




RENDERINGS
 NOT TO SCALE

HISTORICAL MITCHELL SITE DEVELOPMENT
 1101-1103 HISTORICAL MITCHELL STREET
 MILWAUKEE, WI 53204

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THE ENCORE MIXED-USE DEVELOPMENT
 Zuvena Cotton
 Milwaukee, Wisconsin
 Phone: 414-514-2906
 Email: zuvena.cotton@gmail.com

DATE 08-15-2022	JOB NUMBER 22016
DRAWN BY BCY	SHEET NUMBER COVER-1




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SHEET NUMBER
 COVER-2



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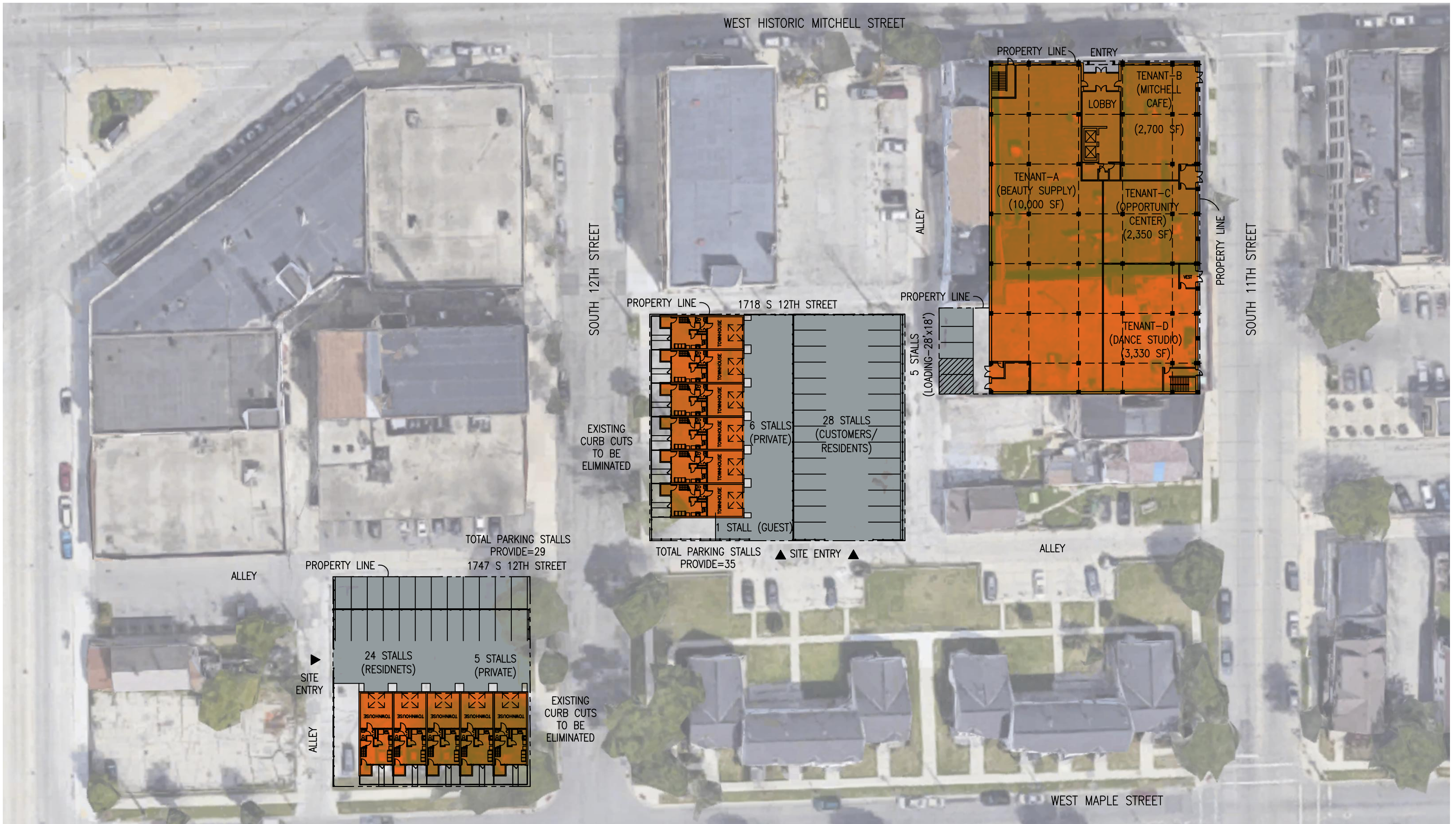
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DATE
08-15-2022

