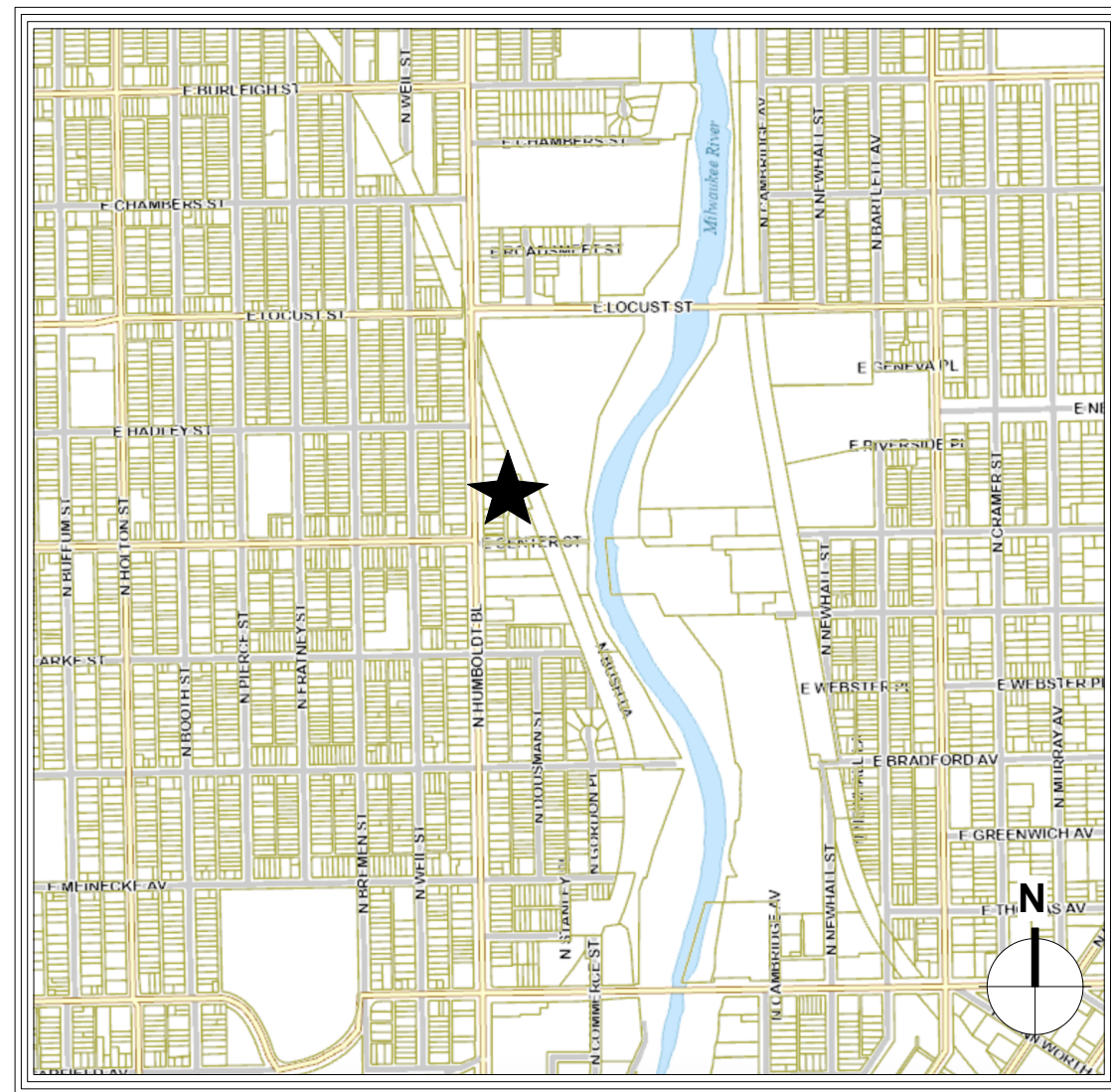


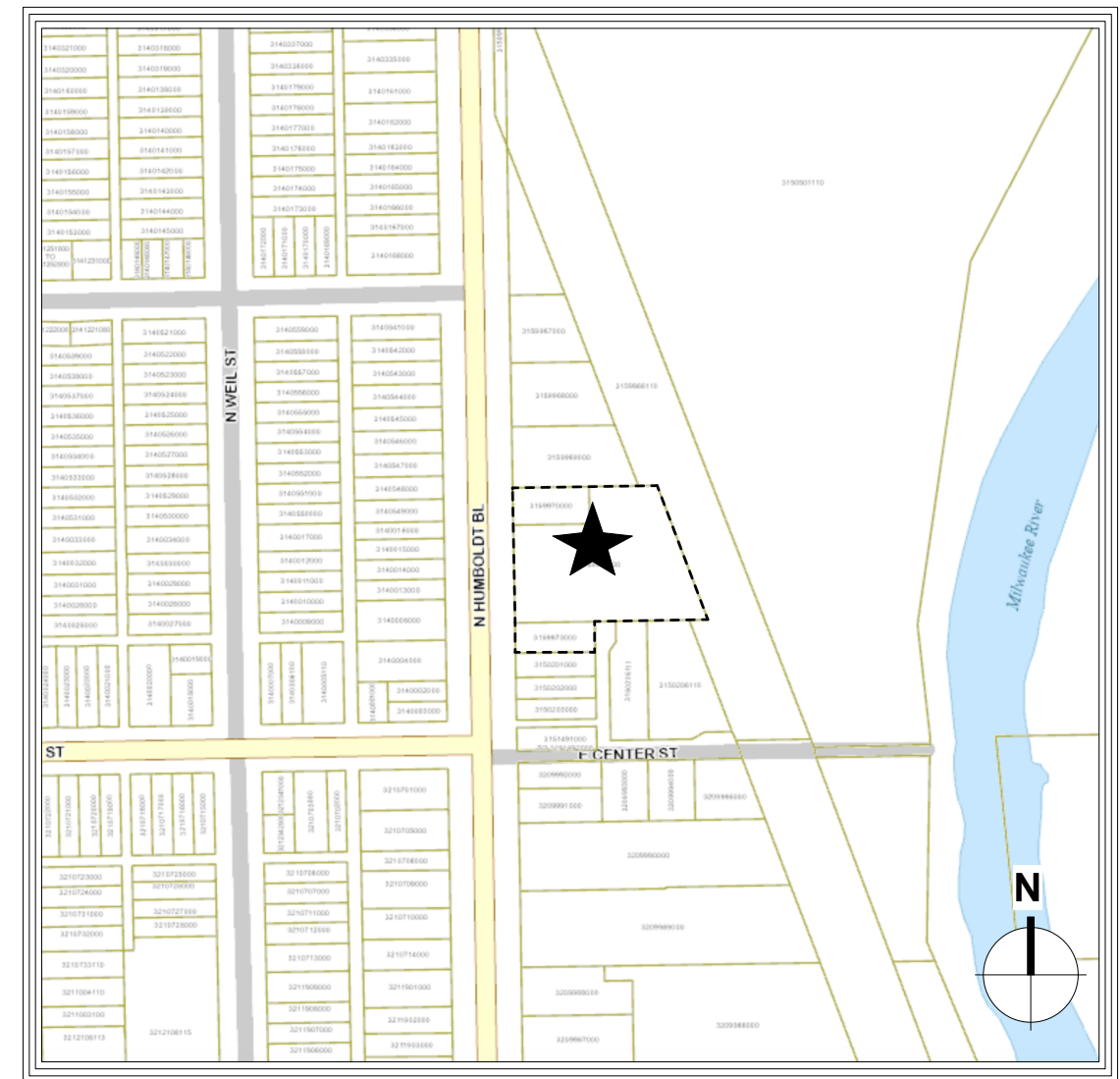
# RIVER TRAIL COMMONS

## Milwaukee River Greenway Site Plan Review Overlay Zone Exhibit

GENERAL LOCATION MAP



SITE LOCATION MAP



