'-0"



## PROPOSED DESIGN

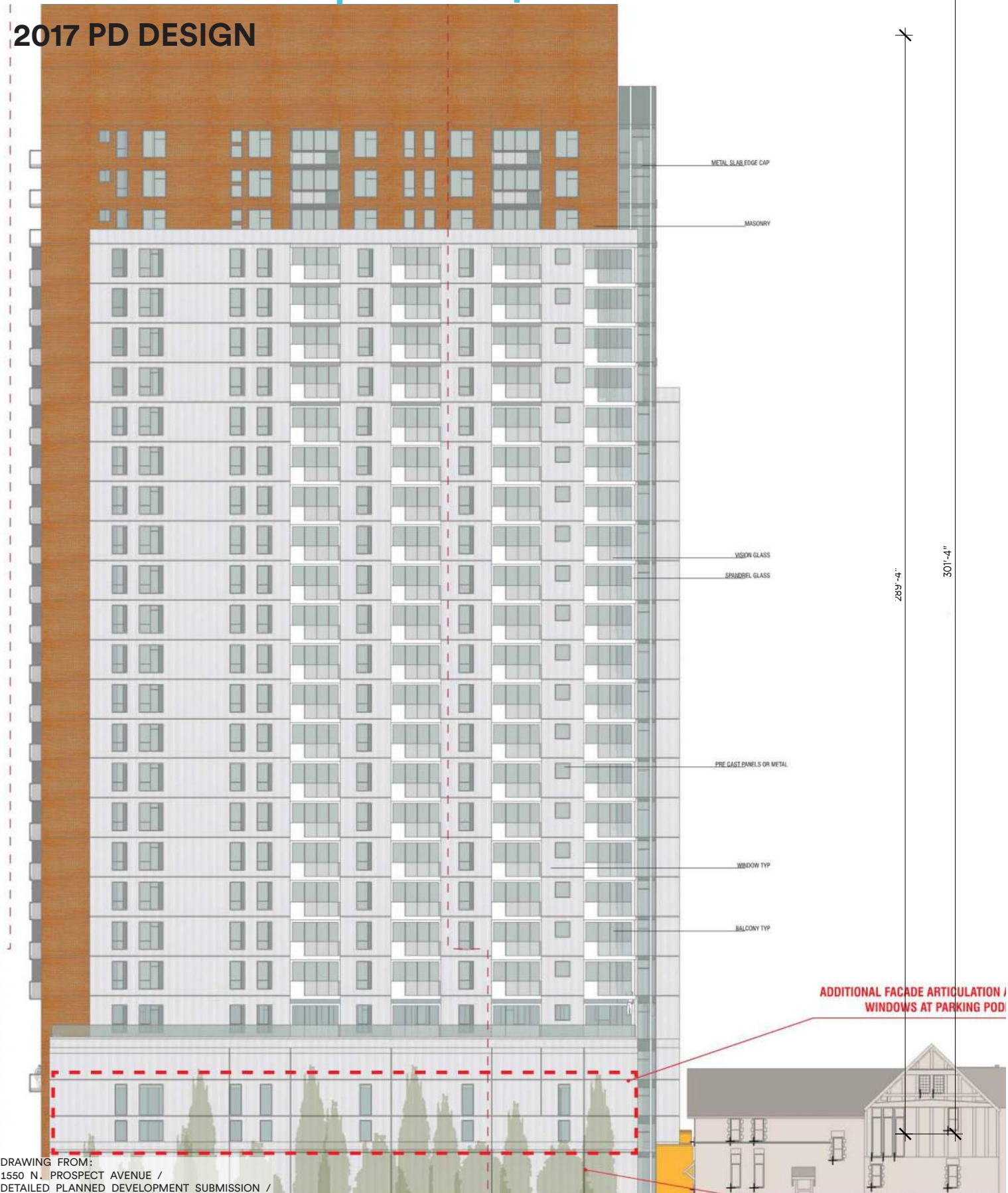
- METAL PANEL
- PRECAST OR METAL PANEL (FOR TOWER)
- GLASS BALCONY
- ALUMINUM SLAB COVER
- FLOOR TO CEILING WINDOW WALL SYSTEM
- DARK PRECAST OR BRICK (FOR PODIUM)
- TRANSLUCENT GLASS



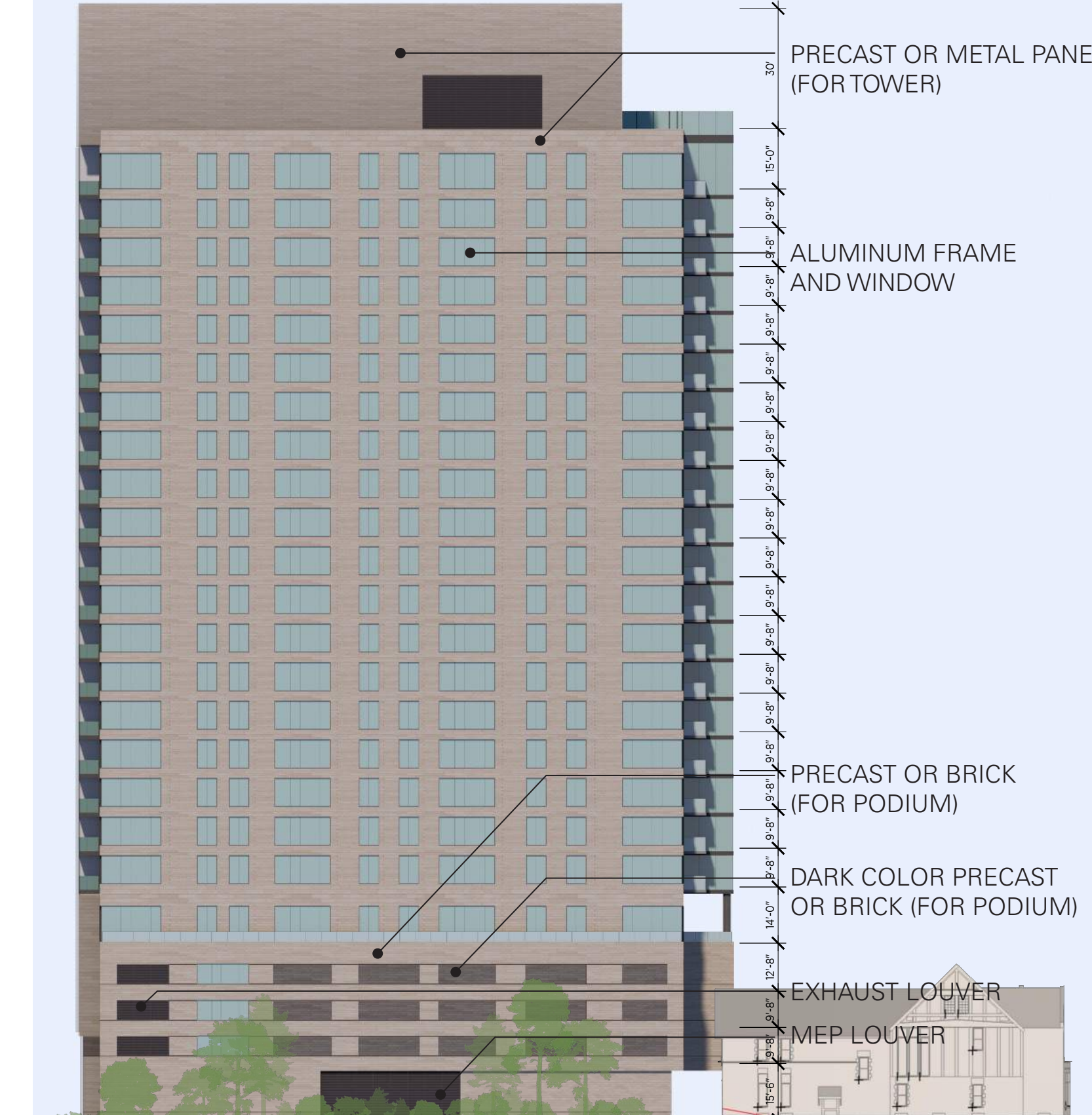
DRAWING FROM:  
1550 N. PROSPECT AVENUE /  
DETAILED PLANNED DEVELOPMENT SUBMISSION /  
NORTH & EAST EXTERIOR ELEVATIONS /  
DPD-20 / DRAWING DATE 07-24-2017

