

METROPOLITAN HOLDING COMPANY

5400 NORTH 27TH STREET - MILWAUKEE, WISCONSIN 53209

464-5400

October 28, 1972

To The Honorable
The Common Council
City of Milwaukee, Wisconsin

Re: North Meadows
Planned Development

Gentlemen:

Pursuant to Section 16-22.4 (3) (a) of the Milwaukee Code, the undersigned owners of a tract of land generally located in the East 1/2 of the Southeast 1/4 of Section 5 in Township 8, Range 21 East, in the City of Milwaukee (North 91st and West Brown Deer Road), do herewith file for your consideration and approval a Type II Planned Development (Detailed Plan), together with the fees prescribed in Section 16-31 of the Milwaukee Code.

The following exhibits, representing the Detailed Plan for Stage V. are attached hereto.

- Exhibit B A statement with explanation entitled "Detailed Plan Project Description and Owners' Statement of Intent".
- Exhibit A-1 A plat of Survey, showing the boundaries of the tract included in the Detailed Plan.
- Exhibit A-2 A vicinity map showing abutting property ownerships.
- Exhibit A-3 A total development plan delineating Stage V.
- Exhibit A-4 A site development plan showing the proposed general location of buildings, the location and extent of designated public and private open spaces, and the location and extent of existing and proposed right-of-ways and easements included in the Detailed Plan.
- Exhibit A-5 A grading plan showing existing and proposed topography.
- Exhibit A-6 A utility plan showing existing and proposed utility services.
- Exhibit A-7 A landscape plan in sufficient detail to determine end result.

Respectfully submitted,
METROPOLITAN HOLDING COMPANY


Melvin Goldin, Partner

RECEIVED

NOV 22 1972

DEPT. OF
CITY DEVELOPMENT

First Amendment to the Detailed Planned Development of
North Meadows - Stage 5

NOV 22 1972 ✓

DEPT. OF
CITY DEVELOPMENT

1. Project Description and Owners' Statement of Intent.
 - a. The boundaries of the tract are shown on the plat of Survey Exhibit AP-1. The land uses surrounding the proposed development are as follows: On the north is the existing planned Residential Development of 576 three and four bedroom townhouses called North Meadow Homes; on the south is Brown Deer Road, a major thoroughfare; on the east is North 91st Street, and on the west is North 95th Street. the land south of Brown Deer Road is zoned industrial, while the land west of 91st and east of 95th is zoned residential. The location of the above features, the access to the tract, the pertinent community facilities in the area, the territory within 1,000 feet of the subject are shown on the vicinity map marked as Exhibit AP-2.
 - b. The legal description of the tract boundaries, all public and private rights-of-way, easements and reservations, bounding and within the detailed tract which are to be continued, created, relocated and/or abandoned, such data, dimentional and identified are shown on the attached survey marked as Plat of Survey Exhibit AP-1. The legal description of the tract boundaries is described as Parcel One of Certified Survey Map 1282.
 - c. (i) The dimensioned exterior boundaries of the Detailed Plan are shown on the Plat of Survey Exhibit AP-1.
(ii) The location of all lot lines and the proposed location of all principal buildings for the 5.638 acre site are shown on the Site Development Plan Exhibit AP-3. The parcel will be divided into 9 residential lots and one commercial parcels as is indicated

c. (ii) Con't.

REF. 715 MAG 1051

on the Site Development Plan Exhibit AP-3. Lots numbered 2 through 6 will each be restricted to 8 unit apartment buildings, each building containing a maximum of 16 bedrooms. Lots 1, 7, 8, and 9 will be limited to 12 Unit apartment buildings containing a maximum of 24 bedrooms.

Lot 10 was developed as a commercial site containing a one-story structure with maximum floor area of 7,500 square feet and a minimum of 30 on-site parking spaces. Existing uses permitted on this site include a convenience store, liquor store and a fast food/carryout restaurant. In addition, Common Council File #77-708 approved a variation in uses permitted on this commercial site to include those uses permitted within a Neighborhood Shopping Zoning District.

