

## PLAN DEVELOPMENT PROJECT DESCRIPTION AND OWNERS' STATEMENT OF INTENT

February 16, 2004

**Subject Properties:** 3450 and 3452 North Lake Drive, Milwaukee

**Proposed Project:** 2-unit Condominium Building

**Owner:** Marc and Sandra McSweeney

3474 N Lake Drive  
Milwaukee, WI 53211

**Jorgen R. Hansen, AIA**

### Property description

3450 and 3452 North Lake Drive consist of two contiguous lots presently zoned RS5 (Please refer to attached situation map). The total area of the lots is approximately 87,650 square feet or 2.01 acres. The lots are currently vacant with no permanent improvements. Some large trees and brush are present. The properties stretch from the Lake Drive right-of-way to the water's edge at Lake Michigan.

The properties fall within the North Lake Drive Estates Historic District. Immediately to the North of the lots, at 3474 N. Lake Dr., is a significant example of the French revival style: The Stanley I. Stone mansion built in 1928. Immediately to the south is a one-story ranch style home (Please refer to the attached photos).

The immediate neighborhood is characterized by a mixture of 1) very large, historic homes, 2) smaller, but well built homes representative of their period, and 3) less significant homes built within the last 40 years. Overall, the streetscape on this stretch of North Lake Drive is pleasantly continuous and harmonious.

### Proposed Development

We propose to place a two-unit condominium building on one consolidated lot. This approach was chosen to allow for a larger single building with massing compatible with existing homes along the East side of Lake Drive (as opposed to two smaller single family homes). The intent is to build two residential units, as would be allowed under the current zoning, while giving the project a form and size that can better respond to the surrounding historic homes. Each proposed two-story, 3-bedroom unit contains a gross heated area of approximately 3500 sq.ft. with a three-car attached garage. One of the units will be owner-occupied.

208 East Pier Street  
Port Washington, WI 53074  
Phone 262/268-8248  
Fax 262/268-8249

CRC : APPROVED COND. 3.29.04

**EXHIBIT A**

File No. 031251

ZND/CC

The proposed exterior treatment and materials are compatible with the homes on either side (please refer the attached plans and elevation drawings).

- 1) Massing and placement on the site:
  - a) The 1 ½ story wall and steep roof pitch result in an overall height (30'), which falls between the two neighboring structures (approx. 40' and 24').
  - b) The setback from the street (56'6") is based on the average between the two neighboring main structures. However, the front edge of the proposed garden wall aligns with the existing wall to the North.
  - c) The step back between the two units allows for articulation of the individual units while keeping the overall building mass intact. The step in the building together with the two different entry roofs also prevent repetition in the facade thus disguising the fact that the building contains two almost identical floor plans.
  - d) The building is placed somewhat closer to the northern property line to take advantage of the south light and to allow more privacy from (and for the benefit of) the neighbor to the South (10' North side yard and 27' South side yard).
  - e) A low seat wall along the Lake Drive property line continues a similar wall to the North and visually ties into a masonry pier and wrought iron fence to the South.
- 2) Exterior materials:
  - a) All exterior walls, including the garden walls, are brick (cream city brick or similar unpainted color). This brick is compatible with the brick used at the Stanley I. Stone mansion to the North.
  - b) The roof is a high quality, high definition asphalt shingle in a gray/green color corresponding to the roof colors of the adjacent homes. Windows are aluminum clad finished in a light gray color, which will match the exterior metalwork: gutters, downspouts, and roof flashings.
  - c) Exterior wood trim is painted to blend with the windows.

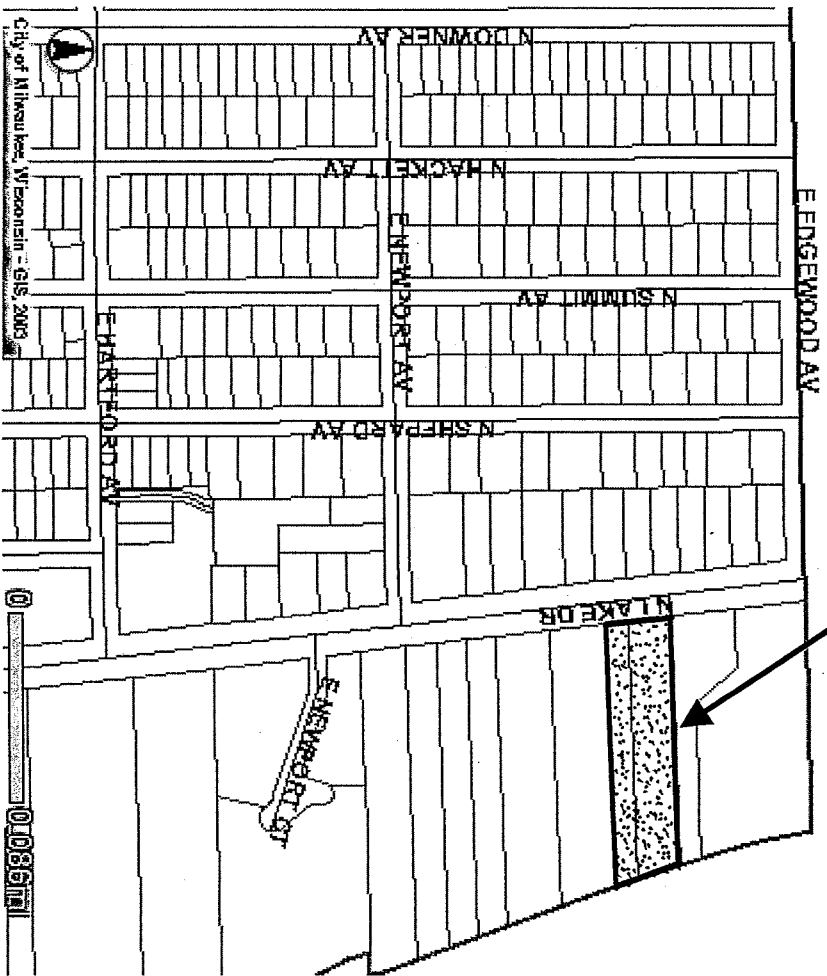
While this project is a departure from the single-family requirement in the RSS district, all site and building statistics comply with the present zoning standards (please see project statistics attached).

## PROJECT STATISTICS

Gross land area:	North lot	57,900 sq. ft.
	South lot	<u>29,750 sq. ft.</u>
	Total	87,650 sq. ft.
Land covered by buildings:	6.6% or	5,750 sq. ft.
Land covered by parking areas and drives:		
	5.0% or	4,400 sq. ft.
Total impervious surface:	11.6% or	10,150 sq. ft.
Open area:	88.4% or	77,500 sq. ft.
Number of buildings:	1	
Total number of units:	2	
Bedrooms per unit:	3 (plus bonus room above garage)	
Parking spaces per unit:	3 in attached garage	
	2 outside guest parking	

# SITUATION MAP

**SUBJECT PROPERTIES**  
3450 - 3452 North Lake Drive



City of Milwaukee, Wisconsin - GIS, 2003

0.0861



**Site looking Southeast**

Lake Drive Condominiums      3450-3452 North Lake Drive



**Site looking Northeast**  
Lake Drive Condominiums      3450-3452 North Lake Drive



**Home North of Site**

Lake Drive Condominiums    3450—3452 North Lake Drive



**Home South of Site**

Lake Drive Condominiums 3450—3452 North Lake Drive





**Homes opposite Site - Across Lake Drive**  
Lake Drive Condominiums      3450-3452 North Lake Drive



**Garden Wall North of Site**  
Lake Drive Condominiums      3450-3452 North Lake Drive



**Garden Wall North of Site**

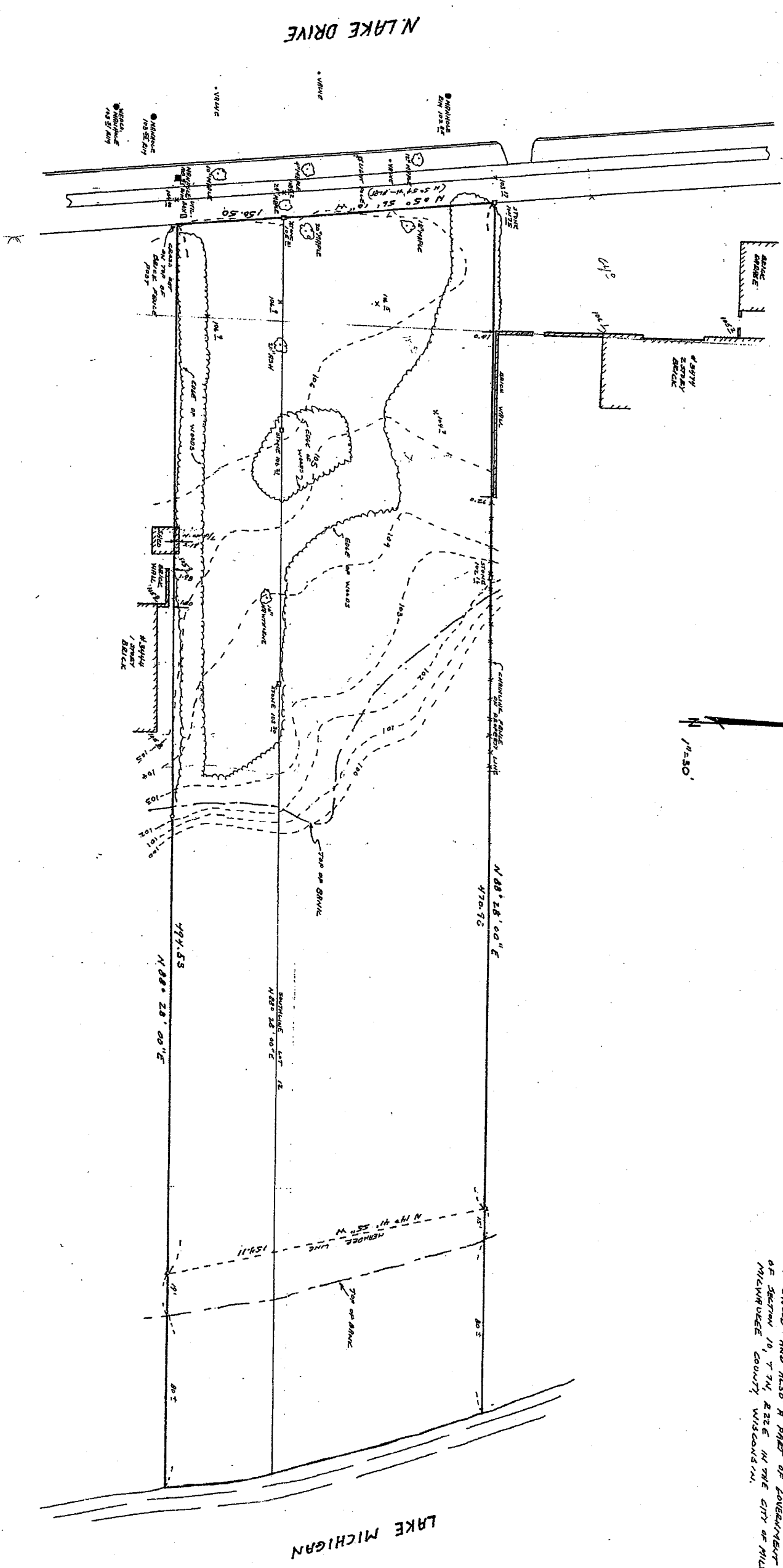
Lake Drive Condominiums      3450-3452 North Lake Drive



