

UNIVERSITY CLUB
924 E. WELLS STREET

PROJECT DESCRIPTION AND STATEMENT OF
OWNER'S INTENT

University Club Project Description and Statement of Owner's Intent

Introduction

The University Club of Milwaukee will sell a portion of its property to accommodate the construction of a residential tower and parking garage in the area currently used as surface parking. This remaining property is the concern of this Detailed Plan of Development. The use of the remaining property where the University Club resides will continue to function as a city club providing its members with meeting rooms, banquet rooms, fine-dining, cocktail lounges and bars, athletic facilities, and sleeping rooms. The club also has rooms to support these uses including offices, storage, break rooms, coat room, kitchen, and restrooms. The addition of the connection between the University Club and University Club Tower will allow the Club to provide room service for the tower residents and provide access for its members to use the health club located in the tower.

The existing building for the University Club has two parts: the original building and an annex that was added to accommodate a porte cochere and kitchen. The Historic Preservation Committee designated only the original building historical; the annex was not designated historical. The development of the residential tower includes the addition of a connection between the University Club, University Club Tower, and the parking garage. Since the connection only alters the annex, the development is not subject to review by the Historic Preservation Committee.

The number of parking spaces serving the University Club will remain the same. Spaces eliminated due to the development of the tower and parking garage will be replaced in the parking garage.

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Drawing Descriptions

1. **Vicinity Map (ASK-282R):** A detailed plan development vicinity map showing the boundaries of the development site is included in this submittal. The site is located at the corner of 924 East Wells Street. The immediate surrounding area includes the Cudahy Tower to the south, the Northwestern Mutual Life campus to the southwest, the Women's Club to the west, apartments on the same block to the northwest, University Club Tower and Kilbourn Tower directly north, the Regency across Kilbourn Avenue, and Juneau Park to the west.
2. **Plat of Survey (ASK-283):** The survey included in this Statement shows the exterior boundaries, legal description, existing topography, and area of the site. A CSM was recorded on July 18, 2003 that split the University Club property into the two lots indicated on the Plat of Survey. As the design of the University Club Tower progressed, the need to shift the property lines to comply with building codes became evident through conversations with the Department of City Development and building code officials. A new Certified Survey Map (DCD# 2311) has been filed for approval concurrent with this Detailed Plan of Development.

The new property lines are shown on the Site and Landscape Plan (ASK-284). The property that runs east-west between the tower and the University Club's porte cochere will move from 10' north of the porte cochere to the north face of the porte cochere. The property line that runs north-south and is shown just west of the University Club property, will shift in two ways: 1) the portion of the property line next to the porte cochere will move to the west face of the porte cochere, and the portion of the property line next to the club itself will be moved 15' 1" off the west face of the club.

3. **Site and Landscape Plan (ASK-284):** The Site and Landscape Plan indicate the existing trees that will remain for the new development and new trees proposed for the development. To the extent possible, existing trees will remain along Prospect Avenue and Wells Street. New trees near the entrance to the club along Prospect Avenue will also be provided. All plant material specified will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1) and will be maintained on an ongoing basis.
4. **Ground Plan (ASK-285):** The ground plan depicts the pedestrian and vehicular experience on the site. The University Club members may enter from Prospect Avenue where they can either valet park or self-park. The University Club members may enter from Prospect Avenue where they can either valet park or self-park. Members may also enter the parking structure from Marshall Street. An agreement will be executed between University Club and University Club Tower providing the University Club with a perpetual easement to use the surface lot to the west of the University Club as a loading area and a surface parking lot. The parking stalls immediately west of the University Club will straddle the

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property line between the University Club property and the University Club Tower property.

5. **Site Removal Plan (ASK-286R):** The site removal plan indicates the asphalt, concrete, trees, and bushes that will be removed during site development. The curb cut along Wells Street will be relocated. Portions of the sidewalk along Wells Street will be removed and replaced.
6. **Site Grading Plan (ASK-287R):** A site grading plan indicating existing and proposed topography at one-foot contour intervals is included with this submittal. The only area on the University Club property designated as open space is just west of the building where surface water will flow to two catch basins and into the City storm system.
7. **Existing Street Elevations (ASK-288 through 291):** These drawings show the existing elevations from each of the street perspectives: Prospect Avenue, Wells Street, Marshall Street, and Kilbourn Avenue. The limited development on the University Club site will not impact these elevations.
8. **Section North-South (ASK-279):** Although the tower is not being developed on the land indicated in this Detailed Plan of Development, the section shows the tower in relation to the University Club.
9. **Context Photos (ASK-280):** These photos show the site in context with the surrounding areas. In particular, it shows its relationship with the Cudahy Tower, the Kilbourn Tower site, the Northwestern Mutual Campus, the Regency, and Juneau Park.