The site also contains an existing "adult retail establishment" which has occupied a 1,000 square foot portion of the building since June 1, 1995, currently known as Video Sophisticate. However, this use is not permitted in the original approved planned development, nor within a Neighborhood Shopping Zoning District. This amendment to the planned development will allow this adult retail establishment as a permitted use.

One existing freestanding sign exists at the southwest corner of the site. A fourth tenant sign will be attached to this sign; however, existing tenant signs will be reduced in size so that the overall area of the existing sign will not increase. Area of wall signs will be limited to the existing sign frames. Any replacement or relocation of the existing freestanding sign frame or wall sign frames must meet the sign requirements for a Neighborhood Shopping Zoning District.

(iii) The following is a tabulation of the area and land use in this planned project.

Net land area - 245,600 sq. ft. 5.638 acres.

<u>Lot</u>	<u>Square Footage</u>	<u>Units</u>	<u>Sq. Ft./DU.</u>
1	19,800	12	1,650
2	19,700	8	2,470
3	20,800	8	2,600
4	19,800	8	2,480
5	23,100	8	2,890
6	24,300	8	3,040
7	23,000	12	1,920
8	36,300	12	3,020
9	26,700	12	2,230
10	32,800	Comm.	

Average sq. ft./DU. for 88 units 2,420

Total: DU/acre 18

Total ground area covered by proposed buildings - Residential 39,500
Commercial 7,500

Ground area covered by parking and drives - Residential 55,000
Commercial 10,000

RELE 715MAC1052

c. (iii) Continued . . .

Landscape and recreation area Residential 118,300

(iv) The following is a tabulation indicating the number of dwelling units and type, the gross floor area of each building and the dwelling net density in relation to the net tract area.

10 Buildings - 88 Dwelling Units

1 Commercial Buildings

6 - 8 Unit 2 story buildings 16 two bedroom units

17,500 sf/floor 35,000 sf/bldg.

4 - 12 Unit 2 story building 24 two bedroom units

22,000 sf/floor 44,000 sf/bldg.

1 - Commercial retail building - 1 story

7,500 sf/floor

TOTAL FLOOR AREA 86,000 Sq. Ft.

UNITS - 88 - Two bedroom or 176 bedrooms

Floor area ratio (Residential) $\frac{79,000}{212,800} = 37.1\%$

Floor area ratio (Commercial) $\frac{7,500}{32,800} = 22.9\%$

Floor area ratio (both residential and commercial) $\frac{86,000}{245,600} = 35.0\%$

Density per dwelling unit = 2,420 sq. ft./ DU.

- (v) The minimum space between residential structures will not be less than 30 feet. Each lot will maintain the required side yard, according to the City of Milwaukee Building Code. The plan shall comply with the required setbacks and spaces between buildings and structures pursuant to the applicable sections of the Wisconsin Administration Code. The proposed arrangement and placement of buildings is shown on the "Site Plan" Exhibit AP-3.
- (vi) The development of the adjacent land to the site is described in paragraph (a) of this statement.

- (vii) All open spaces between buildings in this proposed development will be landscaped. All landscaping will be done in accordance with the "Landscape Plan" Exhibit AP-7.
- (viii) Parking facilities will be provided on each individual lot. A total of at least 132 off street parking spaces will be provided for the 88 dwelling units. Lot 10 will provide 30 spaces for commercial use. These facilities will be arranged so as to give each unit easy, accessibility to their assigned space. A section of each parking area will be screened off to provide space for refuse containers. These locations have been checked with the City garbage collection division with respect to proximity to units served and are shown on the "Site Plan" Exhibit A-3. Safe and convenient arrangements for pedestrian circulation facilities, roadways, driveways, off-street parking, and loading areas are provided in this plan. All pavements, walks, and parking areas will be with permanent pavement materials. All these improvements will be constructed according to standards and specifications established by the American Concrete Institute and the Asphalt Institute for this part of the country.
- All vehicular access roads are so planned that each building in the complex is readily accessible by emergency vehicles. The owners or assigns agree that if for any reason the width or geometrics of the drives hinders the City's ability to service the area by way of vehicular equipment, said services will be waived by the owners, and further agree to provide and enforce good vehicular traffic circulation on the private drives or streets within the project and will be so imposed and enforced. All proposed facilities are shown on the "Site Plan" Exhibit A-3, and are referenced thereto.

