



Ingram Place Apartments

2101 N. Holton St. Milwaukee, WI 53212

Detailed Plan Development Submittal - 6.14.2013

Minor Modification - 9.20.2013

Institutional Housing, Inc.



KORB TREDO ARCHITECTS

Table Of Contents

• Project Team	3
• Owner's Statement of Intent	4
• Detailed Plan Project Description [<i>Minor Modification - 9.20.2013</i>]	5
• Vicinity Maps	6
• Site Images	8
• Civil: Site Survey	11
• Civil: Site Topographic Survey	12
• Architectural Site and Landscape Plan [<i>Minor Modification - 9.20.2013</i>]	13
• Civil: Grading & Erosion Control Plan [<i>Minor Modification - 9.20.2013</i>]	14
• Civil: Paving & Utility Plan [<i>Minor Modification - 9.20.2013</i>]	15
• Civil: Standard Details [<i>Minor Modification - 9.20.2013</i>]	16
• Architectural Building Plans [<i>Minor Modification - 9.20.2013</i>]	17
• Architectural Building Elevations [<i>Minor Modification - 9.20.2013</i>]	20
• Project Renderings	22

KORB TREDO ARCHITECTS

Architect: Jason Korb
790 N. Milwaukee St, Suite 210
Milwaukee, WI 53202
p: 414.273.8230
f: 414.273.8231
Email: jason@korbtredo.com

Institutional Housing, Inc.

4425 W. Mitchell St.
Milwaukee, WI 53214
p: 414.383.6100



735 N. Water St, Suite 510
Milwaukee, WI 53202
p: 414.224.8300
f: 414.224.8383

***Note: This is an amendment to the previously approved DPD (FN 061111), which was approved in 2007.**

Elements that have changed as part of this amendment:

- 4 stories instead of 5
- Building is now an L-shaped building, fronting Holton Street and Brown Street, the northwest corner is now a open green space for the residents.
- The retail component of the original DPD has been removed.
- The project still has a total of 53 units but they are all apartments (there are no condominiums).
- There are a total of 62 apartment spaces instead of 75.

The project will involve the redevelopment of a property at 2001 North Holton Street in the City of Milwaukee, in the Historic Brewers Hill Neighborhood. It will consist of 53 apartment homes in one four-story building. The unit mix will consist of (27) 2-bedrooms and (26) 3-bedrooms.

The building currently on the site is vacant and has been for several years. In addition to the immense amount of repairs needed to address issues caused by the building's vacancy, the property also needs extensive updates and renovations.

Large amounts of rental housing currently available in the neighborhood have become distressed from the lack of owner reinvestment and offer little to no amenities that attract and maintain families in the neighborhood. Also, the area has several vacant properties that are called out for redevelopment in the Northeast Side Comprehensive Area Plan. This project will resolve the issue of area investment by providing new housing stock which is safe, quality, and cost effective.

1. Uses (295-907.c-3-a):

This development proposes four stories of residential housing with covered and uncovered parking.

2. Design Standards (295-907.c-3-b):

The proposed building includes a grade level pedestrian entrance on Brown Street, with a parking lot entrance off the alley to the west of the proposed development. The development includes four stories of residential housing (26 - 3 bedrooms, 27 - 2 bedrooms, 53 units total). The first level contains shared amenities including a lobby / common space, 2 small offices, storage, a fitness center, a community room and laundry. The first level also contains 5 of the 53 residential units. The top three levels are all residential units with 16 units per floor.

The primary building facades are a combination of burnished block masonry and corrugated metal panel. The majority of the masonry is located on the Holton Street side. There is also aluminum storefront on the corner calling out the main entry on the Brown Street side. The north and west elevations on the back of the building are primarily corrugated metal. The side walks will be replaced along the street frontage.

3. Density (295-907.c-3-c):

The proposed building provides a total of 53 apartment units (26 - 3 bedrooms and 27 - 2 bedrooms).

4. Space Between Structures (295-907.c-3-d):

The proposed space between structures varies due to the placement of the building. The proposed building is approximately 20 feet from the north neighboring building and 40 feet from the west neighboring building. The property is located on a corner lot which is fronted by streets and/or an alley on three sides. See attached site plan.

5. Setbacks (295-907.c-3-e):

The allowed setbacks are based on the NS2 requirements and the proposed setbacks are actuals based on the building layout.

North (side) property line setback:

- Per standard - none, Actual Varies - 8'-0" and 134'-0" - 143'-0"

South (side, street) property line setback:

- Per standard - none to 5'-0" maximum, Actual - 0'-0"

East (side, street) property line setback:

- Per standard - none to 5'-0" maximum, Actual - 0'-0"

West (side, alley) property line setback:

- Per standard - none to 5'-0" maximum, Actual Varies - 0'-0" and 144'-0"

6. Screening (295-907.c-3-f):

The building itself will provide the required screening for the exterior parking at the alley. In addition covered parking spaces will be provided adjacent to the exterior parking.

7. Open Spaces (295-907.c-3-g):

The proposed building provides grade level open spaces on the north west corner of the lot. This green space will be landscaped, fenced in and will be dedicated to the residents.

8. Circulation, Parking and Loading (295-907.c-3-h):

Vehicular access for the residents is separate from the pedestrian access and is located off the alley away from the corner of Holton Street and Brown Street. Trash and recycling will be picked up from the alley with dumpsters that are stored within an enclosure that will compliment the building - burnished block masonry. There are a total of 62 parking spaces (9 spaces accessed off the alley, 24 spaces uncovered adjacent to building, 29 spaces covered beneath level 2 of building) for a ratio of 1.2 spaces per apartment unit.

9. Landscaping (295-907.c-3-i):

The design provides opportunities for permanent landscaping on the corner of Holton Street and Brown Street. In addition there is also annual planting opportunities on the north west corner of the site.

10. Lighting (295-907.c-3-j):

Outdoor lighting will comply with current lighting regulations for planned development districts. Signage will be illuminated; the source of the illumination will not be visible.

11. Utilities (295-907.c-3-k):

Existing overhead utilities located on the property will be moved underground. The new service transformer for the building will be located within the building, not in area that has storefront glazing.