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Compliance with District Standards

1. **SIZE:** The tract of land for this development is 18,303 square feet.
2. **DENSITY:** This site is not a residential use and not subject to the residential density requirements.
3. **SPACE BETWEEN STRUCTURES:** Spaces between structures are not less than those allowed by Wisconsin Administrative Code.
4. **SETBACKS:** This development is approximately 0.42 acre and therefore not subject to the setback requirement for planned developments exceeding 5 acres. The setbacks shown include a 0' setback from the north property line, a 0' setback between the University Club and University Club Tower properties where the connection is located, a 15' 1" setback from the west property line where the original building is located, and 0' setbacks from the south and east property lines.
5. **SCREENING:** Screening is provided along Wells Street including shrubs and trees separating the right-of-way from the parking on the University Club Tower and University Club properties.
6. **OPEN SPACES:** Open spaces are landscaped as indicated on the Landscape Plan (ASK-284) and will be maintained so as not to create a nuisance or hazardous condition.
7. **CIRCULATION FACILITIES:** Circulation is provided as indicated in the description of the Ground Plan (ASK-285, point 4 under Project Description). The circulation provides more than adequate access for pedestrians, public and private vehicles, and service vehicles, consistent with the Comprehensive Plan. Parking and loading facilities are located next to the University Club and are screened from Wells Street with shrubs and trees and screened from the neighbor to the west by an existing fence. No private streets are planned for this development.
8. **LIGHTING:** Lighting will not change with this Detailed Plan of Development, but lighting standards will conform to the standards available from the Bureau of Traffic Engineering and Electrical Services and conform to the requirements in City ordinance 295.405.
9. **UTILITIES:** No new utilities are intended to be installed as part of this Detailed Plan of Development.
10. **SIGNS:** No new signage is intended to be installed as part of this Detailed Plan of Development. Illumination of signs will conform to City Ordinance 295.407.

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Zoning Statistics

• Existing Gross Land Area	59,568 SF	1.367 Acres	
• New Gross Land Area	18,303 SF	0.420 Acres	100%
• Land Covered by Principal Buildings	12,867 SF	0.295 Acres	70.3%
• Land for Parking	823 SF	0.019 Acres	4.5%
• Land Devoted to Drives	630 SF	0.015 Acres	3.4%
• Land Devoted to Landscape Open Space	1,813 SF	0.042 Acres	9.9%
• Land Devoted to Terrace	2,170 SF	0.049 Acres	11.9%
• Parking	8-12 spaces (0.15 – 0.22 spaces per 1,000 SF of gross building area. Most of the parking for the University Club will be in the new parking structure located on the University Club Tower property. The Club will be provided 100-120 spaces in the structure for a ratio of 2.1 – 2.5 spaces per 1,000 SF of gross building area.)		

Planned Development District Submission for University Club



EXHIBITS

Statistical Sheet

ASK# DRAWINGS

- 282R Vicinity Plan
- 283 Plat of Survey
- 284 Site and Landscape Plan
- 285 Ground Plan
- 286R Site Removal Plan
- 287R Site Grading Plan
- N.A. Utility Plan
- 288 Existing Street Elevation - N, Prospect Street
- 289 Existing Street Elevation- N, Marshall Street
- 290 Existing Street Elevation- E, Wells Street
- 291 Existing Street Elevation- Kilbourn Ave.
- 292 Section North-South
- 293 Context Photos