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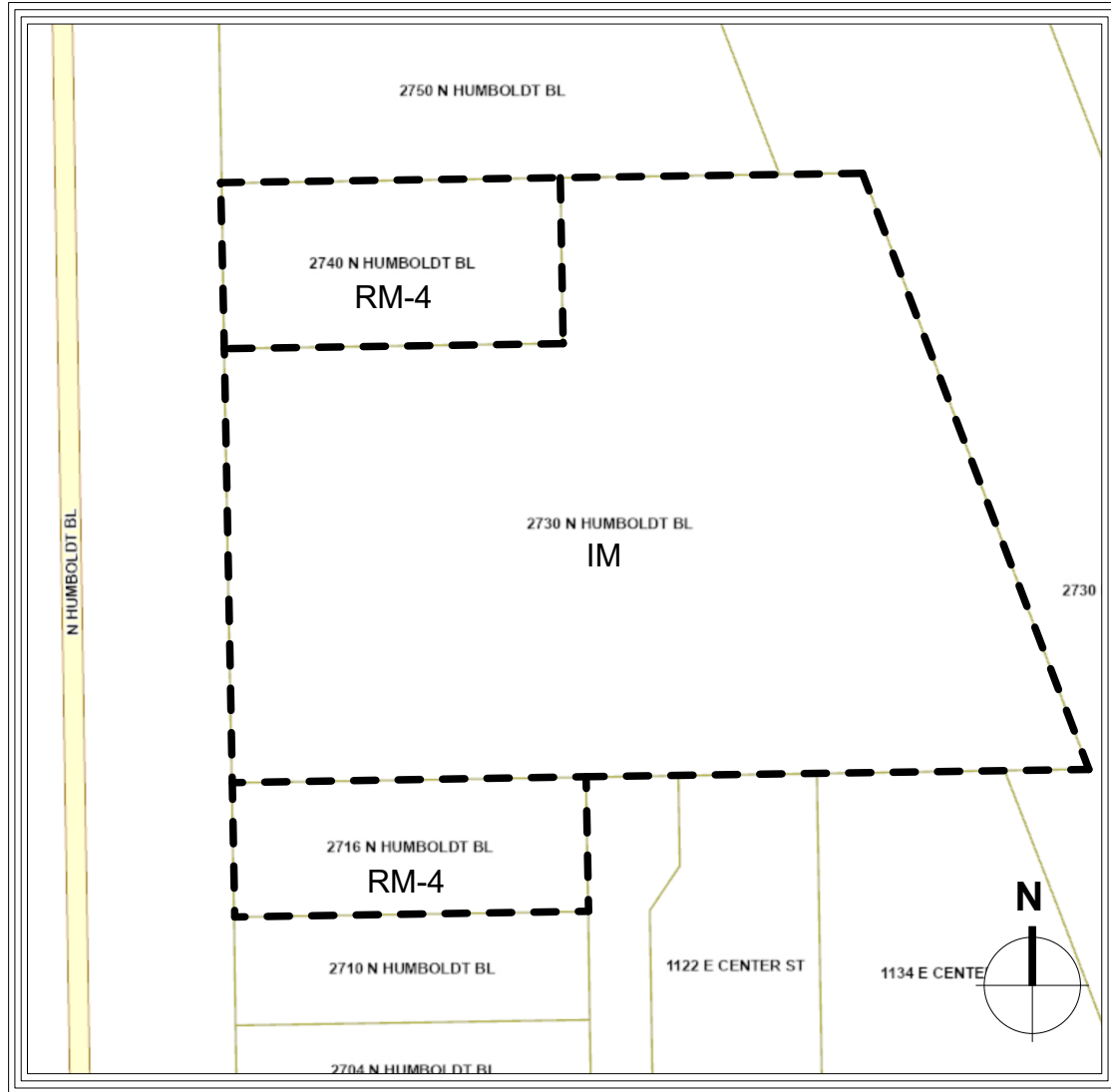
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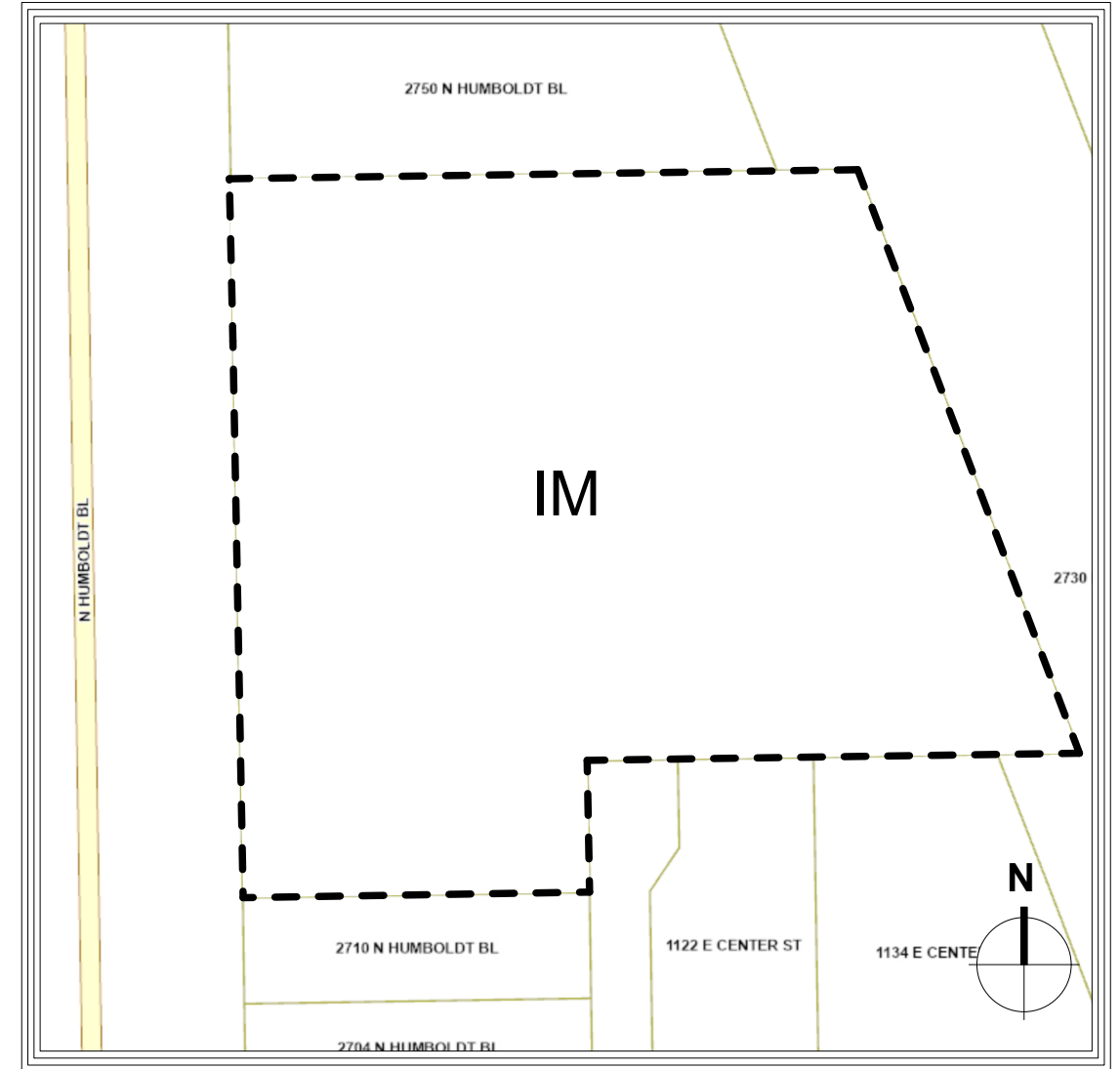
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# EXISTING ZONING MAP



Current parcels of 2716, 2730 & 2740 N. Humboldt Blvd., Milwaukee, WI 53212 undergoing Land Combination process with Certified Survey Map to combine into single parcel.