# Elevation Comparison | North

## 2017 PD DESIGN

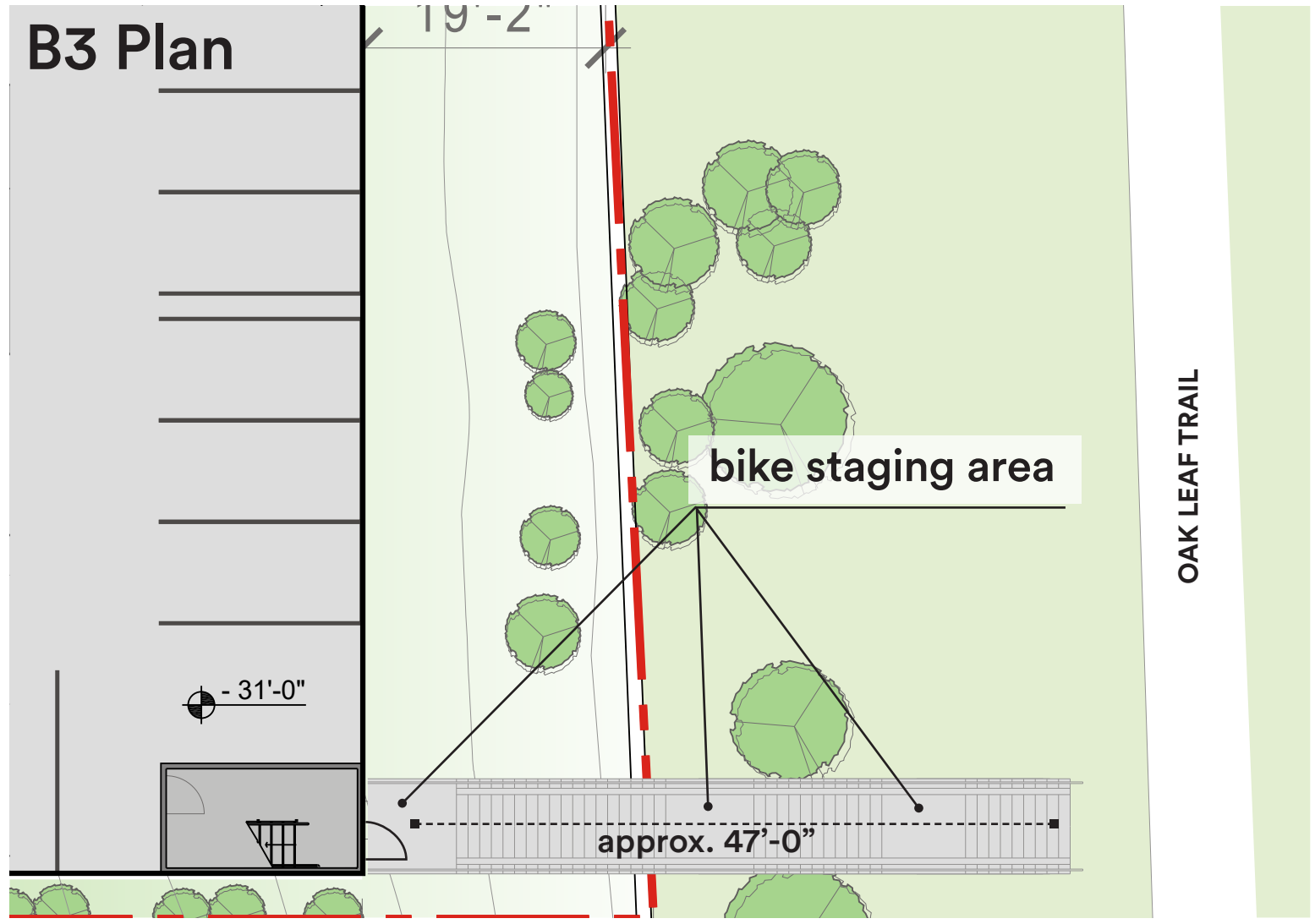


## PROPOSED DESIGN



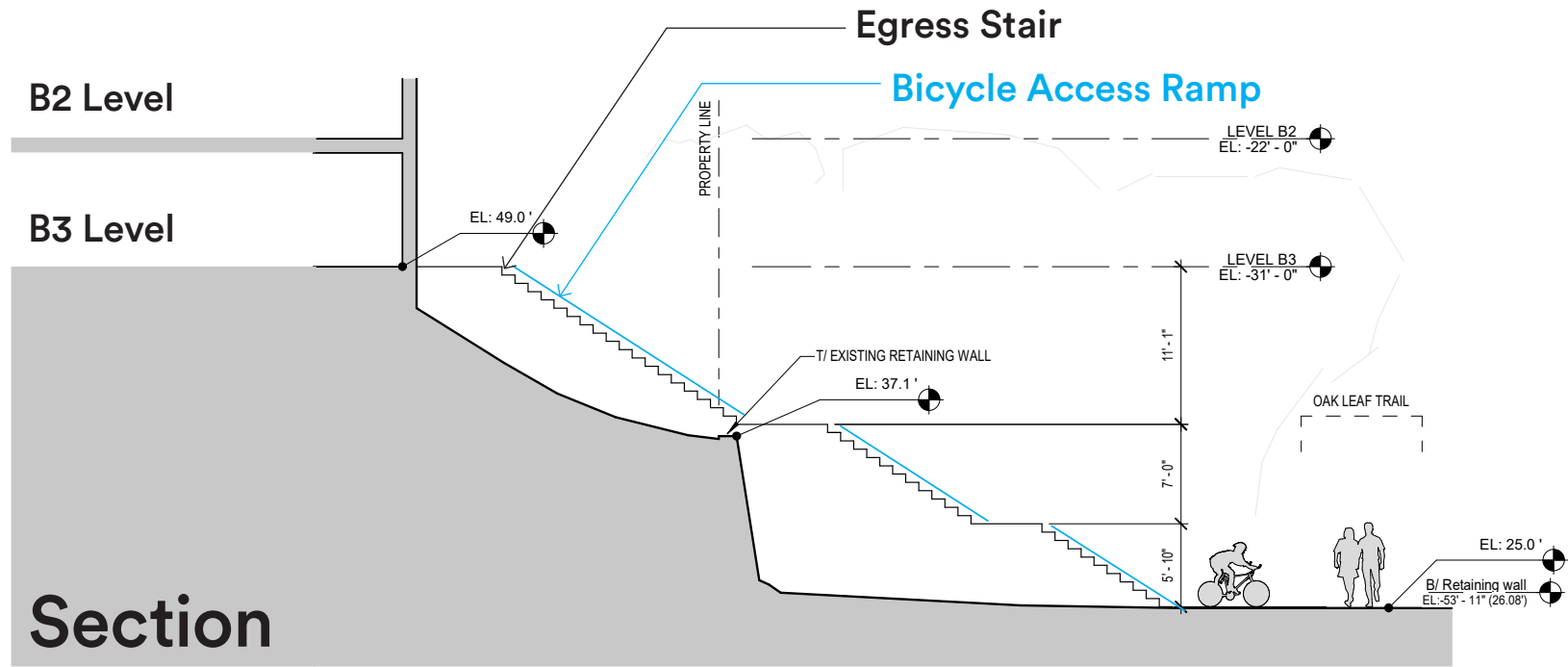
DRAWING FROM:  
1550 N. PROSPECT AVENUE /  
DETAILED PLANNED DEVELOPMENT SUBMISSION /  
NORTH & EAST EXTERIOR ELEVATIONS /  
DPD-20 / DRAWING DATE 07-24-2017

# Optional Oak Leaf Trail Connection (Base Scheme)

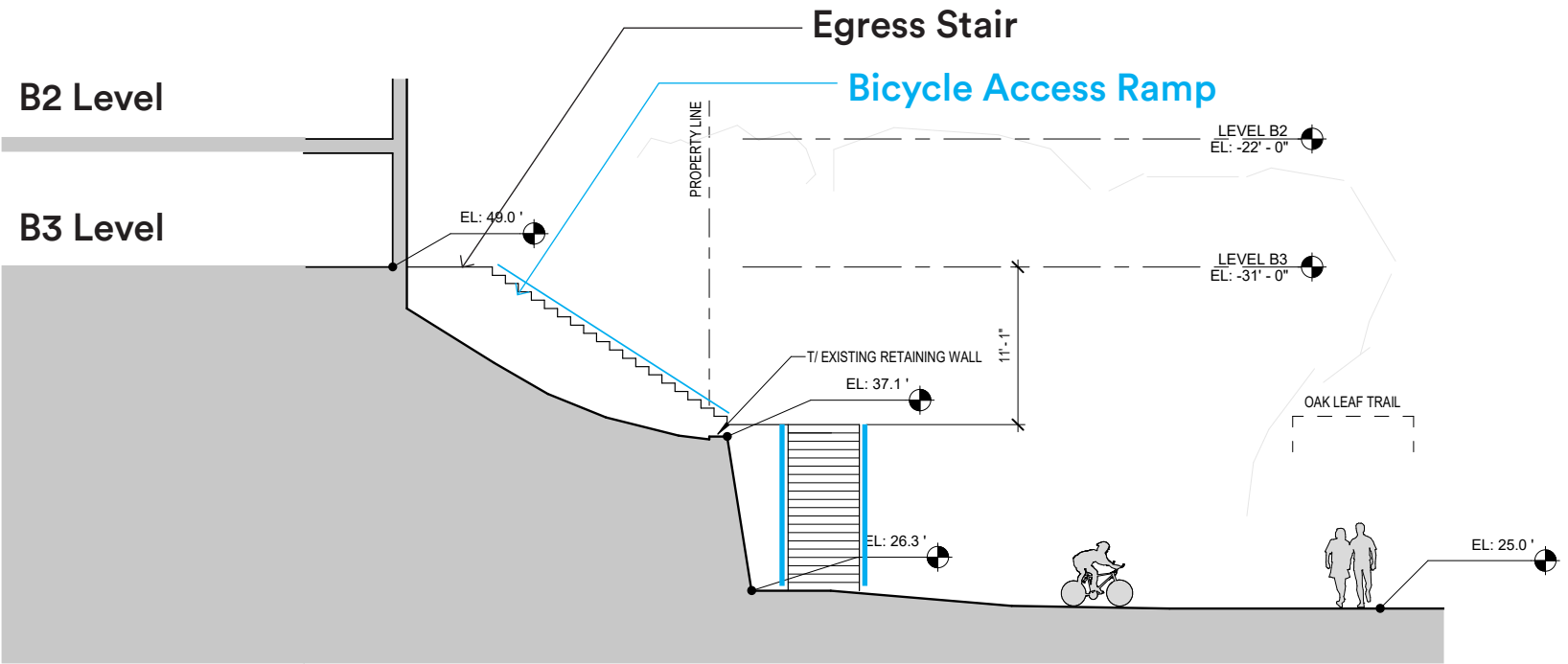
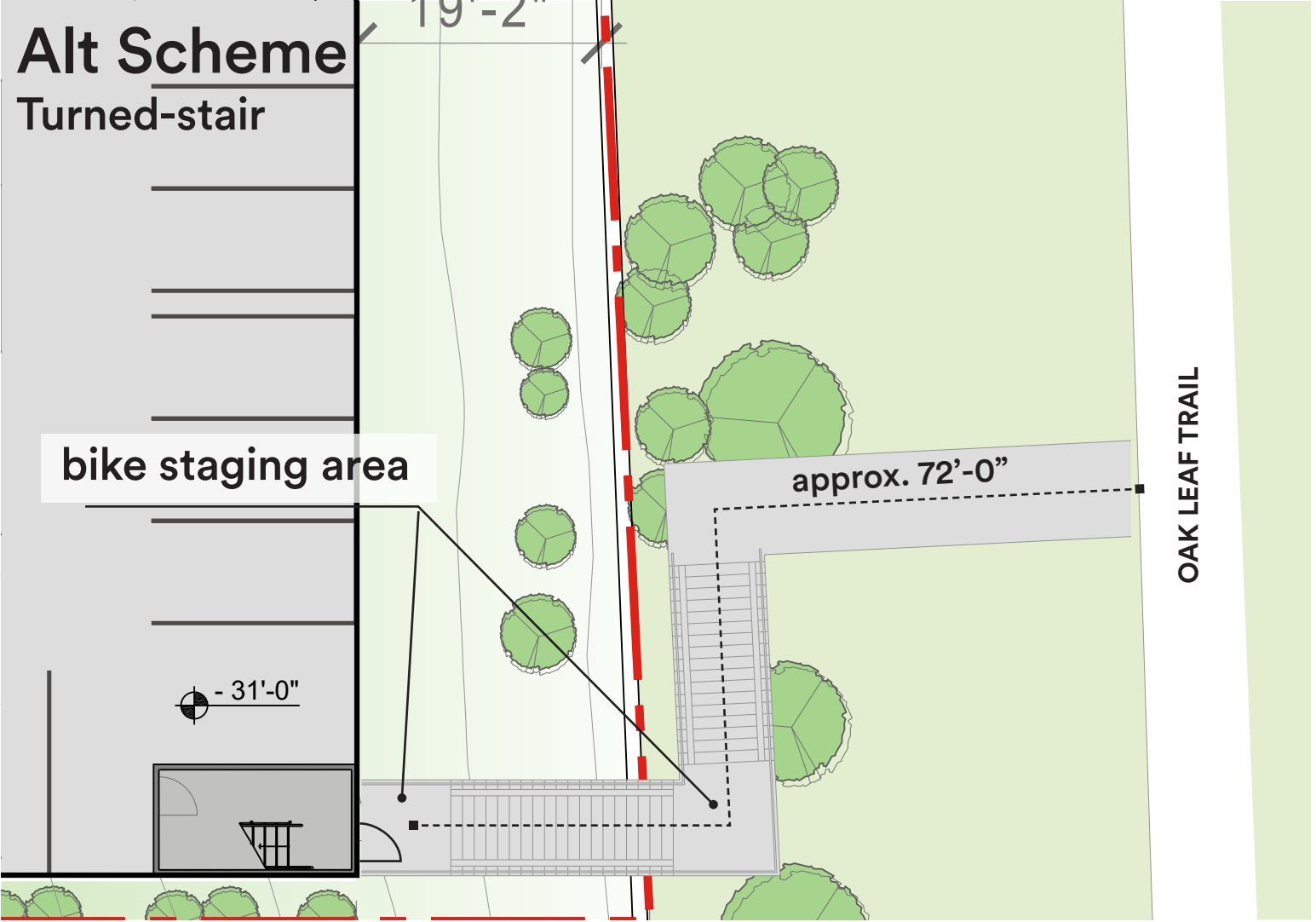


