

III. Statistical Information:

Gross Land Area:	11,500 SF, 0.26 acres
Maximum amount of land covered by principal buildings:	10,000 SF, 87% of total site
Maximum amount of land devoted to parking, drives, and Parking structures	8,000 SF below grade (70% of total site), 5,800 SF interior at-grade (50.4% of total site)
Maximum amount of land devoted to landscaped open space	100 SF (0.87% of total site)
Density ratio:	500 (or 523) SF of lot area per residential unit
Number of Buildings:	1
Number of Floors:	3 (maximum height - 44ft.--- tallest of the top facade)
Maximum number of dwelling units per building:	22-23
Bedrooms per unit:	Studio units = 4 1-br units = 14 2-br units = 4 Total BR's = 26 BR's per unit = 1.182
Parking:	15 Underground 8 interior, at-grade 23 total spaces
Parking ratio per unit:	1:1 (or 1.05:1)
Commercial Space:	2,400 – 3,300 SF



1701-1711 & 1717-1719 N. Humboldt Ave.
Detailed Planned Development
Project Description & Owner's Statement of Intent

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Project Description & Owner's Statement of Intent

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Purpose:

Ogden Multifamily Partners, LLC requests that the zoning for the properties located at 1701-1711 and 1717-1719 N. Humboldt Ave. be amended from Local Business (LB2) and Two-Family Residential (RT4) to a Detailed Planned Development (DPD) in accordance with this submittal, allowing all uses currently permitted under LB2 for the existing building, until such time construction commences. This statement, together with the accompanying project description, drawings, and other related materials, constitutes the Detailed Planned Development.

I. Project Overview:

Ogden Multifamily Partners, LLC plans to develop the property into a mixed-use building consisting of 22 or 23 residential rental apartments, approximately 2,400 or 3,300 SF of commercial space at street level, with 15 underground parking spaces and 8 at-grade interior parking spaces. The building will have an “L-shaped” footprint, matching the shape of the combined parcels, constructed along N. Humboldt Ave. and E. Brady St. Due to its being located in a designated historic district, the Project is designed to follow the guidelines provided by the City’s Historical Planning Commission. The developer also coordinated with the Brady Street Association, the BID, and the Alderman throughout the Project’s design process to date.

A. Developers and Partners:

Ogden Multifamily Partners, LLC (“OMP”) will be the developer of the Project. OMP’s three Principals, Peter Ogden, Jon Ross, and Jason Pietsch, possess a combined 70+ years of real estate development, ownership, management, and related experience, and are currently developing Sutter Creek, a 171-unit multi-phase apartment project in Brookfield, WI. OMP’s goal is to develop high-quality apartment projects that enhance the communities in which they are located.

Ogden & Company, Inc. (“Ogden”) will professionally manage the property. Ogden is a full-service real estate company, with the largest property management operation in Wisconsin, residential and commercial brokerage services, and development expertise. Ogden currently manages in excess of 9,000 residential and commercial units.

B. The Property:

The project consists of two parcels, 1701-1711 N. Humboldt and 1717-1719 N. Humboldt. The site totals to approximately 0.26 acres and approximately 11,500SF. The 1701-1711 N. Humboldt parcel is currently zoned LB2, and consists of a one-story, vacant commercial building. The 1717-1719 N. Humboldt parcel is currently zoned RT4, and is a vacant lot.

C. The Residents:

The Project will target “market rate” residents that are seeking an ideal, convenient urban location, in the heart of all that Brady St. has to offer, including coffee shops, restaurants, bars, a specialty grocer, shopping, and just a short walk to the lakefront, river walk, and downtown’s major employers and its commercial and social activity. The Project will attract residents that seek a full-service apartment community with high-end finishes, on-site management, rooftop workout facility and community room,

on-site bike storage, and other convenient amenities. The residents are expected to be a mix of young executives, service industry professionals, empty nesters, and retirees looking to enjoy an exciting urban lifestyle while at the same time being part of a unique and historic neighborhood.

II. Design Standards:

The below grade level consists of enclosed parking for residents, as well as bike storage. Grade level and above consists of two floors of residential apartment units above one floor of street level commercial space, a small lobby area for residents, and indoor parking. Approximately 880 square feet of first floor space along Humboldt Avenue will either be dedicated to a first floor walk-up apartment, or will be used as additional commercial space.

Permitted Uses – Residential: Multi-family dwelling.

Permitted Uses – Commercial: All permitted uses under LB2 zoning, specific Special Uses for “retail establishment, general” and “restaurant, fast food/carry-out”, and **excluding** all uses listed under the following subsections of the code:

- Motor Vehicle Uses
- Storage, Recycling and Wholesale Trade Uses
- Transportation Uses
- Industrial Uses
- Agricultural Uses
- Utility and Public Service Uses

A. Density:

The project will have up to 22-23 residential apartment units, and approximately 2,400-3,300 SF of commercial space at street level.

B. Open Spaces:

An approximately 1,500 SF terrace for resident use will be located on the top floor, connected to the community room. There will be no public open spaces.

C. Parking, Loading and Circulation:

There will be 15 underground enclosed parking spaces (6 of which are tandem, resulting in 21 total spaces) for the residential apartment units. In addition, there will be 8 interior parking spaces behind the street level commercial space. All parking will be accessed from a single curb cut on the north end of the site along Humboldt Ave. This totals to a ratio of 1:1 parking spaces per residential unit (not including the tandem spaces), or 1.05:1, depending on the final use of the 9000sf of first floor space along Humboldt Avenue. No off-street parking will be provided for the commercial space.

Trash and recycling, both for residents and commercial tenants, will be accessed from inside the building, and removed via the garage door along Humboldt, by the applicable trash removal servicer.