# PROPOSED ZONING MAP



## PROJECT NARRATIVE

The proposed River Trail Commons project is a 40-unit cohousing community located in Milwaukee's Riverwest neighborhood. As the project combines several existing parcels of varying zoning types into a single parcel, a zoning change is required to ensure all three parcels have identical zoning in order to complete the combination.

The modern cohousing typology was developed in Denmark in the 1960's and includes major tenants such as shared amenity spaces, condominium ownership format, fostering of communal and social bonds and interaction, low turnover rate, emphasis on pedestrian, bicycle and mass transit, and group ownership of shared tasks. This specific project will have communal amenities including a community garden, corridor library, children's play room, workshop, reservable guest suites, and multifunction room as well as ample outdoor lounge space and interspersed alcoves for chance encounters with neighbors. See the attached exhibit for further detail of cohousing principles.



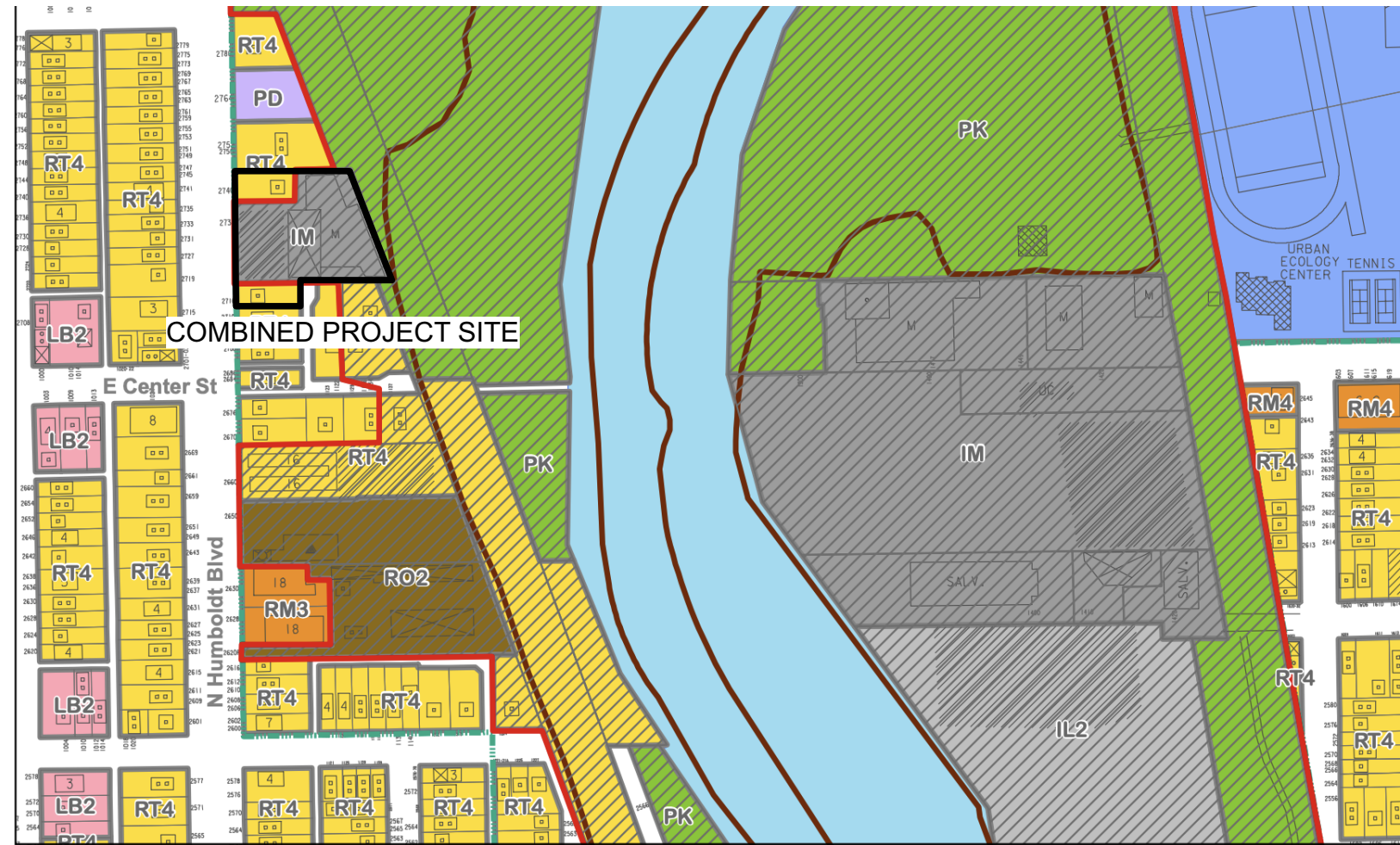
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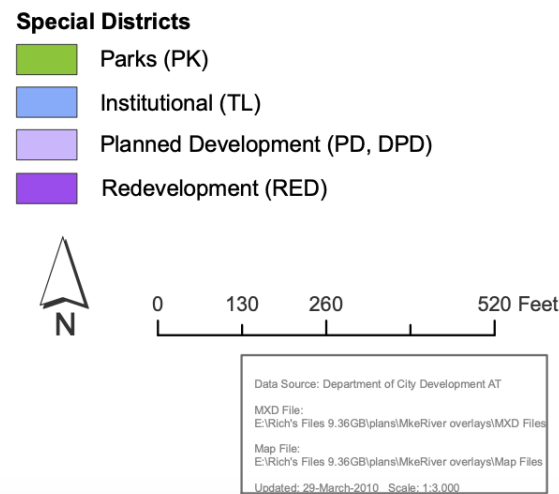
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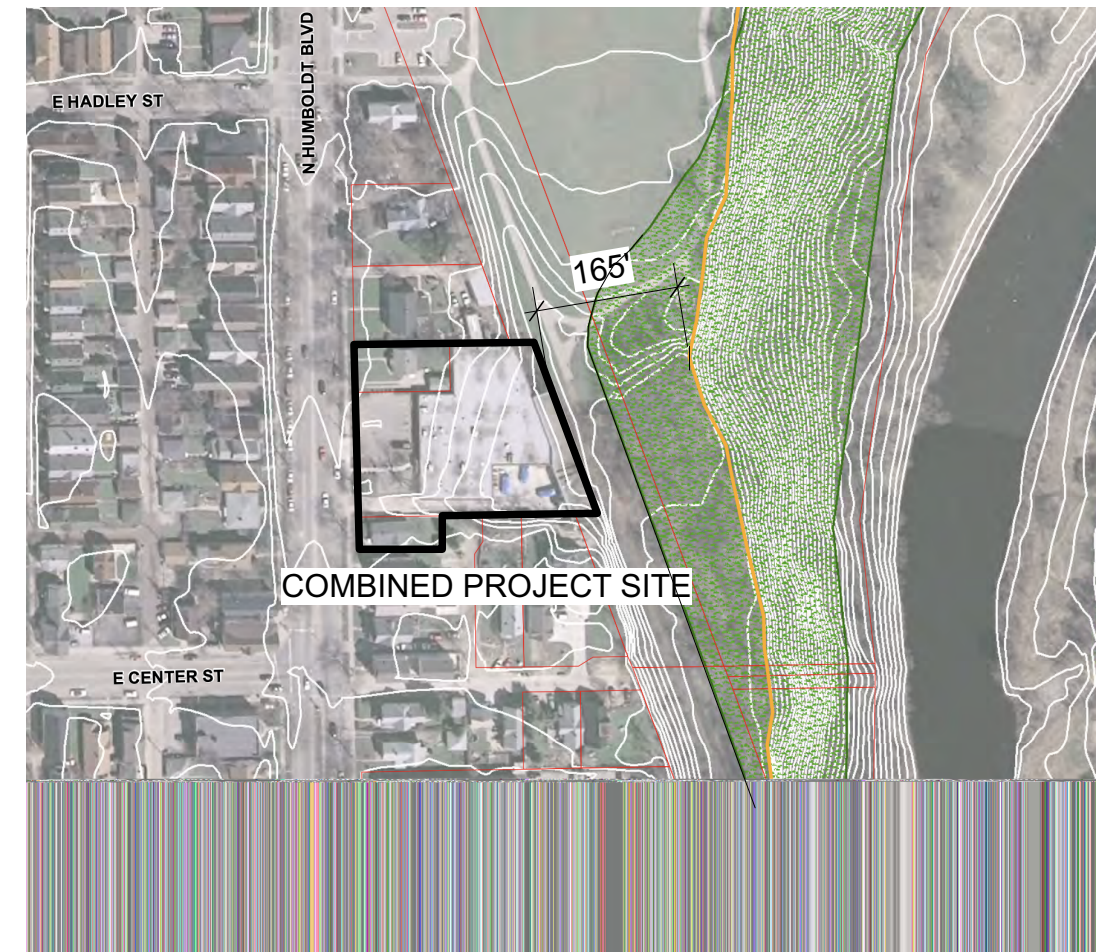
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- Milwaukee River Site Plan Review Overlay District**
- Included Parcels
  - Primary Environmental Corridor 2005
  - Interim Study Boundary
  - Parcels 50 Feet from 2005 PEC
- Residential Districts**
- Single Family (RS1-6)
  - Two-Family (RT1-4)
  - Multi-Family (RM1-7)
  - Residential and Office (RO1-2)
- Commercial Districts**
- Neighborhood Shopping (NS1-2)
  - Local Business (LB1-2)
  - Commercial Service (CS)
  - Regional Business (RB1-2)
  - Central Business (C9A-C9H)
- Industrial Districts**
- Industrial - Office (IO)
  - Industrial - Light (IL1-2)
  - Industrial - Mixed (IM)
  - Industrial - Heavy (IH)
- Special Districts**
- Parks (PK)
  - Institutional (TL)
  - Planned Development (PD, DPD)
  - Redevelopment (RED)

