
Project Description and Statement of Intent

August 21, 2006

Detailed Plan Development-Jackson Street Condos

This project pertains to the Detailed Plan for the Jackson Street Condos, a planned multi-unit condominium development to be located at 1668/1672 North Jackson Street in Milwaukee, Wisconsin. Initial elevations and proposed unit layout has been reviewed by the Milwaukee Department of City Development with positive feedback as to the direction of the proposed development. The purpose of the description is to assure a high level of design quality and to insure that the project will be well integrated into the surrounding neighborhood.

Project Size

The size of the project will be 35,114 square feet.

Project Density

The three existing structures currently on site will be demolished and removed. The proposed density of the new structure is twelve (12) unit Condominium Units with four units per floor. There will be 18 parking spaces, all located in a partially underground community garage.

Structural Setbacks

The setbacks per the proposed project are as follows:

1. Front setback = 10'-0"
2. Rear setback = 4'-0"
3. North setback = 1'-6"

4. South setback = 3'-6"

Massing and Height

Entries

The buildings front elevation will contain three separate entries, one for each of the two single story units in the front of the building and a similarly designed courtyard entrance for the other 10 units.

Balconies

A minimum of one patio, balcony or roof terrace will be provided for each living unit. The upper 4 units will each have their own private roof top decks.

Materials

The exterior of the building is to be composed of a combination of materials including masonry and cement board. The front elevation will be masonry with cement board siding at the upper level. The masonry will wrap into the courtyard as well as around the sides to points of logical transition to the cement board siding. The foundation walls are to be block walls or stone, and the parapet edges will have pre-finished aluminum cap flashing.

Construction and Building Code

The Building will be a Type Vb sprinklered construction containing a R2 occupancy classification.

Statistical Sheet

Site Area	12,085 sf
Building Coverage Area	10,040 sf
Green space	2,045 sf
Green Space Percentage	17%
Dwelling Units	12
Lot Area per Dwelling Unit	1,000 sf
Number of Bedrooms per Unit	2
Total Bedrooms for Project	24
Parking Spaces Provided	18
Parking Ratio	1.5 per unit