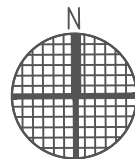
JOB NUMBER
22016

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SHEET NUMBER
COVER-3



PROPOSED SITE PLAN
1"=50'-0"



HISTORICAL MITCHELL SITE DEVELOPMENT
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THE ENCORE MIXED-USE DEVELOPMENT
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DATE
08-19-2022

JOB NUMBER
22016

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100

	2ND	3RD	4TH	5TH	TOTAL
STUDIO (480 SF)	1	1	3	1	6
1-BEDROOM (690 SF)	4	5	4	4	17
2-BEDROOM 1 BATH (928 SF)	2	2	2	3	9
2-BEDROOM 2 BATH (1,060 SF)	3	4	5	5	17
3-BEDROOM 2 BATH (1,220 SF)	2	2	1	1	6
TOTAL	12	14	15	14	55

PROPERTY ADDRESS: 1101-1103 WEST HISTORIC MITCHELL STREET

ZONING DISTRICT: LB2 (LOCAL BUSINESS)
 LOT AREA PER RESIDENTIAL UNIT=800 SF
 TAXKEY=461-060-4000
 LOT SIZE=0.5204 ACRES (22,669 SF)
 MAX. RESIDENTIAL UNITS PERMITTED PER ZONING CODE=28


USE OF PROPERTY:
 RESIDENTIAL USE (MULTI-FAMILY DWELLING, TOWNHOUSE) &
 COMMERCIAL USE (RETAIL STORES)

PROPOSED STORIES: 5
 PROPOSED BUILDING FOOTPRINT (1ST FLOOR)=21,455 SF
 PROPOSED BUILDING HEIGHT=58' (MAX. BUILDING HEIGHT=60')
 1ST FLOOR-TO-FLOOR HEIGHT=15'
 2ND-5TH FLOOR-TO-FLOOR HEIGHT=10'
 PARAPET WALL=3'

PROPOSED OCCUPANCY TYPE: R-2 & MERCANTILE
 PROPOSED CONSTRUCTION TYPE: IIB (UNPROTECTED) (FULL SPRINKLER)
 PROPOSED RETAIL SPACES=18,380 SF --> REQUIRED PARKING=19
 PROPOSED TOWNHOUSE (2 STORIES)=11 UNITS (1,714 SF PER UNIT) --> REQUIRED PARKING=8
 PROPOSED RESIDENTIAL UNITS (4 FLOORS)=55 (ON PLAN); 64 (FUTURE) -->
 REQUIRED PARKING (55 UNITS)=37 (AFTER 25% REDUCTION=28)
 REQUIRED PARKING (64 UNITS)=43 (AFTER 25% REDUCTION=33)

STUDIO (480 SF=26'-6"x18')=6 UNITS (11%)
 1-BEDROOM (636 SF=26'-6"x24')=17 UNITS (31%)
 2-BEDROOM+1 BATH (928 SF=26'-6"x35')=9 UNITS (16%)
 2-BEDROOM+2 BATH (1,007 SF=26'-6"x38')=17 UNITS (31%)
 3-BEDROOM+2 BATH (1,166 SF=26'-6"x44')=6 UNITS (11%)
 SUBTOTAL PER FLOOR=12-15 UNITS

REQUIRED PARKING SPACES=55 STALLS (FOR 55 APARTMENTS) & 58 STALLS (FOR 64 APARTMENTS)
 PROPOSED PARKING SPACES=69 STALLS (INCLUDING 2 LOADING SPACES & 11 TOWNHOUSE PRIVATE SPACES)

