

## **University Club Tower Project Description and Statement of Owner's Intent**

### Introduction

University Club Tower is a luxury high-rise residential condominium development located at 825 North Prospect Avenue on a property used as surface parking for the University Club of Milwaukee. University Club Tower will be 56-58 condominiums including a parking garage west of the tower and a connection between the tower, garage and the University Club.

The tower will have a maximum of 36 floors and be no more than 470' in height. The uses within the tower may include a health club, community rooms for the residents, wine cellars, a cold storage room, a dry storage room, and individual storage areas for residents. The development will also include a private roof-top garden above the parking structure for use by the residents or condo association to rent for receptions. Through the connection to the University Club, residents can go directly from the tower to the club or receive room service from the club.

The health club is approximately 8,700 square feet including a three-lane lap pool. The health club is intended to be used by the tower residents and University Club members, but may be opened to the public in the future. The garden on the roof of the parking structure is approximately 17,000 square feet and intended to be used by tower residents.

The University Club has two parts: the original building and an annex that was added as a porte cochere. The original building of the University Club was recently designated as historical; the annex was not designated historical. The development of this tower only impacts the annex and therefore is not subject to review by the Historic Preservation Committee.

## University Club Tower Project Description and Statement of Owner's Intent

### Drawing Descriptions

- 1. View of Tower (ASK-635):** A rendering of the tower is provided to show the tower in context with the surrounding area. The tower activates the pedestrian realm with access to the lobbies on the ground floor, glass awnings, and scale appropriate for the neighborhood. The five-story façade on the south and east is scaled to complement the University Club. The south and east faces of the tower include terraces for each of the condominium units. The tower provides large fenestrations on the curved portion of the building and smaller, punched windows on the far side of the terraces. The tower culminates with a crown of accent fins that also serve to hide mechanicals and a cooling tower.
- 2. View of Tower with Kilbourn Tower (ASK-636):** At the request of the Department of City Development, this rendering was included to facilitate the approval of the Detailed Plan of Development. The rendering of Kilbourn Tower was created from documents in the public realm and no representation of its accuracy on this rendering or other plans is made. The two buildings are approximately 10' apart for the first two floors and approximately 25' apart at floors three and above.
- 3. Vicinity Map (ASK-638):** A detailed plan development vicinity map showing the boundaries of the development site is included in this submittal. The site is a mid-block site at 825 North Prospect Avenue, between the University Club and Kilbourn Tower. 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, Kilbourn Tower directly north, the Regency across Kilbourn Avenue, and Juneau Park to the east.
- 4. Plat of Survey (ASK-639):** The survey included in this Statement shows the exterior boundaries, legal description, existing topography, and area of the site. The Site is currently used for surface parking for the University Club. A CSM was recorded in November, 2003 (DCD #2311) that split the University Club property into the two lots indicated on the Plat of Survey.
- 5. Site and Landscape Plan (ASK-639):** 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, Wells Street, and Marshall Street. 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.
- 6. Ground Plan (ASK-640):** The ground plan depicts the pedestrian and vehicular experience on the site. Vehicles entering from Prospect Avenue can drop passengers or packages off under the protection of the porte cochere or continue to the resident entry to the parking structure to the west. One pedestrian entrance is to be provided along Prospect Avenue. A separate entrance to the health club is

## University Club Tower Project Description and Statement of Owner's Intent

also provided off Prospect Avenue. The loading area for trucks is provided outside the building, just north of the bike storage area.