**Sidewalk South of Site**

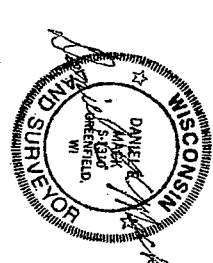
Lake Drive Condominiums      3450-3452 North Lake Drive

PART OF SURVEY FOR RUVIN BRO. NO. 77150602  
 LOT 12 AND THE NORTH 50.25' OF LOT 13, B5  
 MEASURED FROM THE EASTLINE OF NORTH LAKE  
 DRIVE OF LAKE DELLS PARK, BEING A PART OF GOVERNMENT  
 LOT 2 IN THE NE 1/4 SEC. 10, T1N, R22E IN THE VILLAGE OF  
 SHADEWOOD AND ALSO A PART OF GOVERNMENT LOT 3 IN THE SE 1/4  
 OF SECTION 10, T1N, R22E IN THE CITY OF MILWAUKEE, ALL IN  
 MILWAUKEE COUNTY, WISCONSIN.



RATED AND MEASURED BARRIERS SHOWN  
 0" = 1" IRON PIPE JOB  
 0" = 3" IRON MEASUREMENT FOUND  
 REMAINS REFER TO CITY OF  
 MILWAUKEE DEPT. OF  
 EXISTING CONTOUR

**EXHIBIT A CONT.**  
 File No. 021251



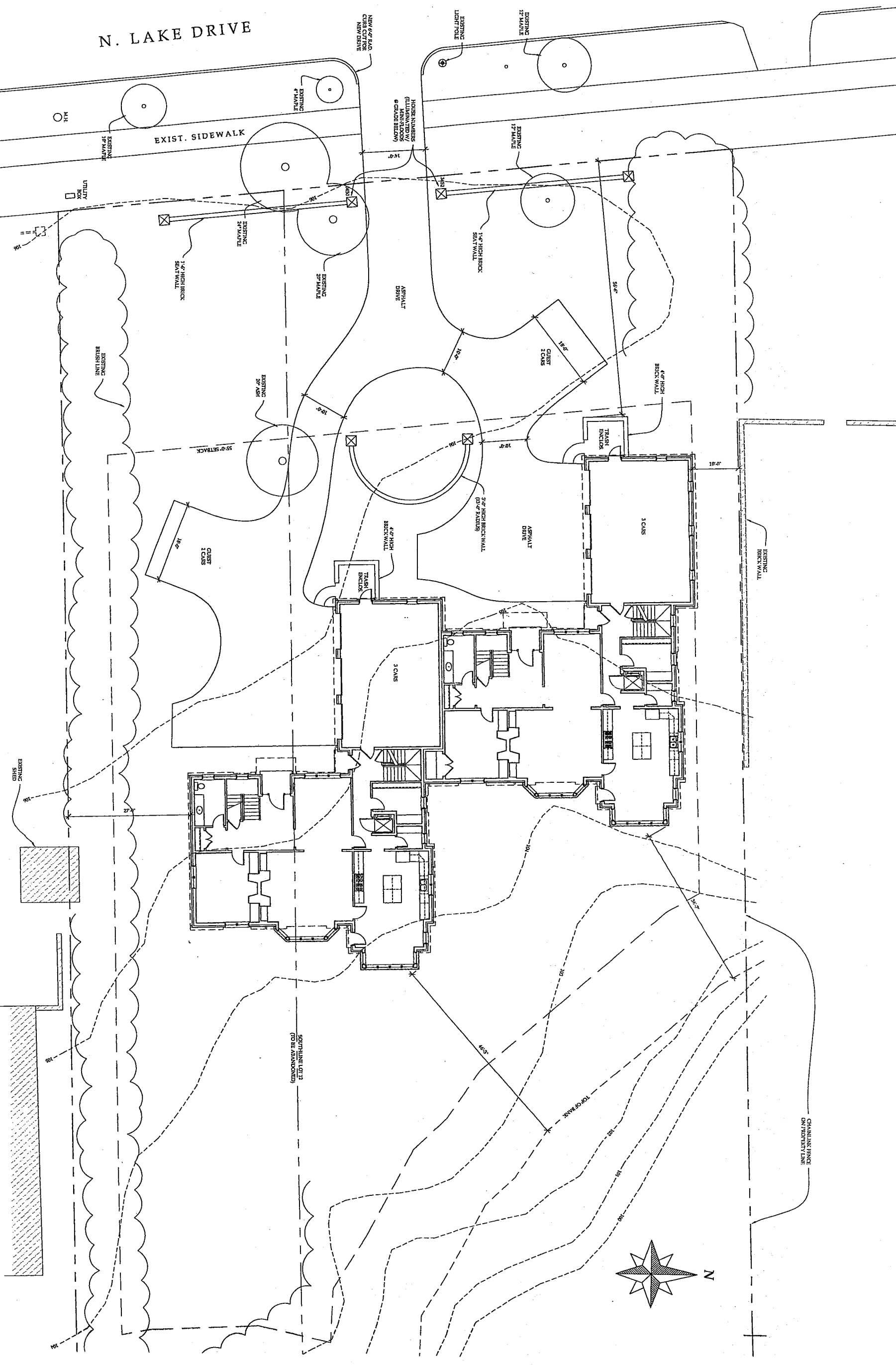
DANIEL E. MACK, SURVEYOR  
 12100 W. GERRARD AVE  
 GREENFIELD, WI 53228  
 414-528-3919

1/21/02

N. LAKE DRIVE

EXIST. SIDEWALK

SITE LAYOUT PLAN



1" = 10'-0"