Vehicles entering the building can go to assigned spots in the upper or lower level via a speed ramp. A lobby for residents is accessed off of Humboldt. The secure lobby features intercom, mailboxes, and an elevator to circulate the building. Bicycle parking will be available for residents directly adjacent to the resident lobby along Humboldt and also in an interior bike room at the lower level. Bicycle parking will be available for commercial patrons just south of the retail space along Brady.

Move ins/outs for residents will occur interior to the building via interior at-grade parking area or underground parking area. A minimum of 6 interior bicycle parking spaces will be provided on site, which equates to 1 bicycle parking space for every 4 residential units and 1 visitor bicycle parking space for every 30 residential units. Additional bicycle storage will be provided to residents as needed.

D. Lighting:

Along Brady, exterior accent lighting will be used on the building to highlight the commercial space. Along Humboldt, exterior accent lighting will be used on the building to highlight the entry to the Resident Lobby. On the West façade, exterior up lighting will be utilized on the building to highlight the climbing green wall at the Dry Hootch Courtyard.

E. Signs & Signage:

Signage for future residential apartment tenants will be located along Humboldt, and signage for the retail space will be located along Brady Street. Size and design will be done per zoning guidelines.

F. Building Materials:

Building materials to consist of Cordova Stone Large format Masonry veneer at the base of the building, Modular Masonry Veneer on the Brady Street elevation and wrapping the corners, Clap Board Siding on the Humboldt Avenue elevation, Stainless Steel Metal Shingles – Zinc finish, Garapa - Wood Shutters, and custom profiled copings as accents (see elevations for detail). Clear storefront glazing will be used for the commercial space along Brady Street and wrapping the corner of Brady & Humboldt, and for the residential lobby space along Humboldt. A substantial portion of the commercial glazing along Brady Street will be “operable” (Nana-wall or sectional overhead garage doors).

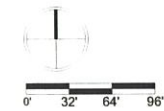
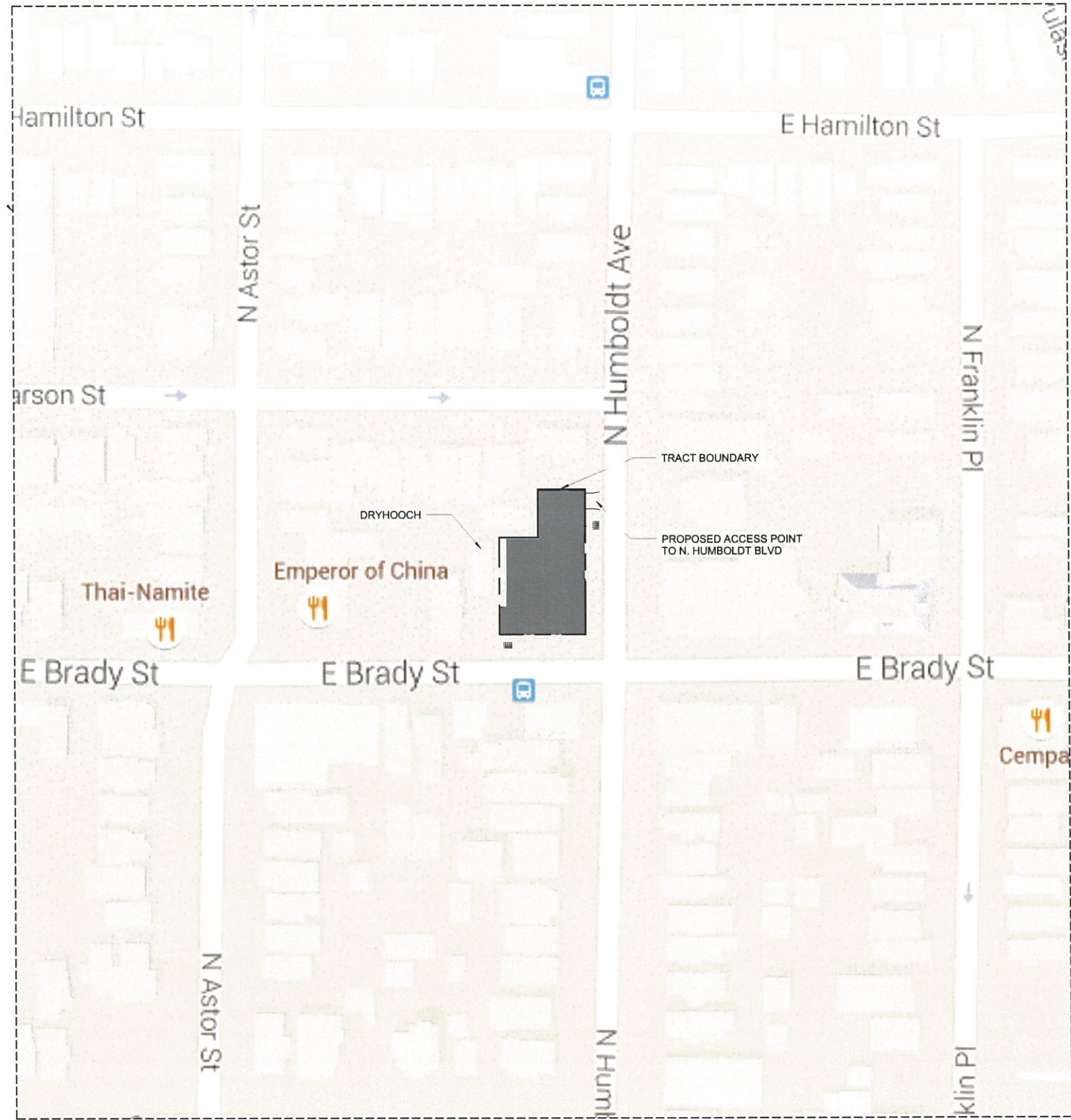
G. Landscaping:

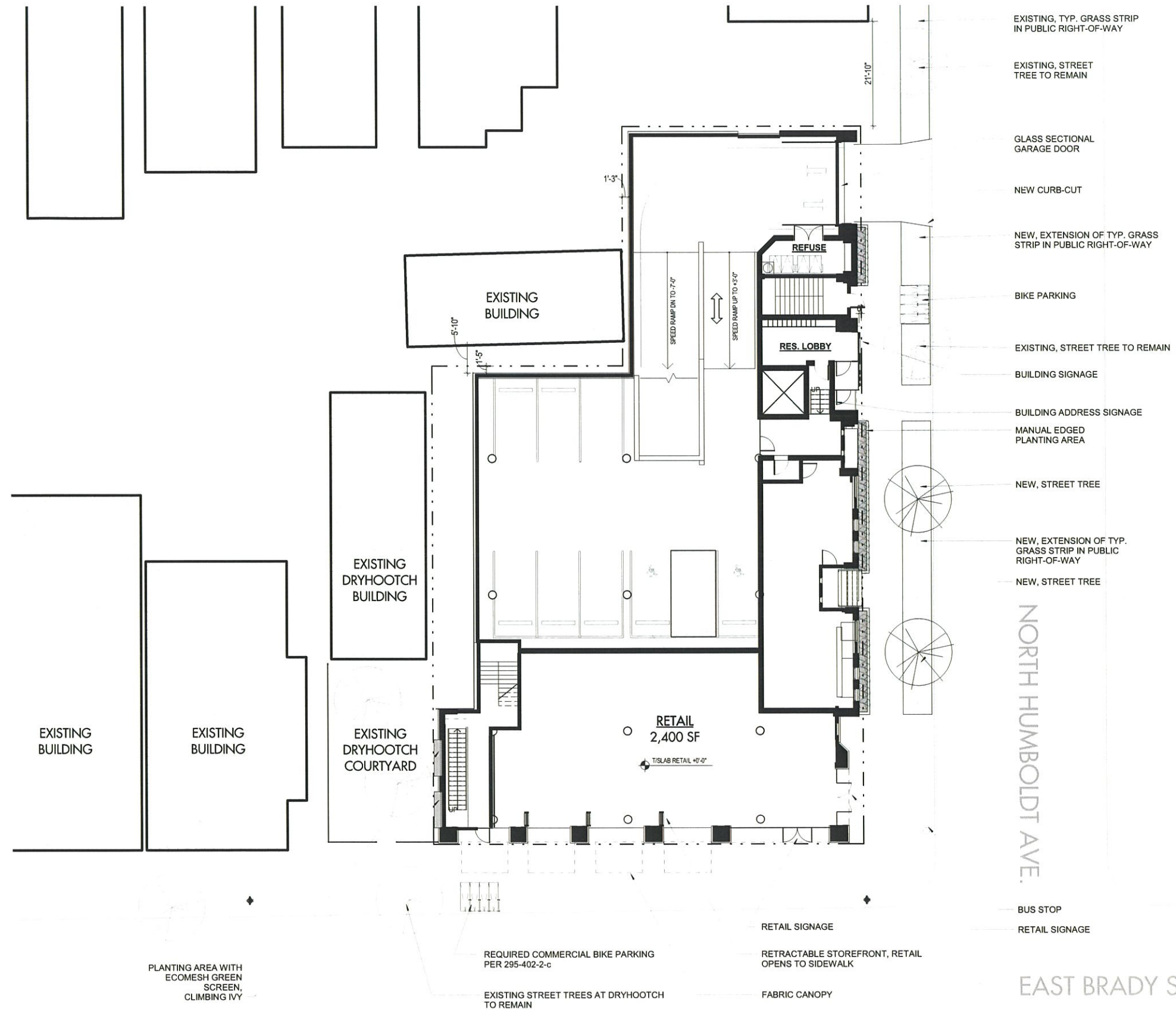
Landscaping will consist of manual edged planter beds along the building base on Humboldt. In addition, there will be some planter beds and green climbing trellis on the West façade abutting the Dry Hootch Courtyard.

H. Setbacks and Space Between Structures:

There will be a +/-10'-0" offset from the existing DryHootch building, East facade. There is a small garage on the West Property line of the parcel just North of Dryhootch. The new building's massing is offset 1'-6" from the property line and +/-5'-11" from the nearest point on the existing garage's South façade. On the Northern-most property line, the nearest building is a house which is +/-23'-0" away. On this North Property Line, the new building's massing is offset 1'-6" from the property line.

500' OFFSET FROM TRACT

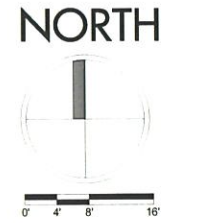




- EXISTING, TYP. GRASS STRIP IN PUBLIC RIGHT-OF-WAY
- EXISTING, STREET TREE TO REMAIN
- GLASS SECTIONAL GARAGE DOOR
- NEW CURB-CUT
- NEW, EXTENSION OF TYP. GRASS STRIP IN PUBLIC RIGHT-OF-WAY
- BIKE PARKING
- EXISTING, STREET TREE TO REMAIN
- BUILDING SIGNAGE
- BUILDING ADDRESS SIGNAGE
- MANUAL EDGED PLANTING AREA
- NEW, STREET TREE
- NEW, EXTENSION OF TYP. GRASS STRIP IN PUBLIC RIGHT-OF-WAY
- NEW, STREET TREE
- BUS STOP
- RETAIL SIGNAGE

NORTH HUMBOLDT AVE.

