

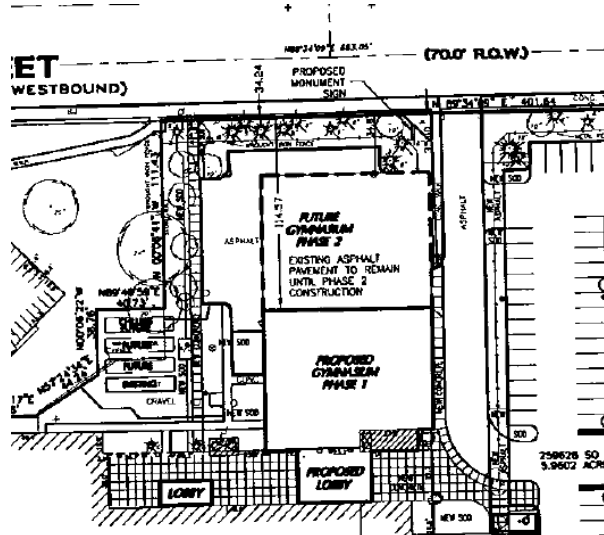
**Exhibit A**  
**File No. 210052**  
**Detailed Planned Development known as Kilbourn Square Phase 1**  
**2000 W. Kilbourn Avenue, Milwaukee, WI 53233**  
**05/21/2021**

**Previous File History**

File No. 981288 – Establish General Planned Development (GPD)

File No. 991737 – Establish Detailed Planned Development known as Kilbourn Square, Phase 1

A General Planned Development (GPD) known as Kilbourn Square was established in 1999 as File No. 981288. The GPD serves as a master zoning plan for the properties located within the boundary, including the subject site at 2000 W. Kilbourn Avenue. The DPD known as Kilbourn Square, Phase 1 was approved in 2000 as File No. 991737 and allowed the renovation and rehabilitation of two existing buildings, construction of a new gymnasium building and additional improvements to playgrounds, parking, and open spaces. The new gymnasium building was constructed adjacent to the north wall of the existing eastern building that is utilized as a school. The original gymnasium was approximately 80 feet north to south and 100 feet east to west. A second gymnasium (or addition to the first one) was anticipated to be added at the north wall of the first gymnasium. A portion of the gymnasium addition was completed in 2012 and the school is now looking to finish the addition as well as increase the footprint of the expanded area. This expansion beyond the previously approved limits requires an amendment to the DPD.



**Project Summary** The originally approved phase 1 gymnasium expansion was approximately 8,300 sf and the approved phase 2 expansion was 8,050 sf. In 2012, a portion of the phase 2 gymnasium expansion was constructed (approximately 2,740 sf). Now, the school would like to complete the expansion and increase the previously approved area of the expansion by 1,895 sf for a total of 9,945 sf.

There will be some sitework to accommodate a new entrance which consists of a stoop, stair and ramp at the east entry to the gymnasium. A stoop & ramp will also be constructed at the exit located in the northwest corner of the building which will route to a landing and then turn to the north to another ramp that connects to the State Street walk. Both exits will be ADA accessible. There will also be a small area of landscaping at the northeast corner of the building area at the State Street entrance which will

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surround the new free-standing Type A sign that will have potential for illumination and telecommunications.

The original DPD Gymnasium Expansion elevations are precast wall panels finished with an exposed aggregate of Evenson Sand and Halquist in a plain grey cement. The elevations of the new proposed Gymnasium Addition will be finished with the same aggregate and cement mix as the original gym. The panels will not have the same reveal pattern as the original. The intent is to express the mass with a slightly unique character, while still relating back to the original in color and texture.

**District Standards (s. 295-907):** The proposed building addition will increase the land coverage of buildings and will increase the gross floor area of the of the existing building. This will reduce the amount of open space (existing outdoor basketball court) and a small portion of landscaping/screening.