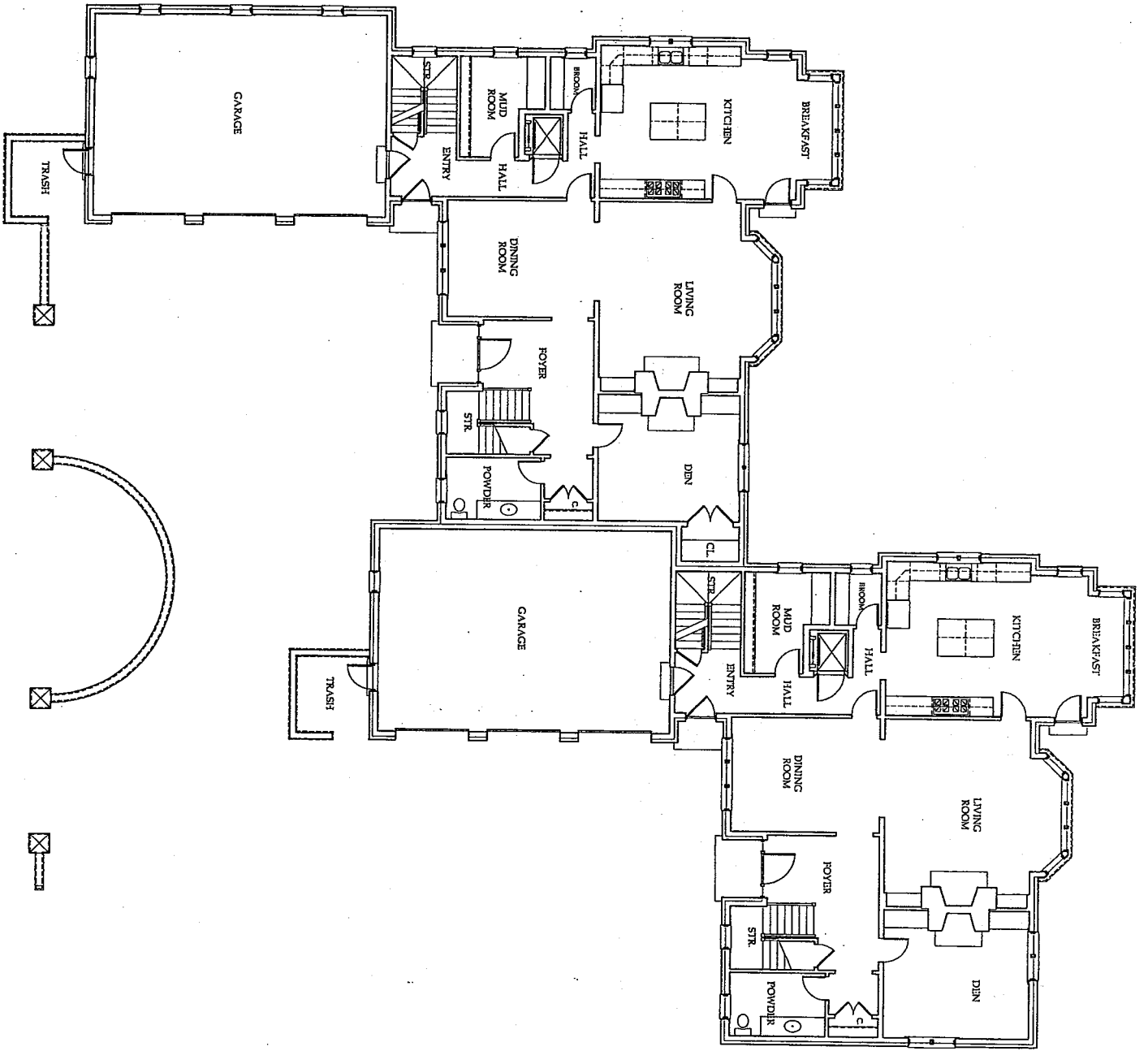
# LAKE DRIVE CONDOMINIUMS

3450 - 52 NORTH LAKE DRIVE  
MILWAUKEE, WISCONSIN

208 East Pine Street  
Port Washington, WI 53074  
Phone: 262.766.4248  
Fax: 262.766.4249

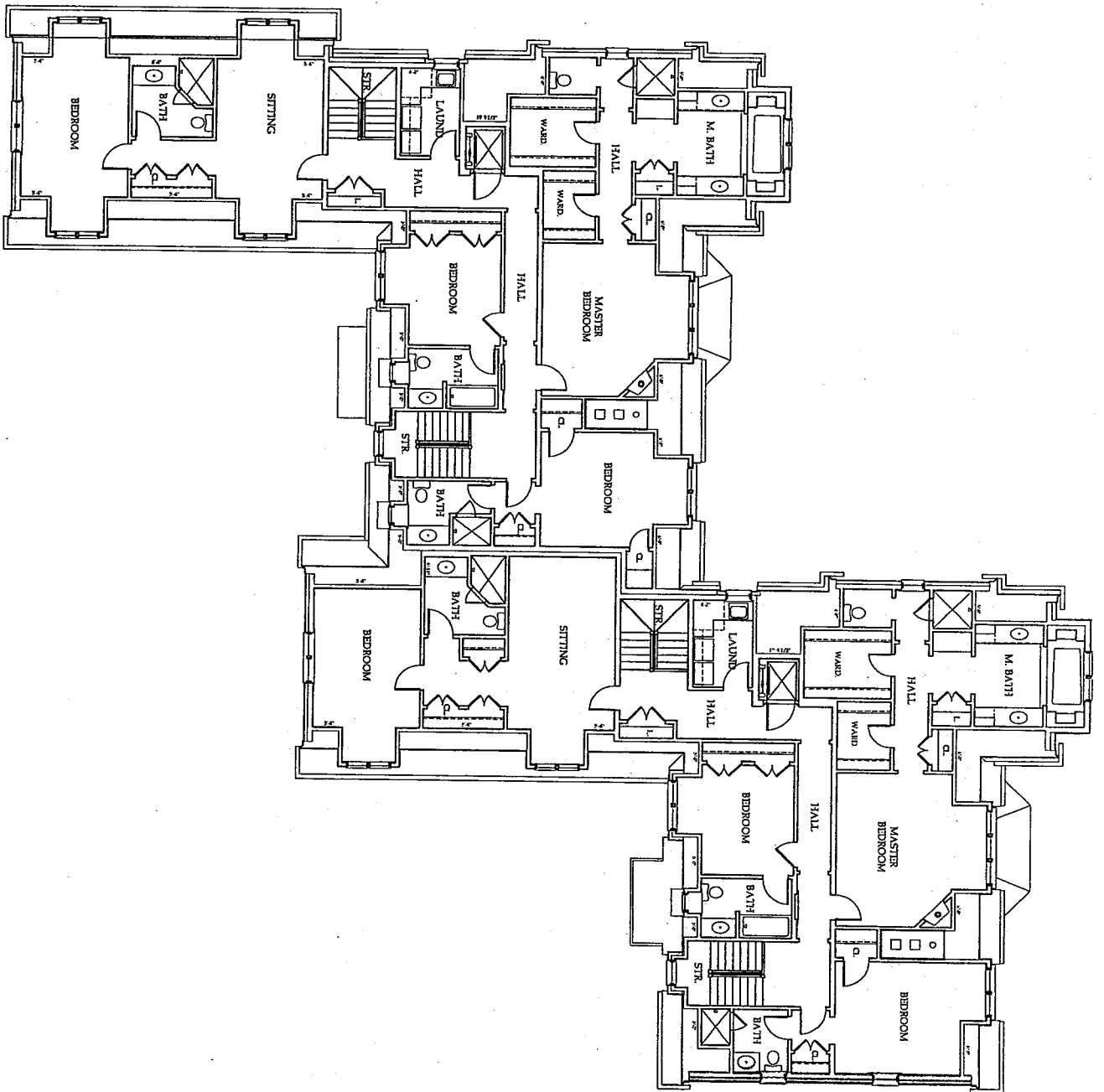
**PORT CITY**  
STUDIO, LTD  
ARCHITECTURE + PLANNING

DATE	2-17-04
DRAWN BY	F. Tohe
CHECKED BY	J. Hansen
PROJECT NO.	0309
SHEET	1
OF	6
SUBJECT	



FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"



**LAKE DRIVE CONDOMINIUMS**  
 3450 - 52 NORTH LAKE DRIVE  
 MILWAUKEE, WISCONSIN

200 East First Street  
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 Fax 262/268-4849

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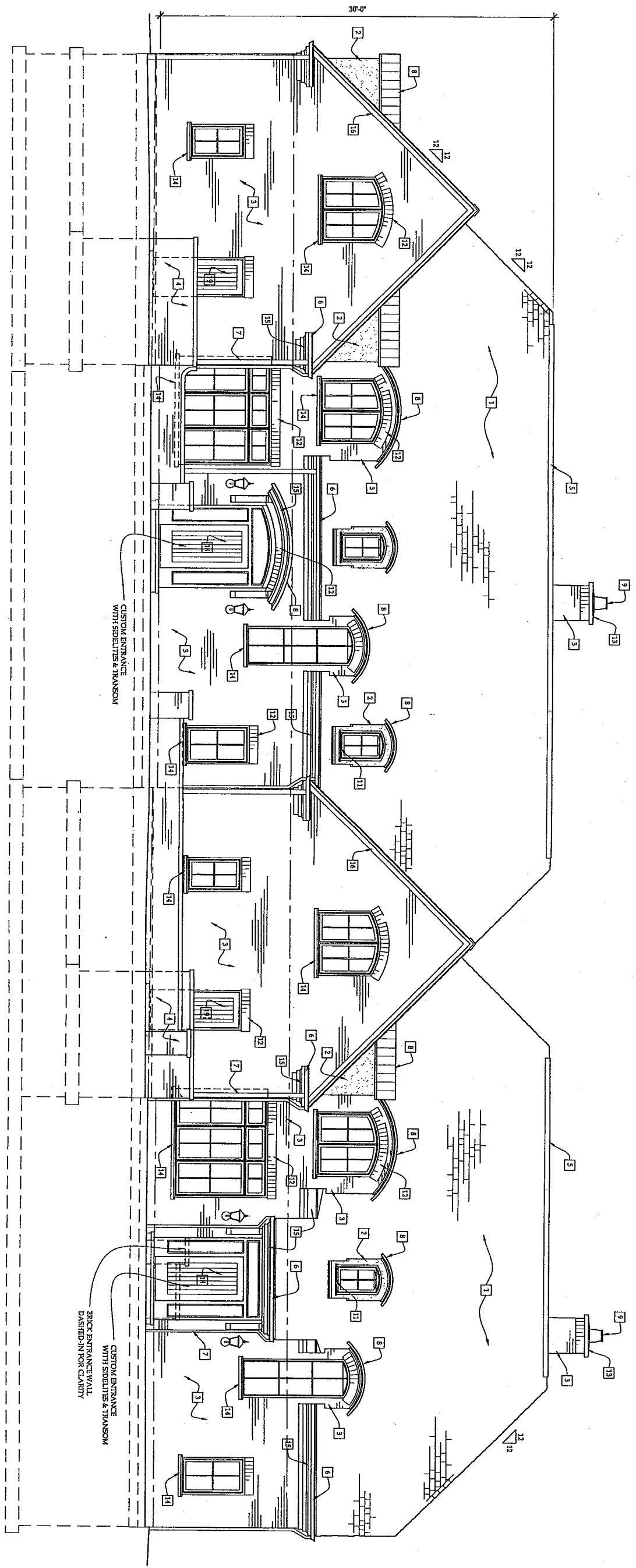
DATE 2-17-04  
 DRAWN BY F. ROHE  
 CHECKED BY J. HANSEN  
 PROJECT NO. 0309  
 SHEET