**Bicycle Access Ramp Example**

<https://www.sarisinfrastructure.com/post/blog-announcing-the-bicycle-access-ramp-a-stairway-for-your-bike>



# Optional Oak Leaf Trail Connection (Alt Scheme)



# Development Program

## NEW BUILDING

- 24 Stories with Penthouse
- 192 Units
- 3 Stories of Parking above grade
- 3 or 4 Stories of Parking below grade
- 200-212 parking for 3 below-grade level option
- 212-230 parking for 4 below-grade level option
- Amenity Spaces  
(Club lounge, Gym, Co-working space, Theatre, Rooftop pool)

## RELOCATED THE GOLL HOUSE

- Preservation of historic building
- Guest suites (up to 8 units)
- Leasing Office (Management & leasing)
- Package receiving facilities



# Sustainability / LEED items / Bird Friendly Design

- **Bike parking and bike amenities**

- Proximity to Oak Leaf Trail is great for bike commuters and recreational cyclists. Expect high tenant demand for secure bike storage.
- LEED standard: 1 space per 3 units

- **EV Parking**

- LEED standard: 10% EV ready or 5% EV chargers

- **Trees/Green open space at ground level**

- Provide shade at project walkways & public ROW – very important for urban heat island effect as climate warms

- **Lower-Carbon Materials**

- Concrete, aluminum, and steel have a big carbon footprint. SCB specifications request documentation of carbon impact and lower-carbon measures like recycled content and innovative concrete products. These are available in Milwaukee and potential cost savings.
- Contributes to multiple LEED credits

- **Migratory bird safety:** (Reduce night light)

- Project will consider providing blackout shades at residential units to reduce light spill.

- **Local bird safety:** (Reduce glass collision hazards)

- Amenity deck glass handrail will be partially behind an opaque wall.
- We will work with the landscape designer to reduce reflections of landscaping plants in the amenity floor windows (plant locations, screening, etc – specific strategies TBD.)
- North side balconies have been removed and the South balconies have been recessed. This reduces fly-through conditions at the rails on those balconies.



# Site Improvement / Project Benefit

- Enhancement of park-like setting
- Native Wisconsin plantings
- Structural foundation systems without piles
- Monitoring of properties through construction
- Bluff protection plan
- Increase Tax Base
- Preserve the Goll House
- Develop an under-utilized site
- Implement smart growth
- Support local business
- Create jobs
- No public assistance required
- Advance RPP and DBE/MBE goals
- Promote sustainability

# Minor Modification to PD

Approved detailed plans may be modified, subject to approval by Common Council resolution, provided that such minor modification will not cause:

**Checklist Yes/No**

1. A change in the general character of the planned development.
2. Substantial relocation of principal and accessory structures.
3. Substantial relocation or reduction of parking, loading and recreation areas.
4. Substantial relocation of traffic facilities.
5. An increase in land coverage by buildings and parking areas.
6. An increase in the gross floor area of the buildings.
7. A reduction in the amount of approved open spaces, landscaping or screening.

No  
No  
No  
No  
No  
No  
No

#1 Proposed design maintains  
the general character of the approved PD design  
Approved PD design



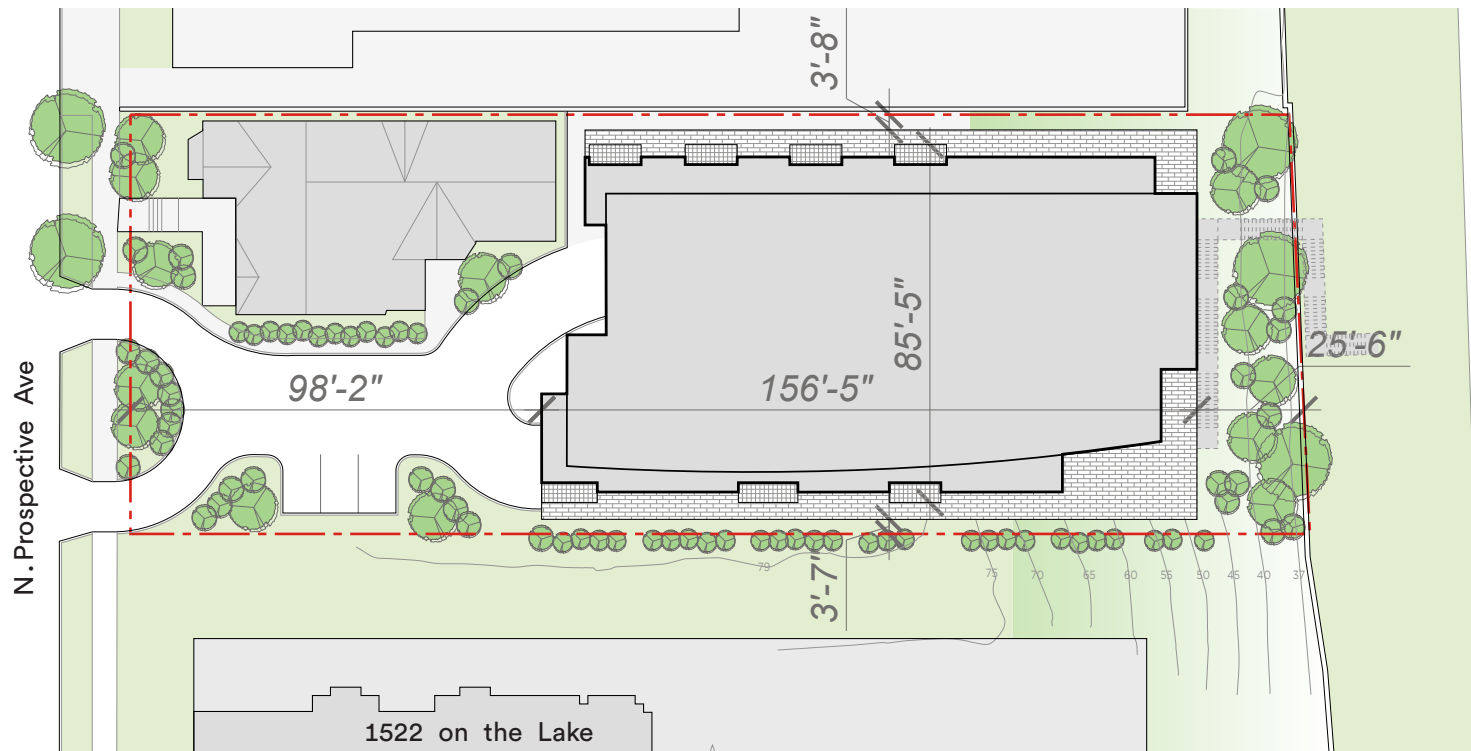
Proposed design



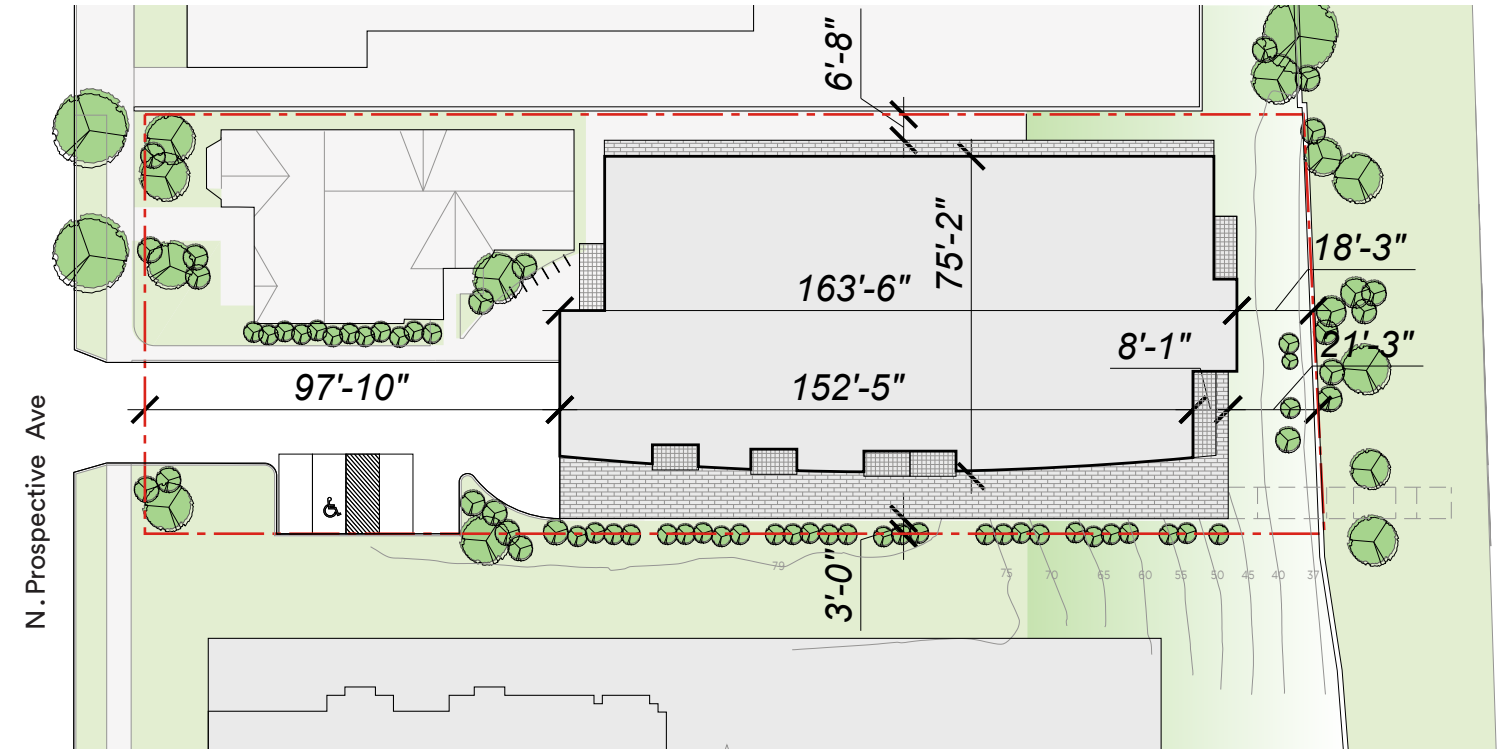
# #3 Proposed design maintains

the location and size of parking, loading and recreation areas relative to the approved PD design

