

**2650 North Downer Avenue
Downer Avenue Redevelopment – Phase 2
Minor Modification to Detailed Planned Development
File No. 170293
June 22, 2017**

This Minor Modification to the Detailed Planned Development (DPD) is being requested by Stone Creek Coffee to permit modifications to the Mulkern Building and site to permit a coffee shop and outdoor patio. This statement, together with the below described exhibits and supporting materials, comprise the Minor Modification to the DPD.

List of Exhibits:

1. Owner's Statement of Intent (subject document)
2. Vicinity Map
3. Site Photos
4. Drawings

In 2008, a DPD known as Downer Avenue Redevelopment – Phase 2 was approved by the Common Council as file number 070963. This DPD envisioned a mix of new construction and redevelopment of existing buildings along Downer Avenue, including changes to the façade of the subject building to accommodate a medical use. Those improvements were not completed, and this subject minor modification allows changes to the previously approved plans for this building and site. Following are elements that are included as part of this minor modification file:

Building Façade:

1. South (Downer Avenue) elevation:
2. West (Park Avenue) elevation:

For the Stone Creek Coffee project at 2650 our design team at Stone Creek Coffee has endeavoured to create a space that brings together the following: 1. The needs of Stone Creek Coffee and our brand standards. 2. The current character of the street and its unique, historical elements. 3. The Downer Avenue Preservation Guidelines.

Demolition

Given the current conditions of the building one of the most impactful things we can do to restore this building is simply to remove elements that have been added by previous owners and tenants. The previous tenant in this space was Associated Bank. The current north end of the Mulkern Building has a very heavy "eyebrow" of flat white stone along with contrasting upper and lower black metal banding. This heavy element wraps the building and destroys the

integrity and character of the original building elements including the anchoring vertical brick pillars on the north end of the building.

Secondly, when Associated Bank took over the space they added a two car drive-thru that also carries this heavy eye-brow feature. We plan to remove this whole drive-thru protrusion including the concrete curbing that was installed along the north edge of the building to protect cars from hitting the building.

Downer Ave Facade

On the Downer Ave. facade our plan is to remove the eyebrow element and return the facade to its original material.

Additionally, on the Downer Ave facade we will be creating, and operating seasonally, a walk-up window that will be designed to function like an old ice cream walk-up stand. We will be creating a custom tile element that reads "COFFEE TO GO" that will be installed directly below the walk-up window. The rest of the lower facade will be painted wood.

Park St. Facade

On the north side facade we will also be removing the heavy stone eyebrow element and returning the building lines and material to the original character. This will involve some infill brickwork where we remove the drive-thru. All original materials will be used and restored where possible.

Additionally, we will be painting with a distressed finish STONE CREEK COFFEE on a portion of this faced.

Finally, on this facade we will install a set of metal awnings that are inspired by the fruit market awnings that can still be seen today in the Historic Third Ward. These awnings are made of simple corrugated metal with very little detailing - high on function and simplicity. The lighting under the simple metal awnings will be porcelain period specific fixtures (1930's).

Garage Doors and Porch

As we reviewed the history and uses of the Mulkern Building we learned more about how cars were serviced, stored and fixed in this building. We felt that putting garage doors on this North facade was in keeping with the original use of the building. In fact, in the oldest photo we could find of this building there were actual garage doors installed on the Downer Ave. side of the building on both the south end of the building, as well as the north end (in what will be our space).

Our garage doors will be installed, not in the original Mulkern building, but rather in the small add-on building built many years later (staff was not sure when this was added). The penetration between this add-on building and the actual Mulkern Building will be partitioned with double wide 180 swing doors (these door are not on the exterior)

This add on-building will function as a 4-seasonal porch. During the warm weather we will have the garage doors open and the inside 180 swing doors closed. During the winter we will keep the garage doors closed and the inside 180 swing doors will be opened maintaining year-round use of our porch.

We have specifically designed the porch to be in this different add-on building to be respectful to the nature of how these buildings relate to each other.

Finally, we felt the garage doors and the open free flow from the porch to the patio was in keeping with the beer gardens that made Milwaukee famous as customers naturally flow between the inside to outside.

Parking Lot to Patio

For over 10 years I lived just north of this site. As my wife and I walked past this site it was always filled with random cars and was very much neglected.

Our plan is to rip out the parking lot and put in an outdoor patio with more green space and natural materials. These materials include wood tables and benches, planters with grasses and flowers and Edison string lights overhead for a warm glow at night.

The patio will be made of sealed concrete with charcoal colored tumbled brick inserts.

All the concrete planters and concrete formed benches will be poured using the “board formed” concrete forming method to be sensitive to how this concrete would have been poured before larger sheets of plywood were available.

On the eastern edge of our patio we will be installing a rough cut cedar fence that will be natural and will weather over time to a patina gray, The fasteners will be a slotted round head stainless steel screws.

Signs

We are showing the current sign package however we would like to note we continue to make changes to signage at we work with HPC and DCD staff to secure final approvals.

Conditions and Context:

This current site has presented many challenges. The current ownership situation has made the development of this project difficult. The 1st and 2nd floors of the Mulkern Building are owned by two different groups by virtue of condo structure that is currently in place. The 2nd floor landlord is not currently using the space and has done very little to maintain the space including currently allowing many broken windows directly above our space.

Additionally, our end of the building has been empty for over 10 years and many of the mechanical systems, facade materials, roofing material, etc are in poor repair or not working at all.

We decided to tackle this project over 2 years ago because we love Downer Ave and very much would like to join the effort to create a vibrant Downer Ave district. We love our space and all the potential we have to create a project the neighborhood will love.

Finally, we want to say thanks to the folks at the city DCD office, our alderman Nik Kovac, and the staff at HPC - without these folks this project would not have come to life. Thank You.

Stone Creek Coffee