**MATERIALS KEY**

- 1 ASPHALT DIMENSIONAL SHINGLES (ELK WEATHERWOOD GREY)
- 2 CEMENT STUCCO (COLOR TO MATCH BRICK)
- 3 BRICK VENEER (CREAM CITY BRICK)
- 4 BRICK WALL (CREAM CITY BRICK)
- 5 CONTINUOUS RIDGE VENT
- 6 PREFINISHED METAL GUTTERS (GREY - COORDINATE W/ WINDOW COLOR)
- 7 PREFINISHED METAL DOWNSPOUTS (GREY - COORDINATE W/ WINDOW COLOR)
- 8 PREFINISHED METAL ROOF (GREY - TO MATCH GUTTERS & DOWNSPOUTS)
- 9 CLAY CHIMNEY POT
- 10 CLAY COLORED PREFAB STEEL FLUE CAP
- 11 METAL FLASHING @ SUBSILL (GREY - COORDINATE W/ WINDOW COLOR)
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- 14 STONE SILL (CREAM COLORED LIMESTONE)
- 15 SMOOTH CEDAR FASCIA (PAINTED TO MATCH GUTTERS & DOWNSPOUTS)
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- 17 SMOOTH CEDAR TRIM (PAINTED TO MATCH GUTTERS & DOWNSPOUTS)
- 18 ENTRY DOOR SYSTEM (STAINED WOOD)
- 19 SERVICE DOOR (STAINED WOOD)
- 20 GARAGE DOORS (STAINED WOOD)

**WINDOW SPECIFICATIONS**

\* All casement & fixed windows and french terrace doors to be Marvin aluminum clad exterior in 'desert beige' (light grey).

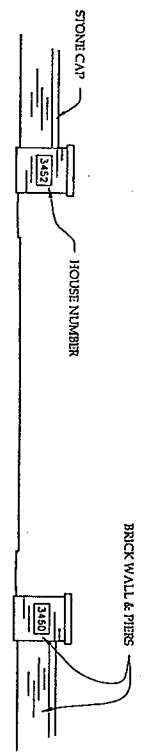


WEST EXTERIOR ELEVATION

1/4" = 1'-0"

ENTRANCE WALL ELEVATION

1/4" = 1'-0"



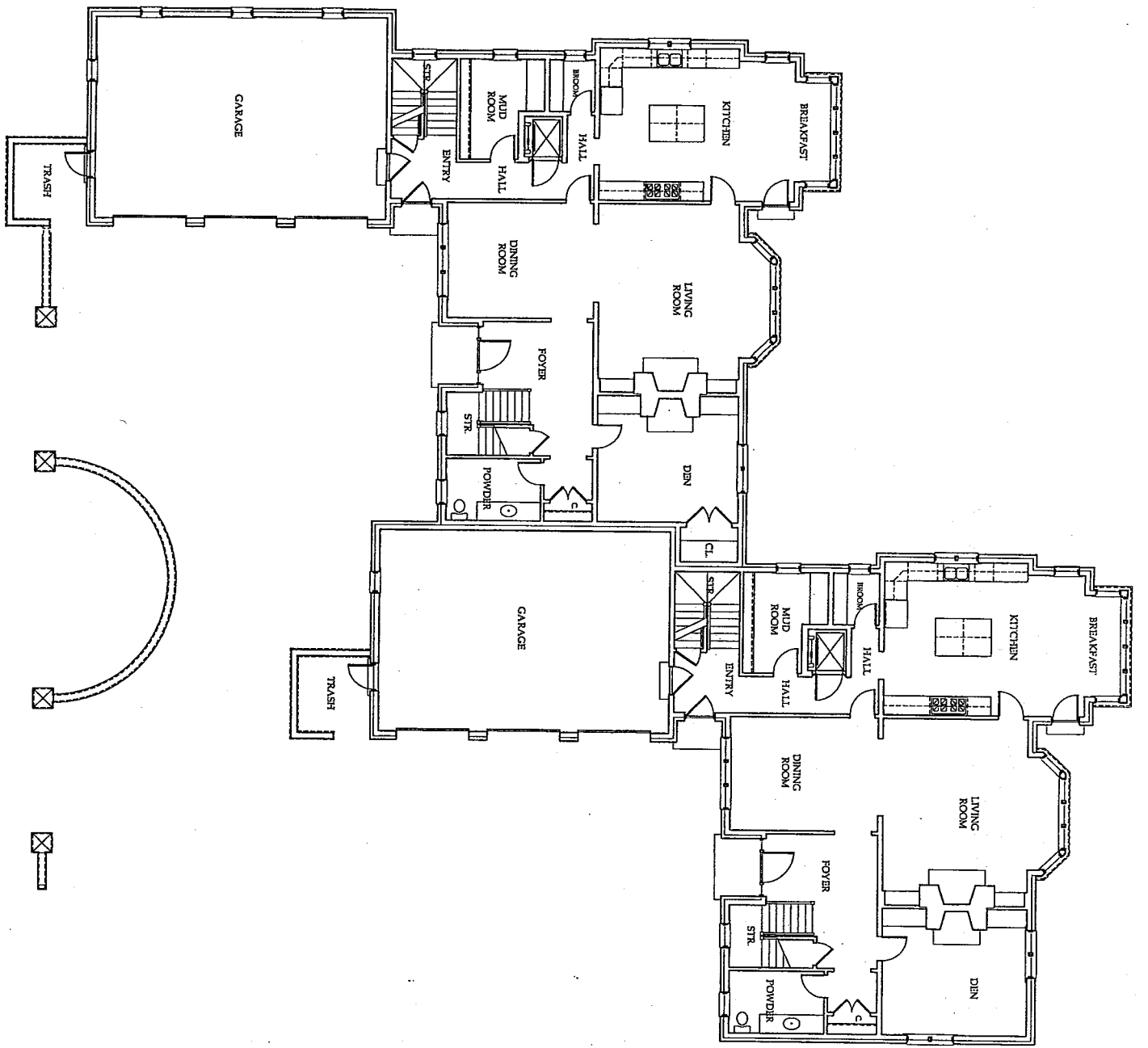
**LAKE DRIVE CONDOMINIUMS**  
 3450 - 52 NORTH LAKE DRIVE  
 MILWAUKEE, WISCONSIN

DATE	2-17-04
DRAWN BY	T. ROHE
CHECKED BY	J. HANSEN
PROJECT NO.	0309
SHEET	3
OF	6

288 East Pine Street  
 Port Washington, WI 53074  
 Phone: 262.664.9446  
 Fax: 262.664.4209

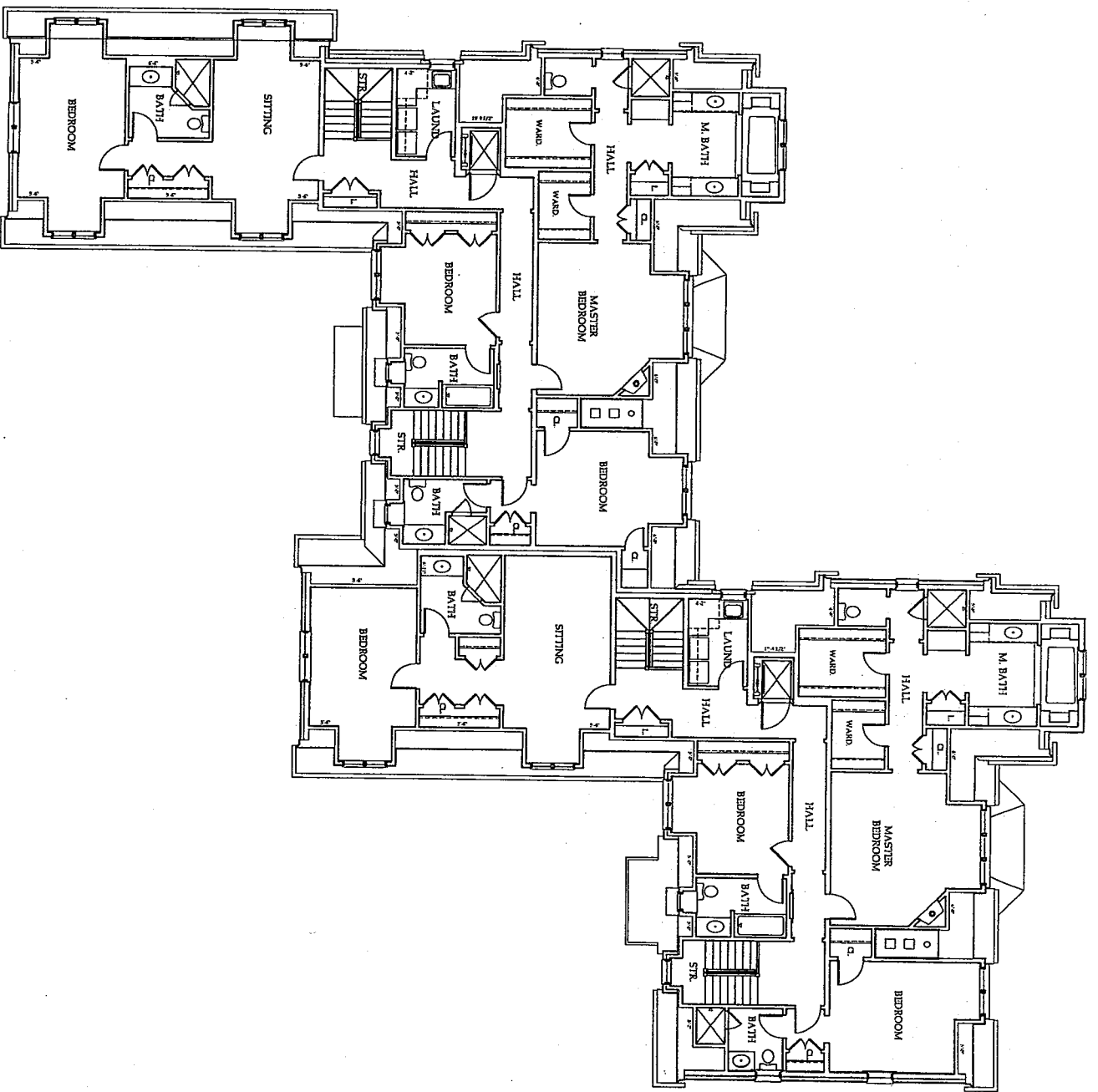
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FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"