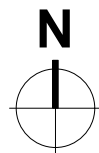


**1 MILWAUKEE RIVER OVERLAY ZONE LAND USE PARCEL MAP**  
A1.0 NOT TO SCALE



- Legend**
- Approximate Top of Bank Line
  - Parcel Boundary
  - Primary Environmental Corridor (PEC)
  - Topographic

**2 PRIMARY ENVIRONMENTAL CORRIDOR & TOP OF BLUFF**  
A1.0 NOT TO SCALE



# MRGSPROZ GOALS

**Goal 1. Preserve the Primary Environmental Corridor (PEC) and promote the natural beauty and environmental quality of the area.**

This site sits 55' away from the outer extent of the PEC and thus makes no direct impact on the PEC through land disturbance. Stormwater management will be addressed in compliance with 120-7 and 120-14 of the Milwaukee Code of Ordinances so as to limit detrimental stormwater runoff.

**Goal 2. Promote water quality protection, bluff stability, erosion control, preservation of ecology and natural habitat and a tree-root protection zone for the PEC.**

While the site sits outside of the PEC, the project will follow stormwater management guidelines contained in 120-7 and 120-14 of the Milwaukee Code of Ordinances. There are sadly no trees of appreciable diameter on the current site, but several will be planted as part of the landscape plan.

**Goal 3. Enhance the Milwaukee River corridor by encouraging high quality, sustainable design.**

The project incorporates several sustainable features. Part of the common house utilizes mass-timber structure (WholeTrees columns, glulam beams, CLT roof slab), the multifamily building will have conduit run to be solar-ready, with an aim to add solar panels within several years, two electric vehicle charging stations will be included for a total of 4 simultaneous charging ports, southern exposure glazing will be shaded, along with many others. However, perhaps the biggest sustainable feature of the project is its emphasis on encouraging non-vehicular transportation via enhanced bike storage facilities, reduction of surface parking area, and proximity and connection to the adjoining Beerline and Oakleaf Trails.

**Goal 4. Promote high quality development that is consistent with the City's comprehensive plan.**

Utmost care has been taken to ensure that the project complies with all design guidelines as well as incorporates high impact design features while remaining architecturally appropriate for its Gordon Park and Riverwest residential neighborhood contexts. The project features veneer brick and as much wood as possible, with the common house utilizing exposed decorative steel and mass timber structure for a high level of design intended to encourage members of the development to utilize that space as much as possible. Even the more economical multifamily building contains a large timber deck with welded wire mesh guardrail and trellises.

**Goal 5. Ensure buildings fit within the context in which they are built.**

As the site faces a residential neighborhood to the west, and the open area of Gordon Park to the east, our multi-building site design works to our advantage. The neighborhood-facing buildings are townhouse in massing and contain articulation and variation consistent with the many single-family homes and duplexes nearby. Their gabled roofs and entry patios ensure that the neighborhood feel is maintained. On the park-side, the multifamily and common house buildings are more commercial in massing and articulation, while details such as mass timber structure, and a veneer brick base ensure that a human scale is maintained and the material selection ensures that maintenance and vandalism won't be problematic.

**Goal 6. Facilitate transitions from commercial corridors and adjacent neighborhoods to the environmental corridor.**

Site layout and material selections have played a key role in facilitating a smooth transition from the residential neighborhood west of the site to the environmental corridor. Our project is oriented around a central open green courtyard that will feature green landscaping and a community garden which ensures that the residents don't have to rely exclusively on the greenway for immersion in nature. Additionally, wood features heavily in the material expression of the buildings via exposed timber structure, CLT, Glulams, and even WholeTrees columns. Where wood is not able to be utilized, colors have been selected from a natural color palette of tans (cream city brick) and greens (fiber cement cladding) that ensure that these buildings sit in harmony with their surrounds as opposed to contrast with it.



**MILWAUKEE RIVER GREENWAY SITE PLAN REVIEW OVERLAY ZONE:**

**BUILDING PLACEMENT:**

- SITE NOT INSIDE THE PRIMARY ENVIRONMENTAL CORRIDOR
- ENTIRE SITE >50' FROM TOP OF BLUFF
- BUILDING HEIGHT < 60'
- NO RIVER-SIDE SURFACE PARKING

**BUILDING DESIGN:**

- NO EIFS
- NO EXPOSED CMU
- NO VINYL/ALUMINUM SIDING
- NO BLANK WALLS FACING RIVER
- NO CURTAIN WALLS FACING RIVER

HUMBOLDT AVE

COMBINED PROJECT SITE

BEERLINE TRAIL

165' - 0" TO T.O. BLUFF

100'

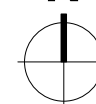
50'

25'

TOP OF BLUFF

55' - 0" TO P.E.C.

N



1 **Milwaukee River Overlay Zone Exhibit**

A1.2 SCALE: 1" = 50'-0"



