



1632 NORTH FRANKLIN PLACE

DETAILED PLANNED DEVELOPMENT (DPD)

File No. 161590

May 2, 2017

Owner's Statement of Intent

PURPOSE

KC Franklin Partners, LLC requests that the zoning for the parcel of land at 1632 North Franklin Place, be amended from its existing zoning of Two-Family Residential (RT4) to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

ENUMERATION OF DOCUMENTS

See the following documents and drawings for additional detailed information:

- Detailed Planned development Description and Owner Statement of Intent
- Exhibit A: Statistical Sheet
- Exhibit B: Vicinity Map
- Exhibit C: Existing Site Context Photos

DRAWING INDEX

Sheet ID. Sheet Title

A1	GROUND FLOOR
A2	LOWER LEVEL
A3	LEVEL 2
A4	LEVEL 3-5
A5	BUILDING ELEVATIONS
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A9	PERSPECTIVE LOOKING NORTH
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A11	BUILDING DATA
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S-1	ALTA SURVEY
C101	SITE DEMOLITION PLAN
C102	SITE PLAN
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C104	SITE GRADING PLAN
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C106	SITE EROSION CONTROL PLAN
C107	SITE DETAILS
L101	SITE LANDSCAPE PLAN
L102	SITE LANDSCAPE DETAILS

WS-123	WAUSAU TILE SITE FURNISHINGS
WS-124	WAUSAU TILE SITE FURNISHINGS
ES100	LIGHTING POINT-BY-POINT CALCULATIONS
ES101	OA FIXTURE CUT SHEET
ES102	OB FIXTURE CUT SHEET
ES103	OC FIXTURE CUT SHEET

Detailed Planned Development Description

The proposed project is located south of Brady Street in the Lower East Side of Milwaukee. The project site is located at 1632 North Franklin Place and is bound by North Franklin Place on the west side of the site and North Arlington Place on the east. The site has been cleared of all existing buildings as is ready for development.

See the following drawings for additional detail:

S-1 ALTA SURVEY

The proposed development will consist of a 5-story, 96 unit apartment building with associated common spaces and parking. The parking will be internal to the building and provided in a podium at the base of the building with a portion of the parking being at grade level and a portion below grade. That portion of the building will be Type 1A non-combustible construction and will be 1 story in height. Four floors of residential units will be located on top of the one floor podium. The residential levels will be Type 5A wood construction.

The residential floors will be in an “I” shaped configuration. This shape when placed on top of the rectangular podium will create two roof terrace areas on top of the podium. These areas will not be accessible. Residential units on this level will have patios with railing to restrict access to the terrace. The terraces will be detailed with a combination of pavers and two colors of aggregate to provide visual interest for the residential units above.

Each residential floor will contain 24 residential apartments. There will be a combination of one and two bedroom units on each floor. The floor plate layout will be the same and stack for all four levels of residential apartments.

DESIGN PRINCIPLES

1. LAND USES

The development includes multi-family dwelling units with a mix of one and two bedroom units, Storage for units, community space, fitness room and other related residential common spaces. Internal vehicular and bicycle parking spaces for residents and employees are also included.

The following uses will be allowed:

- Multi-family Dwelling and uses accessory to this.
- Parking Structure Accessory Use.

2. SETBACKS

North setback range: 8'-0" to 12'-0"

East (Arlington) setback range: 10'-0" to 15'-0"

South setback range: 8'-0" to 12'-0"

West (Franklin) setback range: 10'-0" to 15'-0"

See the following drawings for additional detail:

C103 SITE GEOMETRIC PLAN

3. BUILDING COMPOSITION

3.1 Building Height

The proposed building will be 5 stories with a maximum height of 65'-0". Solar panels may be installed on the roof of the building, which may exceed this maximum height.

See the following drawings for additional detail:

A5 BUILDING ELEVATIONS

A6 BUILDING ELEVATIONS

3.2. Building Materials

The exterior materials for the proposed building will consist of a combination of the following materials. Material samples will be provided to DCD as requested.