**LAKE DRIVE CONDOMINIUMS**

3450 - 52 NORTH LAKE DRIVE  
MILWAUKEE, WISCONSIN

REVISIONS	NO.	DATE	BY

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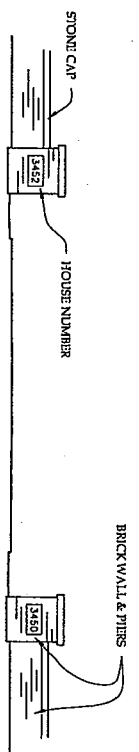
208 East Pine Street  
Port Washington, WI 53074  
Phone 262/266-4246  
Fax 262/266-4249

**MATERIALS KEY**

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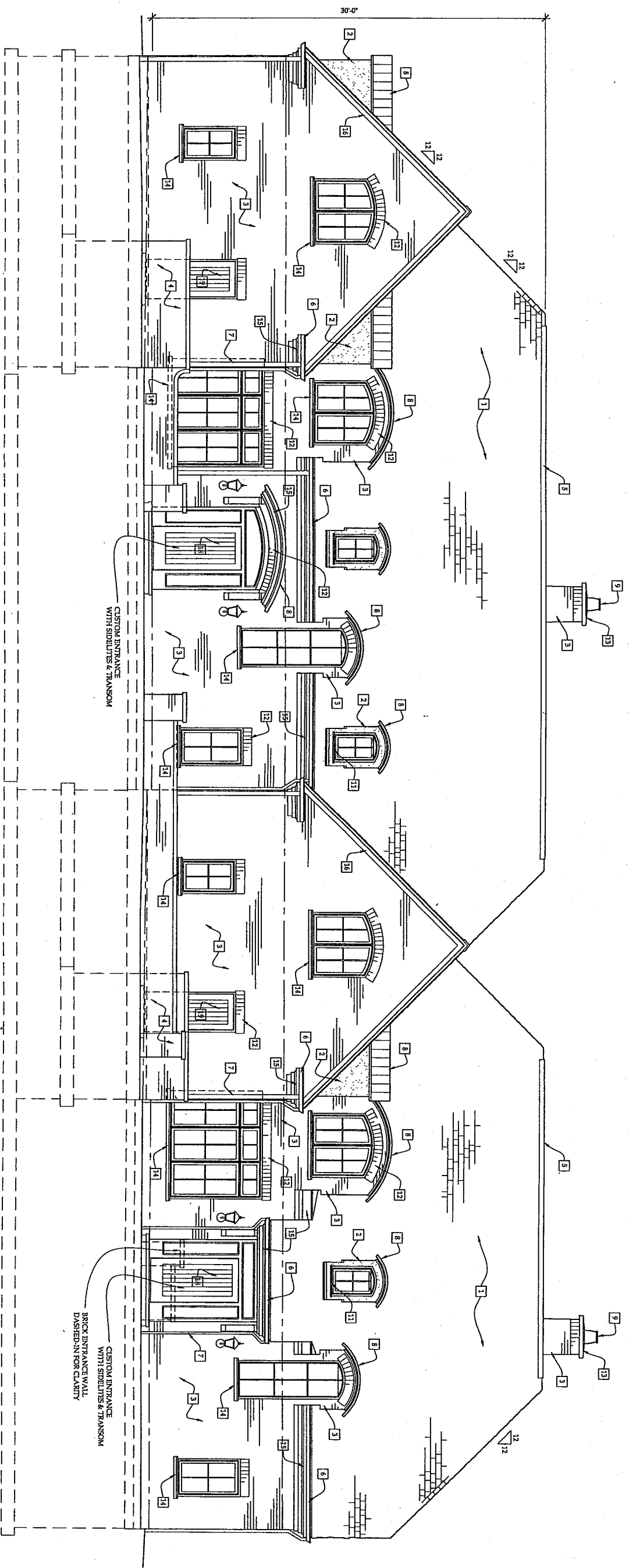
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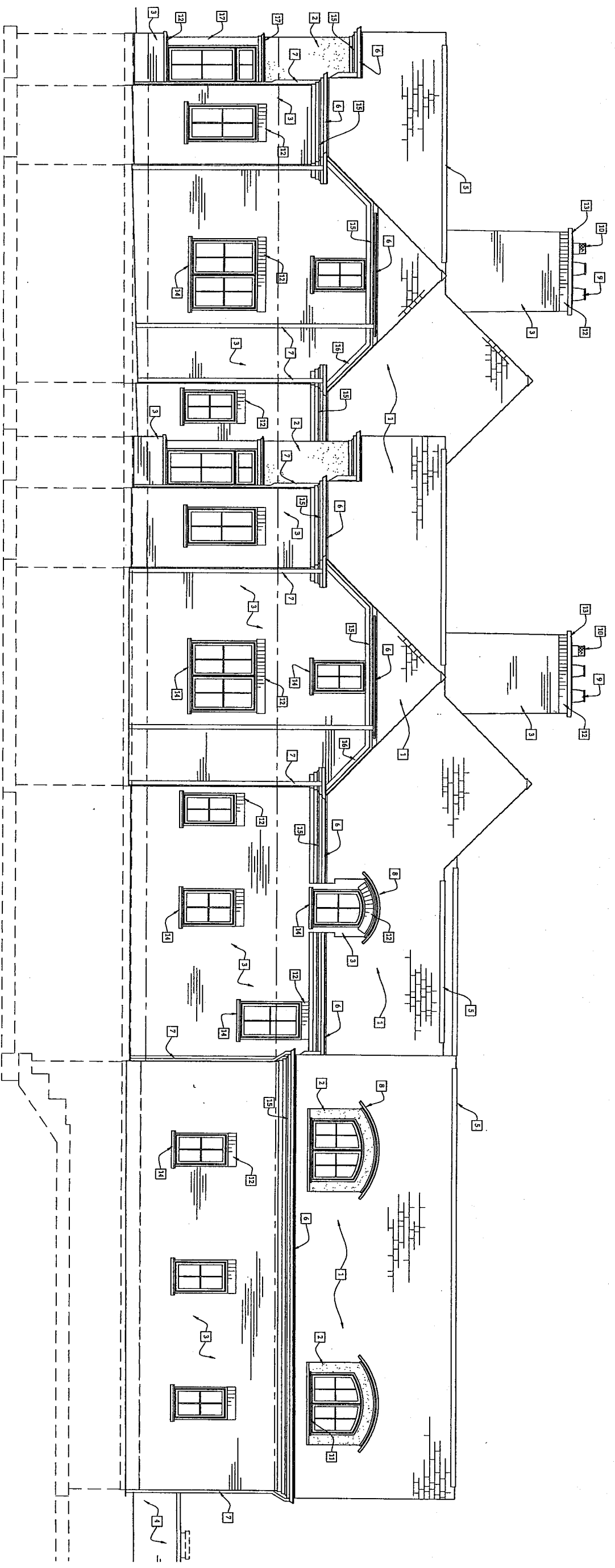
1/4" = 1'-0"

**LAKE DRIVE CONDOMINIUMS**  
3450 - 52 NORTH LAKE DRIVE  
MILWAUKEE, WISCONSIN

REVISIONS  
DATE  
BY  
PORT CITY STUDIO, LTD  
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200 East Pine Street  
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Fax 262.266.4249

DATE: 2-17-04  
DRAWN BY: J. ROHE  
CHECKED BY: J. HANSEN  
PROJECT NO: 0309  
SHEET: 3 OF 6 SHEETS

- MATERIALS KEY**
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NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