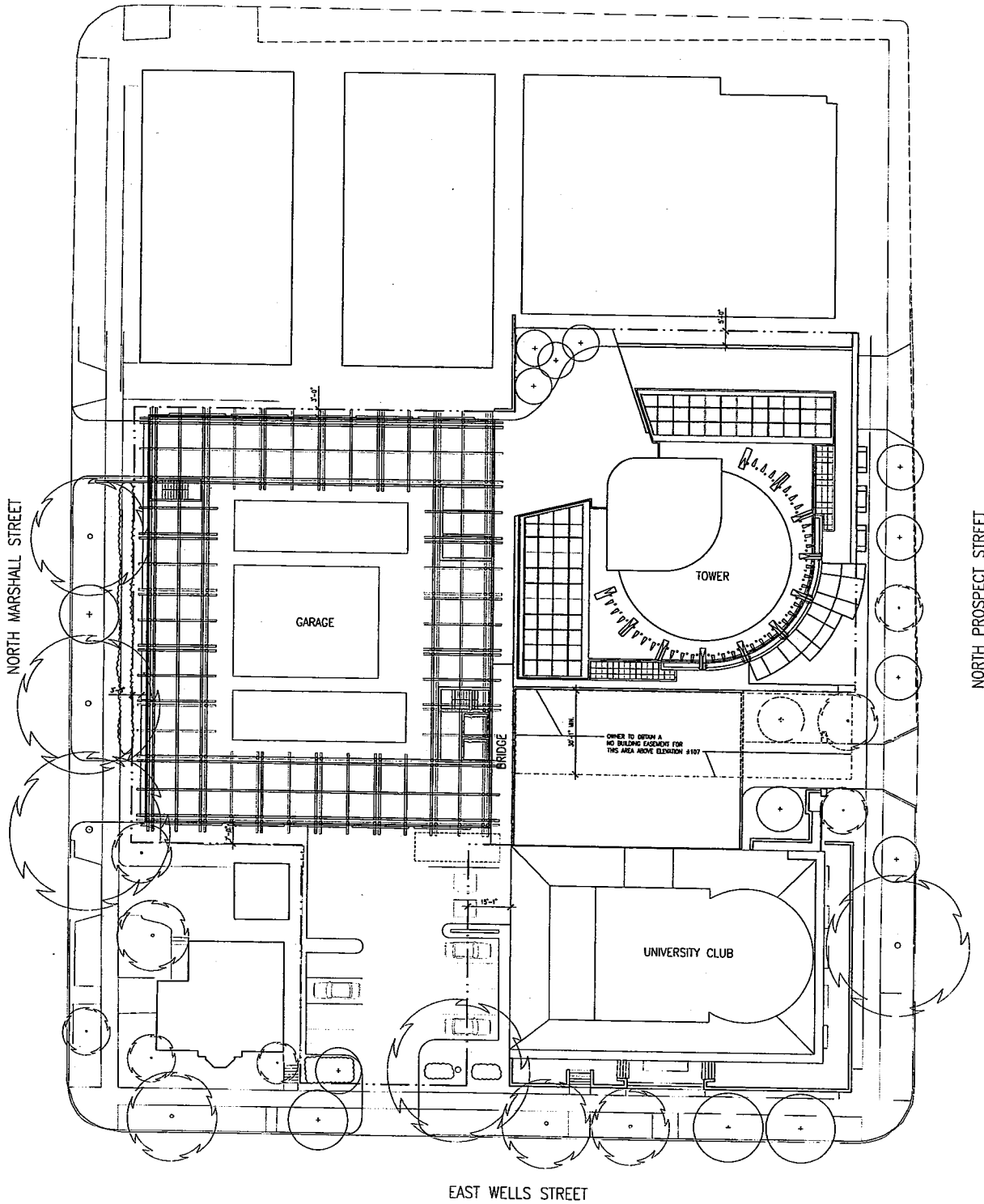
ASK - 281R
Oct. 3, 2003

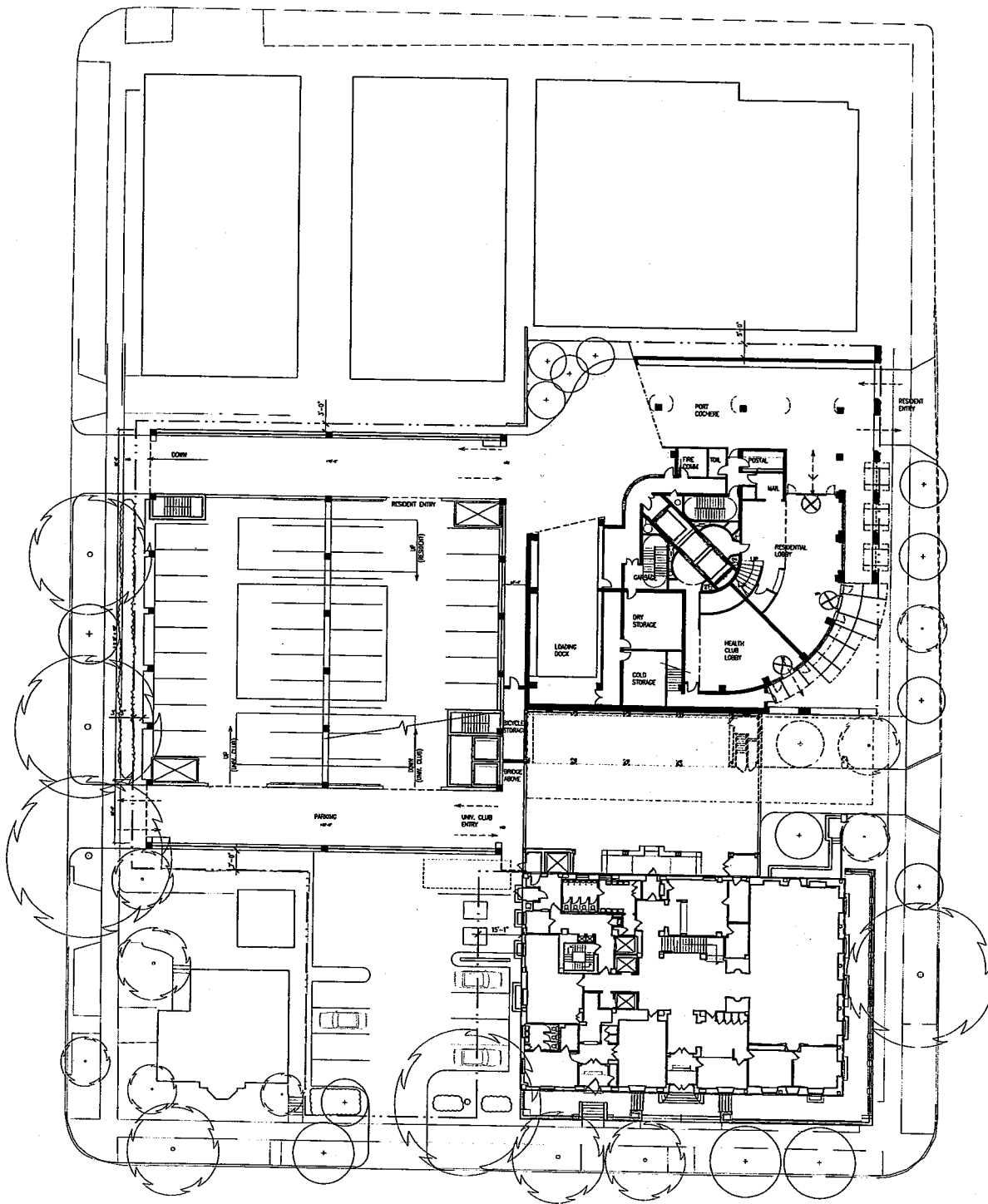
SOM University Club

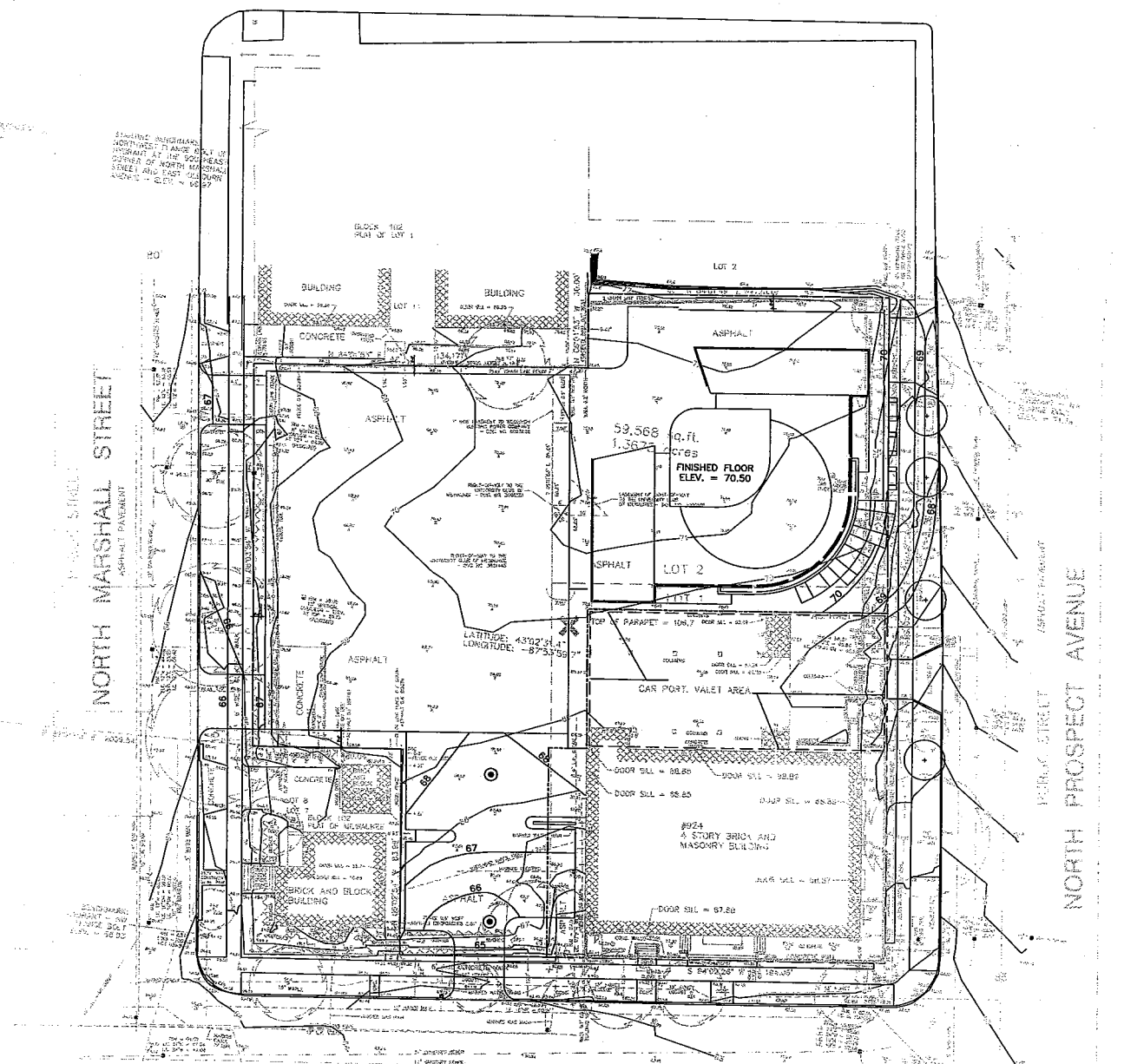
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- EXISTING TREE
- PROPOSED TREE

KILBOURN AVENUE







SITE GRADING PLAN NOTES

1. SURVEYED DATA ARE SHOWN IN PARTIAL TONE AS INFORMATION ONLY AND ARE BASED ON A SURVEY DATED JULY 30, 2003. PREPARED BY:

NATIONAL SURVEYING & ENGINEERING
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-5398
(262) 781-1000

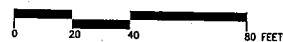