- The dark material at the base of the building will be either a face brick or rain screen system with cementitious panels on the façade.
- A burnished CMU unit will be used on the north and south elevations at the middle of the building base (mid-block). The color of the CMU will be similar to the other base materials so they blend in with each other.
- The light grey panel at the base around the entry will be a prefinished architectural metal panel.
- The white panel will be a pre-finished architectural metal panel.
- The brown panel will be a composite panel such as Trespa, Prodema or other similar panel.
- Windows and doors will be prefinished aluminum storefront system or fiberglass with low E clear glazing.
- The overhead garage doors will be metal frame with glass.
- The undersides of balconies will be pre-finished metal.
- The balcony railings will be perforated metal panel or cable.
- The plaza level will have a combination of precast concrete pavers and two colors of aggregate roof ballast.

See the following drawings for additional detail:

- A3 LEVEL 2
- A5 BUILDING ELEVATIONS
- A6 BUILDING ELEVATIONS

3.3. Detailing Enrichments

The building base will be designed to include smaller human scale details; such as a low covered entry terrace at the main pedestrian entry on Franklin Place. There are large expanses of glass in the terrace and main entry area to provide a visual connection between the exterior and the interior common function spaces.

The floor to floor height and overall building height is compatible with the neighboring building to provide a contextual fit within the neighborhood. The traditional design concept of base, middle and top was also utilized with a contemporary interpretation.

A mix of rich, durable materials along with a combination of solid and void in the façade provide a visual interest to the façade.

See the following drawings for additional detail:

- A5 BUILDING ELEVATIONS
- A6 BUILDING ELEVATIONS
- A7 PERSPECTIVE LOOKING SOUTH
- A8 PERSPECTIVE LOOKING NORTH
- A9 PERSPECTIVE LOOKING NORTH
- A10 PERSPECTIVE LOOKING SOUTH

4. DENSITY

The site area is 43,576sf. There are 96 units proposed for the site for a site density of 96units/acre. This is equivalent to 454 sf of the lot area per unit.

5. SPACE BETWEEN STRUCTURES

There is only one building proposed for this development and therefore there will be no spaces between buildings.

6. SCREENING

The electrical transformer will be located at grade near the electrical room and will be screened with landscaping. All parking, deliveries and trash will be internal to the building so no screening will be required for these functions. It is anticipated that the mechanical equipment will be located inside the building. There may be residential scale condensers max. 3.5' high and located on the roof of the building. The roof edge has been raised with a parapet and the condensers will be located in the center of the building to prevent sight lines from grade.

7. OPEN SPACES

There will be minimal open space on the site. All areas will receive grass/seed and landscaping as noted on the landscape plans.

See the following drawings for additional detail:

- L101 SITE LANDSCAPE PLAN
- L102 SITE LANDSCAPE DETAILS
- WS-123 WAUSAU TILE SITE FURNISHINGS
- WS-124 WAUSAU TILE SITE FURNISHINGS

8. CIRCULATION, PARKING AND LOADING

All vehicular circulation will be from Arlington Place. Two overhead doors are located on the Arlington façade. The doors are glass and will be recessed into the building façade a minimum of 4 feet. See drawing C102 and A3. All parking will be located under the footprint of the building. Trash will be collected inside of the building. Small trash dumpsters will be used for trash collection and will be moved to the exterior of the building for scheduled trash collection but will not be left outside of the building. It is intended that all tenant move-ins will be from Arlington and will also be internal to the building with enough ceiling height for small moving trucks. Bike parking for 25 will be provided with-in the building along with another 3 public spaces on Arlington Place and Franklin Place. There is no intention to have any pedestrian connection between Arlington Place and Franklin Place. There will be a resident lobby on each street.

See the following drawings for additional detail:

- A1 GROUND FLOOR
- A5 BUILDING ELEVATIONS
- A6 BUILDING ELEVATIONS
- C102 SITE PLAN
- L101 SITE LANDSCAPE PLAN

9. LANDSCAPING

The general goal for the landscaping is to provide a low maintenance vegetation with a sustainable focus that fits in with the context of the neighborhood. Site Landscaping will conform to section 295-405, Milwaukee Code of Ordinances.