**LAKE DRIVE CONDOMINIUMS**

3450 - 52 NORTH LAKE DRIVE  
MILWAUKEE, WISCONSIN

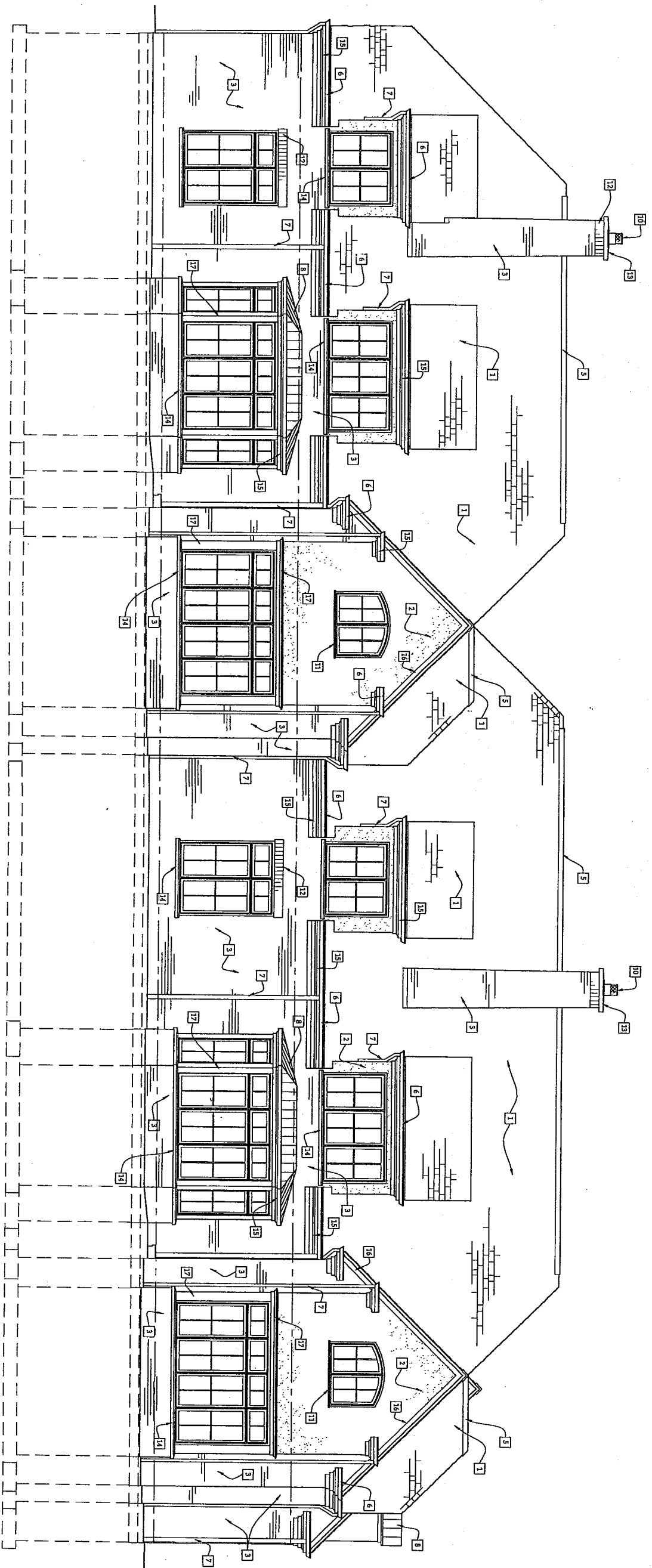
208 Park Pier Street  
Port Washington, WI 53074  
Phone 262.766.4218  
Fax 262.666.4219

ARCHITECTURE + PLANNING  
**PORT CITY**  
STUDIO 1119

DATE	2-17-04
DRAWN BY	T. ICHIE
CHECKED BY	J. HANSEN
PROJECT NO.	0309
SHEET	4

**MATERIALS KEY**

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EAST EXTERIOR ELEVATION

1/4" = 1'-0"

**LAKE DRIVE CONDOMINIUMS**

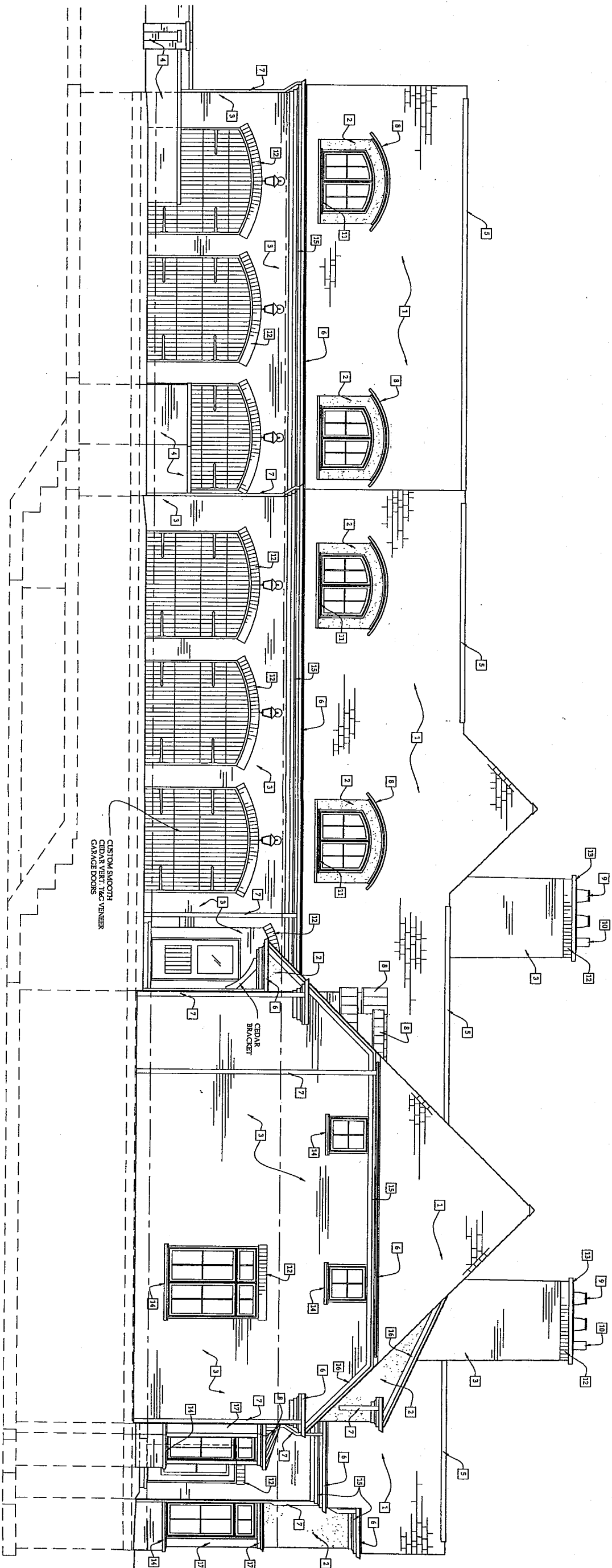
3450 - 52 NORTH LAKE DRIVE  
MILWAUKEE, WISCONSIN

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DATE: 2-17-04  
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 CHECKED BY: J. Hansen  
 PROJECT NO: 0309  
 SHEET: **5**  
 OF 6 SHEETS

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SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

**LAKE DRIVE CONDOMINIUMS**

3450 - 52 NORTH LAKE DRIVE  
MILWAUKEE, WISCONSIN

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Port Washington, WI 53074  
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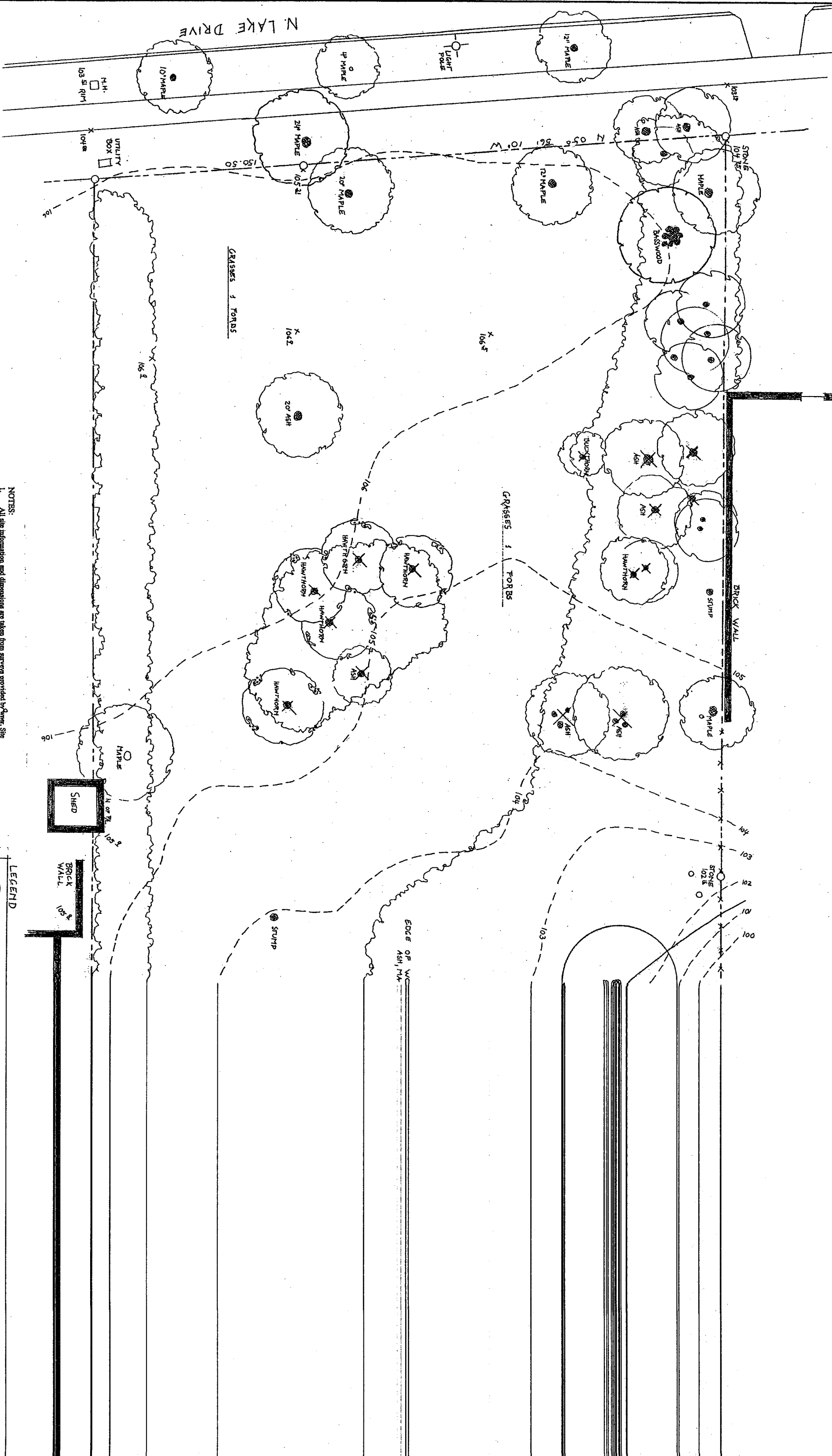
DATE: 2-17-04