 SITE/BUILDING DATA
 NOT TO SCALE

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 MILWAUKEE, WI 53204

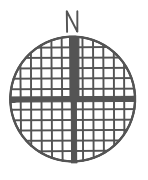
BARRY C. YANG ARCHITECT 5559 North Shoreland Avenue Milwaukee, WI 53217 Phone: 262-385-2680 Email: byang.architect@gmail.com	THE ENCORE MIXED-USE DEVELOPMENT Zuwena Cotton Milwaukee, Wisconsin Phone: 414-514-2906 Email: zuwena.cotton@gmail.com	DATE 08-11-2022	JOB NUMBER 22016
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DATE	08-15-2022	JOB NUMBER	22016
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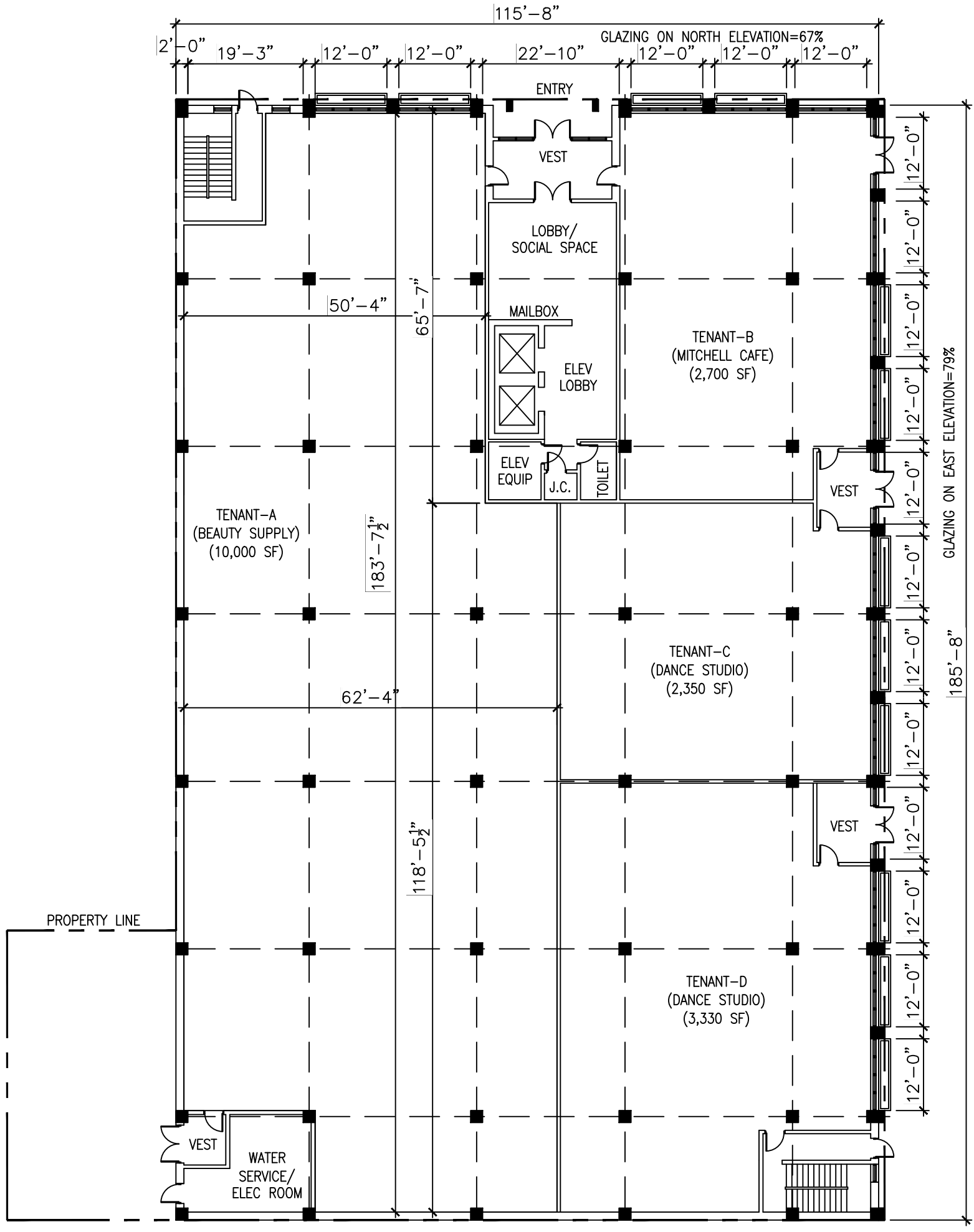
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 MILWAUKEE, WI 53204



