

May 30, 2017

2nd Amendment to Detailed Planned Development (DPD)
Brewers Hill Commons - Phase VI Block B (1937 North Hubbard Street)
File No. 161709

DPD Block B

Owners Statement of Intent:

Brewers Hill Commons Previous History

The Brewers Hill neighborhood is the benefactor of a strategic General Planned Development (GPD). Initiated in 1999, the GPD (File No. 990181, subsequently amended in 2003 as File No. 030976, and again in 2016 as File No. 160113) encompassed the revitalization and repurpose of former manufacturing sites in the near downtown area. The housing plan called for the development of single family, town homes, and multifamily apartments/condos to be constructed in a series of 7 phases, 4 of which have been constructed (Phases I, II, III and IV). The success of the GPD has created a vibrant neighborhood full of diversity, energy, and economic activity. In 2004, a Detailed Plan Development (DPD) was approved for the parcel located on the SW corner of Hubbard/Brown (Phase VI-Block B, File No. 030624), which was amended by Royal Capital Group in 2016 (File No. 160114) to permit construction of two, 4-story buildings with a total of 84 residential units. Royal Capital Group, is proposing a second amendment to the Phase VI DPD to approve a new site plan and building elevations for the undeveloped site known as phase VI of the Brewers Hill Commons (Block B) to allow construction of three, 2-story buildings and a total of 30 residential units and an associated clubhouse for the residents. This development will be built in one phase with each residential building being completed shortly after the other.

Phase VI-Block B

The development team is proposing an amendment to the Detailed Development Plan (DDP) for the parcel(s) located at the SW Corner of Hubbard and Brown. The amended DDP will include (30) residential units with 2 bedroom + den and 3 bedroom + den unit types, a clubhouse housing resident amenities, and at least one parking space per residence. The proposed development will feature three, two-story buildings, with thirty (30) garage parking spaces located at-grade, and approximately sixteen (16) surface parking spaces located behind the three residential buildings in the courtyard. Each of the buildings will be two (2) stories tall with approximately 6-12 garage parking spaces (total of 30 garage spaces). Each unit within each of the three (3) buildings will feature direct-entry on Palmer, Brown, or Hubbard street, along with some units having direct-entry from the rear of the building. The development will include high end finishes including stainless steel appliances, luxury wood style plank floors, quartz/granite counter tops, private balconies, clubhouse featuring a fitness room and community room, tot-lot, and a patio with grilling area. The clubhouse will be a one-story structure situated at the rear of the buildings.

Design Standards:

Building materials will include masonry, fiber cement panel, and fiber cement wood siding. The club house will also have clear storefront glazing. Balconies will be prefinished aluminum construction with aluminum plank flooring, underside painted to match the railings. All walk-up units will have a porch light and will be clearly marked.

Planned Development Project Description

Permitted Uses:

Multi-family dwelling, parking lot accessory use, and clubhouse. All uses ancillary and accessory to these uses.

Density (all measurements are approximate):

30 units, or approximately 1,908 square feet of lot area per dwelling unit.

Space Between Structures:

Please see the detail below for the space/gaps between the structures on this site. All measurements are approximate:

- Parking entrance on Brown Street:
 - Drive lane: 22'-0"
 - Distance between buildings A & C: 31'-0"
- Building A-B: 29'-10"
- Building A-C: 31'-0"
- Building B-Club House: 51'-1"
- Building C-Club House: 53'-0"

Setbacks:

Setbacks to the lot line along Hubbard, Brown, and Palmer below. All measurements are approximate:

- East (Hubbard)
 - 3'-0" from lot line at closest point
- North (Brown)
 - 1'-10" from lot line at Building C
 - 2'-11" from lot line at Building A
- West (Palmer)
 - 4'-0" from lot line at Building A (closest point)
 - 6'-11" from lot line at Building B (closest point)
- South (Cobblers Lofts)
 - 6'-5" from lot line at Building B (closest point)
 - 21'-10" from lot line at Building C (closest point)

Screening:

No screening of utility or HVAC needed as all these items are internal of each structure.

