

File #161714
2900 and 2914 North Oakland Avenue
Detailed Planned Development Project Description
Owner's Statement of Intent

Purpose: Klein Development requests that the zoning for the subject properties 2900 and 2914 North Oakland Avenue per file #161714 be amended to a Detailed Planned Development (DPD) in accordance with this submittal. Klein Development intends to build a five-story mixed-use residential apartment building consisting of 55 apartment units above approximately 4,967 square feet of ground floor commercial space and 59 interior parking spaces. The project will be located at 2900 and 2914 N Oakland Avenue, at the intersection of Oakland and Locust Streets in Milwaukee, and will consist of two-bedroom and one-bedroom apartments, and studios.

Project Overview

- A. **The Developer:** Founded in 1981 by Dennis Klein, Klein Development (KD) has been a real estate development company, owner and operator with deep ties to the city of Milwaukee. In 2014, Michael Klein moved back to Milwaukee and re-invigorated KD and is beginning to become one of the most active developers in Milwaukee once again.

Striegel- Agacki Studio is designing the project. The office's work is highly respected, and has been featured for their Milwaukee projects, in national publications such as *Metropolitan Home* and *Elle Décor*. SAS's recently completed multi-family housing projects include the East Terrace apartments (1530 North Jackson) Avante Apartments (1601 North Jackson), the LEED Platinum Sage on Jackson Apartments (1509 North Jackson), the LEED Platinum Sage on Prospect (1825 N. Prospect) and forthcoming VUE Apartments in Bay View (2202 South KK). They were selected for their experience in urban-fill, multi-family projects, their design aesthetic and their collaborative team approach.

- B. **The Property:** This project is comprised of a new 5 story mixed use building with 55 market rate apartments and approximately 4,967 square feet of ground floor retail and accessory interior parking. The existing conditions and uses on the site may continue to operate until such time that development in accordance with this DPD occurs.

Mixed-use Building:

The site of the proposed multi-family apartment building is comprised of two parcels, 2900 N Oakland, a current Cousin's Subs and parking lot, and

2914 N Oakland, a vacant strip of land in between the Cousin's and Walgreens. The sites are located at the corner of Oakland and Locust. They front the streets on the South and West, border an alley to the East and share the north property line with a parking lot utilized for the Walgreens. The sites are currently zoned LB-2 and consist of 14,588 SF in total.

C. Sustainable Design Practices:

This mixed-use, multi-family building will be a model for sustainability when it comes to healthy apartment living. Although we are not pursuing LEED certification on this development, the sustainable design strategies we will employ compose a variety of points that can be earned according to the LEED for Homes scorecard. This site is located within .5 mile walking distance of dozens of community businesses and services including retail shops, restaurants, health and wellness centers, schools, places of worship, theater, medical/dental offices, etc. Additionally, multiple bus stops are located within walking distance of this location.

Indoor environmental quality: the long-term health of the building and our tenants is of extreme importance. Material off-gassing can have cumulative and detrimental effects on the human body – especially those hyper sensitive to non-inert chemical components. Most interior materials – including cabinetry, countertops, vinyl flooring, paints, insulation and sealants - will emit low or no VOCs (volatile organic compounds). It's our mission to make this development as healthy and chemically inert as possible for long term benefit of the residents and the environment.

D. Uses: The proposal is for residential and commercial uses, consistent with the current uses.

1. Multi-Family Residential and uses accessory and ancillary to this use: The project will target a mixed demographic but largely young professionals, UWM graduate students, teachers and employees that want to live in a smaller boutique high quality building within walking distance to UWMs campus that also provides easy access to walk or bike to shopping, dining, entertainment, and lake/riverfronts within blocks of this location.

2. Commercial: Approximately 4,967 square feet of prime commercial space, fronting Oakland Avenue and Locust Street, will be available on the first floor. It is anticipated that either two or three individual tenant spaces will be provided. Permitted uses will be consistent with the permitted uses in the LB2 zoning district (see table 295-603-1).

E. Design Standards

- 1. Density:** 55 Apartment units; 265 SF of site area per unit. Multiple commercial tenant spaces totaling 4,967 SF will be located on the first floor of the building at the intersection of Oakland and Locust.
- 2. Setbacks:** As noted on the Exhibits, the building is set back between 3" and 4" for the upper floors and 1'-6" on the ground floor on the South (Locust Street) side, between 1/4" and 8" setback for the upper floors on the West (Oakland Avenue) side and 1'-6" at the ground floor, 4' on North side (abutting Walgreen's parking lot) and between 7" and 1'-4" on the East (alley side).
- 3. Open Spaces:** Several fifth floor apartment units have outdoor terraces. In addition, southeast facing, fifth-floor community and exercise rooms as well as communal roof terrace, will be available to all apartment tenants.
- 4. Parking/Circulation/Loading:** The building's lobby entrance for residents will be accessed from the middle of the building on the first floor of the Locust Street elevation. There are 50 covered parking spaces dedicated for building residents in two basement levels accessed from the alley bordering the Eastern property line. In addition, 9 spaces are located on the building's entry level accessed from Locust Street, at the southeast corner of the building. These 9 spaces will be available for retail parking during business hours, and available for apartment tenant use at night. A parking stall will be set aside in the first floor parking garage during move-in and move-out periods for apartment tenant use. Commercial loading and unloading will take place off the alley, as it does currently. Each garage door will be set in a minimum of 4 feet from the building.

Parking Analysis

Zoning code requirements for multi-family: 37 – number of off-street parking spaces required based on 2:3 ratio for 55 units – 25% reduction based on location w/in 1,000 feet of regularly scheduled bus stop (-9) = 28 as number of off-street parking spaces required to be supplied.