SKIDMORE, OWINGS & MERRILL LLP IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THESE DATA.

2. EXISTING TOPOGRAPHY IS DEFINED IN PARTIAL TONE AS SURVEYED INFORMATION. PROPOSED TOPOGRAPHY INCLUDES BOTH SPOT ELEVATIONS AND CONTOUR LINES AND IS DEFINED IN FULL TONE.
3. EXISTING STORMWATER RUNOFF FROM THE PARKING LOT IS COLLECTED IN ONSITE CATCHBASINS THAT CONNECT TO THE MUNICIPAL SEWER NETWORK. CURRENT OVERFLOW RUNOFF FROM THE PARKING LOT FLOWS INTO THE SURROUNDING STREETS AND IS COLLECTED BY THE CURB DRAINS IN THE STREETS. THE EXISTING BUILDING AREA IS APPROXIMATELY 8,270 SQUARE FEET, WITH 4,587 SQUARE FOOT CANOPY OVER THE VEHICLE ENTRY.

4. THE PROPOSED SITE CONFIGURATION INCLUDES ROOF AREA OF APPROXIMATELY 42,000 SQUARE FEET AND A SURFACE PARKING LOT OF APPROXIMATELY 5,000 SQUARE FEET. STORMWATER RUNOFF FROM THE ROOFS OF PROPOSED BUILDINGS ON THE SITE WILL BE COLLECTED IN INTERNAL BUILDING DRAINAGE SYSTEMS AND WILL DISCHARGE TO THE MUNICIPAL SEWER SYSTEM. STORMWATER RUNOFF FROM THE PROPOSED PARKING LOT WILL BE COLLECTED IN CATCHBASINS IN THE PARKING LOT AND DISCHARGED TO THE MUNICIPAL SEWER SYSTEM.