PROPOSED 1ST FLOOR PLAN
 1"=20'-0"



115'-8" GLAZING ON NORTH ELEVATION=67%

2'-0" 19'-3" 12'-0" 12'-0" 22'-10" 12'-0" 12'-0" 12'-0"

50'-4" 65'-7" 183'-7 $\frac{1}{2}$ "

62'-4" 118'-5 $\frac{1}{2}$ "

185'-8" GLAZING ON EAST ELEVATION=79%

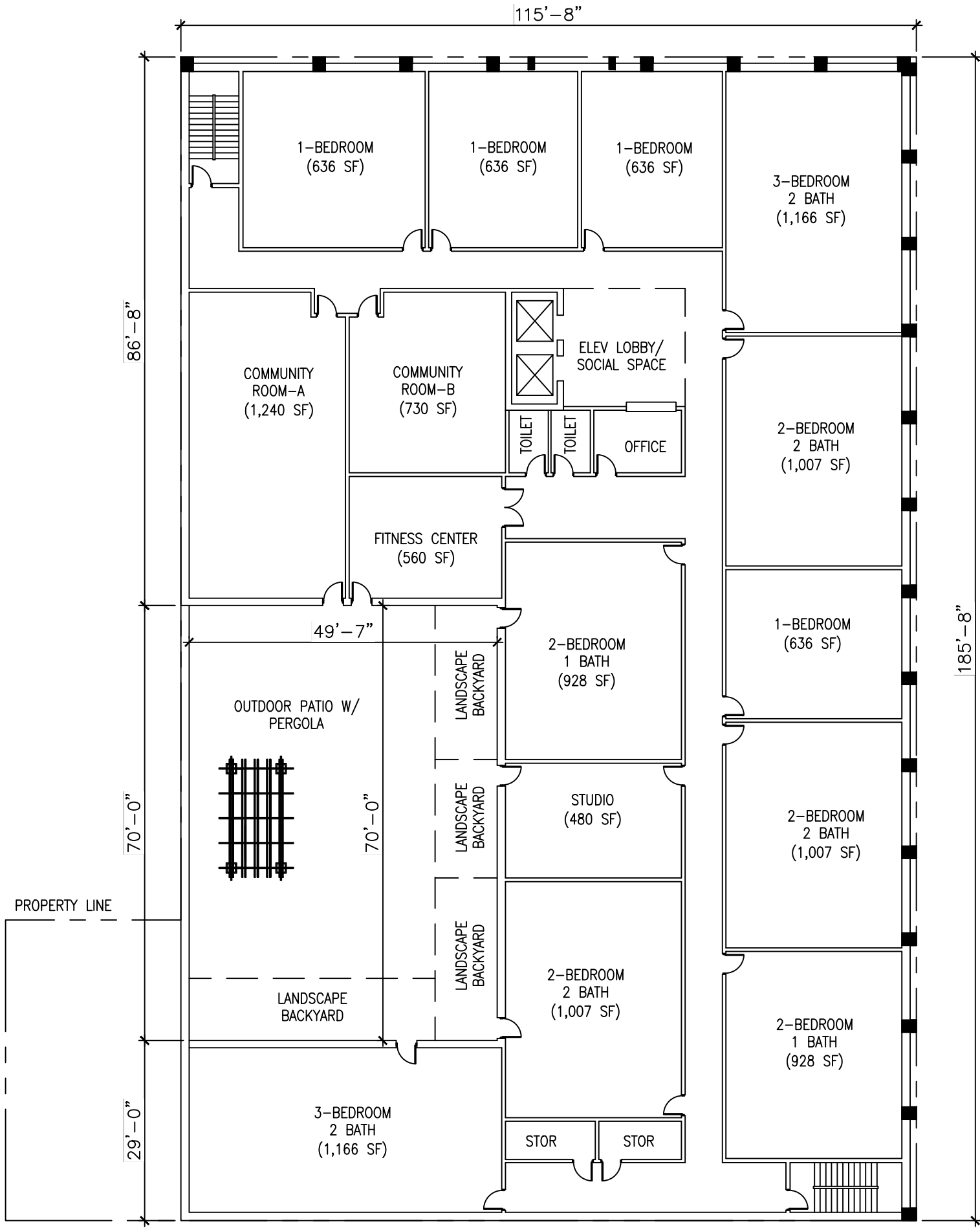
PROPERTY LINE

1ST FLOOR (21,880 SF)

■ PIER (12"x24") LOCATED @ PROPERTY LINE

══ EXTERIOR WALL (SET BACK 12" FROM PROPERTY LINE)