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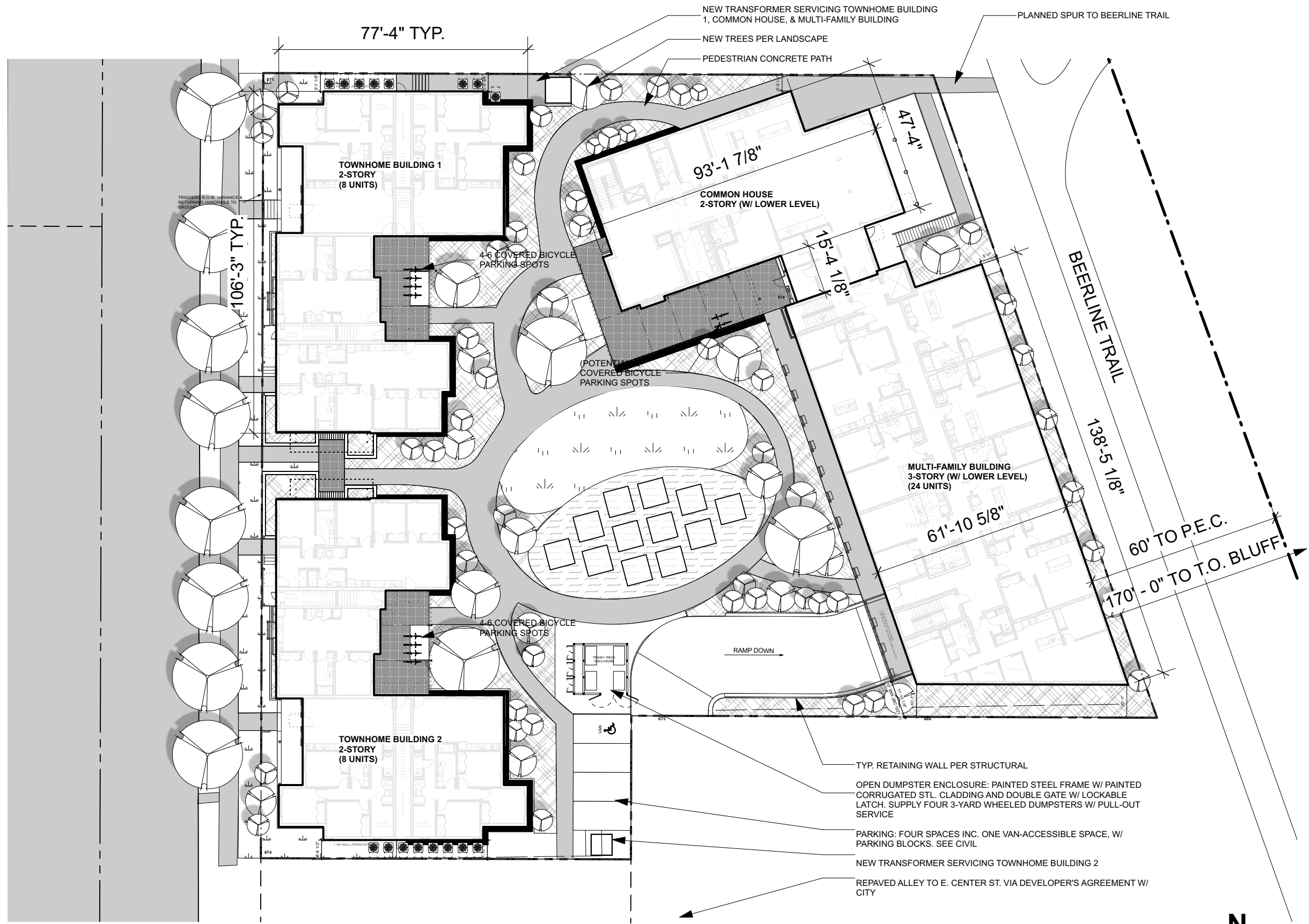
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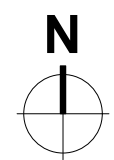
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A1.2



**1 SITE PLAN**  
A2.0 SCALE: 1/32" = 1'-0"



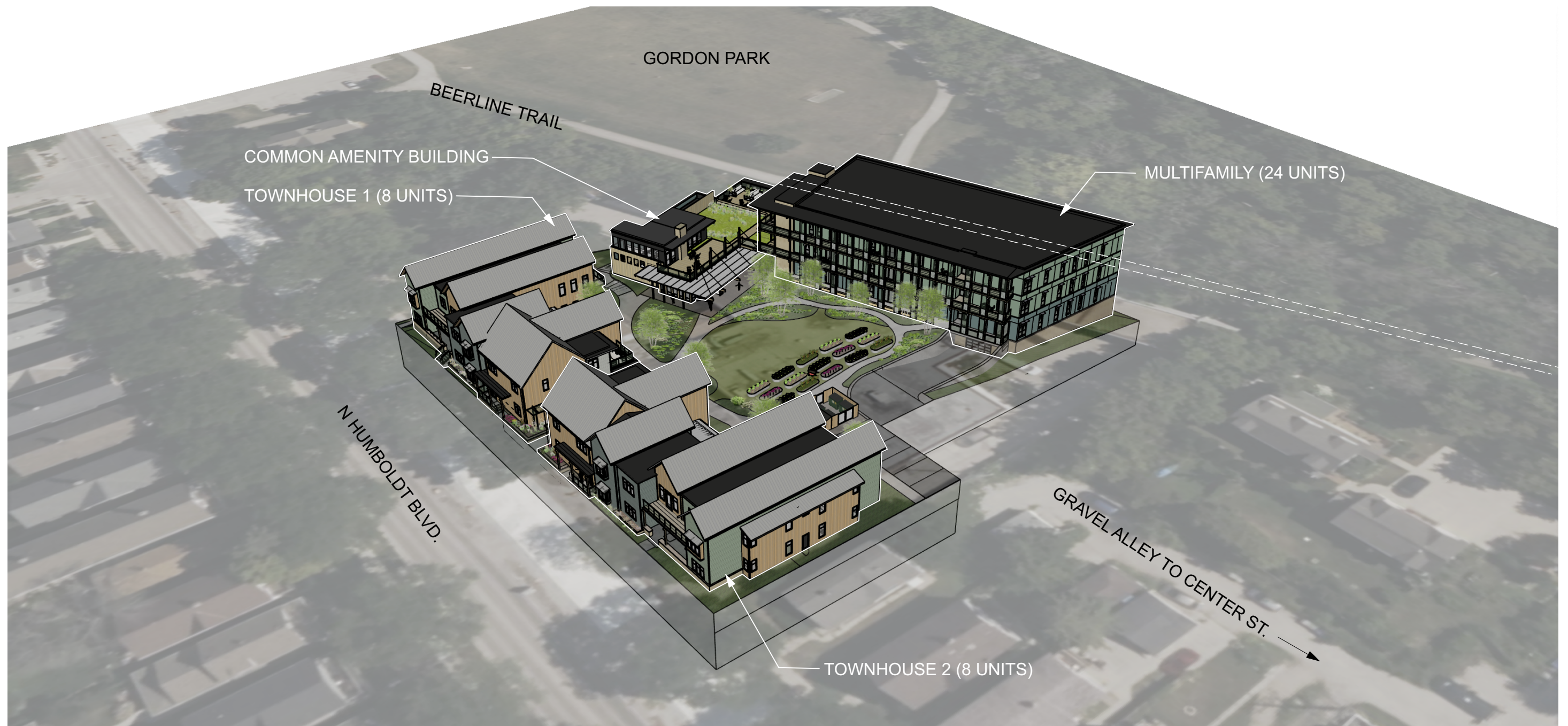
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A2.0