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

- 7. Site Removal Plan (ASK-641):** The site removal plan indicates the asphalt, concrete, trees, and bushes that will be removed during site development. Curb cuts will be relocated along Prospect Avenue, Marshall Street, and Wells Street. Portions of the sidewalk along all three streets will be removed and replaced.
- 8. Site Grading Plan (ASK-642):** A site grading plan indicating existing and proposed topography at one-foot contour intervals is included with this submittal. The tower and parking structure will comprise most of the site, but in the area west of the University Club, surface water will flow to two catch basins and into the City storm system. The surface water at the entrances of the parking garage on Marshall Street flow towards Marshall Street into the City storm system as they do currently.
- 9. Utility Plan (ASK-654):** Discussions with the Department of Public Works indicate that this site is adequately served by public and private utilities. Telephone, electrical service, stormwater, sanitary sewer, and water for the tower can be serviced from Prospect Avenue. The utility plan reflects this service in concept; exact locations will be determined at a later date. Stormwater, sanitary sewer, and electric for the parking structure can be serviced from Marshall Street.
- 10. Existing Street Elevations (ASK-643 through 646):** These drawings show the existing elevations from each of the street perspectives: Prospect Avenue, Wells Street, Marshall Street, and Kilbourn Avenue.
- 11. Proposed Street Elevations (ASK-647 through 650):** Each of the proposed elevations shows University Club Tower, the parking garage, and Kilbourn Tower as seen from each of the streets. The north elevation is taken from the property line between University Club Tower and Kilbourn Tower and the adjacent apartments. The Kilbourn Tower is "ghosted" in and the apartments are shown with dashed lines. The north face of University Club Tower shows pre-cast concrete stamped with insets to simulate windows. Actual windows may be included on the top three floors as the exposure of the north face over Kilbourn Tower warrants.

## **University Club Tower Project Description and Statement of Owner's Intent**

- 12. West Garage Elevation (ASK-651):** The west garage elevation is the elevation seen from Marshall Street. 100-120 parking stalls will be provided for residents. University Club members use the right entrance and will be provided 100-120 parking stalls.
- 13. Garage Perspective (ASK-652):** This rendering shows a perspective of the garage looking south on Marshall Street. The garage is scaled to fit the neighborhood as evidenced by the relationship with the apartment buildings in the foreground. The building line of the apartments carries to the garage and the rhythm of the windows and sills read consistently with the apartments.
- 14. Garage Typical Bay Elevation (ASK-653):** This rendering depicts the garage elevation in more detail. The base of the wall will be either a limestone or pre-cast concrete. A brick veneer will be used for the façade, accented by a different brick color near the windows, a limestone or pre-cast base, and a limestone or pre-cast parapet. Bushes and ivy will be planted at the base and ivy planted at the setback near the parapet. The roof of the garage will be a landscaped garden with a pergola along the perimeter. Plantings are intended along the parapet and ivy around the pergola.
- 15. Building Base (ASK-655):** The pedestrian realm is activated by the façade along the east and south faces of the tower, complementing the size, scale, and materials of the University Club. The façade will be either limestone or pre-cast concrete with either a limestone or granite base. The tower will be pre-cast concrete with a lightly-tinted glass awning at the entrances. Terraces for the health club and community room will have lightly tinted glass rails at the openings of the façade.
- 16. Building Base – Typical Bay Elevation (ASK-656):** This rendering provides a closer look at the façade at the base of the tower and shows the texture and character of the façade in more detail.
- 17. Building Top Perspective and Roof Plan (ASK-657):** The pre-cast and window details are carried up from the base of the tower to the top, but the tower finishes with accent fins at the windows of the curved portion of the tower. These accent fins are continued at the roof level, hiding the mechanical louvers behind. The penthouse provides an opportunity for the resident to have a metal open-frame, glass-enclosed frame, or pre-cast concrete frame at the corners. The final design of this space will be at the discretion of the penthouse resident.
- 18. Section North-South (ASK-658):** This section shows the uses on each of the floors and the maximum possible height of the building. As indicated, the tower will be a maximum of 36 floors with mechanical space and a cooling tower above, bringing the building to a maximum possible height of 470'-0".

## **University Club Tower Project Description and Statement of Owner's Intent**

The lower floors include the lobby areas, a connection to the University Club, community rooms, storage space and the health club. Floors 4-6 have residents facing east with the remainder of the floors used for mechanical space.