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	PROP. SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION
	PROP. MANHOLE





University Club

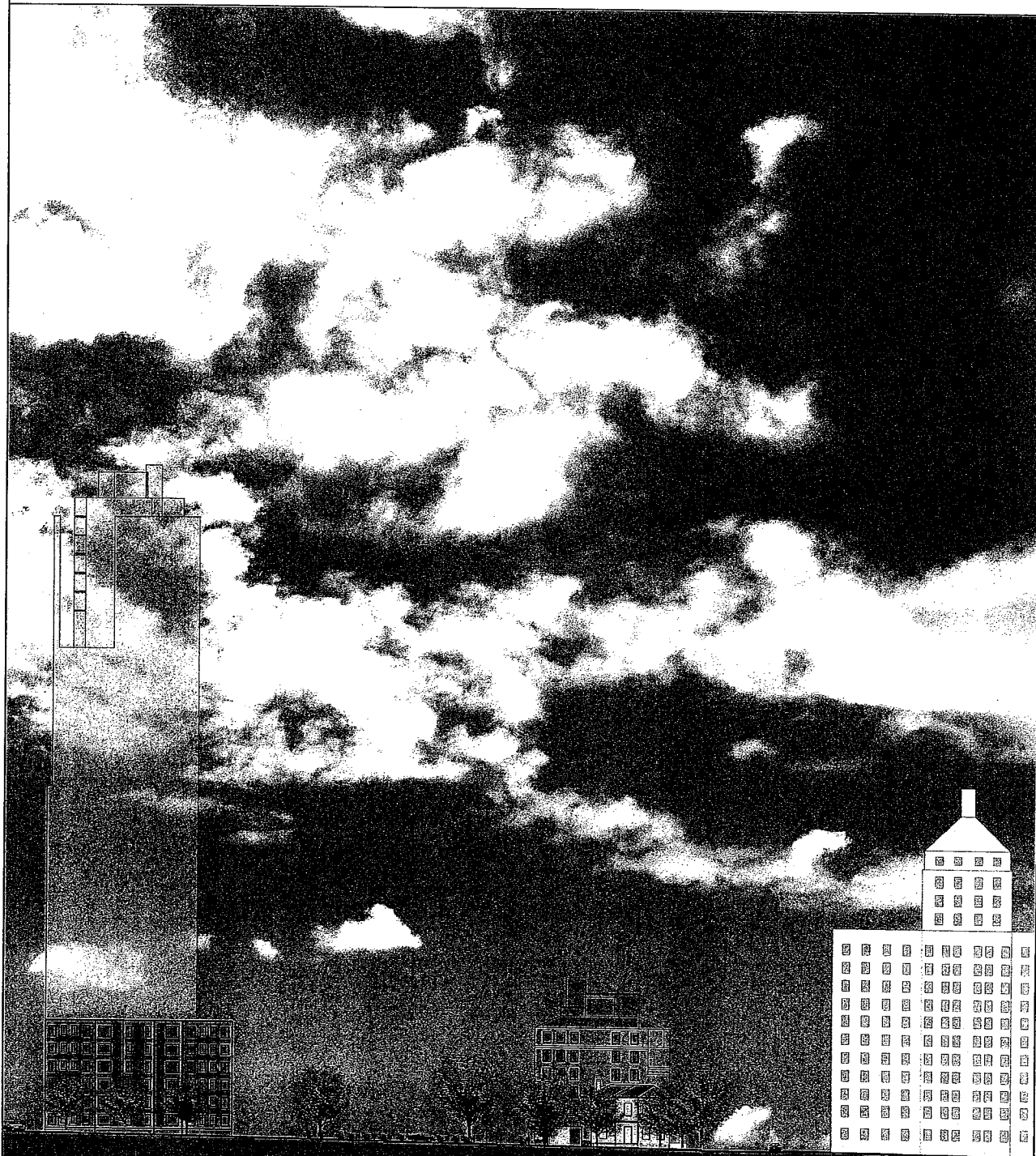
EXISTING STREET ELEVATION - N. PROSPECT STREET