EAST BRADY STREET



ALTA/ACSM LAND TITLE SURVEY

CLIENT

SITE ADDRESS
Pinnacle Engineering Group
Property Address: 1701-1711 North Humboldt Avenue &, 1717-1719 North Humboldt Avenue, in the City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION

Lot 12 and the East 40 feet of Lot 11 in Block 13 in Hubbard and Pearson's Addition in Lot 5 in Section 21, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel 1:
The South 1/2 of Lot 1, in Block 13, in Hubbard and Pearson's Addition in Lot 5 in Section 21, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

PARCELS OF BEARINGS
Bearings are referenced to the North line of East Brady Street which is assumed to bear N89°55'09"W. Vertical datum is based on City of Milwaukee Datum.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-724714-MKE, effective date of March 20, 2015 which lists the following easements and/or restrictions from schedule B-1:

- 1, 2, 3 & 5 visible evidence shown, if any.
- 4, 6, 7, 8, 12 & 13 not survey related.
9. Terms and conditions contained in Certified Resolution designating Brady Street a Historic District recorded on May 16, 1990 as Document No. 6379708. **Affects site, general in nature, cannot be plotted.**
10. Easement Agreement by and between Clay Jones, Glorioso Brothers Realty Company and Coin Appliances, Inc. recorded on September 9, 1996 as Document No. 7262707. **Affects site by location, shown.**
11. Agreement by and between GAMBO, LLC and Coin Appliances, Inc. recorded on October 16, 2006 as Document No. 9321087. **Affects site by location, shown.**

FLOOD NOTE

According to the flood insurance rate map of the County of Milwaukee, Community Panel No. S3075C092C, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

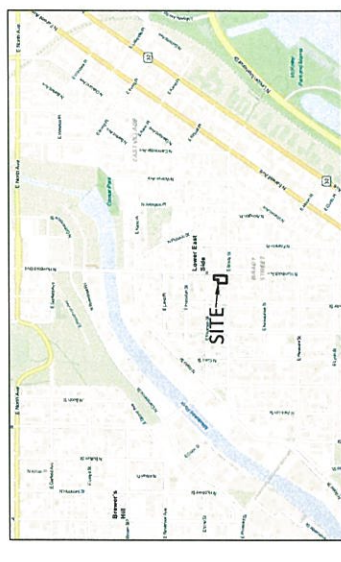
Site is zoned: RT-4 (Residential)
 Front setback, minimum: none
 Front setback, maximum: average
 Side street setback, minimum: none
 Side street setback, maximum: 3 feet
 North or west side setback, minimum: 15 feet
 South or east side setback, minimum: 3.5 feet
 Combined side setback, minimum: 5 feet
 Rear setback, minimum, interior lot: 15 feet
 Rear setback, minimum, corner lot: 10 feet
 Rear street setback, maximum: none
 Minimum building height: 18 feet
 Maximum building height: 60 feet

Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Dig Ticket Number 20151509910; Planning Ticket Number 20151509916. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ SANITARY MANHOLE
- ⊖ CLEANOUT
- ⊙ M.T.S. MANHOLE
- ⊙ UNKNOWN MANHOLE
- ⊙ INLET (ROUND)
- ⊙ INLET (SQUARE)
- ⊙ CURB INLET
- ⊙ STORM SEWER END SECTION
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER MANHOLE
- ⊙ WATER SERVICE CURB STOP
- ⊙ WELLS
- ⊙ STAND PIPE
- ⊙ WALL INDICATOR VALVE
- ⊙ POST INDICATOR VALVE
- ⊙ LIGHT POLE
- ⊙ SPOT/YARD LIGHT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ WIRE MANHOLE
- ⊙ ELECTRIC PEDestal
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CABLE PEDESTAL
- ⊙ CONTROL BOX
- ⊙ FIBER OPTIC SIGN
- ⊙ TRAFFIC LIGHT
- ⊙ COMMUNICATION MANHOLE
- ⊙ SOIL BORING/MONITORING WELL
- ⊙ WATER SURFACE
- ⊙ WETLANDS FLAG
- ⊙ MARSH
- ⊙ FLAGPOLE
- ⊙ PARKING METER
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ RAILROAD CROSSING SIGNAL
- ⊙ HANDICAPED WALKWAY
- ⊙ DECIDUOUS TREE
- ⊙ SANITARY SEWER
- ⊙ STORM SEWER
- ⊙ WATERLINE
- ⊙ MARKED GAS MAIN
- ⊙ MARKED ELECTRIC
- ⊙ OVERHEAD WIRES
- ⊙ MARKED TELEPHONE
- ⊙ MARKED CABLE TV LINE
- ⊙ MARKED FIBER OPTIC
- ⊙ FENCE

VICINITY MAP



LAND AREA
The Land Area of the subject property is 11,498 square feet or 0.2640 acres.

PARKING SPACES

There are 9 regular parking spaces and 1 handicap space marked on this site.