See the following drawings for additional detail:

- L101 SITE LANDSCAPE PLAN
- L102 SITE LANDSCAPE DETAILS
- WS-123 WAUSAU TILE SITE FURNISHINGS
- WS-124 WAUSAU TILE SITE FURNISHINGS

10. LIGHTING

Lighting treatments will be used to establish a sense of place and to create visual interest and design continuity within the site. Walkway lighting will be scaled to the pedestrian to emphasize pedestrian activity and provide for safe use of pathways and pedestrian areas. Lighting will also be used to accent landscaped areas, building entrances, special focal points, architectural details, signage or other special site features.

Consistent with s. 295-409 of the Milwaukee Code of Ordinances, the Planned Development lighting will have cut-off fixtures to ensure lighting levels and glare are controlled so that no light source is

visible from an adjoining property or public right of way. Also, the maximum illumination at a property line shall be 5 foot-candles.

See the following drawings for additional detail:

- ES100 LIGHTING POINT-BY-POINT CALCULATIONS
- ES101 OA FIXTURE CUT SHEET
- ES102 OB FIXTURE CUT SHEET
- ES103 OC FIXTURE CUT SHEET

11. UTILITIES

All new utilities will be installed underground. Transformers will be screened with landscaping. The electrical service will be fed from the WE Energies easement on the north side of the site. The transformer will be located near the electrical room. The water and sanitary services will come from mains in Franklin Place on the west side of the site.

See the following drawings for additional detail:

- C105 SITE UTILITY PLAN

12. SIGNAGE

Building signage

- Franklin Place and Arlington Place Elevation
 - The building name will be located on top of the entry canopy. This sign will consist of laser cut aluminum letters that are a maximum of 24” in height. The letters will be lit from a concealed light source at the base of the letters.
 - Wall address sign will be located adjacent to the entry. The sign will consist of reverse/halo aluminum channel lettering for the building address. The lettering or numbers will be back lit to provide a glow to the lettering or numbers.
 - Sign construction to meet Chapter 244 of the Milwaukee Zoning Ordinance.
- Temporary Construction signs
 - Up to 2 construction signs will be located on the construction fence that is provided at the perimeter of the construction site. The maximum size of each sign will be 32 square feet.
 - One sign, not to exceed 36 square feet, advertising the rental of the residential units will be provided.

See the following drawings for additional Building Signage detail:

- A5 BUILDING ELEVATIONS
- A6 BUILDING ELEVATIONS

13. SUSTAINABILITY FEATURES

The building will be designed to Wisconsin Green Built Home standards but will not be certified. There may be solar panels placed on the roof of the building.

14. OTHER

A temporary construction fence will be installed at the perimeter of the site and may include an opaque fabric wrap that covers the entire area of the fence to limit access to the construction area for safety and security purposes.