12. Signs (295-907.c-3-l):

Signage for the building will be applied directly to the storefront system at the main entrance off of Brown Street - near the corner of Brown Street and Holton Street. There will possibly be additional identification signage near the corner on the Holton Street side as well. The signage will be individually lettered and applied directly to the storefront glazing. The signage will not exceed 2 SF on each facade. See page 20 of this submittal for more information.

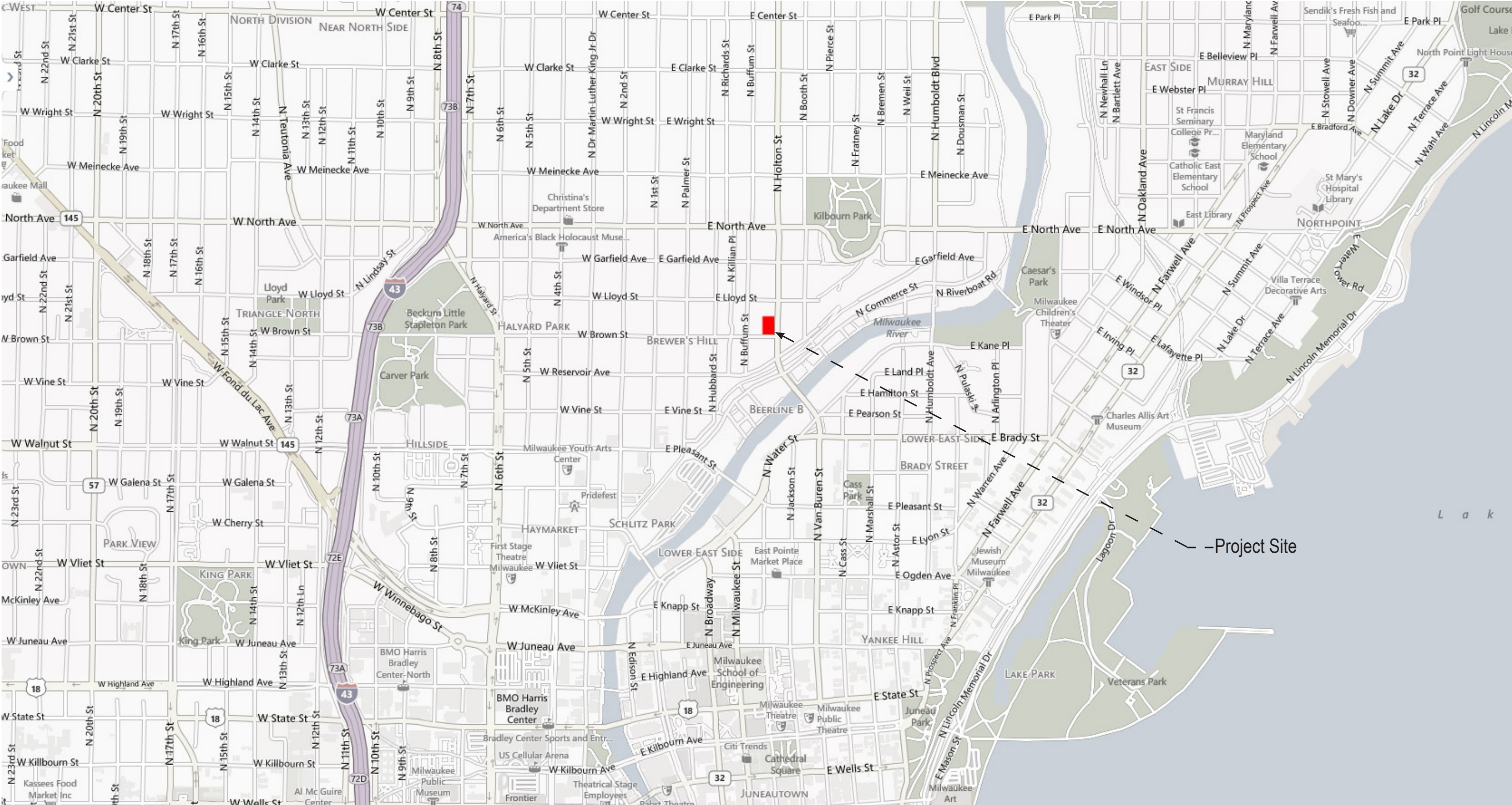
13. Sign Illumination (295-907.c-3-m):