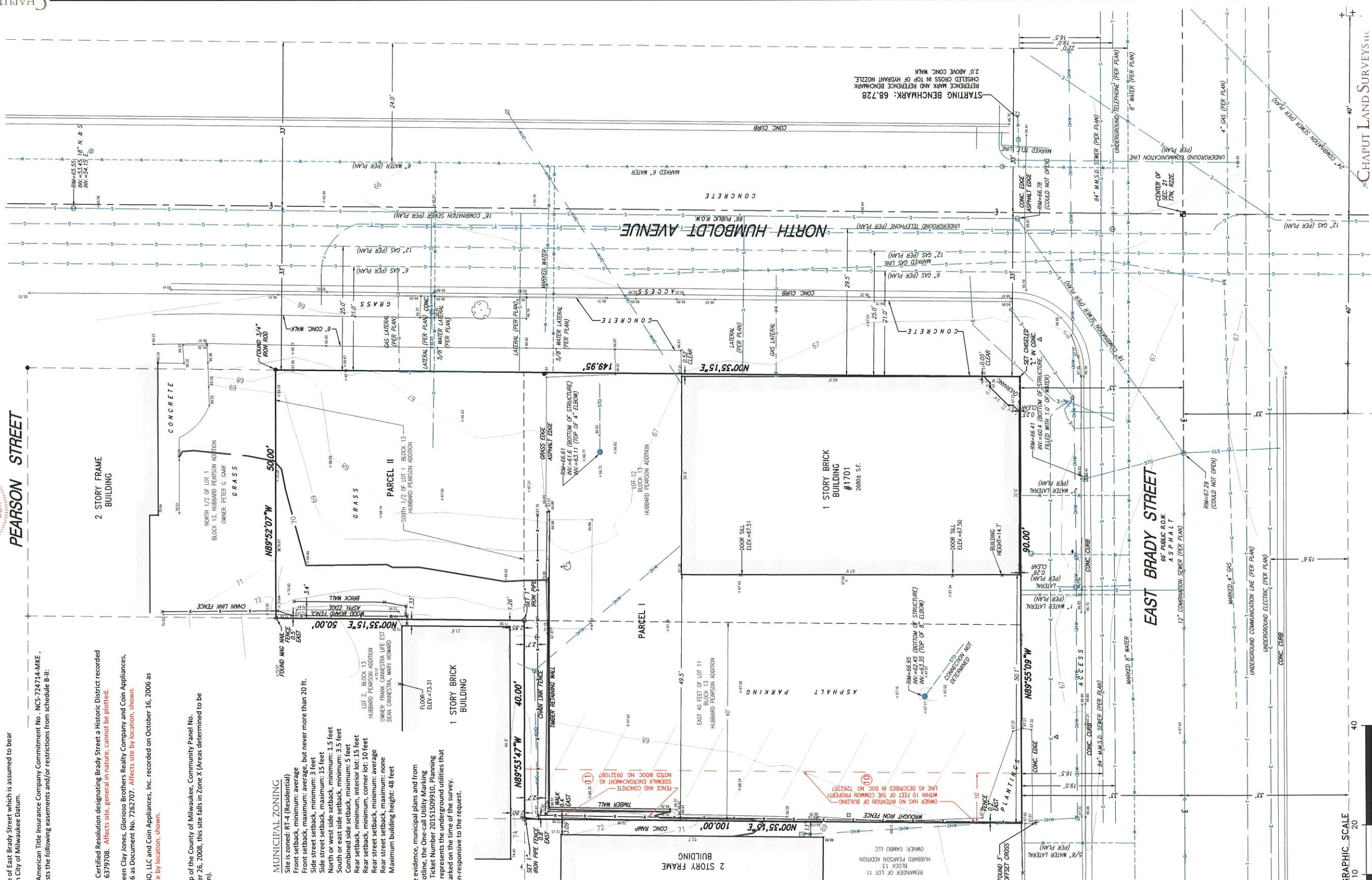
TO: Olden Multifamily Partners LLC, a Wisconsin limited liability company
 First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11(b), 11(c), 13, and 21 of Table A thereof. The field work was completed on April 14, 2015.

DONALD C. CHAPUT
 5-1316
 MILWAUKEE, WI
 LAND SURVEYOR
 Registration Number S-1316

