

FN 080268  
EXHIBIT A

Date : 06-17-08

Exhibit A

File No. 060734

To:  
Department of City Development  
City of Milwaukee  
Planning Department

Re: DPD submittal for  
Bishop's Creek Development

**PROJECT DESCRIPTION AND  
OWNER'S STATEMENT OF INTENT**

**Components of Detailed Plan &  
Supporting Materials**

CommonBond Communities requests that the zoning for the development on a property located on 32<sup>nd</sup> & Hampton to be amended from General Plan development (GPD) to a detailed Plan development (DPD) in accordance with this submission. Commonbond Communities will be redeveloping the southern portion of a site into multifamily housing. This Owner's Statement of Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the detailed plan development plan for this phase of the project:

**Plan Sheets**

DPD-1 Cover Sheet / Vicinity Map/Project Team / Sheet Index

DPD-2 Existing Site Survey

DPD-3 Proposed Project Boundary Description

DPD-4 Existing Facilities Site Plan – (Simplified Survey)

DPD-5 Proposed Architectural Site Plan

DPD-6 Proposed Utility Plan

DPD-7 Proposed Grading Plan

DPD-8 Proposed Planting Plan

DPD- 8A Planting Detail

DPD- 8B Planting Detail

DPD-9 Proposed Building Exterior Image

DPD-9A Proposed Bay Study with materials

DPD-9B Proposed North & East Façade

DPD-9C Proposed South Façades1, & 2

DPD-9D Proposed West Façades 1, & 2

DPD-10 Proposed Signage

Exhibit A Statistical Sheet

Exhibit B Site Photographs

**CONTINUUM**

ARCHITECTS + PLANNERS, S.C.

T 4 1 4 . 2 2 0 . 9 6 4 0

F 4 1 4 . 2 2 0 . 9 5 9 5

P. O. B O X 5 1 0 6 6 3

MILWAUKEE, WI 53203

**Overall Development Concept**

The project is developing a new multi-family housing on the southern portion of an existing property located on the corner of 32<sup>nd</sup> & Hampton. The overall site used to be a foundry and is owned by Daniels Family. CommonBond is an anchor developer for the first project going into this site. CommonBond is a faith based organization who develops housing for families in need. This project is subsidized by WHEDA tax credits. CommonBond owns, operates, and manages their housing facilities as they develop them throughout Midwest.

The overall concept for development is to provide housing for families. To this effect we have incorporated three bed room units on the first floor to function similar an urban model of a row house, or walk ups. The unit entries are from outside, rather than apartment style living for the first floor walk ups. The program with this project is strictly housing for families and associated amenities and will comply with further regulations of the city of Milwaukee as follows:

**Compliance with Standards**

The proposed DPD development rezoning complies with, or varies from, the standards prescribed by section 295-907 of Milwaukee Code of Ordinances in the Following respects:

**SIZE  
(295-907.2.c-1-a)**

The CommonBond area subject to DPD is comprised of two Lots. Lot 2 where the building sits and owned by Commonbond at approximately 34,711 SF. In addition subject to DPD is a Lot 1 for 33,457 SF, where all the SF is utilized for Parking required for the housing project. This Lot1, will not be under CommonBond Ownership, but will be under their lease control for 99 years.

**DENSITY  
(295-907.3.c)**

The site zoning was changed from Industrial heavy to GPD. GPD suggested multifamily housing. DPD is staying in accordance with GPD request.

**SPACE BETWEEN STRUCTURES  
(295-907.3.d)**

In general the location of structures in the DPD complies with the applicable provisions of the Wisconsin Administrative code, ILHR Chs 50-65.

**SETBACKS  
(295-907.3.e)**

Proposed standards for façade and landscaping treatments for street edges within the site were established in the GPD. The setbacks are defined below for each façade treatment. Refer to **DPD - 5** for the location of treatments.

Principal façade is defined as the public façade designed in accordance with the City of Milwaukee Urban Design Guidelines. The Principal façade areas will have set backs from the property line of a minimum of zero feet. The principal façade areas will have pedestrian and vehicular entrances designed for the public as well as for deliveries. Principal facades will have a range of glazing 25% plus

The principal façade will have landscaping and streetscape treatments designed to enhance the pedestrian experience.