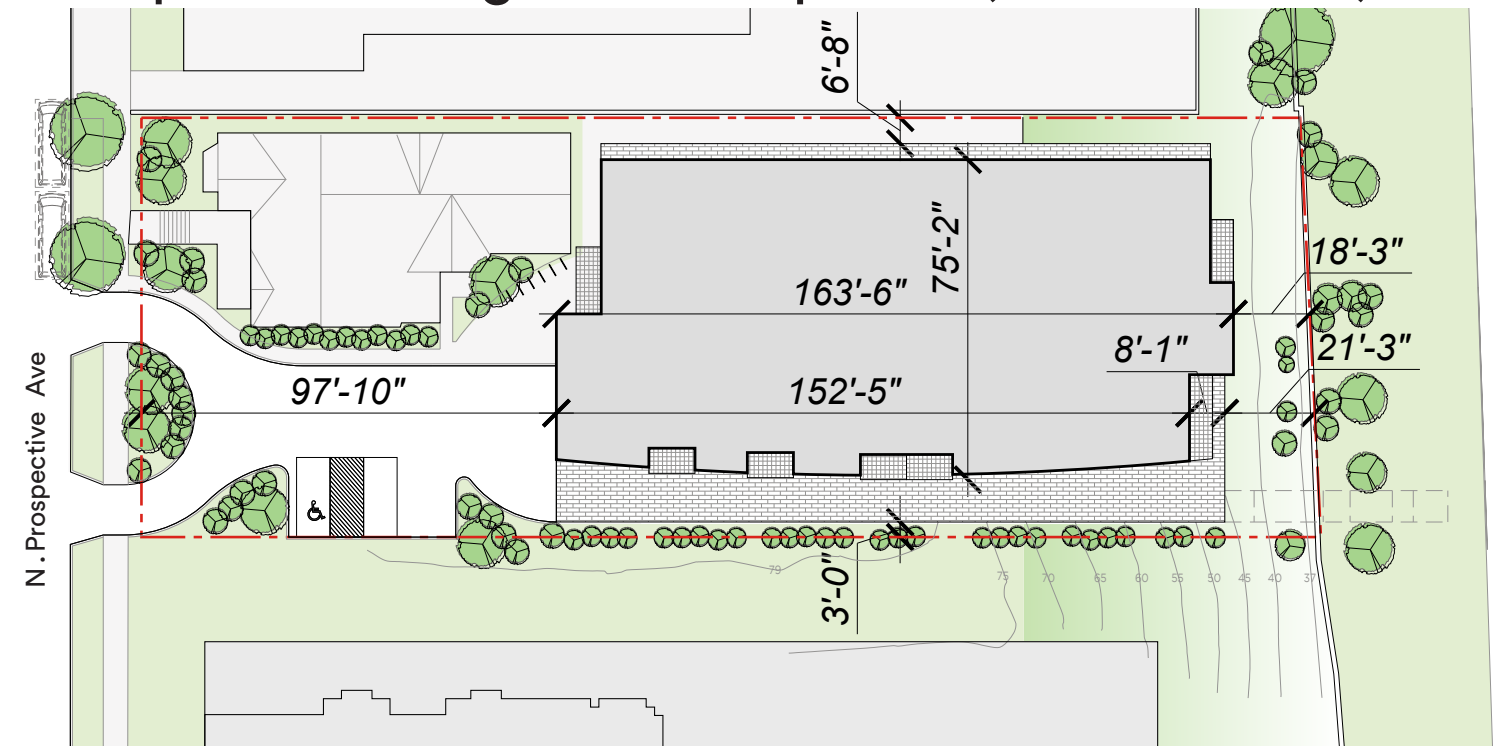
## Approved PD design



## Proposed design - base option (1 curb cut)



## Proposed design - alt option (2 curbs cut)



RE-DRAFTED AND APPROXIMATELY MEASURED  
 BASED ON:  
 1550 N. PROSPECT AVENUE /  
 DETAILED PLANNED DEVELOPMENT SUBMISSION /  
 ARCHITECTURAL SITE PLAN - ALTERNATE /  
 DPD-88 / DRAWING DATE 07-24-2017

\* REFER TO PD DRAWINGS FOR ACCURATE DIMENSIONS

# #3 Proposed design maintains

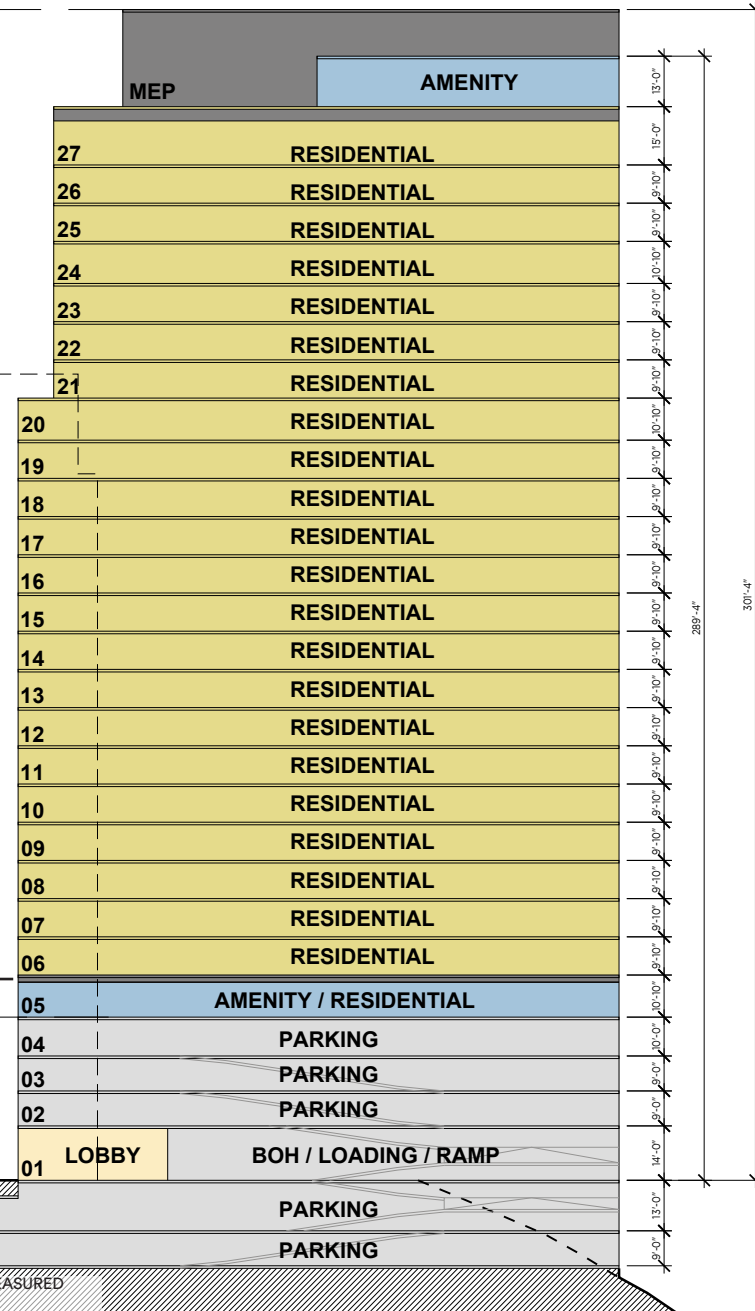
the location and size of parking, loading and recreation areas relative to the approved PD design