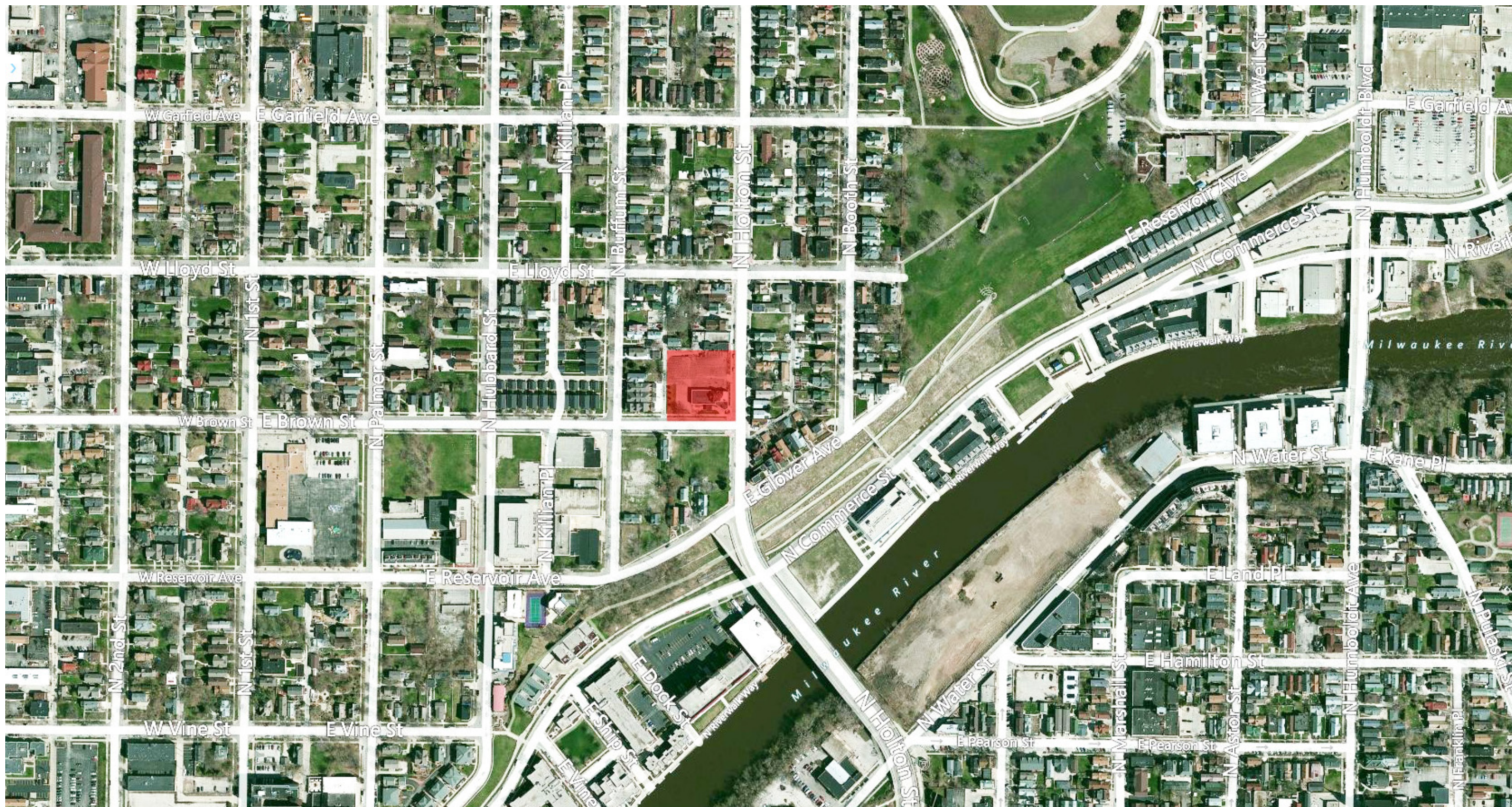
The permanent signs will be illuminated in compliance with the current regulations.

Detailed Plan Project Description

[Minor Modification - 9.20.2013]

Gross land area:	38,720 SF
Maximum amount of land covered by principal buildings:	18,031 SF
Maximum amount of land devoted to parking, drives and parking structures:	9,526 SF
Minimum amount of land devoted to landscaped open space:	11,163 SF
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	Gross Square Footage - 65,332 SF Total Residential (Units) - 53,823 SF Shared Amenities - 1,921 SF Common Space (corridors, elevs., stairs) - 9,588 SF
Proposed number of buildings:	1
Maximum number of dwelling units per building:	54
Bedrooms per unit:	1-3 Bedrooms
Parking spaces provided, whether surface or in structures:	63
Ratio per unit:	1.2 / Unit



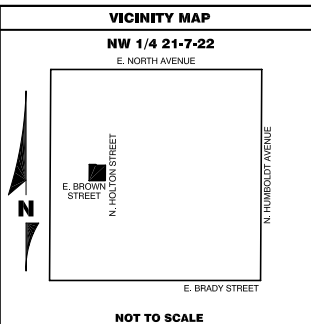
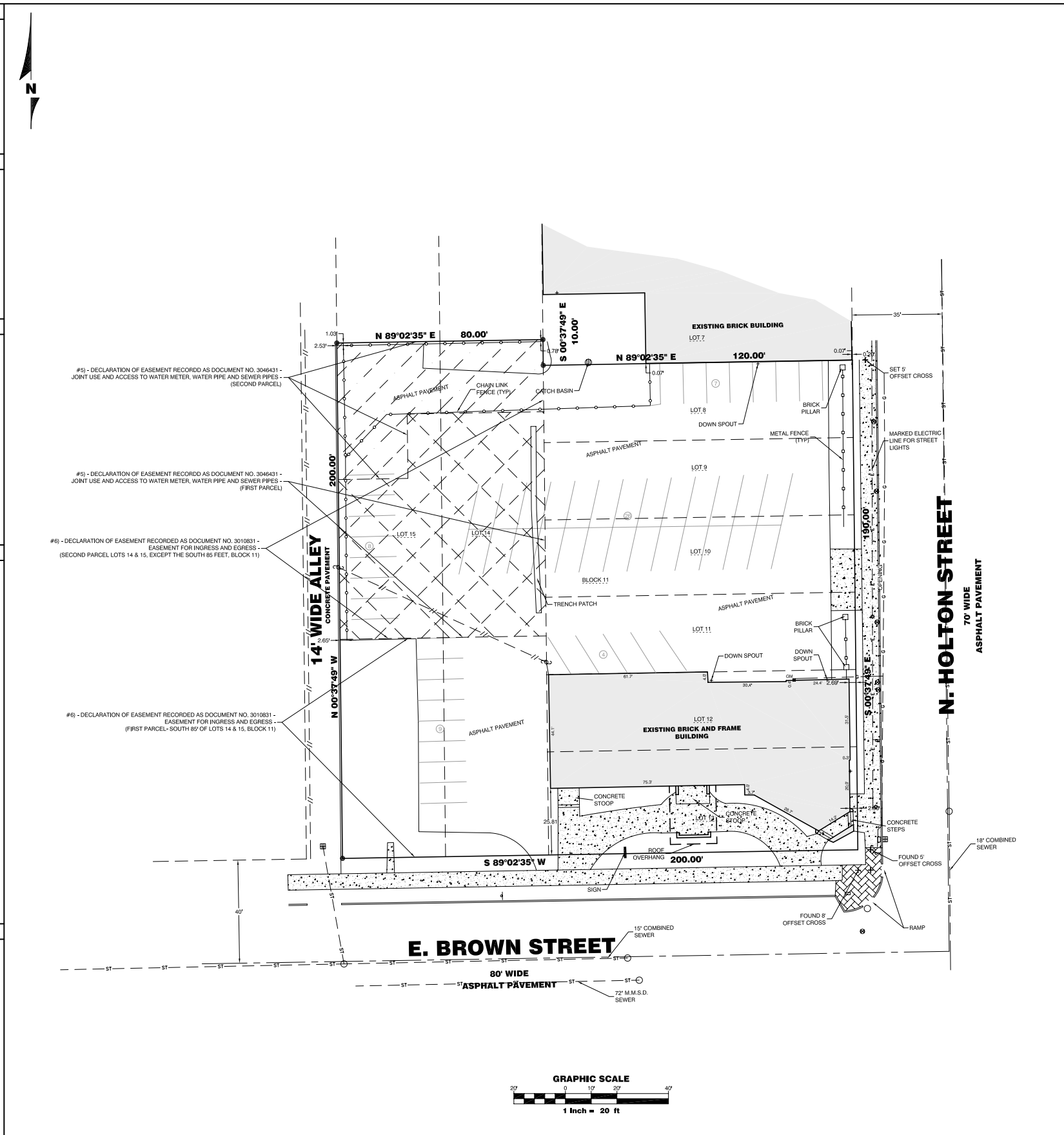