Secondary façade is defined as the area not generally exposed to significant public contact. Secondary façade areas will be some limited areas facing the interiors of the project site. Building facades may be partially open, for ventilation purposes, or will have glazing. The secondary façade will have a range of glazing similar to the principal faced at 10% to 25%



**SCREENING  
(295-907.3.f)**

Urban Landscape treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of circulation facilities will be type A landscaping ( Standard parking lot landscaping), Type B landscaping ( standard hard urban edge landscaping), and type C landscaping ( Modified hard urban edge landscaping) conforming to Section 295-405.1-c, Fence/wall and landscaping requirements for landscaping types, and section 295-405.1.c-5

**OPEN SPACES  
((295-907.3.g)**

Open spaces on shown on sheet **DPD-5** and **DPD- 8** Open spaces will include facilities for pedestrians circulation, including paved paths and seating areas; landscaping and garden areas with walls and fencing; information features such as signs or kiosk; lighting, shielded so as not to cause glare on adjoining streets and residences; and decorative enhancements, such as playground equipment flagpole, artwork, or water features. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

**Circulation facilities  
(295-907.3.h)**

The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as drop off and loading facilities, are identified on sheet **DPD-5**. Adequate access for pedestrian and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and will be adequately screened.

**Landscaping  
(295-907.3i.)**

Site landscaping standards will confirm to section 295-405, Milwaukee Code of ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen ( ANSI 260.1). Circulation facilities will be landscaped and screened in conformance with III.E above. Open spaces will include the uses and related landscape standards as specified in III.F, above. Landscaping shall meet or exceed the requirements of Section 295-405.1.c, for planting materials, fencing and walls, and beams, Landscape features may encroach into the public right -of -way, with City approval, in accordance with section 295-405.1.C-8 See **DPD-8 thru 8B**

**Lighting  
( 295-907.3.j.)**

New Building lighting will conform to illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences.

**Utilities  
(295-907.3.k)**

All new utility lines will be installed underground. New transformers and substitutions will be installed within buildings otherwise screened from view.

**Signs  
(295-907.3.l)**

New signs will be developed in accordance with the specific requirements of Section 295-605-5, Milwaukee Code of Ordinance, and other requirements of the City of Milwaukee Ordinances.  
Please see **DPD-10** for signage parameters.  
The sign is made of Redwood Panel, and lettering is carved into it. Colors, Fonts and wordings sample as shown. There will be a masonry base matching the building base the sign will be mounted on top of the low wall.  
Overall height of the sign from base to top.

**Survey  
(295-907)**

The ALTA/ACSM Land Title Survey, Sheet **DPD-2** shows topography at 1-foot intervals.



**Minor Modifications**  
295-907.2.i.

Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. CommonBond, in generating the plans for the DPD, has attempted to anticipate all factors required to complete the project successfully, and has invested a substantial amount of time and capital in doing so. However, neither Commonbond nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances. CommonBond will retain the right to make minor modifications to DPD at any time. However, in no event, will any modifications undertaken by Commonbond cause any of those effects set forth in Section 295-907.2.i through 7, without submittal of a revised DPD plan.

Minor modification of the site may be allowed without submittal and approval of a general plan if sufficient detail is shown on the approved DPD.



DPD- Statically Sheet  
Bishop's Creek Housing

EXHIBIT A

Gross Land Area	Lot 1 - 33,457 SF Lot 2 - 34,711 SF
Maximum Amount of Land Covered by Principal Buildings	20,000 SF Approx - 57 % of total
Maximum Amount of Land Devoted to Parking, Drives and Parking Structures	33,457 SF Approx 100% of total No structures, all open parking and green space
Minimum Amount of Land Devoted to Landscaped Green Space	10, 473 SF Approx 29% of total
Total Area Devoted to Non-Residential Uses	2400 SF for Playground Area
Proposed Number of Buildings	<u>One</u>
Parking Spaces Provided	63 Surface 63 Total 0 Structured 2 cars per 1,000 square feet



**MEMORANDUM**

DATE:  
05-28-08

DELIVERED VIA:

MAIL  HAND  FAX  
 COURIER  EMAIL  OTHER

TO:  
Project File

SUBJECT: **Bishop's Creek Detailed Plan Development( DPD) –  
Demolition**

FROM:  
Vaishali Wagh

The area that is being submitted for DPD and being developed by CommonBond Communities as a housing project, is part of a larger area that has been submitted as a GPD.

PROJECT:  
Bishops Creek Housing- DPD

In order for the DPD to proceed an existing building will need to be demolished. This existing building overlaps the GPD and the DPD boundaries. It is our understanding that according to Zoning Section 295-907 2J, permits for demolition of existing buildings within the GPD may proceed prior to final approval by Common Council.

PROJECT NUMBER:  
080101

DISTRIBUTION:  
Vanessa Koster  
Kristin Connelly  
Ellen Higgins  
Elizabeth Flannery  
David Hoff  
John McCarthy