ASK - 288

Aug. 22, 2003

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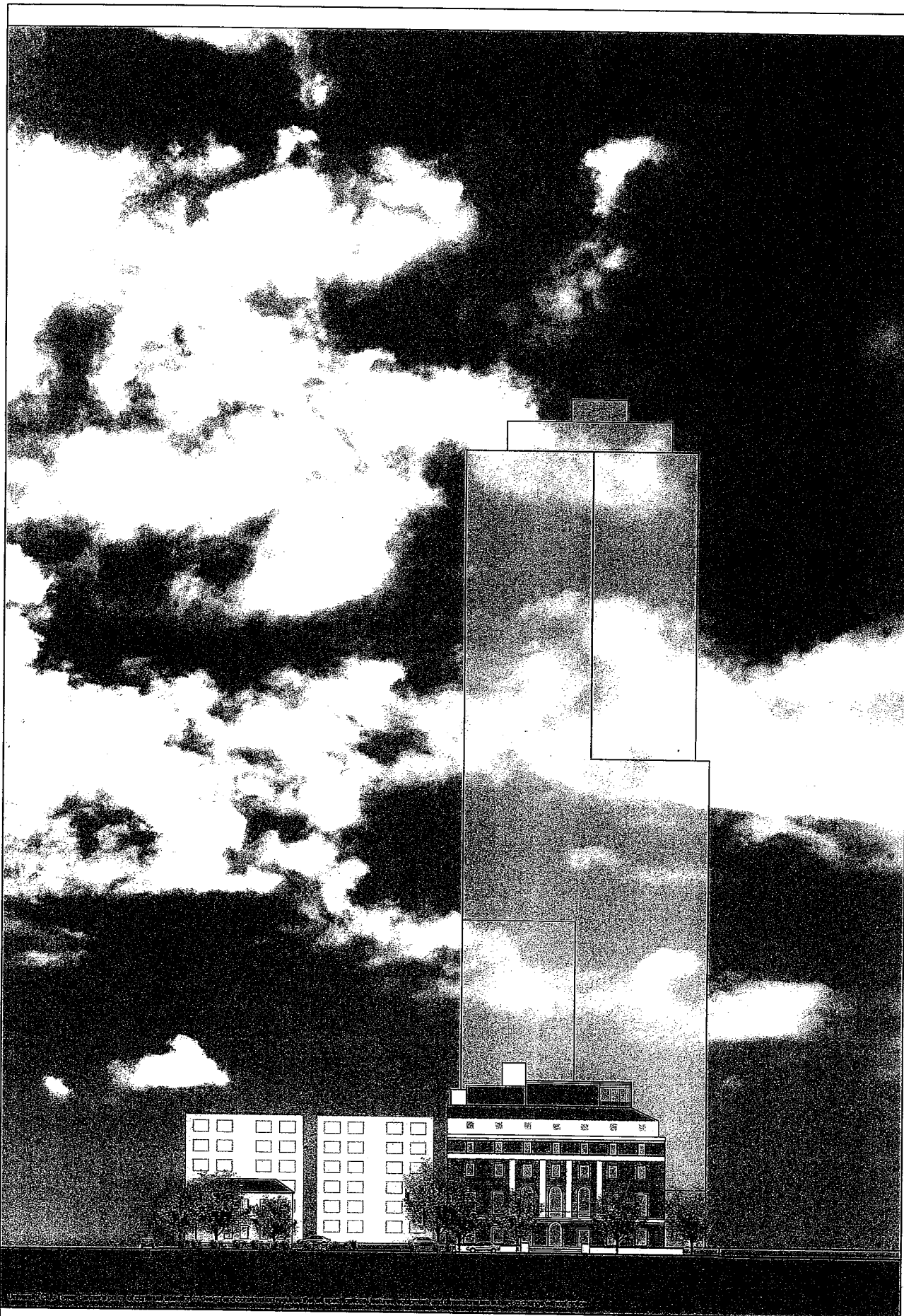
EXISTING STREET ELEVATION - N. MARSHALL STREET