## Approved PD design

28 stories  
192 units  
212 parking  
48 bike parking

RESIDENTIAL GSF: 270,000 sf  
PARKING GSF: 100,000 sf

301'-4"  
T/ROOF

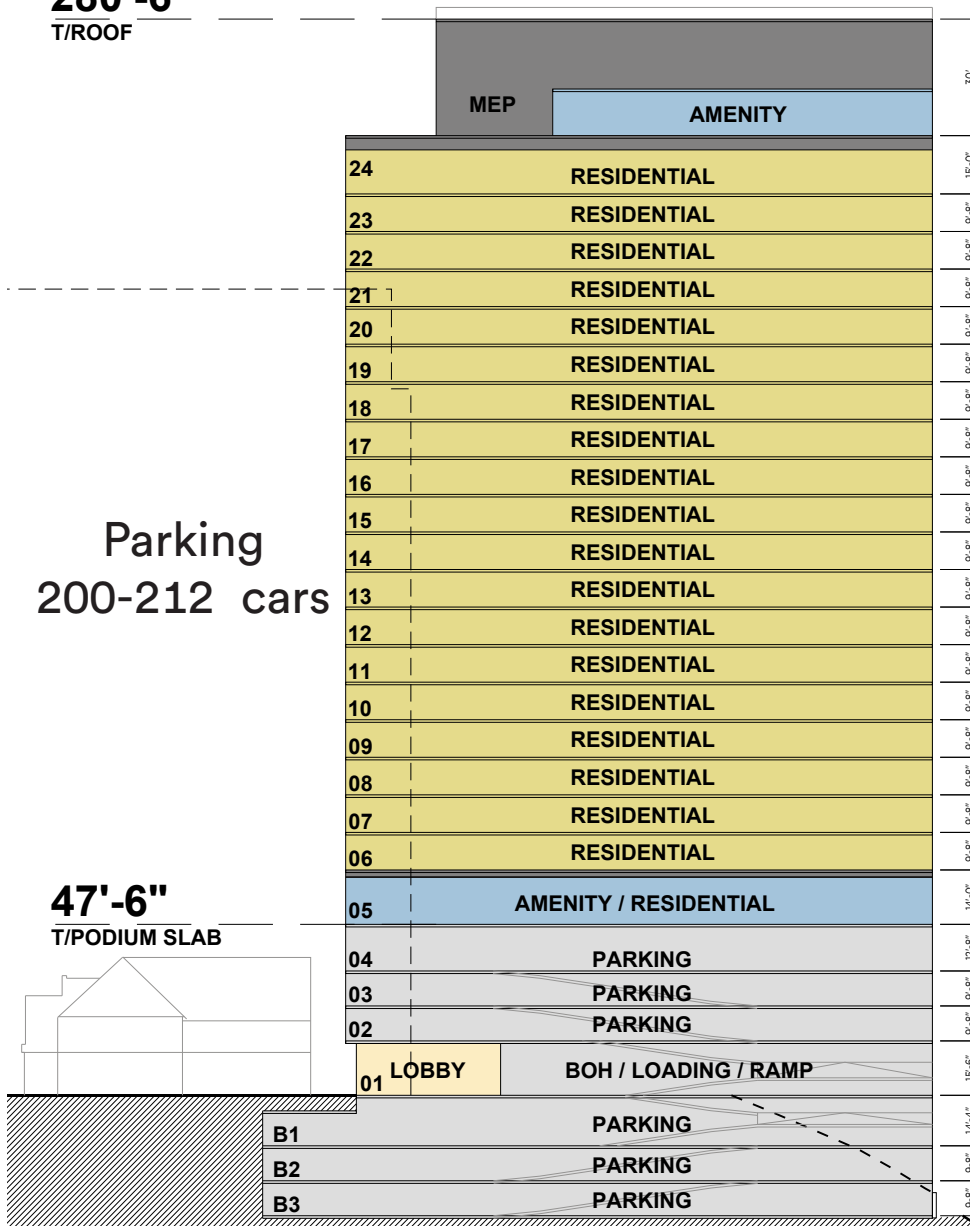


## BASE OPTION (3 BELOW GRADE LEVELS)

24 stories  
192 units  
200-212 parking  
74 bike parking

RESIDENTIAL GSF: 256,000 sf  
PARKING GSF: 93,000 sf

280'-6"\*  
T/ROOF

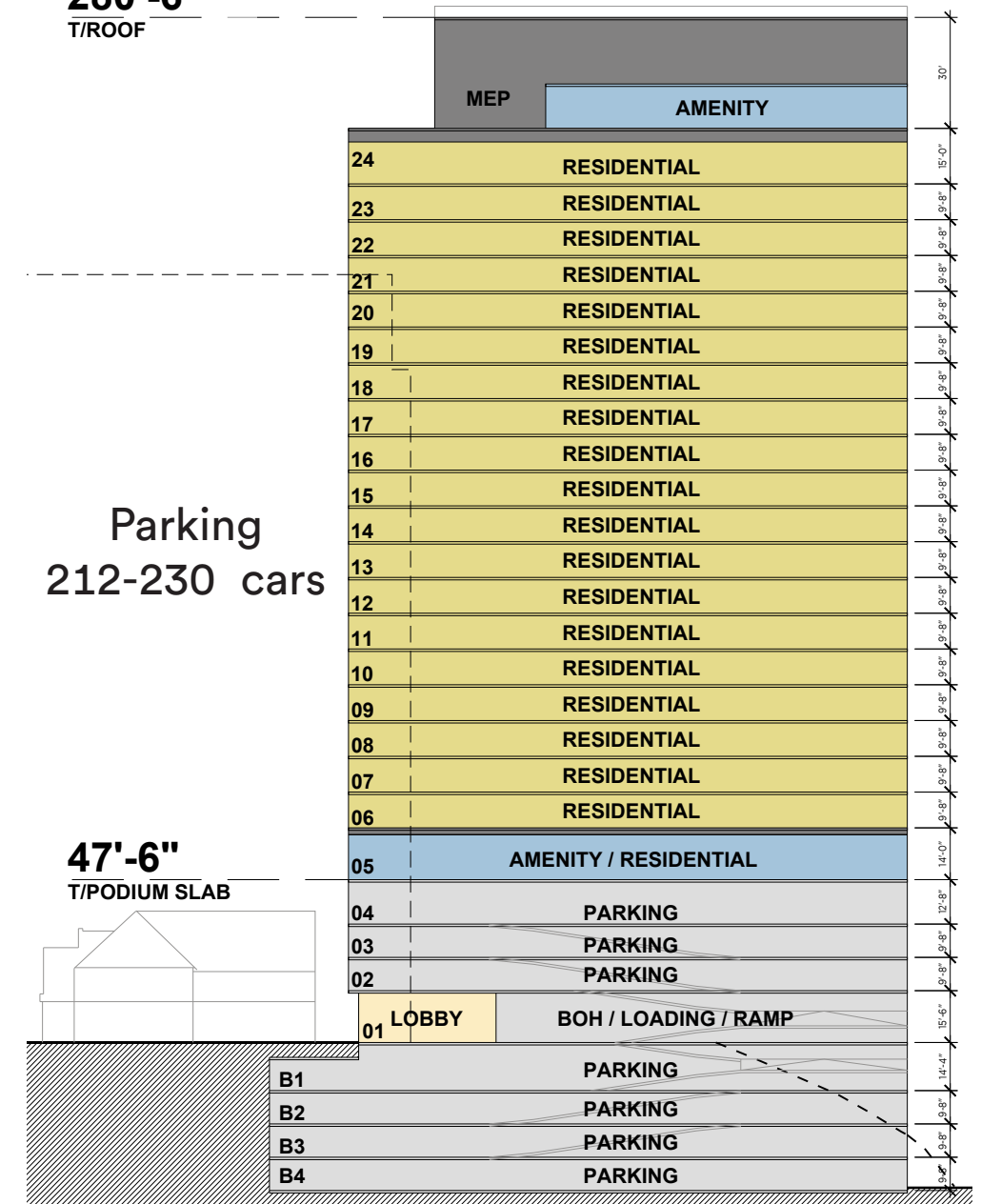


## ALT OPTION (4 BELOW GRADE LEVELS)

24 stories  
192 units  
212-230 parking  
74 bike parking

RESIDENTIAL GSF: 256,000 sf  
PARKING GSF: 100,000 sf

280'-6"\*  
T/ROOF



RE-DRAFTED AND APPROXIMATELY MEASURED  
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1550 N. PROSPECT AVENUE /  
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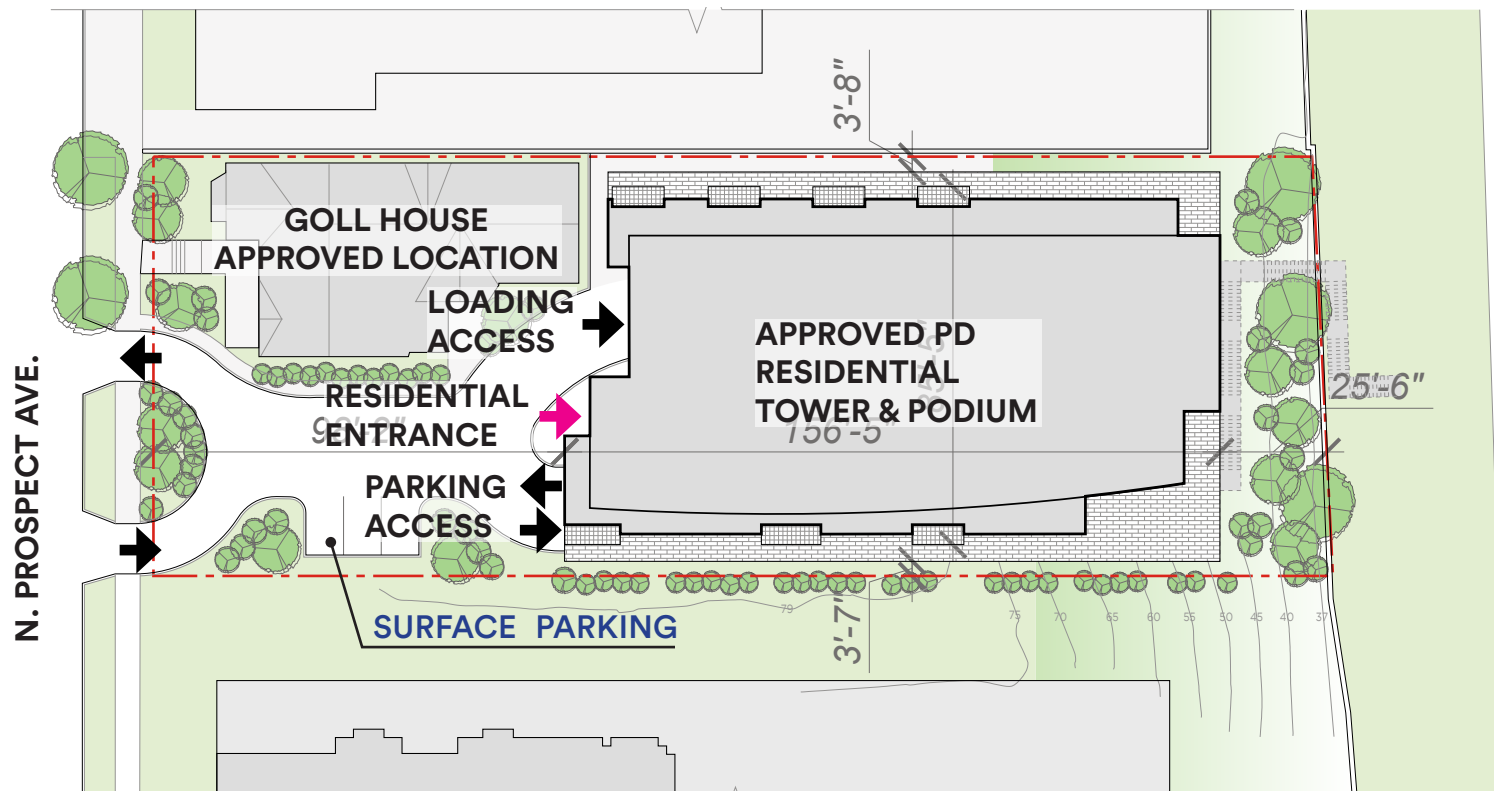
\*Parapet Height may be added to building height (Max.5 ft)

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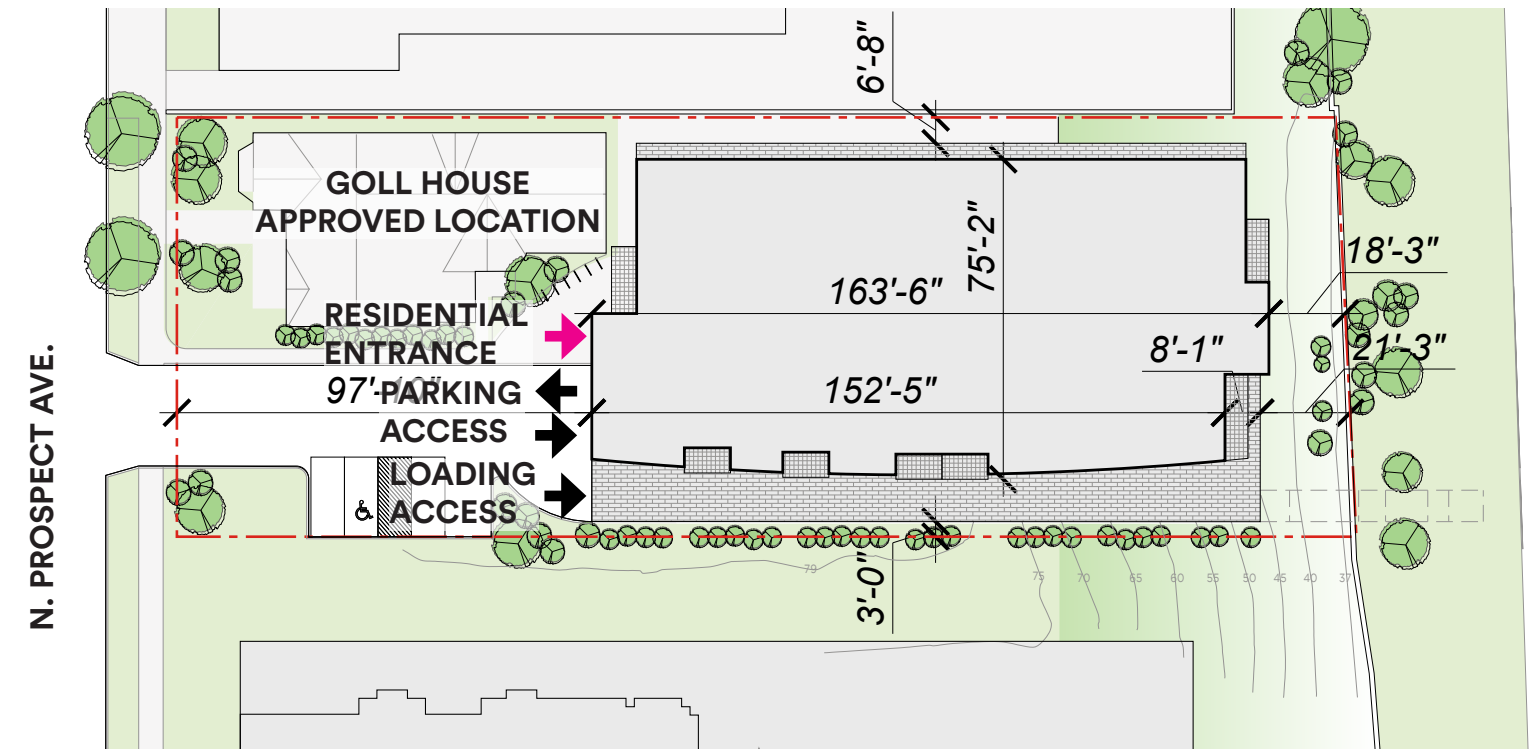
# #4 Proposed design maintains