▭ PLANTER

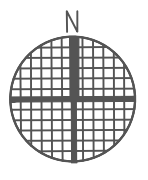


2ND FLOOR (18,310 SF)

NOTE: SEE SHEET 200 FOR UNIT DIMENSIONS

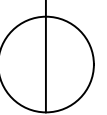
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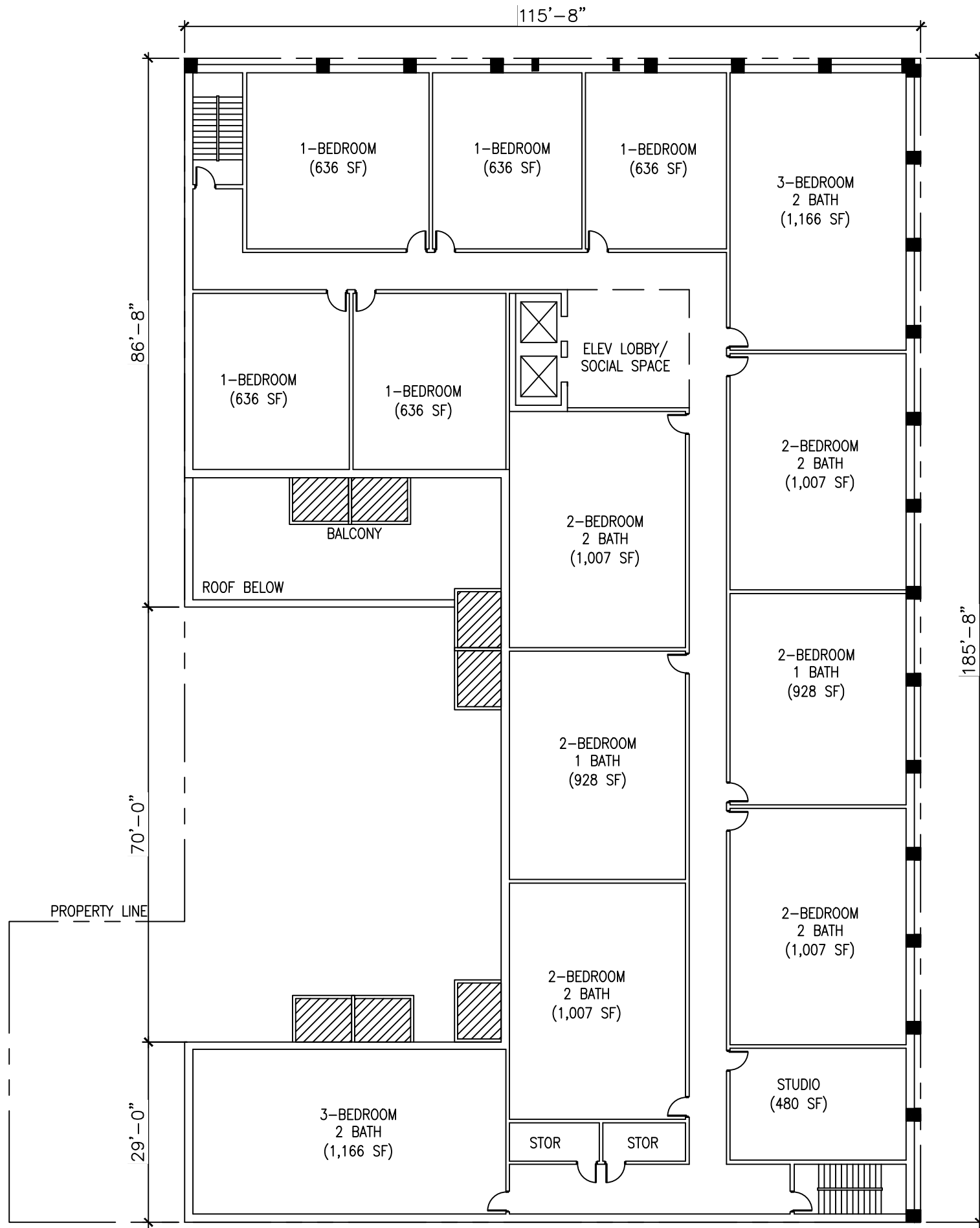
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 1101-1103 HISTORICAL MITCHELL STREET
 MILWAUKEE, WI 53204