- 19. Context Photos (ASK-659):** 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.
- 20. Sign Drawings (GSK-1 through 10):** The sign drawings depict the location, number, size, and materials of the signs seen from the streets. In addition to these signs, a construction sign with a maximum square footage of 80 square feet will be displayed during the construction of the tower.

## **University Club Tower Project Description and Statement of Owner's Intent**

### Compliance with District Standards

1. **SIZE:** The tract of land for this development is 41,265 square feet.
2. **DENSITY:** The density of this development is approximately 59 units per acre and is consistent with those prescribed in the comprehensive plan.
3. **SPACE BETWEEN STRUCTURES:** Spaces between structures are not less than those allowed by Wisconsin Administrative Code.
4. **SETBACKS:** This development is approximately 0.95 acre and therefore not subject to the setback requirement for planned developments exceeding 5 acres. The setbacks shown on the Site and Landscape Plan (ASK-639) include a 5' setback between the tower and the north property line, a 3'-2" setback between the parking structure and the north property line, a 9" setback between the parking structure and the west property line, a 5'-0" setback between the parking structure and the property line between the University Club Tower property and the historical office at the southwest corner of the block, a 0' setback where the connection meets the property line to its south and east, a 0' setback between the tower and the property line immediately south, and a 0' setback at the property line along Prospect Avenue.
5. **SCREENING:** The residential use of the site is screened by an existing fence on the property of the owner to the southwest of the site. Screening is also 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-639) 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-640 point 6 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 tower and University Club, will be in accord with the American Concrete Institute, Asphalt Institute, or equivalent standards, and are screened from Wells Street with bushes and trees. The area for the tower is to the north of the bike storage area and is screened with a wood screen and bushes to the north. No private streets are planned for this development.
8. **LIGHTING:** 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 295.409.

## **University Club Tower Project Description and Statement of Owner's Intent**

9. UTILITIES: It is our intent to install all utilities underground. Transformers and substations shall be screened from view to the extent that it does not violate access criteria set by the Utility.
  
10. SIGNS: The location, number, size, and materials of the signs seen from the streets are provided in the sign drawings (GSK 1 through 10). In addition to these signs, a construction sign with a maximum square footage of 80 square feet will be displayed during the construction of the tower. Illumination of the signs will conform to the requirements of City Ordinance 295.407.

## University Club Tower Project Description and Statement of Owner's Intent

### Zoning Statistics

• Gross Land Area	41,265 SF	0.947 Acres	100%
• Gross Enclosed Area	288,134 SF		
• Land Covered by Principal Buildings			
Tower	10,568 SF	0.243 Acres	25.6%
Bridge	199 SF	0.005 Acres	0.5%
• Land for Parking	4,315 SF	0.099 Acres	10.5%
• Land Devoted to Drives	1,140 SF	0.026 Acres	2.8%
• Land Devoted to Parking Garage	18,936 SF	0.435 Acres	45.9%
• Land Devoted to Landscape Open Space	2,237 SF	0.051 Acres	5.4%
• Land Devoted to Rooftop Open Space	17,185 SF	0.395 Acres	41.6%
• Land Devoted to Surface Open Space	5,232 SF	0.120 Acres	12.7%
• Proposed Unit Density	59-61 Units/Acre		
• Proposed Number of Buildings			
Tower	1		
Parking Garage	1		
• Dwelling Units	56-58		
• Bedrooms per Unit	2-6 (Most units are designed to have 2-3 bedrooms, but a few units, particularly the penthouse may have more)		
• Parking Spaces			
Reserved for Residential in Garage	100 – 120 (1.8 – 2.3 per unit)		
Reserved for University Club in Garage	100 – 120 (1.9 – 2.3 per 1,000 SF of gross building area of University Club)		
Total for Garage	200 – 240		
Total Surface	8-12 (2.1 – 2.5 per 1,000 SF of gross building area of University Club when these dedicated spaces are add to the 100-120		



**University Club Tower Project Description and Statement of Owner's Intent**

University Club spaces in the  
Garage)