the location of traffic facilities relative to the approved PD design

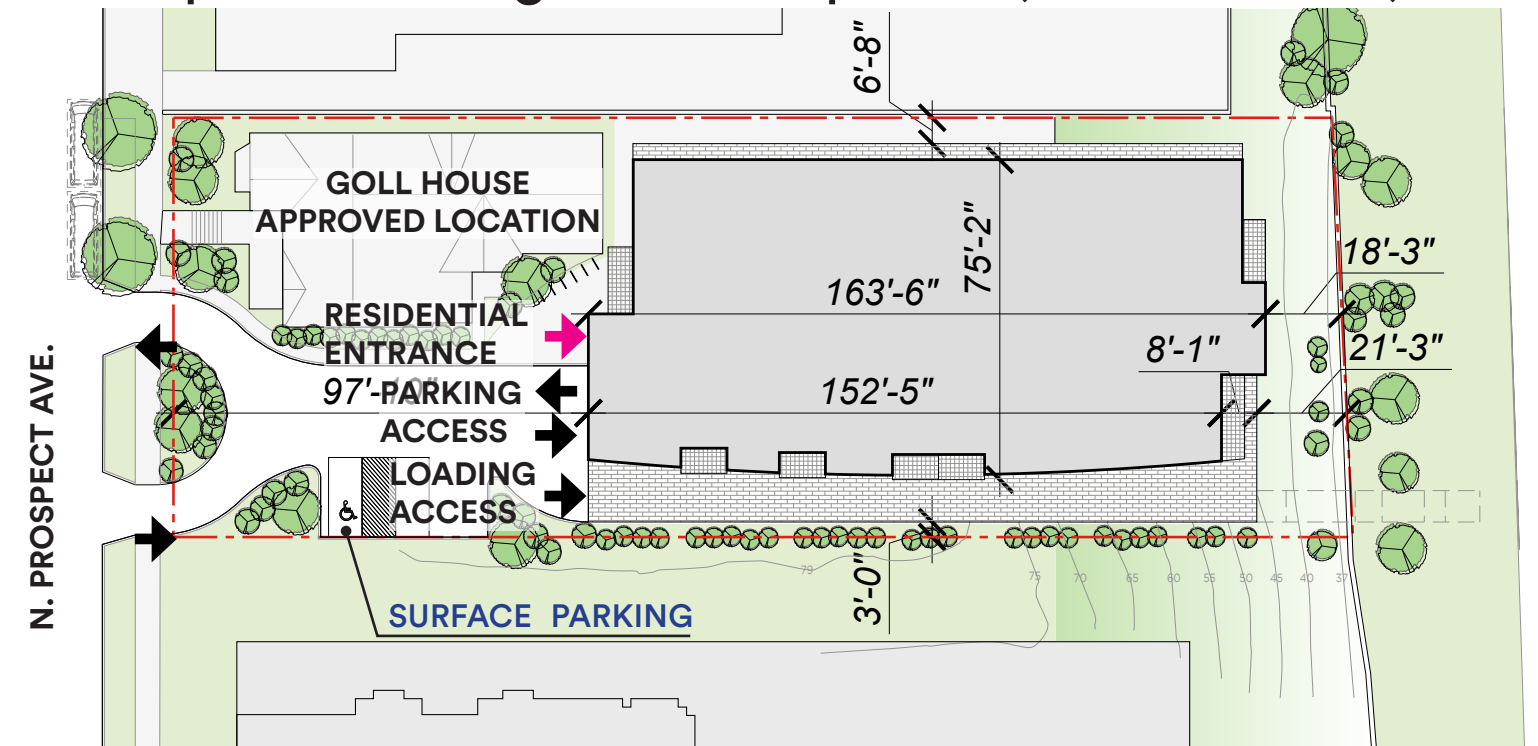
## Approved PD design



## Proposed design - base option (1 curb cut)

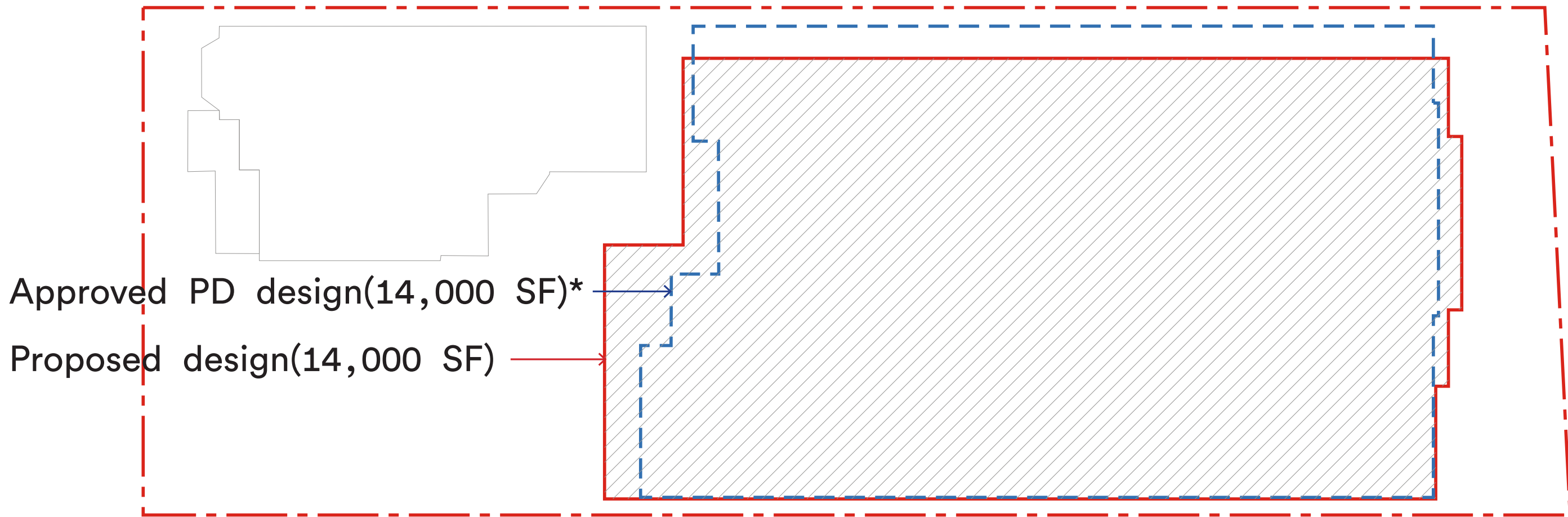


## Proposed design - alt option (2 curbs cut)



RE-DRAFTED BASED ON:  
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 DETAILED PLANNED DEVELOPMENT SUBMISSION /  
 ARCHITECTURAL SITE PLAN - ALTERNATE /  
 DPD-88 / DRAWING DATE 07-24-2017

# #5 Proposed design maintains the land coverage by buildings and parking areas from the approved PD design



REFER TO STATISTICS FROM:  
1550 N. PROSPECT AVENUE /  
DETAILED PLANNED DEVELOPMENT SUBMISSION /  
OWNER'S STATEMENT & STATISTICAL SHEET /  
EXHIBIT A / DRAWING DATE 07-24-2017

\* BLUE DASH LINE RE-DRAFTED AND APPROXIMATELY MEASURED BASED ON:  
1550 N. PROSPECT AVENUE /  
DETAILED PLANNED DEVELOPMENT SUBMISSION /  
ARCHITECTURAL SITE PLAN - ALTERNATE /  
DPD-8B / DRAWING DATE 07-24-2017