1 AERIAL PERSPECTIVE FROM SOUTHWEST  
 A3.0 NOT TO SCALE



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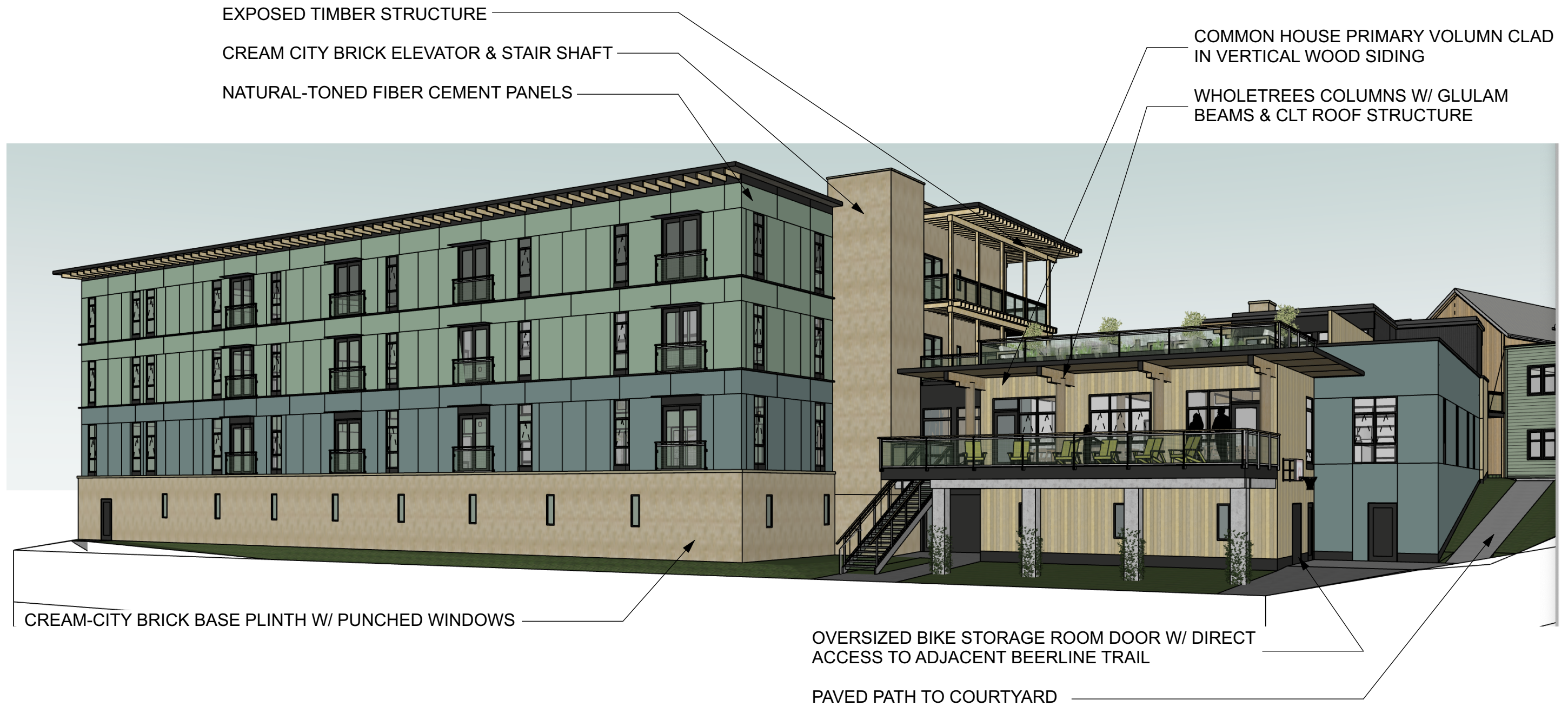
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A3.0



1 PERSPECTIVE FROM GORDON PARK  
 A3.1 NOT TO SCALE



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A3.1





1 PERSPECTIVE OF WEST FACADE FROM HUMBOLDT BLVD.  
A3.2 NOT TO SCALE



2 ENLARGED PERSPECTIVE OF WEST FACADE FROM HUMBOLDT BLVD. - TOWNHOUSE 1  
A3.2 NOT TO SCALE



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A3.2



1  
A3.3

COURTYARD AERIAL PERSPECTIVE FROM SOUTHEAST  
NOT TO SCALE



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A3.3