Parking Proposal: 50 off-street parking spaces provided for the proposed 55 residential units in the basement levels of the building. 9 parking spaces will be provided for the commercial tenant during regular business hours. The 59 off-street parking spaces provided on the site exceed the 28 required by code once the exception is calculated into the overall number required. This equates to a residential parking ratio of .90 parking spaces per dwelling unit, which is in excess of the code minimum ratio of 2 spaces per 3 dwelling units per Table 295-403-2-a of the zoning code. The 9 parking spaces will be provided for the commercial tenant equates to a ratio of 6.5 parking spaces per 1,000 square feet, which

exceeds the code maximum of 3.5 spaces per 1,000 square feet per Table 295-403-2-a.

Bicycle Parking: The number, type and placement of bicycle parking spaces for both the residential and commercial components of this development will follow the provisions of the zoning code (295-404). Residential Bicycle Parking – a minimum of one space for every 4 residential units (14 spaces) will be equally distributed within the building at two locations immediately adjacent to the elevators of the basement parking levels for residents. A minimum of one space for every 30 units (2 spaces) will be provided outside the building in the Locust Street public right of way for guests of the residents (see Exhibits).

Commercial Bicycle Parking – the number of short term bicycle parking spaces required for the 4,967 square feet of commercial space will depend on the use that occupies the site, but shall meet the minimum requirements set forth in 295-404 of the zoning code.

- 5. Garbage/Recycling:** Recycling and garbage for the commercial tenants is located outside the entry level parking garage, at the northeast corner of the proposed building and will be accessed from the alley behind appropriate dumpster screening. Recycling and garbage for the dwelling units is located interior to the first floor parking garage, and will be picked up from Locust Street.
- 6. Storm Water:** This site is exempt from storm water requirements.
- 7. Lighting:** All exterior lighting on the site will conform to regulations application in s. 295-409 of the Milwaukee Zoning Code, and Milwaukee Code of Ordinances with regard to lighting levels.
- 8. Signs/Signage:** We will have construction temp signage/marketing signage at the Oakland – Locust intersection. This temporary construction and temporary marketing signage in accord with s. 295-407-3 of the Milwaukee Zoning Code. The construction fence may be wrapped in graphics.

Upon completion, we intend to have permanent building signage that will be fixed to the middle of the building's Locust Street facade at the apartment lobby entrance (i.e. not free standing) in accord with s. 295-407-2 of the Milwaukee Zoning Code. This signage will be approximately 13' wide x 1'-8" high. This permanent sign will be high quality, and will comprise of individual letters that will be backlit only, if illuminated. In addition, upon completion, we intend to have a permanent building signage for each retail tenant along Oakland and Locust Streets, and on the west corner of the north facade (see Exhibits). This signage band will extend the length of Oakland Avenue, and approximately 55' along Locust

Street (i.e. not free standing). These signage bands will be approximately 1'-8" high. The actual signage graphics on these bands will be in accord with s. 295-407-2-b-2-a of the Milwaukee Zoning Code for wall signs, and will be of signage Type A. Window signs within the commercial space shall not cover more than 25% of the glazed area of any window, and will follow provisions set forth in 295-407-2-b-7.

9. Building Materials: As noted on the exhibits, the building will have a poured concrete base with storefront glazing system, and metal panel and brick body (see Exterior Elevations and Materials Page). Guardrails and balcony rails will be painted bar stock steel frames with steel mesh in-fill (see Exhibit).

10. Landscaping: As noted in the Landscape Plan, planters and trained vines will be provided along Oakland and Locust elevations. All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1).

The existing site or interim condition must be maintained in an orderly fashion consistent with 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 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.

11. Space Between Structures: There are no adjacent, existing structures abutting any property line.

12. Utilities: Gas, water and sewer lines will be installed underground. Electric, telephone as cable will be run overhead. A covered area at the northeast corner of the building abutting the Eastern property line has currently been designated for a new electrical transformer. This is the preferred location for this equipment. We are working with WE Energies to locate the new transformer on the proposed development site as far from the intersection of the alley and Locust Street as possible.

F. Site Statistics (numbers are approximate)

Mixed-Use Building:

1. Gross Land Area: 14,588 SF
2. Maximum Land Covered By Principal Buildings: 13,057 SF, or 89%
3. Maximum Land Devoted to Parking and Drives on first floor: 6,383 SF, or 44%
4. Minimum Amount of Land Devoted to Landscaped Open Space: 1,531 SF, or 11%

5. Maximum Dwelling Density: 55 Residential Units (55) / Lot area (14,588 sf) = 265 sq ft/unit.
6. Proposed Number of Buildings: 1
7. Maximum Number of Dwelling Units Per Building: 55
8. Total Square-Footage Devoted to Non-Residential Uses: 34,871 SF
9. Bedrooms Per Unit: 55 residential units (see Exhibit for unit breakdown).
10. Parking spaces provided for the Proposed Building: 59 total (28 required by code).
11. 50 residential parking spaces for a ratio of .90 parking spaces per dwelling unit, which is in excess of the code minimum ratio of 2 spaces per 3 dwelling units per Table 295-403-2-a.
12. 9 parking spaces will be provided for the commercial tenant space which exceeds the code minimum of 1 space per 1,000 square feet of general retail per Table 295-403-2-a. by 2.5 stalls (4.9 required at minimum, 9 are proposed). Please note that the 9 commercial spaces may also be used by residents of the building during the evening and overnight hours.