Open Spaces:

The primary open space for the project is the courtyard that is created behind the residential buildings. The development team will maximize its' use by providing residents with amenities within a clubhouse along with a tot-lot, patio with grilling area, and surface parking.

Circulation, Parking and Loading:

Each building contains garage parking at the ground level, with up to 6-12 parking stalls in each building (1-to-1 with unit count). Additionally, there is centralized surface parking that will have approximately 16 parking spaces. All of the aforementioned are accessed from Brown Street, via a two-way in and out curb cut just East of the mid-block.

Pedestrian circulation through the site will be denoted by concrete walks and striped connections within the site. Each unit will have its own entrance.

Bicycle parking

Bicycle parking will be located internal of the garages, with a minimum of two guest bicycle parking located by the clubhouse.

Trash Collection

Refuse will be handled internal of the garages via individual containers per residence. The garbage containers will be rolled out and placed near each garage for collection.

Landscaping:

The landscape theme for The Hills-Block B really highlights the unique development offering into the market. The architecture of each building dictates the simple massing of perennials, grasses and shrubs. New street trees are introduced on the public fronts of the project, fully integrating this new development into the neighborhood, complementing the single family homes to the north. The project features raised planters, separating the hardscape of the patio area, from the tot-lot. The site will also be buffered from the adjoining south property.

Currently, the site is turf with several existing trees. The existing site or interim condition must be maintained in an orderly fashion consistent with zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features (see attached Exhibit A, Landscape Plan) shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.

All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1).

Lighting:

Adequate lighting shall be provided for both structures along the North elevation, as well as along the East and West elevations. Within the pedestrian circulation system, lighting will be pedestrian scale with cut off fixtures and a white light source.

The lighting shall comply with requirements outlined in section 295-409.2 of the City of Milwaukee Code of Ordinances.

Utilities:

All utility lines shall be installed underground, or moved to existing poles on the west and east sides of the property if allowed; otherwise existing poles will remain in place. Transformers and substations will be installed within buildings or otherwise screened from view.

Building Signage:

A proposed Type A wall sign is located on the north elevation of Building C, near the entry to the development. The sign will read "The Hills Luxury Commons" and will be made of backlit raised aluminum letters pin-mounted to the face of the wall. The top line ("The Hills") will have approximately 2'-0" tall letters, and the bottom line ("Luxury Commons") will have 1'-0" tall letters.

Temporary signage during construction and leasing will consist of up to two 6 foot by 12 foot banners/signs with a printed graphic of the project and contact information attached to the construction fence.

Other Site Features:

A fence will be placed around the outdoor space adjacent to the club house. The fence will not exceed 4 feet high, and will be a decorative metal or aluminum finish. Additionally, there may be fencing placed at key places around the perimeter of the site to secure pedestrian access to the site. This fencing will not exceed 4 feet in height and will be a decorative metal or aluminum.

Site Statistics (numbers are approximate):

Gross land area: 57,243 SF

Maximum amount of land covered by principal buildings: 31,632 sq. ft.; 55% of total land area

Maximum amount of land devoted to parking, drives, and parking structures: 13,102 sq. ft.; 22.8% of total land area

Maximum amount of land devoted to landscaped open space: 6,847 sq. ft.; 14% of total land area

Maximum proposed dwelling unit density: 30 units, or 1,908 sq. ft. of lot area per dwelling unit

Proposed number of buildings: 4 (three residential buildings and 1 clubhouse)

Maximum number of dwelling units per building: 12 units – Building A; 6 units – Building B; 12 units – Building C

Bedrooms per unit: 2-3

Parking spaces provided, whether surface or in structure, and ratio per unit if residential:

- Approximately 30 garage spaces
- Approximately 16 surface spaces
- 1.53 spaces per unit