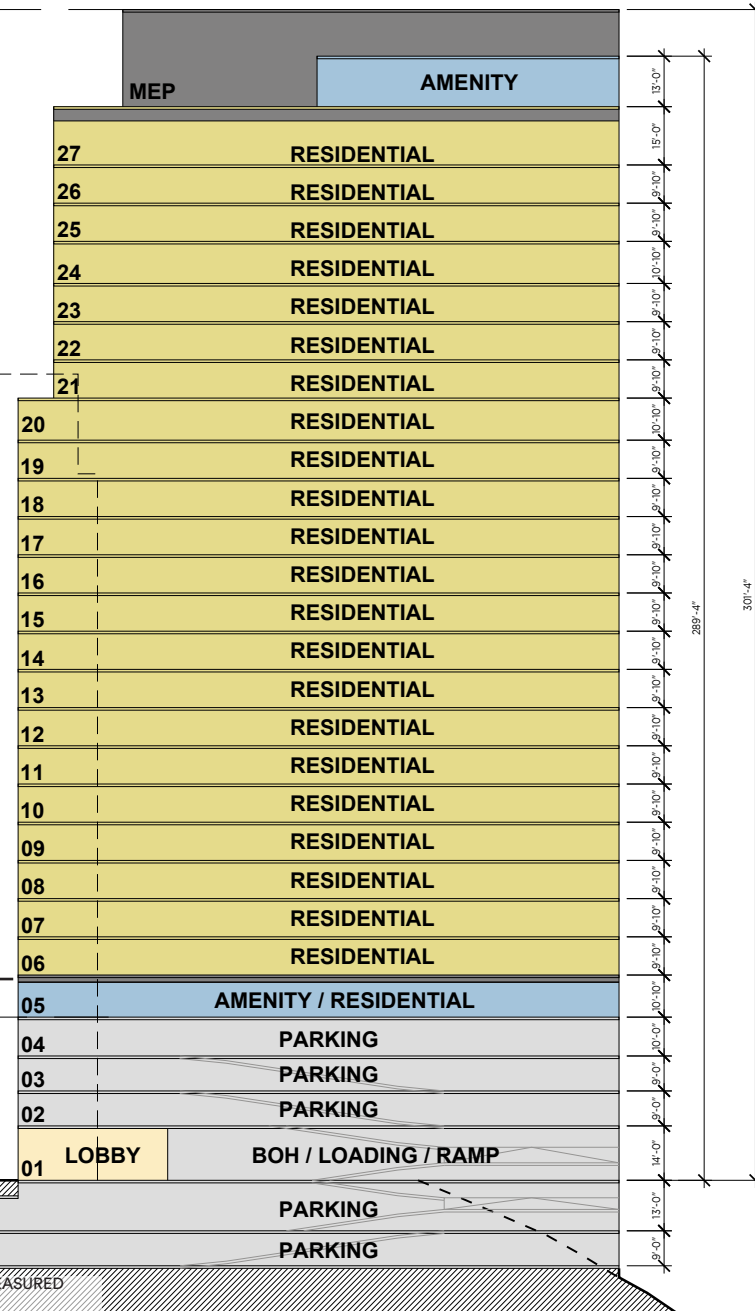
# #6 Proposed design reduces

the gross floor area of the buildings from the approved PD design

## Approved PD design

RESIDENTIAL GSF: 270,000 sf  
PARKING GSF: 100,000 sf

301'-4"  
T/ROOF



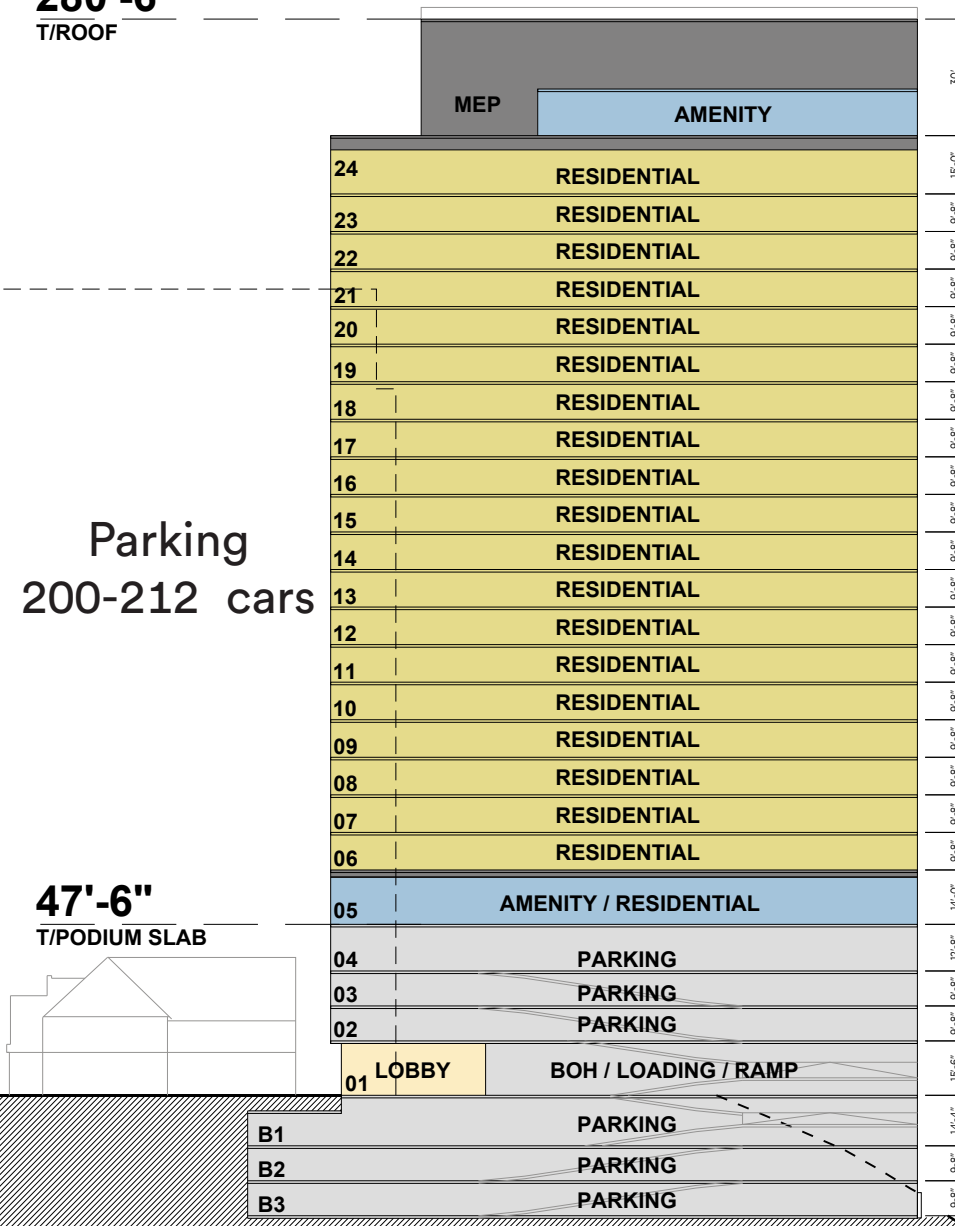
42'-0"  
T/PODIUM SLAB

RE-DRAFTED AND APPROXIMATELY MEASURED  
BASED ON:  
1550 N. PROSPECT AVENUE /  
DETAILED PLANNED DEVELOPMENT SUBMISSION /  
WEST & SOUTH EXTERIOR ELEVATIONS /  
DPD-19 / DRAWING DATE 07-24-2017

## BASE OPTION (3 BELOW GRADE LEVELS)

RESIDENTIAL GSF: 256,000 sf  
PARKING GSF: 93,000 sf

280'-6"\*  
T/ROOF



Parking  
200-212 cars

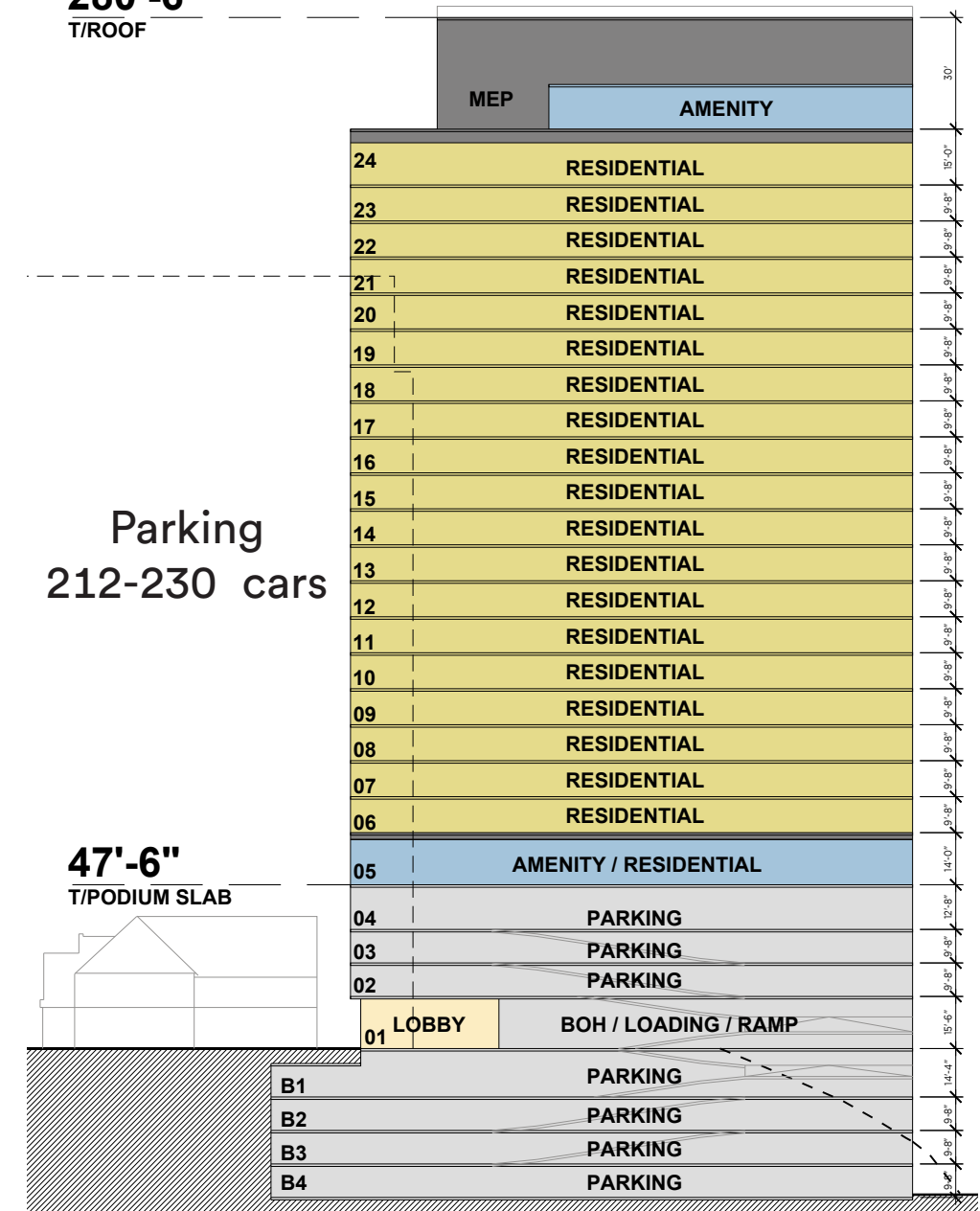
47'-6"  
T/PODIUM SLAB

\*Parapet Height may be added to building height (Max.5 ft)

## ALT OPTION (4 BELOW GRADE LEVELS)

RESIDENTIAL GSF: 256,000 sf  
PARKING GSF: 100,000 sf

280'-6"\*  
T/ROOF



Parking  
212-230 cars

47'-6"  
T/PODIUM SLAB

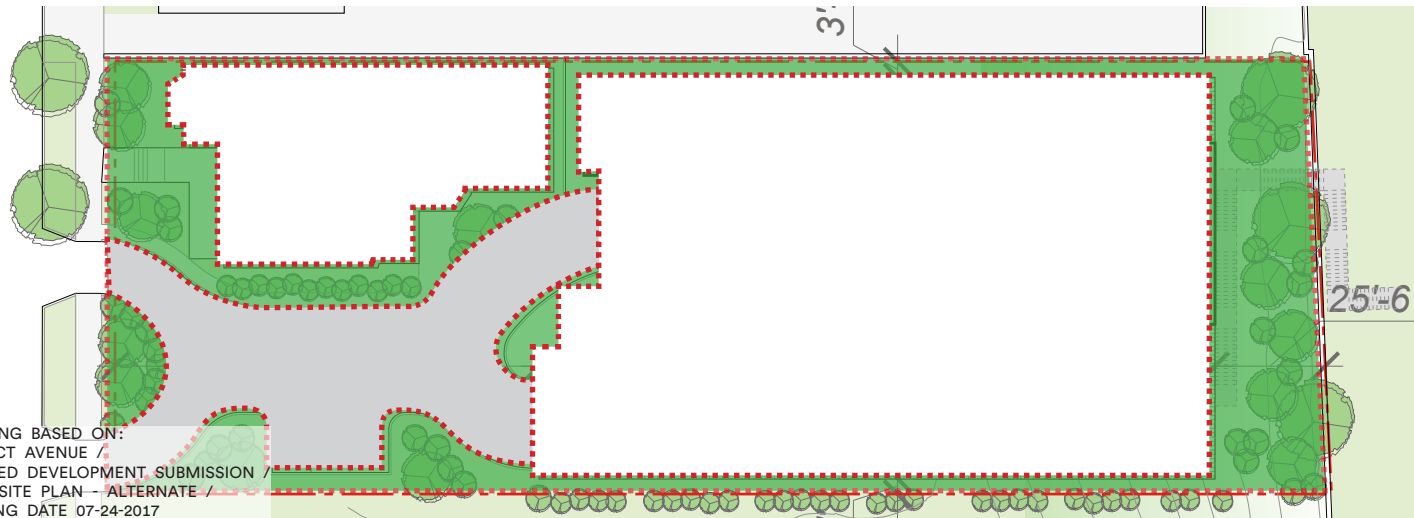
\*Parapet Height may be added to building height (Max.5 ft)