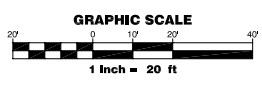
LEGEND			
BASKETBALL HOOP (BH) BEACHBALL (BB) BURST, BURST, ETC. CATCH BASIN ROUND (CB) CATCH BASIN SQUARE (CS) CLEAN OUT (CO) CURB INLET (CI) DECIDUOUS TREE (DT) DIAPHRAGM (DP) FIRE HYDRANT (FH) FLAG POLE (FP) GUY WIRE (GW) HANDICAP IRON PIPE (IP)	LIGHT POLE (LP) MAIL BOX (MB) MANHOLE (MH) MONITORING WELL (MW) SIGN (TRAFFIC, ETC.) SOIL BORING (SB) TRAFFIC LIGHT (TL) UTILITY MANHOLE (UM) UTILITY METER (U) UTILITY VALVE (UV) WATER METER (WM) WATER WELL (WW)	ASSESSMENTS FLS FLOOR LINE I.E. INVERT ELEVATION FNO FOUND MLP METAL LIGHT POLE CLP CONCRETE LIGHT POLE WLP WOOD LIGHT POLE FPLP FIBERGLASS LIGHT POLE MS METAL SIGN GM GAS METER EM ELECTRIC METER DSE DOOR SILL ELEVATION EP ELEC. PEDestal FFE FIRST FLOOR ELEVATION FO FIBER OPTIC CABLE GV GAS VALVE WV WATER VALVE CTF CABLE TO PEDESTAL WLF WELD AND FLAG VV VALVE LINE TYPES SANITARY FORCE MAIN WATER MAIN / SERVICE	LINE TYPES (CONT.) RETAINING WALL WOOD FENCE GUARD RAIL BURIED CABLE TV BURIED COORDINATION COORDINATION SEWER BURIED ELECTRIC BURIED FIBER OPTIC BURIED GAS SERVICE OVERHEAD UTILITY LINES SWAY-HYD SERVICE STORM SEWER BURIED TELEPHONE WATER MAIN / SERVICE
LEGAL DESCRIPTION			
LOTS 8, 9, 10, 11, 12, 13, 14 AND 15, IN BLOCK 11, IN PARK ADDITION, IN THE NORTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. TAX KEN NO.: 354-0238-110-1 ADDRESS: 2001 N. HOLTON STREET			
SURVEYOR'S NOTES			
1) TITLE POLICY INFORMATION - PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 001286286, DATED OCTOBER 5, 2012. 2) FLOOD PLAIN INFORMATION - PROPERTY IS IN ZONE X (AREA OF 0.2% ANNUAL CHANCE FLOOD) PER FIRM MAP NO. 55079C0092E, EFFECTIVE DATE OF SEPTEMBER 28, 2008. 3) ZONING INFORMATION & BASIS - PER CITY OF MILWAUKEE PROPERTY IS ZONE PD. 4) BUILDING SETBACKS, HEIGHT RESTRICTIONS & BASIS OF EACH - NOT AVAILABLE. 5) LAND AREA - 38,799 SQUARE FEET. 6) BUILDING AREA - 5,385 SQUARE FEET. 7) BUILDING HEIGHT 8) BASIS OF BEARINGS - ASSUMED BEARING ALONG THE WEST LINE OF N. HOLTON STREET S00°19'40"W. 9) PARKING INFORMATION - 54 REGULAR STALLS 10) UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. 11) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.			
SCHEDULE B - EXCEPTIONS			
① DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 3046431 - JOINT USE AND ACCESS TO WATER METER, WATER PIPE AND SEWER PIPES - PARCEL AREAS SHOWN ON SURVEY. ② DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 3010831 - EASEMENT FOR INGRESS AND EGRESS - PARCEL AREAS SHOWN ON SURVEY.			
SURVEYOR'S CERTIFICATION			
To Investors Bank, its successors and/or assigns, Holton Brown, LLC, a Wisconsin limited liability company and Chicago Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, and 11(a) of Table A thereof. The field work was completed on May 9, 2013.			
Date: <u>May 22, 2013</u>			
Mark L. Wertz Registration No. S-1915			