PROPOSED 2ND FLOOR PLAN

1"=20'-0"





NOTE: SEE SHEET 200 FOR UNIT DIMENSIONS

3RD FLOOR (17,250 SF)

JOB NUMBER
22016

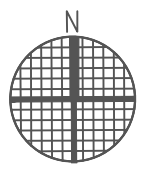
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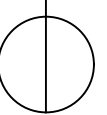
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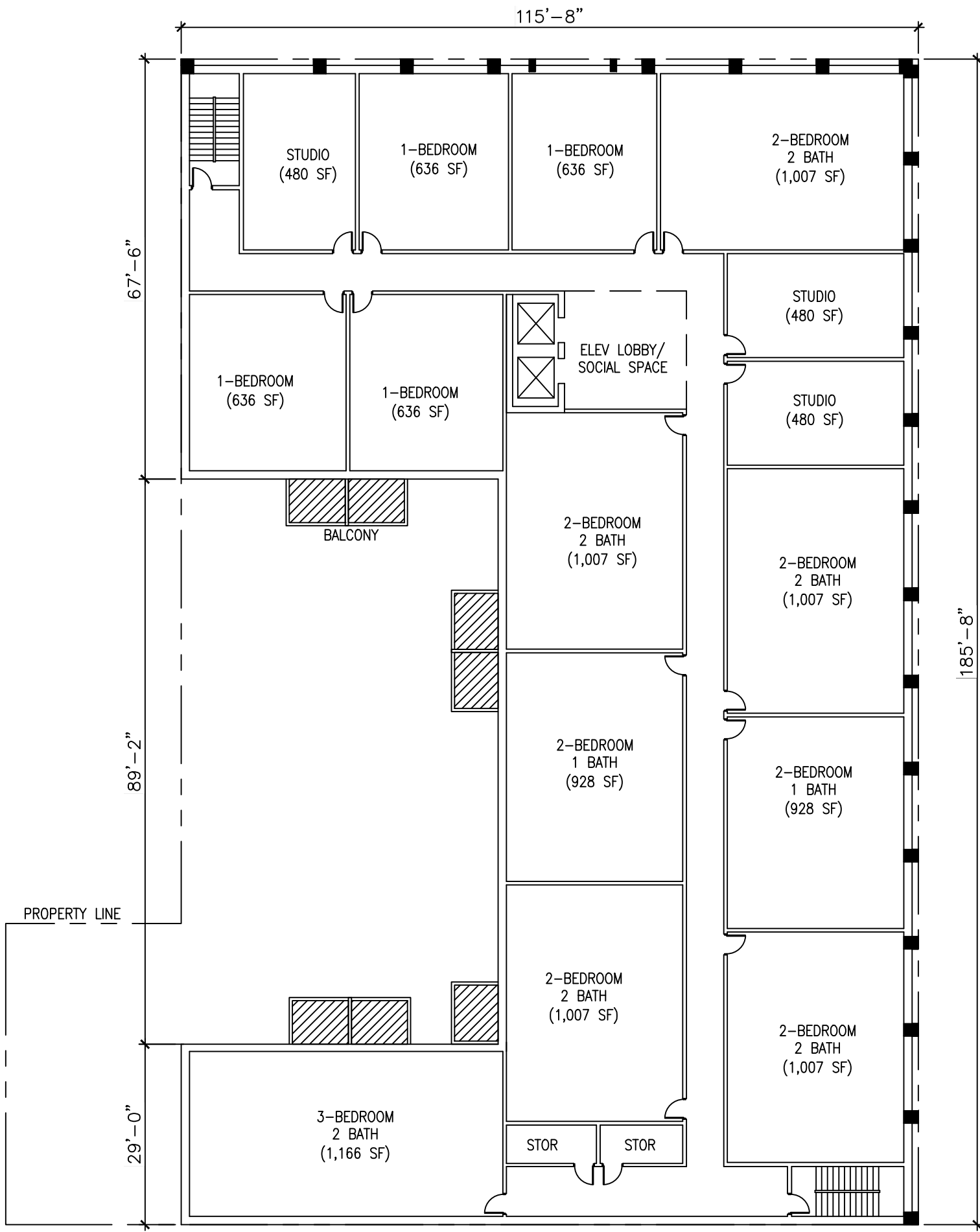
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PROPOSED 3RD FLOOR PLAN