DRAWN BY: F. COBE

CHECKED BY: J. HANSEN

PROJECT NO. 0309

SHEET

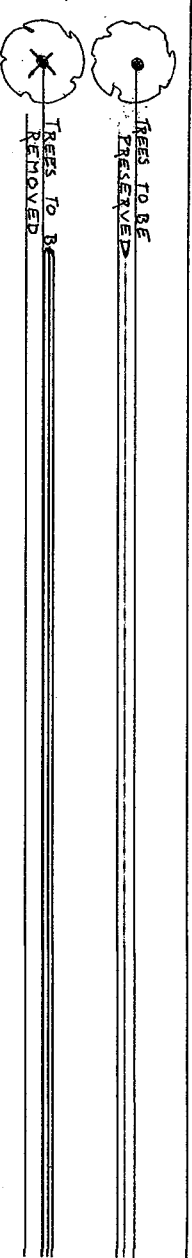


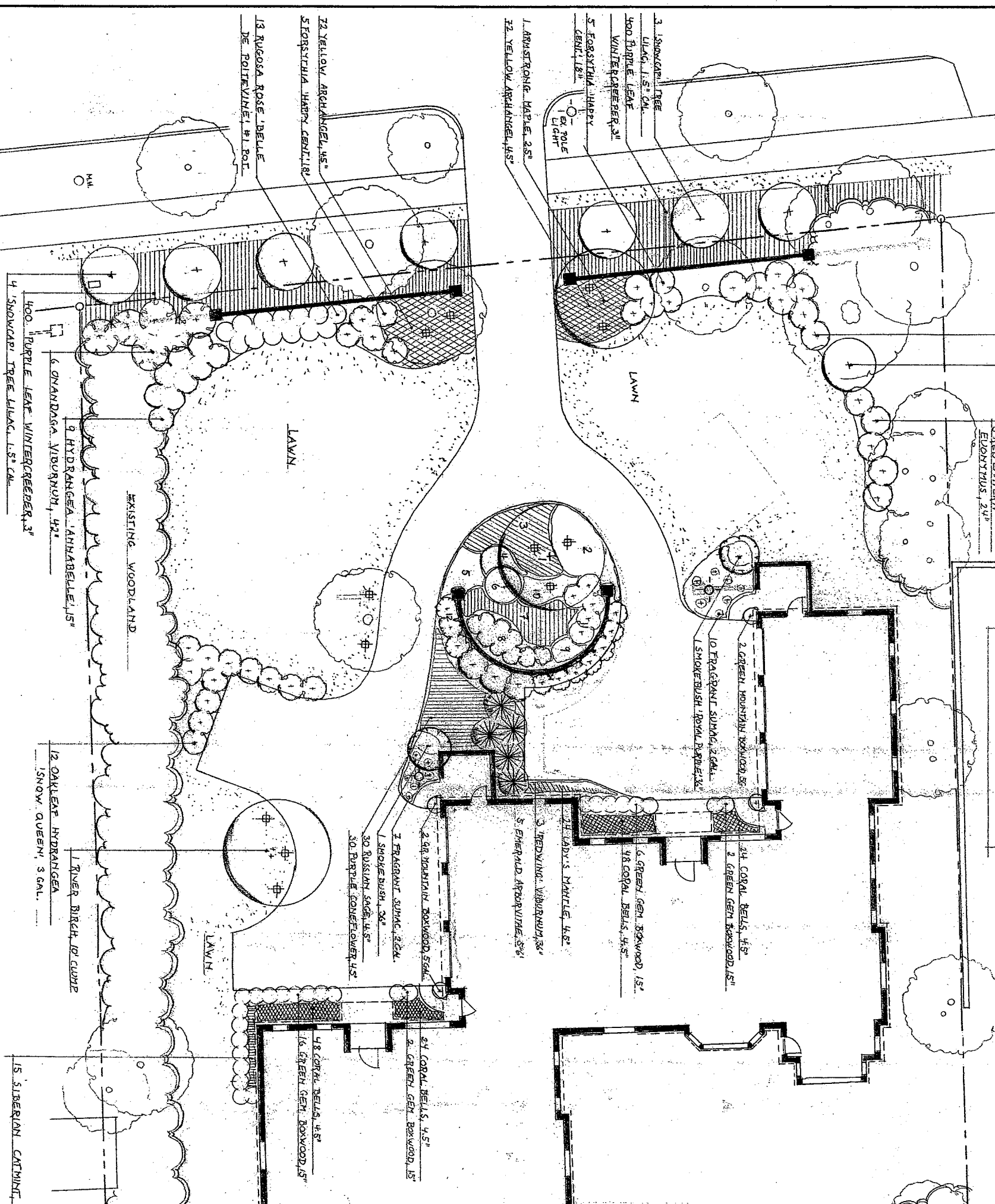
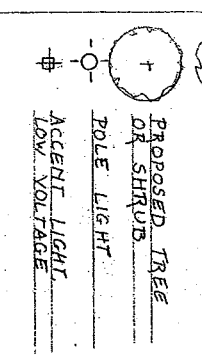
- NOTES:**
1. All site information and dimensions are taken from surveys provided by Jones Site.
  2. Layout Plan provided by Port City Station, Ltd. and on site observation in Feb. 2004.
  3. Location and sizes of existing vegetation is approximate.
  4. No traces of areas where storm water collects or percolates into the ground were found.
  5. The site is not in any flood plain.

All storm water at the site infiltrates and ultimately drains into the groundwater or Lake Michigan at the bottom of a 100' high bluff with the exception of a 12' wide strip of land between the property line and N. Lake Drive.

**EXISTING CONDITIONS**

**LEGEND**



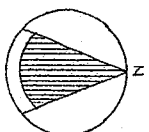
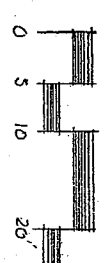


PLANTING PLAN

1	River Birch, 10' single stem	18"	18"	lime	J-A	4.5"			
2	Sweet Grass, 4.5"	2"	18"	violet	J-A	4.5"	plg		
3	Golden Alexander, 4.5"	3"	2"	blue	A-S	4.5"			
4	Torre's Rush, BR	1-4"	18"	wh.	J-A	4.5"			
5	Bottle Gentian, 4.5"	2-4"	2"	pink	J-A	4.5"			
6	Shooting Star, 4.5"	1-2"	12"	gold	M-J	4.5"			
7	Looserstrife, 4.5"	1-2"	12"						
8	Brown Fox Sedge, BR	30"	15"	blue	M-J	4.5"	plg		
9	Marsh Blazing Star, 4.5"	1-2"	12"	yel	M-J	4.5"	plg		
10	Obedient Plant, 4.5"	1-2"	12"	yel	M-J	4.5"	plg		
11	Butterbush, 3'	2-3"	18"	pink	J-S	4.5"			
12	New England Aster, 4.5"	18"	18"	lime	J-A	4.5"			
13	Bottle Brush Sedge, BR	36"	18"	pk-bl	S-O	4.5"			
14	Sweet Flag, 4.5"	10"	12"	yel	AM	4.5"			
15	Blue Flag Iris, 4.5"	1-3"	10"	tan	J-A	plg			
16	Pink Meadowsweet, BR	1-3"	10"	cr.	M-J	plg			
17	Swamp Milkweed, 4.5"	1-3"	10"	cr.	M-J	plg			
18	Marsh Marigold, 4.5"	1-3"	10"	pk-wh	M	4.5"			
19	Winterry Holly, fem, 18"	30"	18"	purple	J-S	4.5"			
20	Winterry Holly, male, 18"	15"	12"	wh.	A-S	4.5"			
21	Dwarf Dogwood, 5 gal.	12"	12"	wh.	M-J	4.5"			