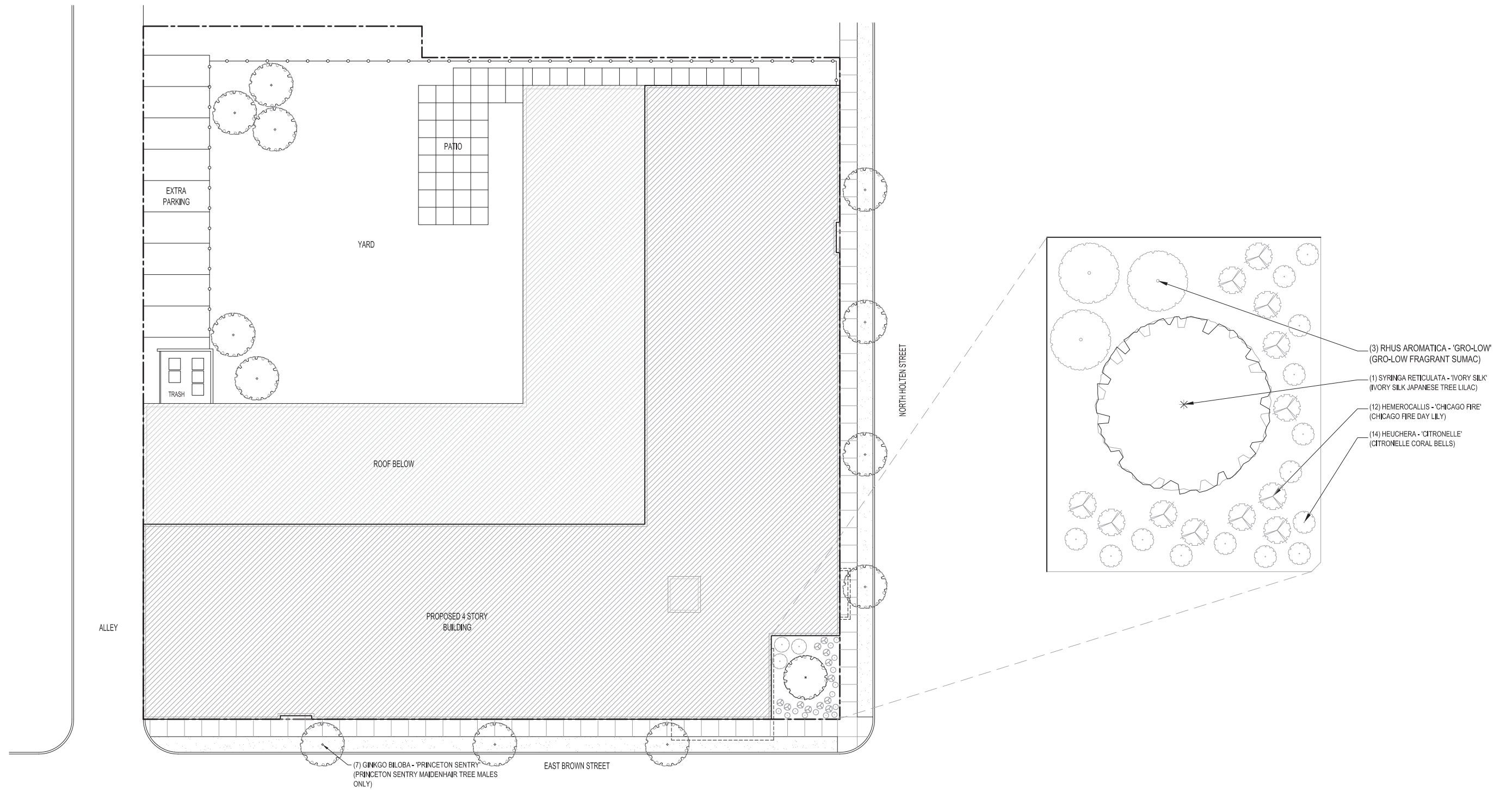


LIS
 LAND INFORMATION SERVICES, INC.
 ENGINEERS, SURVEYORS & CONSULTANTS
 3900 W. KEEBICK AVENUE
 WAUWATOSA, WI 53228
 T 262.536.3600
 www.liswi.net

 CALL DIGGERS HOTLINE
 811 or 1-800-488-1111 (MILW. AREA 228-1181)
 MISERABLE SUBSTITUTION REQUIRED (M.R.S.)
 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ALTA / ACSM LAND TITLE SURVEY
2001 N. HOLTON STREET
 MILWAUKEE, WI
 DRAWN BY: M.D.N.
 CHECKED BY: M.L.W.
 DATE: 5.10.13
 JOB NUMBER: S13015R9AL
REVISIONS
 SHEET 1 OF 1