ASK - 289

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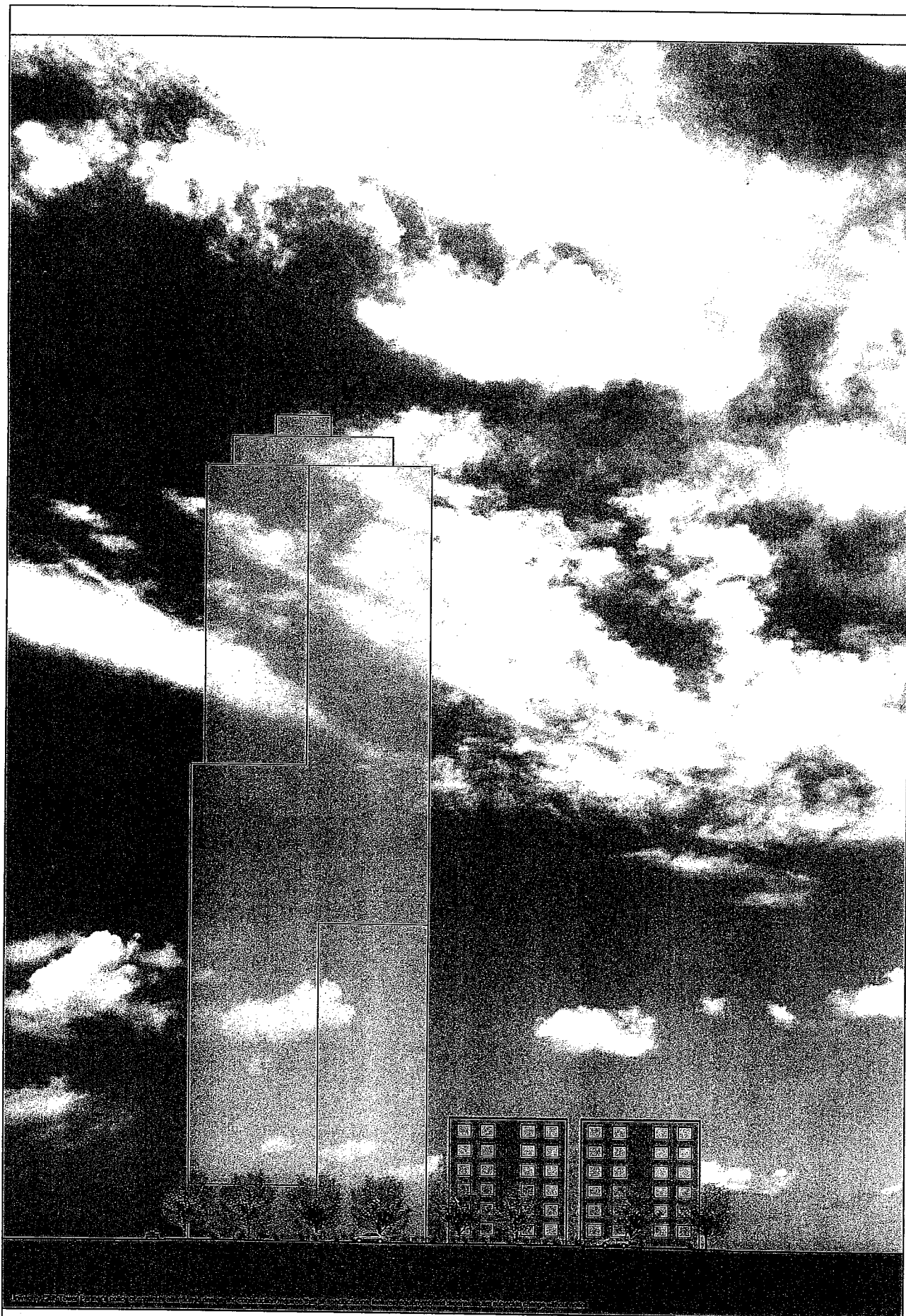
EXISTING STREET ELEVATION - E. WELLS STREET

ASK - 290

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University Club

EXISTING STREET ELEVATION - KILBOURN AVE.

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▽ 492'-6"
MAXIMUM

▽ 467'-6"

▽ 432'-6"

▽ 407'-6"

24 Residential
Floors @ 12'-6" F.F.
Maximum

UNIVERSITY CLUB (existing)

APPROXIMATE
ELEVATION 144'-0"

▽ 95'-0"

▽ 58'

EL. 106.7'

▽ 24'

▽ 12'

▽ 0'

(EL. 105.5')

COOLING
TOWER

Mechanical

Mechanical

Penthouse

33

Residential

32

Residential

31

Residential

30

Residential

29

Residential

28

Residential

27

Residential

26

Residential

25

Residential

24

Residential

23

Residential

22

Residential

21

Residential

20

Residential

19

Residential

18

Residential

17

Residential

16

Residential

15

Residential

14

Residential

12

Residential

11

Residential

10

Residential

9

Residential

8

Residential

7

Mech. (2)

Residential

6

Mech. (1)

Residential

5

Residential

4

Pool

Health Club

3

Storage

Community Room

2

Mezzanine

Lobby

1

Ground Floor

Storage / Mechanical

Extent of
North Property Line

KILBOURN TOWER

▽ 380'

University Club

SECTION NORTH-SOUTH

1/16" = 1'-0"

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