Uses:	Non-Residential
Design standards:	Design Standards for New Structures included in the Owner’s Statement of Intent
Density (sq. ft. of lot area/dwelling unit):	N/A
Space between structures:	0 ft – building addition with no adjacent structures
Setbacks (approximately) Relating to the gymnasium expansion:	North (State Street): 23 ft East: 244 ft West: 46 ft
Screening:	There is a row of trees that screens the building from State Street. Additional landscaping around the site is noted on the plans.
Open space:	There is a row of trees that screens the building from State Street. Additional landscaping around the site is noted on the plans. The open space to the west will be restored to existing conditions.
Circulation, parking and loading:	<p>Pedestrian access: proposed sidewalk along the east, west sides of the building and along a portion of the north side of the building, ADA ramp, stair &amp; stoop at the east side entrance of addition.</p> <p>The existing sidewalk that runs along the north side of the existing building will be displaced by the gym expansion and rerouted on the west side of the building to connect to the State Street sidewalk.</p> <p>Automobile access and parking: driveway entrance off state street, large surface lot adjacent to building/drive, no change.</p> <p>Bicycle parking: Existing – no change.</p> <p>Loading: Existing – no change.</p>
Landscaping:	Proposed Landscaping: There will be a 3’ wide (approx.) landscape area along the north east side of the new Gymnasium connecting to a 400sf (approx.) landscape area at the north east corner of the site off State Street. Plantings and landscape material will be designed to complement the architecture while bringing interest and attention to the corner of the building and new signage.

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	<p>Grade effected by construction at the north side of the new building moving west is to be infilled and planted with turf grass. The inner row of existing trees is planned to be removed as necessary per construction while the outer row of at the north edge of the property are planned to too remain. Permanent irrigation will be connected to existing campus system as required.</p> <p>Landscaping will be a design build contract with design documents to be submitted upon completion. Final plans will be submitted to DCD staff for review and approval.</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the 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 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.</p>
<p>Lighting:</p>	<p>All new site lighting needed for egress will be illuminated by wall lighting . Site lighting will also be a design build contract with design documents and calculations to be submitted upon completion. Lighting will be in compliance with applicable City code requirements.</p>
<p>Utilities:</p>	<p>Roof Drains: Collected in 4 locations on the north side of the building and piped underground with downspouts.</p> <p>Sanitary: Service exits the building in the northwest corner of the building connects to the existing combined sewer manhole to the north and east.</p> <p>Water: Is being connected from the existing building internally.</p>
<p>Signs (type, square footage, quantity and placement):</p>	<p>Freestanding signs: (1) 32 sf sign placed at a 45-degree angle at the driveway entrance off State Street. The sign will be approximately 4’x8’ in size with the maximum height at 8’ tall. Specific sign details are not available at this time, but the sign is expected to be illuminated with potential for a telecommunication message board function. The base is expected to be a poured concrete and/or masonry base to be determined as part of the design build decisions. Final sign elevation to be approved by DCD staff.</p> <p>Building wall signs: (1) Type A sign, not to exceed 60 sf sign at the top of the east side of the north façade and (1) Type A sign / banner area planned on the east façade above the east entry. Not to exceed 60 sf.</p> <p>Other signs: None.</p>

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	<p>Illumination: The building wall sign will be back lit, internally illuminated or downlit. To be determined as part of the design build decisions.</p>
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**Site Statistics:** The proposed building addition increases the percentage of land covered by principal buildings from 22% to 23%.

Gross land area:	668,437 sf
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 156,551 sf (previously 148,741 sf) % of site: 23% (previously 22%)
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 288,273 sf (no change) % of site: 43%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 230,558 sf (previously 231,423) % of site: 34% (previously 35%)
Max proposed dwelling unit density (lot area per dwelling unit):	N/A
Proposed number of buildings:	7 (no change)
Max dwelling units:	0
Bedrooms per unit:	N/A
Parking spaces provided (approx):	<p>Automobile spaces: approximately 732 surface spaces (No change) Ratio per residential unit: N/A Spaces per 1000 sq ft for non-residential uses: 5</p> <p>Bicycle spaces: Existing – no change. Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).</p>

**Time Limit on Zoning:**

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to the original DPD for Phase 1 at that time unless the criteria identified in 295-907-c-11-a or –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.