(ix) Illumination facilities for each front entry of the proposed buildings for this site will provide general low level illumination. These lights, in addition to the parking area lighting to be furnished and the public street lighting to be installed, will provide the minimum light level of 1/4 foot candle, suggested by the Bureau of Traffic Engineering and Electrical Service of the City of Milwaukee, as per the illumination standards published by the Illuminating Engineering Society, and approved by the American Standards Association, Inc. The owners or assigns agree to install electric power, telephone and tract illumination lines underground in easements as required.

(x) All open areas, both on the interior and the perimeter of the "Site Plan", Exhibit AP-3 will be attractively landscaped. The plants and shrubs used in these areas are chosen for their hardness and ease of maintenance. All landscaping will be done in accordance with the "Landscape Plan" Exhibit AP-7.

d. In consideration of the approval of the Special plan by the City Plan Commission and the Common Council, the owners and assigns agree:

(i) to provide an appropriate number of receptacles for the collection of rubbish and garbage, which will be screened and located in convenient locations for the occupants, and as required by the City of Milwaukee.

(ii) that the City of Milwaukee will not be liable for any damage by City emergency and service vehicles attributable to the restricted roadway or pavement width or construction, or any other reason attributable to the plan.

(iii) that if for any reason the width or geometrics of the private drive or street hinders the City's ability to service the area by way of vehicular equipment, said City services will be waived by the owner.

- d. (iv) to provide and enforce good vehicular traffic circulation on the private drives and streets within the project.
 - (v) to commence development of this detailed plan as submitted within twelve months of approval of same by the Common Council, and to complete said development within 36 months.
 - (vi) to conform to the City of Milwaukee Codes, Standards, and Policies relative to the installation and construction of utilities, structures, and thoroughfares.
2. It is understood that the proposed development will be built in substantial agreement with the plans submitted herewith, and that any variations in the execution of the proposed plan will be permitted, provided that such variations will not cause any of the following:
- a. A change in the general character of the proposed planned development.
 - b. A relocation of any proposed buildings that would decrease the required open space between buildings or between exterior lot lines to less than the minimum distance required by the City of Milwaukee Building Code.
 - c. A relocation of present parking and future parking, if necessary, and loading areas in excess of 10 feet from their indicated proposed locations depending on the final locations of the proposed structures.
 - d. Substantial relocation of traffic facilities.
 - e. An increase in the intensity in the use of land and buildings beyond 88 apartment units.
 - f. An increase in the land coverage on buildings and parking areas beyond the areas presently indicated, and the areas indicated for future parking if deemed necessary.
 - g. An increase in the gross floor area of buildings.
 - h. A reduction in approved open space.
 - i. A reduction in parking and loading space.

RECEIVED

NOV 22 1972

DEPT. OF
CITY DEVELOPMENT

3. In lieu of the procedure prescribed in Section 16-22.4 of the Milwaukee Code, relating to the recording of the detailed plan, the owner or owners of the real property included in the detailed plan, shall cause to be prepared in recordable form, a final subdivision plat in accordance with the requirements of Chapter 236 of the Wisconsin Statutes (1965) and Chapter 9 of the Milwaukee Code. Said plat shall be submitted to the Common Council for approval within 90 days after the approval of the detailed plan and the required zoning map amendments and thereafter recorded in the office of the Register of Deeds.

SUBMITTED BY:

METROPOLITAN HOLDING COMPANY


Melvin Goldin, Partner

October 28, 1972
Date

Addendum

As indicated in the above text, the proposed commercial retail building will initially contain 2500 sq. ft. of store and area with the future expansion to a total of 7500 sq. ft. of commercial retail building. These commercial buildings are designed to serve the residents of the existing Planned Unit Development to the north, which presently contains 576 three and four bedroom townhouse condominiums. All public sidewalks leading to this commercial area on Brown Deer Road and on North 91st Street are or will be installed prior to the completion of this proposed commercial area.

METROPOLITAN HOLDING COMPANY


Melvin Goldin, Partner

December 18, 1972