EXHIBIT A

STATISTICAL SHEET

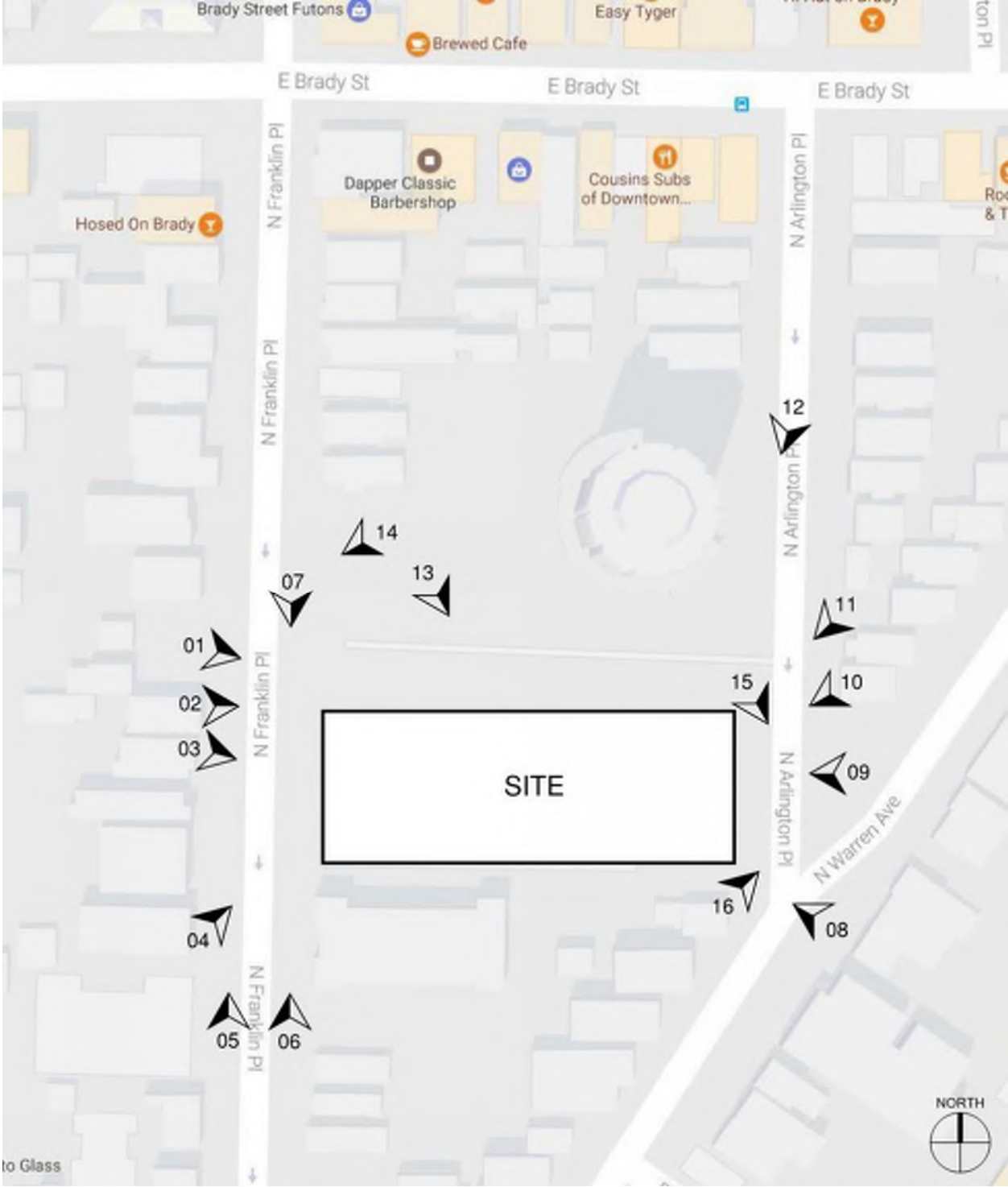
295-907. Planned Development District (DPD)

Proposed Zoning: DPD

2c-1a:	Gross land area	43,576 sf (1 acre)
2c-1b:	Maximum amount of land covered by primary building.	34,000 sf (78%)
2c-1c:	Maximum amount of land devoted to parking, drives, and parking structures.	600 sf for two drives to the underground parking (1.4%)
2c-1d:	Maximum amount of land devoted to landscaped open space within property line.	8,976 sf (20.6%)
2c-1e:	Maximum proposed dwelling unit density.	96 Units/Acre (454 sq ft of lot area/du)
2c-1f:	Proposed number of buildings.	1
2c-1g:	Maximum number of units per building.	96
2c-1h:	Bedrooms per unit (#bedrooms/# units).	128/96 = 1.33
2c-1i:	Parking spaces provided and ratio per residential unit.	133 parking stalls 1.39 stalls/unit

EXHIBIT B AND C

VICINITY MAP



CONTEXT PHOTOS



Photo 01 – View east on Franklin Place



Photo 02 – View east on Franklin Place



Photo 03 – View southeast on Franklin Place



Photo 04 - View northeast on Franklin Place



Photo 05 – View northeast on Franklin Place



Photo 06 – View north on Franklin Place



Photo 07 – View south on Franklin Place



Photo 08 – View northwest from corner of Warren Ave & Arlington Place



Photo 09 – View west on Warren Ave



Photo 10 – View southwest on Arlington Place



Photo 11 – View southwest on Arlington Place



Photo 12 – View southwest on Arlington Place



Photo 13 – View south from adjoining property to north



Photo 14 – View southwest from adjoining property to the north



Photo 15 – View southeast on Arlington Place



Photo 16 – View northeast on Arlington Place