1"=20'-0"



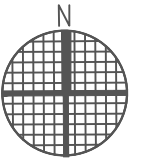


NOTE: SEE SHEET 200 FOR UNIT DIMENSIONS

4TH FLOOR (17,250 SF)

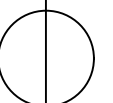
DATE	08-15-2022	JOB NUMBER	22016
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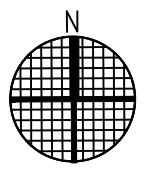


PROPOSED 4TH FLOOR PLAN

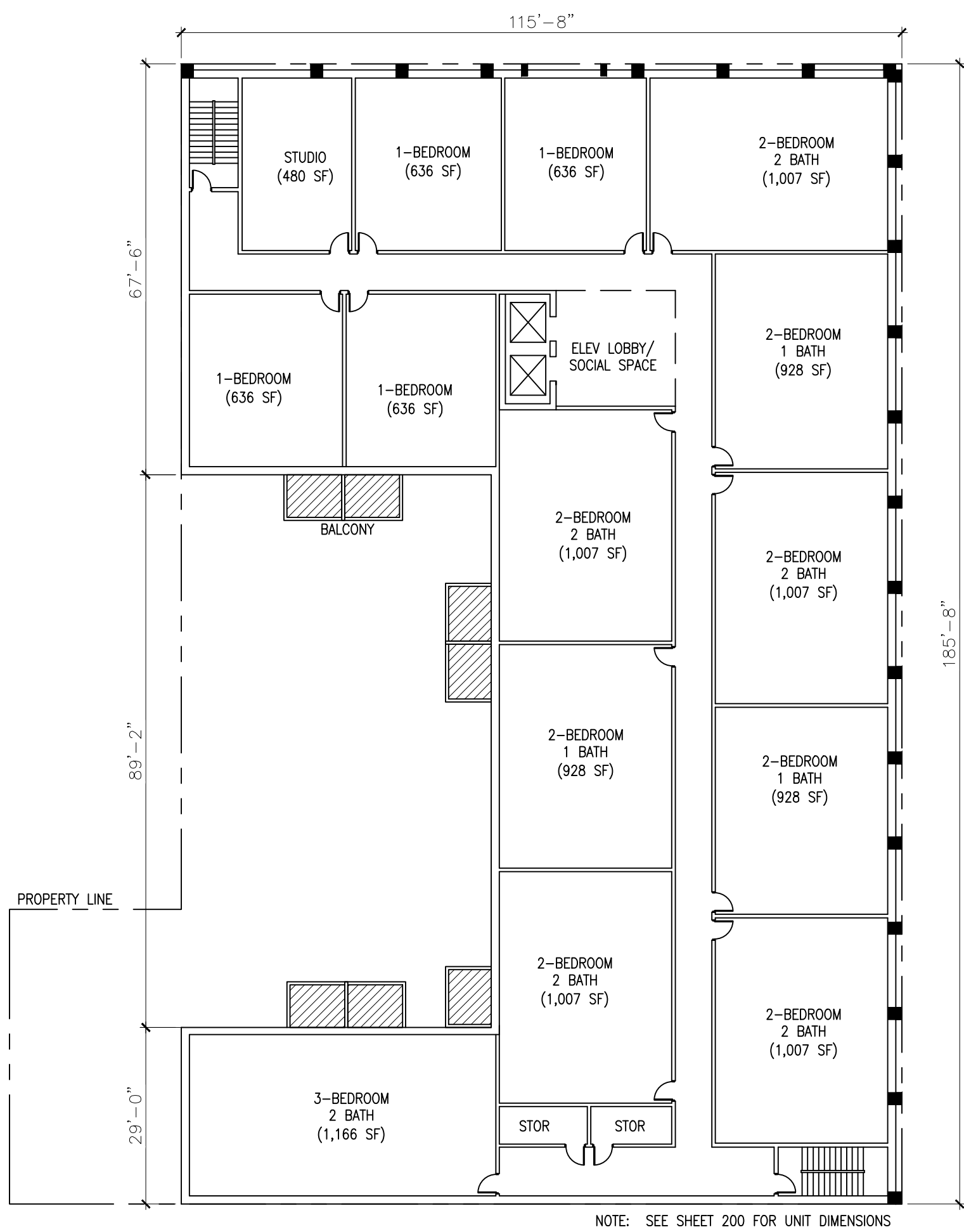
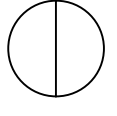
1"=20'-0"