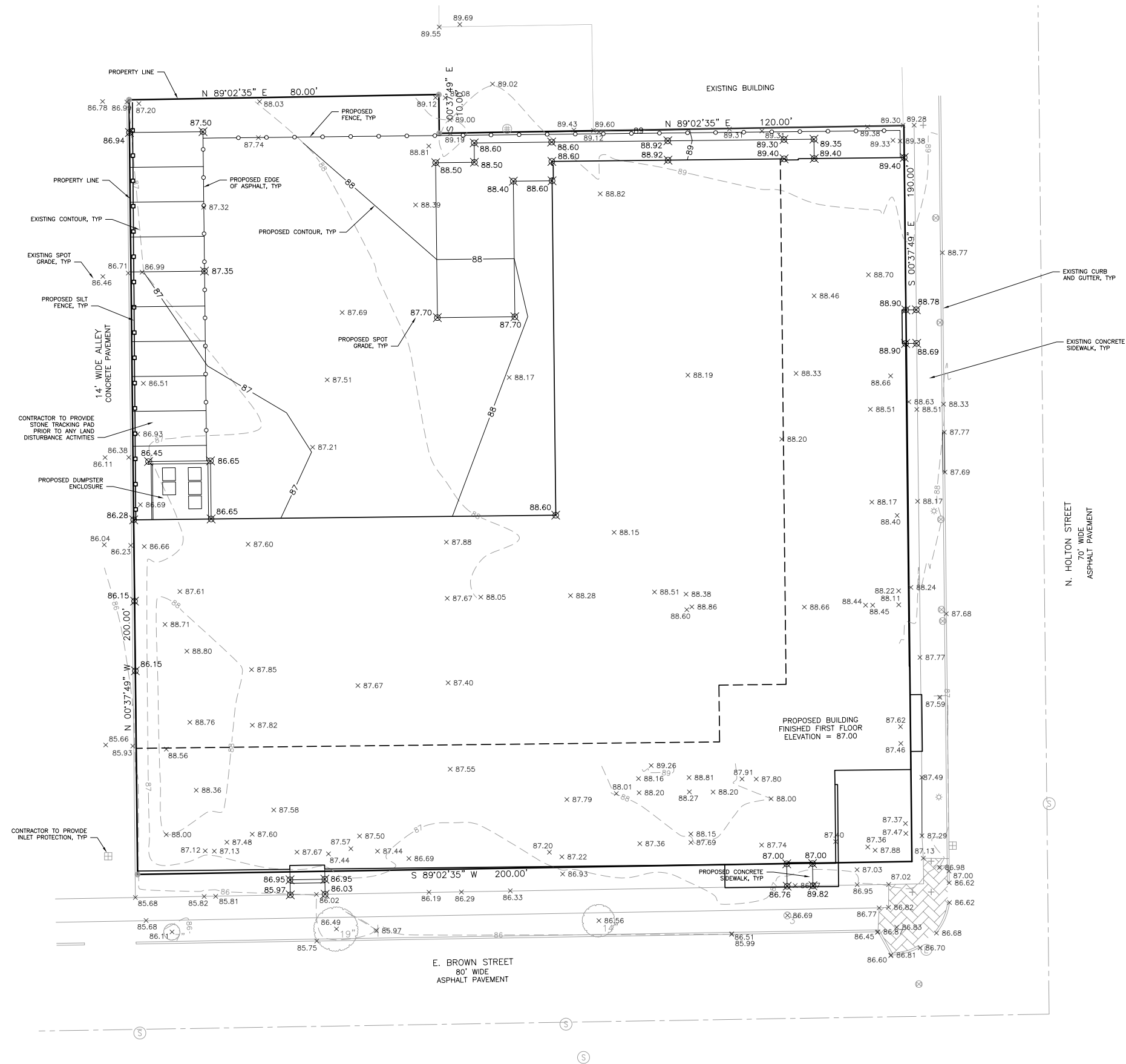




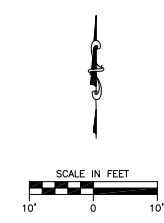
Scale: 1" = 30'-0"

Civil: Grading & Erosion Control Plan

[Minor Modification - 9.20.2013]

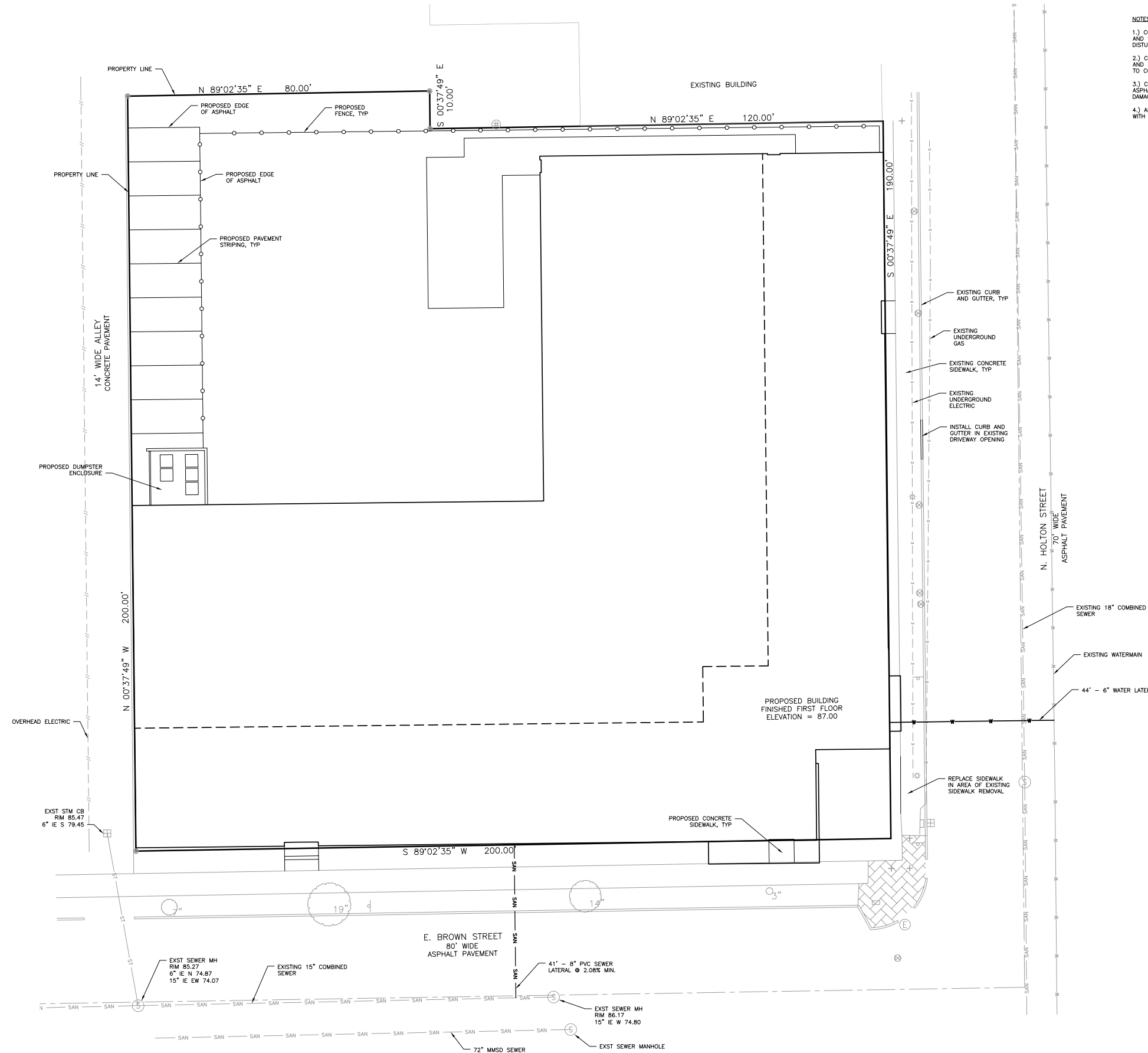


- NOTES:
- 1.) CONTRACTOR TO INSTALL INLET PROTECTION AND STONE TRACKING PAD PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 - 2.) CONTRACTOR TO VERIFY ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - 3.) CONTRACTOR SHALL REPLACE ALL CONCRETE, ASPHALT AND LANDSCAPE AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
 - 4.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE STANDARDS.