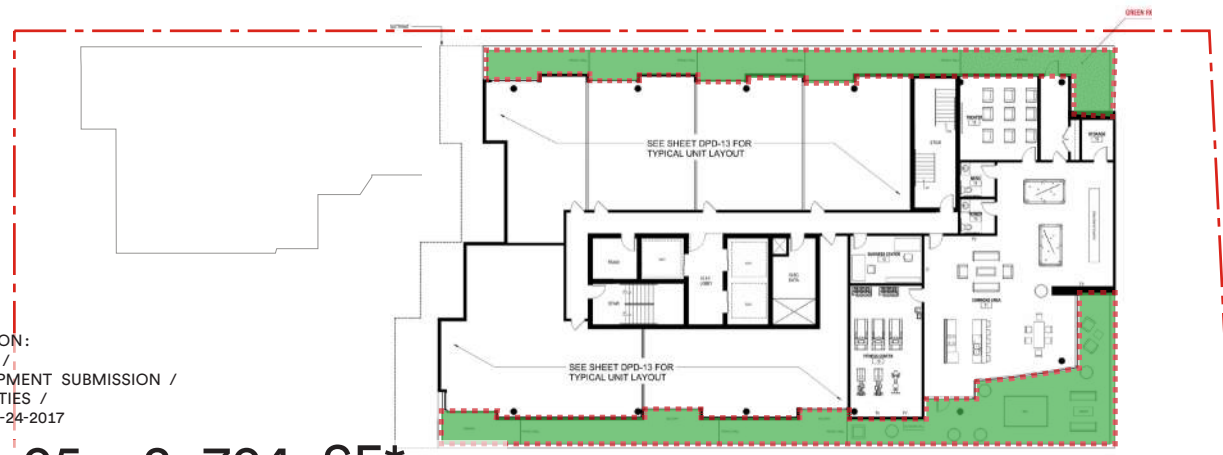
# #7 Proposed design maintains

the amount of open spaces, landscaping and screening from the approved PD design

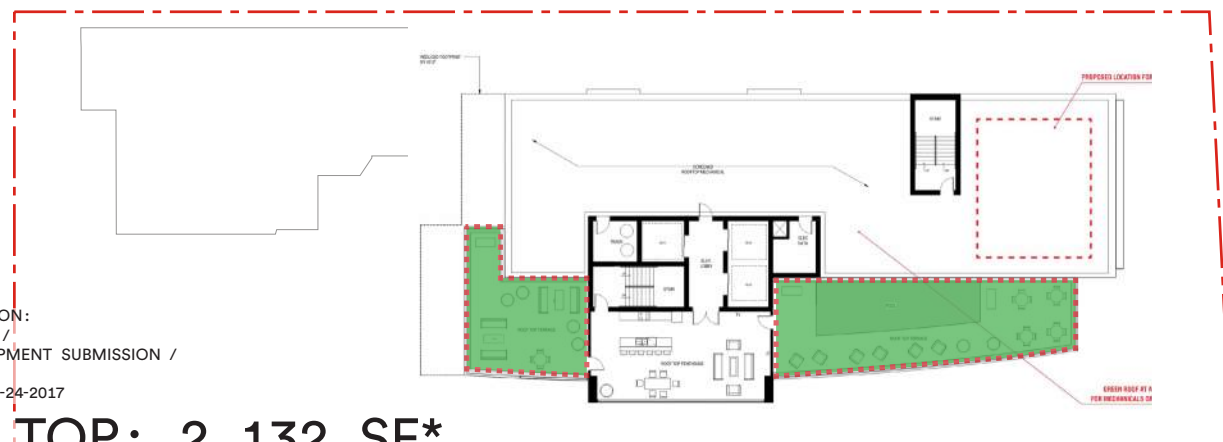
## Approved PD design



GROUND: 7,197 SF\*



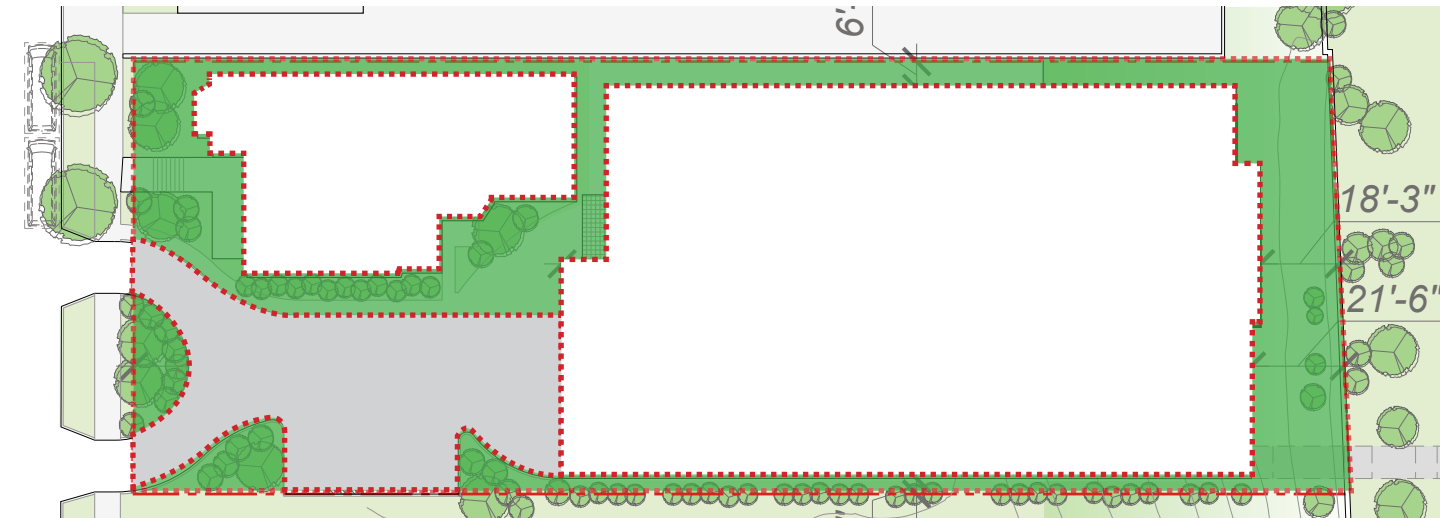
LEVEL 05: 2,704 SF\*



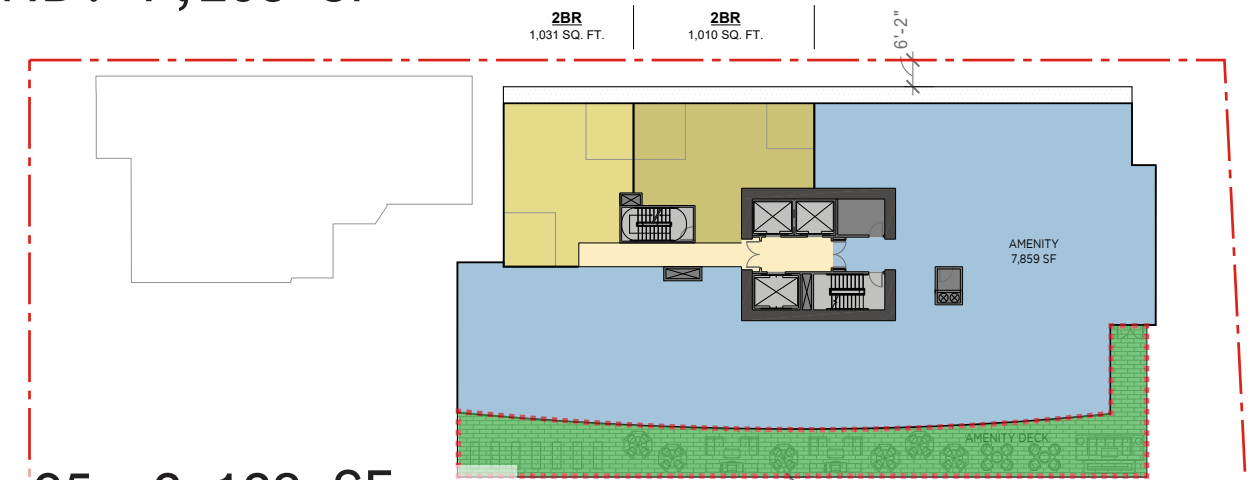
ROOF TOP: 2,132 SF\*

TOTAL: 12,033 SF

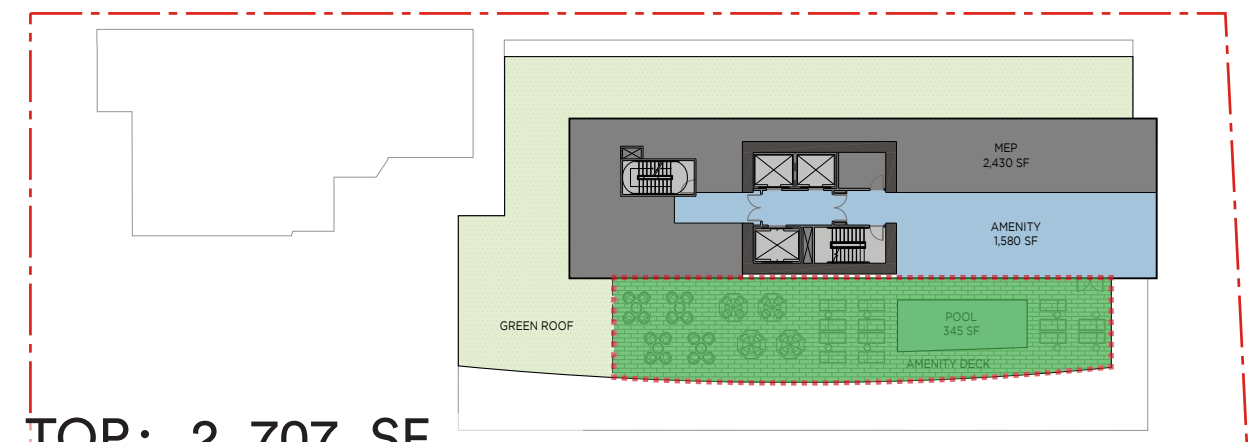
## Proposed design



GROUND: 7,205 SF



LEVEL 05: 2,128 SF



ROOF TOP: 2,707 SF

TOTAL: 12,040 SF