

3774 S 27th Street

Jacob Nunnemacher Mansion Redevelopment

Project Narrative – Development Incentive Overlay Zone (DIZ) Application

Site Summary

NVS Investments, LLC is proposing to redevelop the property of the former Jacob Nunnemacher Mansion located at 3774 S. 27th Street in the City of Milwaukee. The property is approximately 1.87 acres, zoned Local Business (LB1) and is located within the 27th/Howard Development Incentive Zone (DIZ) Overlay. With 198 lineal feet of frontage on South 27th Street, it is surrounded by commercial businesses on three sides and its east property line is bounded by the Wilson Park Creek flowage.

The current structure on the property is locally designated as historic and was originally built in 1867 as a single family residence. It has had several subsequent uses including a distillery and the home of the Wildenberg's Evergreen Hotel. The building has been vacant and boarded up since at least 2013.

The proposed development includes the historic preservation of the original building with all restoration details intended to restore the exact character of the original building. The preserved structure will become the dining room of a sit down restaurant and an addition to the building will create space for a commercial kitchen, bar area and a 9,825 square foot banquet hall. The proposed addition is designed to complement the architectural details of the original building without overpowering its grandeur. A 500 square foot outdoor dining patio is planned just outside the restaurant's dining room. The patio will have brick piers with limestone caps and decorative iron fencing installed between each brick pier. The restaurant's indoor seating will accommodate approximately 100 patrons with additional seating for 20-24 on the outdoor patio. The substantial banquet hall will allow events with as many as 600 guests fully catered by the new commercial kitchen. The hours of operation of the restaurant will be Sunday through Saturday 11:30 am to 10:00 pm. Banquet hall events would follow similar hours with the events wrapping up by 11:00 pm on weekdays and midnight on Fridays and Saturdays. Exterior changes to the building require Historic Preservation Commission approval.

In addition to the original building and the newly constructed addition, a commercial/retail building is planned along the north property line of the property. This building is planned to house five retail units that are all roughly 1,400 square feet. Two of the retail units have deep overhangs facing each other that are intended to allow for outdoor seating for a coffee shop or ice cream parlor. The retail component of the development is designed as two separate buildings with an outdoor plaza between them oriented directly in line with a primary entry point into the restaurant and banquet hall building. The pathway through this plaza is designed to allow a potential connection point to the excess parking of the adjacent property to the north. It is the

intention of the developer to negotiate a mutually beneficial agreement with the owner of the commercial property to the north where the excess parking may become usable if necessary during larger banquette events.

Property Configuration

The development calls for one vehicular access point from 27th Street. The original building's front façade faces 27th Street and is setback sufficiently to allow 16 parking stalls to be located near the grand entrance to the restaurant. The original home was built with a raised porch that has long been removed and replaced with a make shift entry canopy. The canopy addition will be removed and the original front porch will be recreated. Since the original front yard grade had been raised up to the main floor level with the current parking lot, excavation will occur to depress the grade in front of the original building to achieve the look of the original raised porch. This prominent feature of the building is oriented in line with a pedestrian pathway leading to 27th Street. The length of street frontage will include landscape plantings consistent with the Garden District's landscape design guidelines.

The vehicular entry drive takes a pathway between the original building and the new retail/commercial building. Along this route is a secondary entrance to the restaurant and banquette hall, and this will serve as the ADA accessible entrance into the facility. The rear of the site consists of parking stalls, the truck delivery area and the location of the screened trash and recycle containers. A six foot board-on-board composite wood fence will be installed along the east property line along with a mixture of deciduous trees and shrubs creating a heavy landscape screening. This screening will shield headlights from the homes across the Wilson Park Creek as well as reduce sound transmission. Plastic/composite wood is a considered a maintenance free product.

The site layout has been designed for the efficient and logical flow of both vehicular and pedestrian traffic. The pedestrian pathways will be colored and stamped concrete to provide contrast and visual prominence. The concrete walkways along the buildings are intentionally not located directly against the buildings so that landscape plantings can be installed along the base of the buildings. A full landscape plan will be created designating each species on a much larger scale to allow for closer detailing of this large development site.

The LB1 zoning of the property calls for a maximum front setback of 70 feet. The new construction complies with this standard (and is setback 10 feet from the property line) while the original building is situated about 90 feet from the west property line. The recreated front porch of the building will reduce the building setback to approximately 80 feet. The new construction of the retail building has 36% glazing along the street façade which exceeds the LB1 requirement of 30%. One monument sign will be built for the development located adjacent to the vehicular

entry drive lane. The size and design of the monument sign will comply with both the DIZ and LB1 zoning standards.

Deliveries and Refuse/Recycling

The banquette hall footprint was designed with a recessed southeast corner to allow for larger delivery vehicles to park without imposing on vehicle traffic flow. This area has substantial maneuvering space for ease of backing up to the double doors of the building. Deliveries arriving in smaller vehicles, primarily occurring before opening hours, can park in the front of the building in the last stalls on the south edge of the front parking area. There is a concrete sidewalk that leads directly to the kitchen from this area. The screened trash location for the main building is located in the rear of the building along the south property edge. The screen walls would be composite wood fencing with a height of 6 feet and composite wood gates. The screened area will accommodate three 8 cubic yard dumpsters with the ability to expand toward the building if found to be necessary. The retail building has a similar screened trash enclosure at its east side. This screened area is sized for two 8 cubic yard dumpsters usable by the five commercial units. The trash location is situated in a manner that allows for easy maneuvering of the refuse pick up vehicle and would have double composite wood gates similar to the main building trash screen walls.

Building Elevations

The main building will be renovated and expanded in a manner consistent with the architectural detailing of the original 1867 construction. The original building will have the windows enlarged back to the original opening size. Reclaimed Cream City brick will be used for the restoration of the original building while a cream colored modern-day manufactured (gas fired and wire cut) brick will be used for the exterior of the addition to the building in following with the recommendations of the Historic Preservation office. The original building will have Marvin windows following the original historic details while the addition will have aluminum-framed windows that will have a similar look to the original building. The original building will be designed to fully recreate the historic construction while the addition will be complimentary in design without attempting to appear to be part of the original structure.

The retail building will have a brick masonry façade primarily in a red/brown brick tone and accent areas in a cream colored brick that is dissimilar to the brick used on the main building. The window openings are designed as narrow, individual openings as opposed to wide spans of storefront glass to more appropriately fit with the architecture of the main structure. Green standing seam canopies and steel channel accents over entry doors add depth and character to the exterior façade. All glazing for the development is clear vision glass. The north façade of the retail building is designed to not be a blank back wall of a building. Window openings are

incorporated into the north façade where the interior function allows, and the rhythm of the front fenestration is maintained on the north façade with recessed brick panels in the size of the double windows units. Limestone masonry units are incorporated into the façade as a complementary material also used on the main building.

All mechanical units for heating and cooling will be located on the roofs of the buildings. This includes the kitchen exhaust hood and all make-up air handlers. The original building has a basement which will serve as the location of mechanical equipment for the restaurant where roof top units are not appropriate. The parapet walls of the retail building and banquette hall are substantial enough to keep roof top equipment screened from view.

We believe this proposal complies with all applicable DIZ overlay standards.