Date of Map: April 20, 2015
 Donald C. Chaput
 Professional Land Surveyor

PEARSON STREET

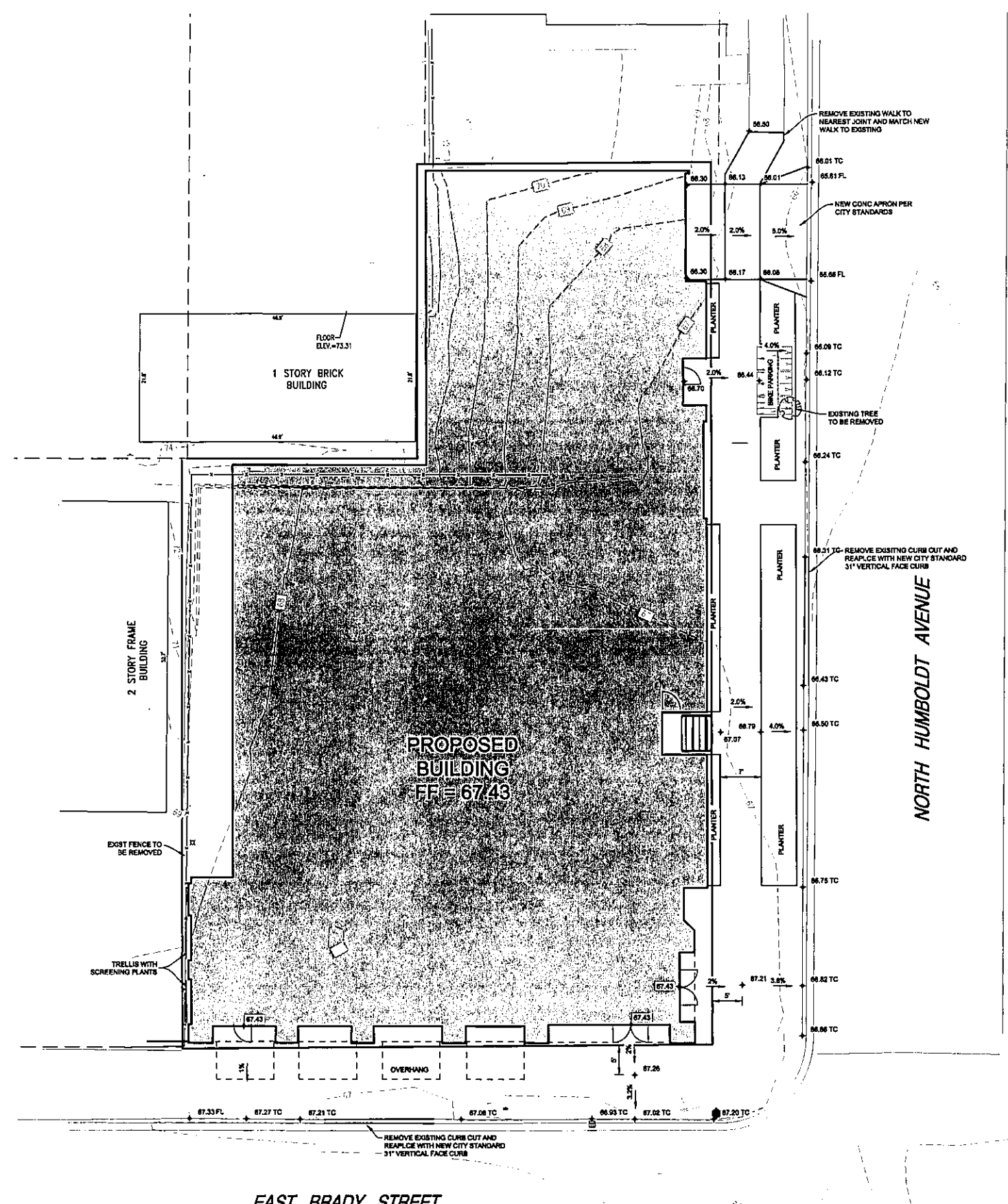


GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

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DESIGNED: AEC
DRAFTED: AEC
REVIEWED:

www.pinnacle-engr.com



EAST BRADY STREET

NORTH HUMBOLDT AVENUE



PINNACLE ENGINEERING GROUP
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WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
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(262) 754-8888

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BRADY & HUMBOLDT
CITY OF MILWAUKEE

PRELIM SPOT GRADE PLAN

REVISIONS	

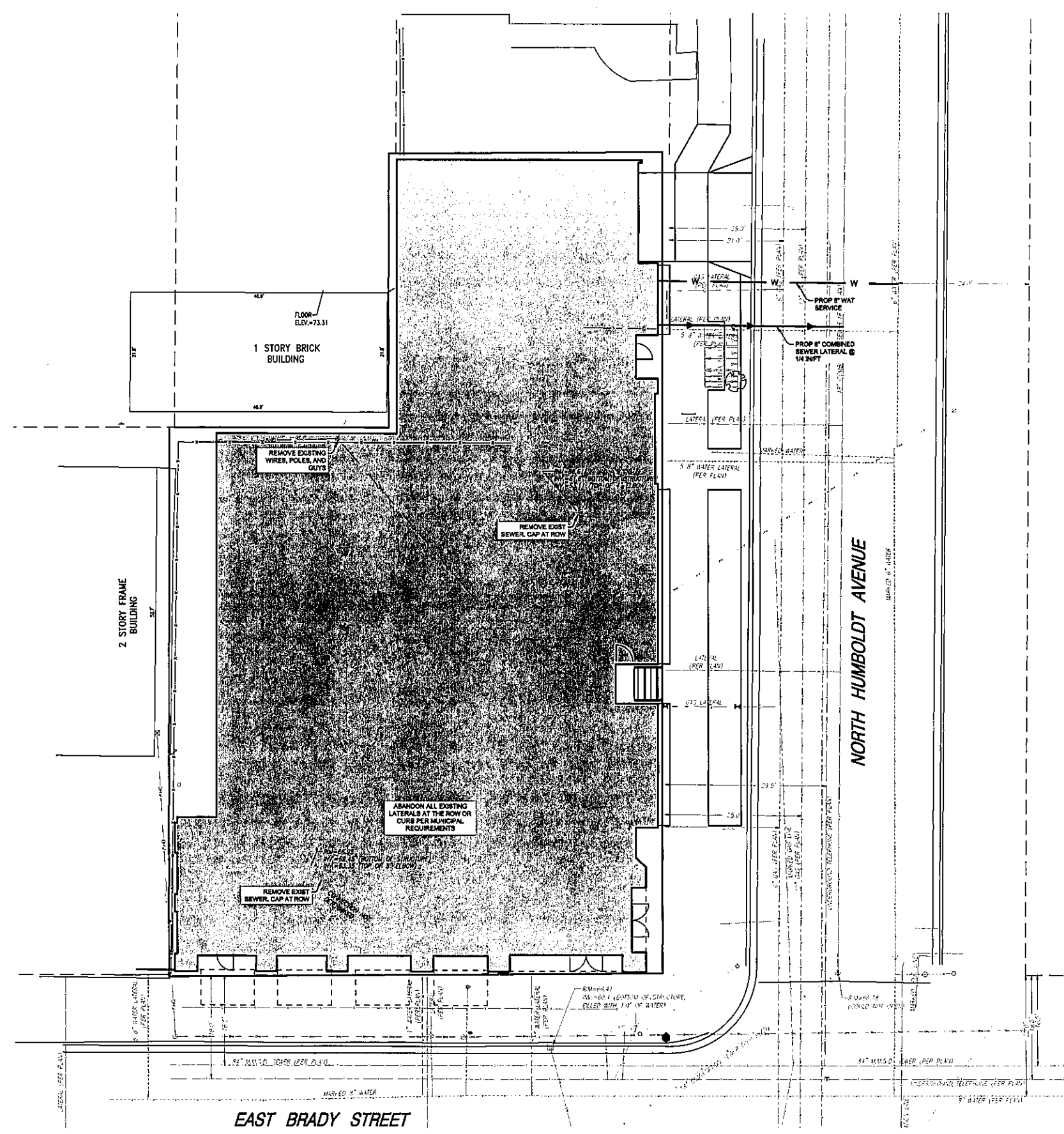
REG. JOB No. 485.002.001
REG. PIN AREA
START DATE 8-20-15
SCALE 1" = 30'