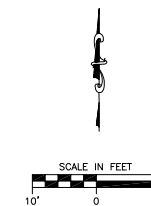


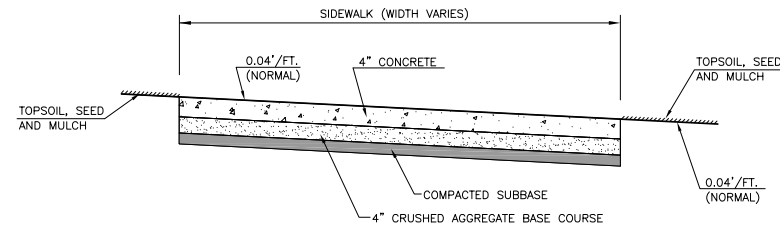
Civil: Paving & Utility Plan

[Minor Modification - 9.20.2013]

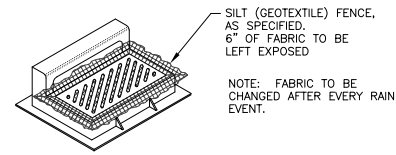


- NOTES:
- 1.) CONTRACTOR TO INSTALL INLET PROTECTION AND STONE TRACKING PAD PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 - 2.) CONTRACTOR TO VERIFY ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - 3.) CONTRACTOR SHALL REPLACE ALL CONCRETE, ASPHALT AND LANDSCAPE AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
 - 4.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE STANDARDS.

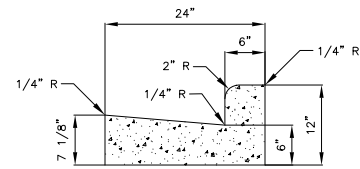




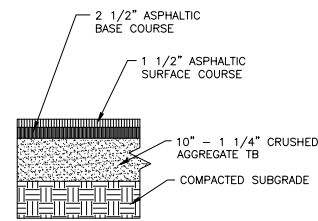
CONCRETE SIDEWALK DETAIL
 NOT TO SCALE



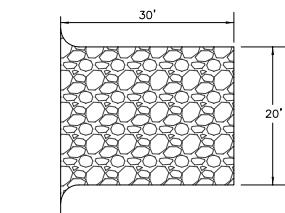
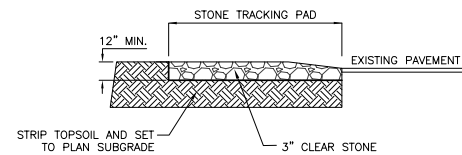
CATCH BASIN FILTER



24" CURB AND GUTTER, TYPE D
 NOT TO SCALE



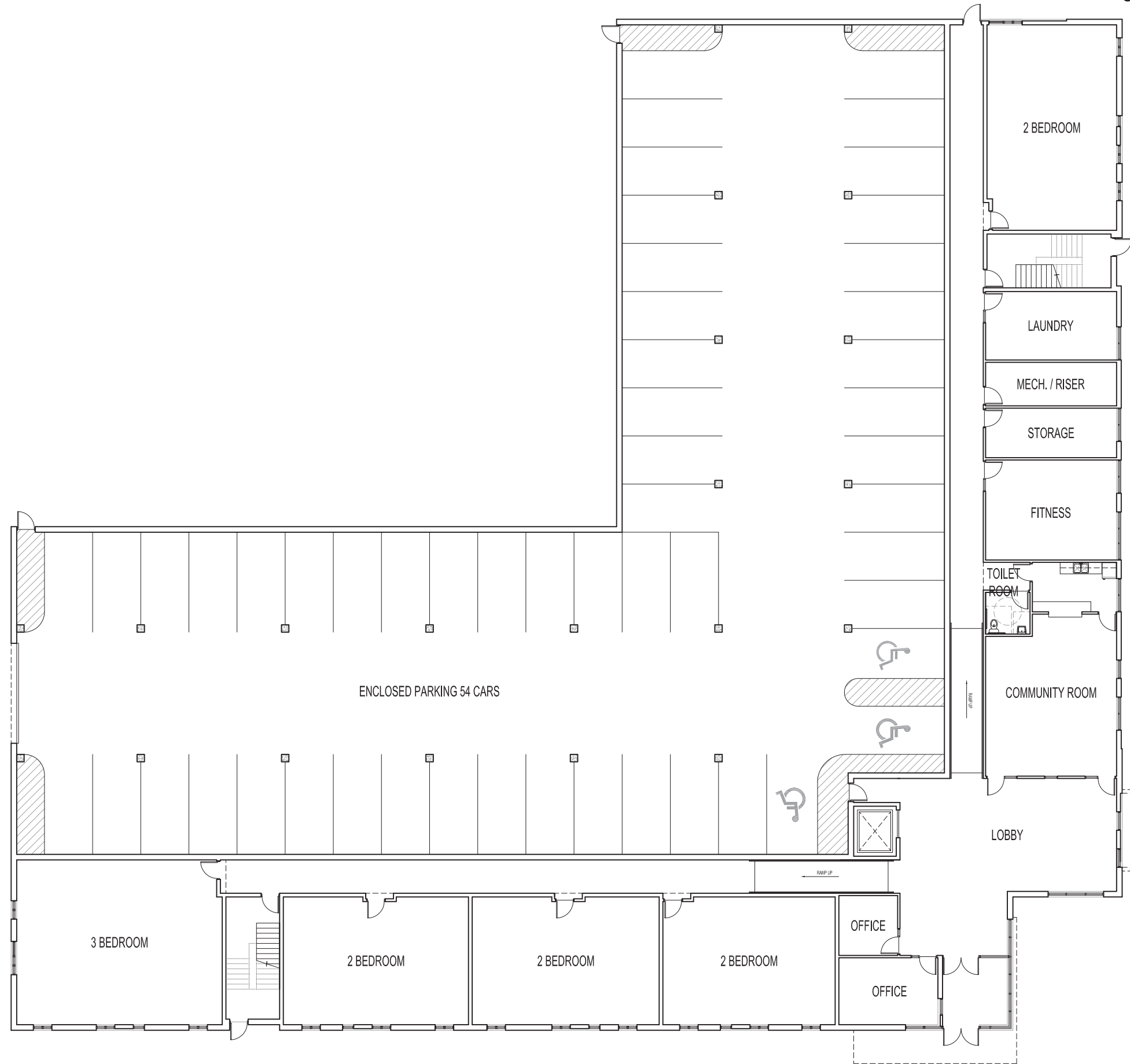
ASPHALT PAVEMENT DETAIL
 NOT TO SCALE



STONE TRACKING PAD DETAIL
 NOT TO SCALE

Architectural Building Plans: Ground Floor Plan

[Minor Modification - 9.20.2013]