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PROPOSED 5TH FLOOR PLAN
 1"=20'-0"



NOTE: SEE SHEET 200 FOR UNIT DIMENSIONS

5TH FLOOR (17,250 SF)



S-2

B-3

S-1

B-2

B-1

T.O. PARAPET 158'-0"

ROOF 155'-0"

5TH FLOOR 145'-0"

4TH FLOOR 135'-0"

3RD FLOOR 125'-0"

2ND FLOOR 115'-0"

1ST FLOOR 100'-0"

- B-1 BRICK VENEER (BLACK)
- B-2 BRICK VENEER (DARK CHARCOAL)
- B-3 BRICK VENEER (LIGHT GREY)
- S-1 STONE PANEL (LIGHT GREY)
- S-2 STUCCO (WHITE)

○ EAST ELEVATION
1"=20'-0"

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		DRAWN BY BCY	SHEET NUMBER 300

- ⊕ T.O. PARAPET
158'-0"
- ⊕ ROOF
155'-0"
- ⊕ 5TH FLOOR
145'-0"
- ⊕ 4TH FLOOR
135'-0"
- ⊕ 3RD FLOOR
125'-0"
- ⊕ 2ND FLOOR
115'-0"
- ⊕ 1ST FLOOR
100'-0"



- ⬡ B-1 BRICK VENEER (BLACK)
- ⬡ S-1 STONE PANEL (LIGHT GREY)
- ⬡ B-2 BRICK VENEER (DARK CHARCOAL)
- ⬡ S-2 STUCCO (WHITE)
- ⬡ B-3 BRICK VENEER (LIGHT GREY)

⊕ WEST ELEVATION
1"=20'-0"

HISTORICAL MICHELL SITE DEVELOPMENT
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		DRAWN BY BCY	SHEET NUMBER 310

⊕ T.O. PARAPET
 158'-0"
 ⊕ ROOF
 155'-0"
 ⊕ 5TH FLOOR
 145'-0"
 ⊕ 4TH FLOOR
 135'-0"
 ⊕ 3RD FLOOR
 125'-0"
 ⊕ 2ND FLOOR
 115'-0"
 ⊕ 1ST FLOOR
 100'-0"



- ⬡ B-1 BRICK VENEER (BLACK)
- ⬡ B-2 BRICK VENEER (DARK CHARCOAL)
- ⬡ B-3 BRICK VENEER (LIGHT GREY)
- ⬡ S-1 STONE PANEL (LIGHT GREY)
- ⬡ S-2 STUCCO (WHITE)

○ NORTH ELEVATION
 1"=20'-0"

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