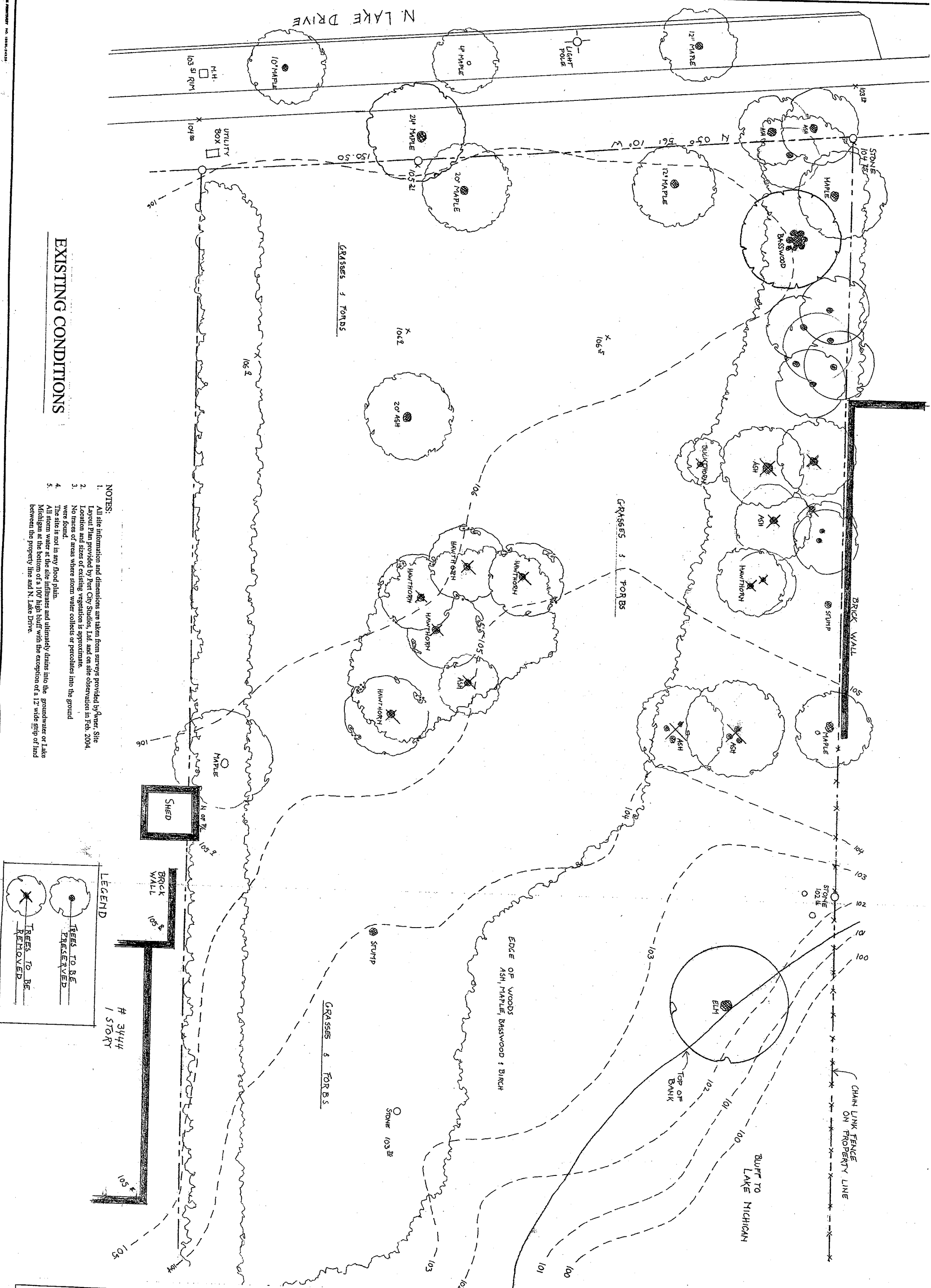
\* All plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI Z601.1)

**RAIN GARDEN**  
Shallow depression, planted with native wetland plants to collect and use rainwater runoff from impervious surfaces thereby protecting water quality and preventing erosion.



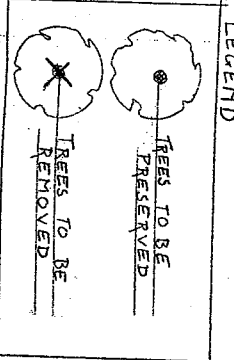
LANDSCAPE PROPOSAL  
FOR THE  
LAKE DRIVE  
CONDOMINIUM  
3450 & 3452 NO  
LAKE DRIVE  
MILWAUKEE

MARGARETE HAI  
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1470 E. BAY POINT R  
MILWAUKEE, WI 531  
margaretehai@msf  
TEL 414-352-500  
FAX 414-352-607  
DATE 2-17-200  
SCALE 1"=10'-0"  
DRAWN M.R.H.  
REVISIONS  
SHEET 3



**EXISTING CONDITIONS**

- NOTES:**
1. All site information and dimensions are taken from surveys provided by Viner, Site Layout Plan provided by Port City Studios, Ltd. and on site observation in Feb. 2004.
  2. Location and sizes of existing vegetation is approximate.
  3. No traces of areas where storm water collects or percolates into the ground were found.
  4. The site is not in any flood plain.
  5. All storm water at the site infiltrates and ultimately drains into the groundwater or Lake Michigan at the bottom of a 100' high bluff with the exception of a 12' wide strip of land between the property line and N. Lake Drive.



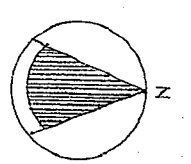
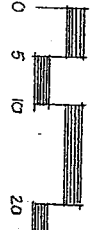
**LANDSCAPE PROPOSAL**

FOR THE

**LAKE DRIVE CONDOMINIUM**

3450 & 3452 NORTH LAKE DRIVE MILWAUKEE

**EXISTING SITE CONDITION**



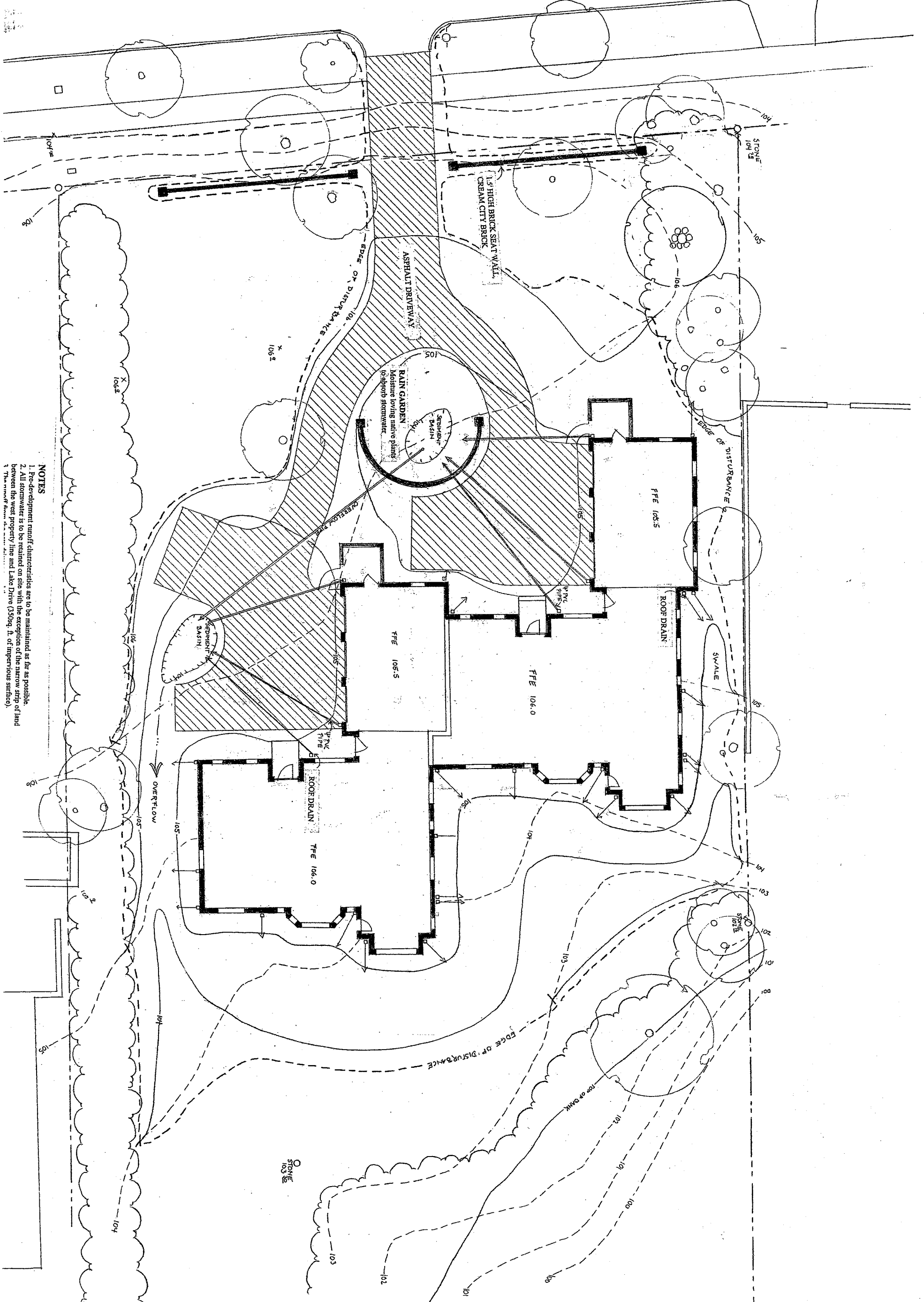
**MARGARET HA**  
Reg. Landscape Architect, A

1470 E. BAY POINT MILWAUKEE, WI  
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FAX 414-352-60

DATE 2-10-2004  
SCALE 1"=10'-4"  
DRAWN MR.H.  
REVISIONS

SHEET: **1**

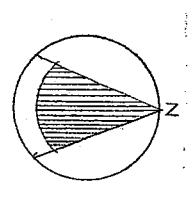
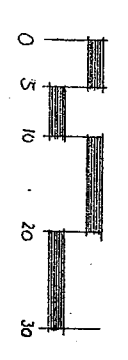




**NOTES**  
 1. Pre-development runoff characteristics are to be maintained as far as possible.  
 2. All stormwater is to be retained on site with the exception of the narrow strip of land between the west property line and Lake Drive (330sq. ft. of impervious surface).  
 3. The runoff from the...

**LANDSCAPE PROPOSAL**  
 FOR THE  
**LAKE DRIVE CONDOMINIUMS**  
 3450 & 3452 NORTH LAKE DRIVE  
 MILWAUKEE

**SITE GRADING PLAN**



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DATE 2-10-2004  
 SCALE 1"=10'-0"  
 DRAWN M.R.H.  
 REVISIONS 4-27-04

SHEET: **2**