SHEET
C-1
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DESIGNED BY: AKK
DRAWN BY: AKK
CHECKED BY: AKK

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CITY OF MILWAUKEE

PRELIM UTILITY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

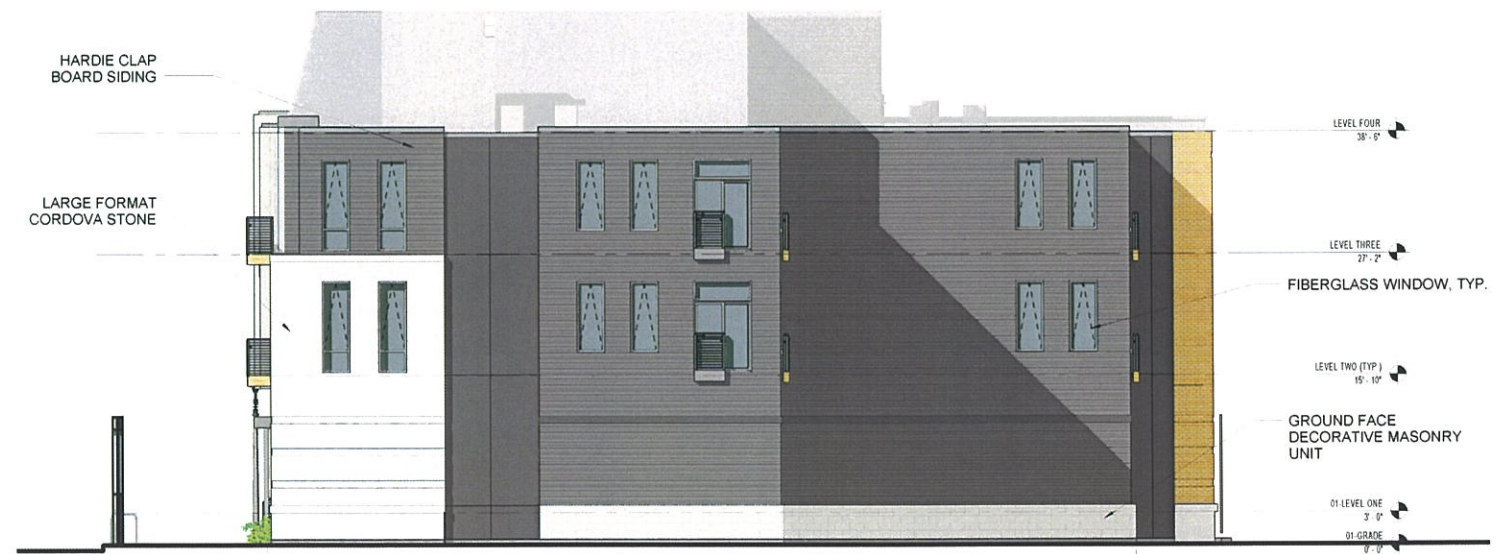
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REG PN. AERK
START DATE 11-20-15
SCALE 1" = 5.00'