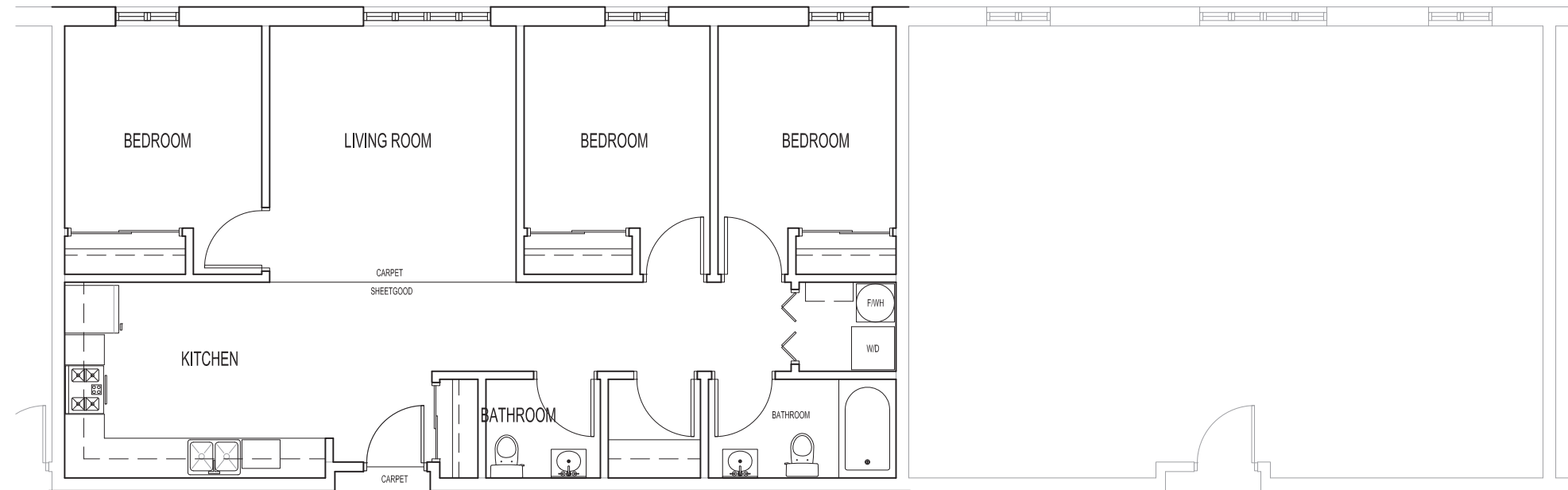
Scale: 1" = 20'-0"

Architectural Building Plans: Levels 2-4 Floor Plan

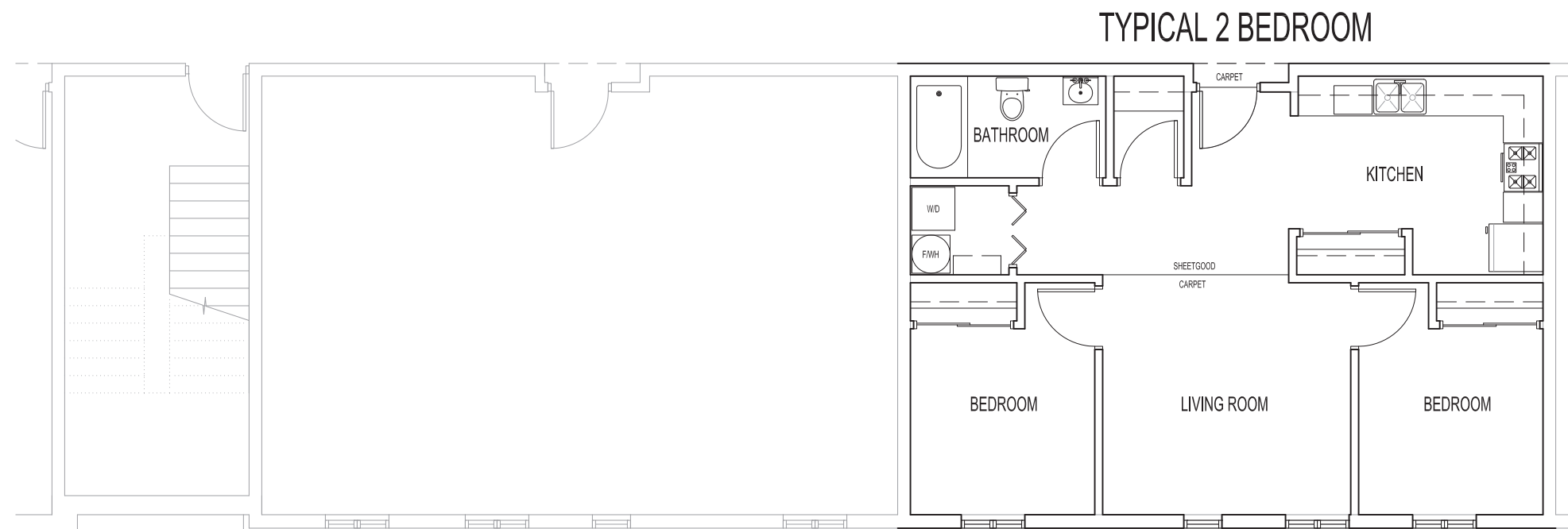
[Minor Modification - 9.20.2013]



Scale: 1" = 20'-0"



TYPICAL 3 BEDROOM



TYPICAL 2 BEDROOM

Scale: 1/8" = 1'-0"

Architectural Building Elevations: East, South
 [Minor Modification - 9.20.2013]



East Elevation, Scale: 1/16" = 1'-0"



South Elevation, Scale: 1/16" = 1'-0"

Architectural Building Elevations: West, North

[Minor Modification - 9.20.2013]



West Elevation, Scale: 1/16" = 1'-0"



North Elevation, Scale: 1/16" = 1'-0"