SHEET
C-2

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South Design



North Design



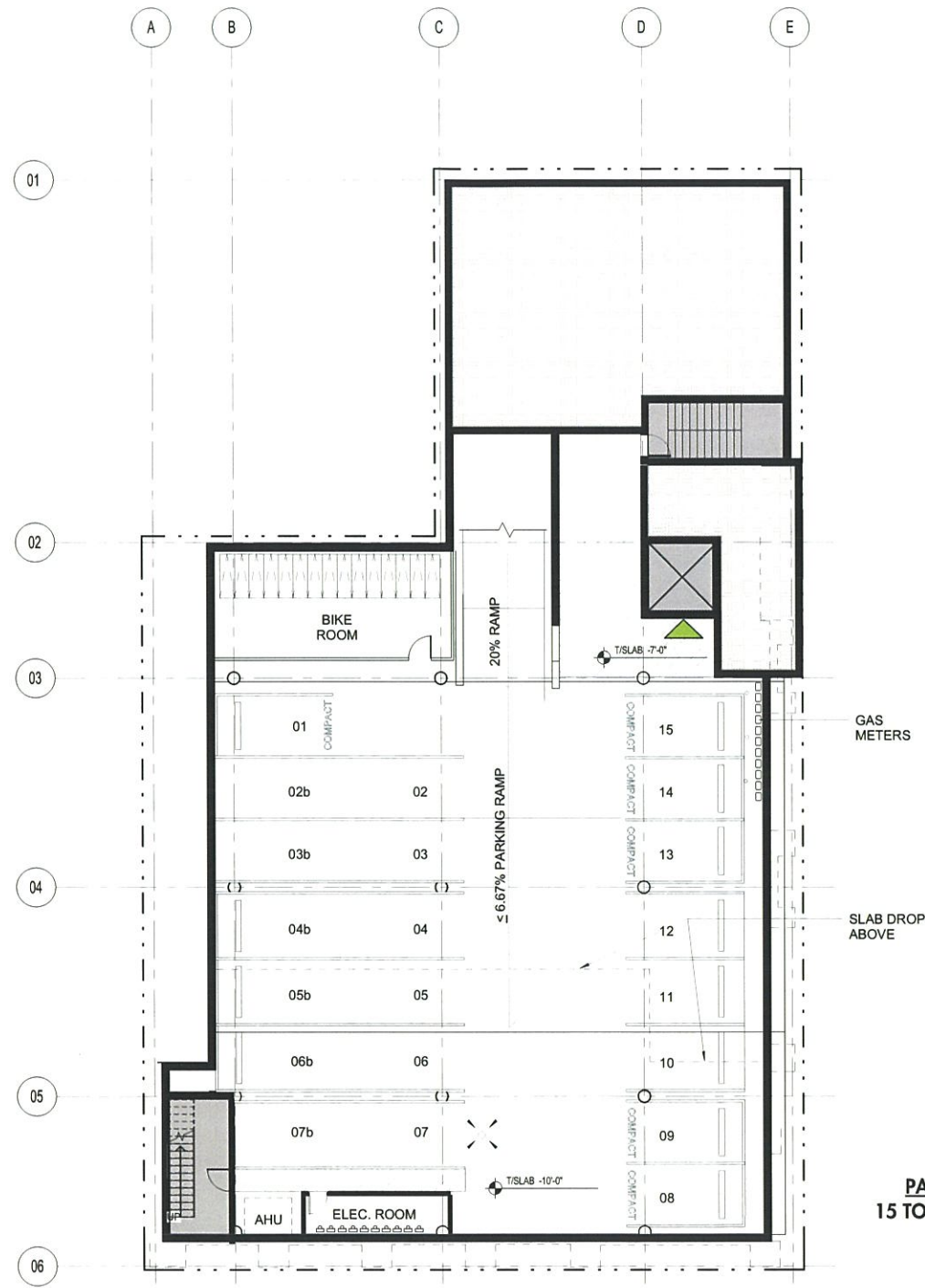


East Design



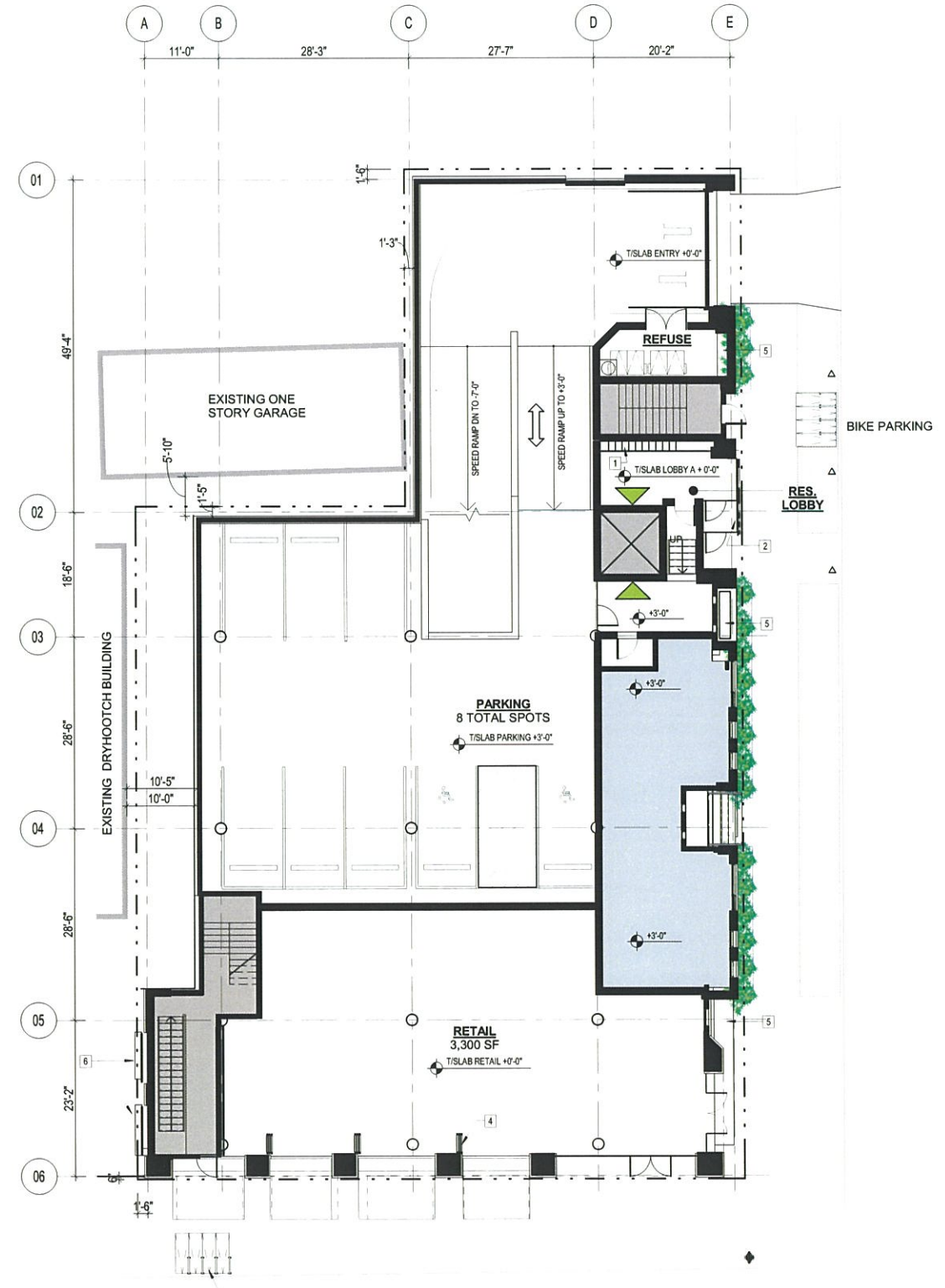
West Design





- KEYNOTES**
- 1 MAIL BOX WALL
 - 2 DIRECTORY/INTERCOM
 - 3 ADA SPOT, R-2 REQ'D 2%
 - 4 FOLDING GLASS WALL SYSTEM FOR INDOOR/OUTDOOR SEATING
 - 5 PLANTER BED
 - 6 PLANTER BED AND GREEN SCREEN CLIMBING TRELLIS

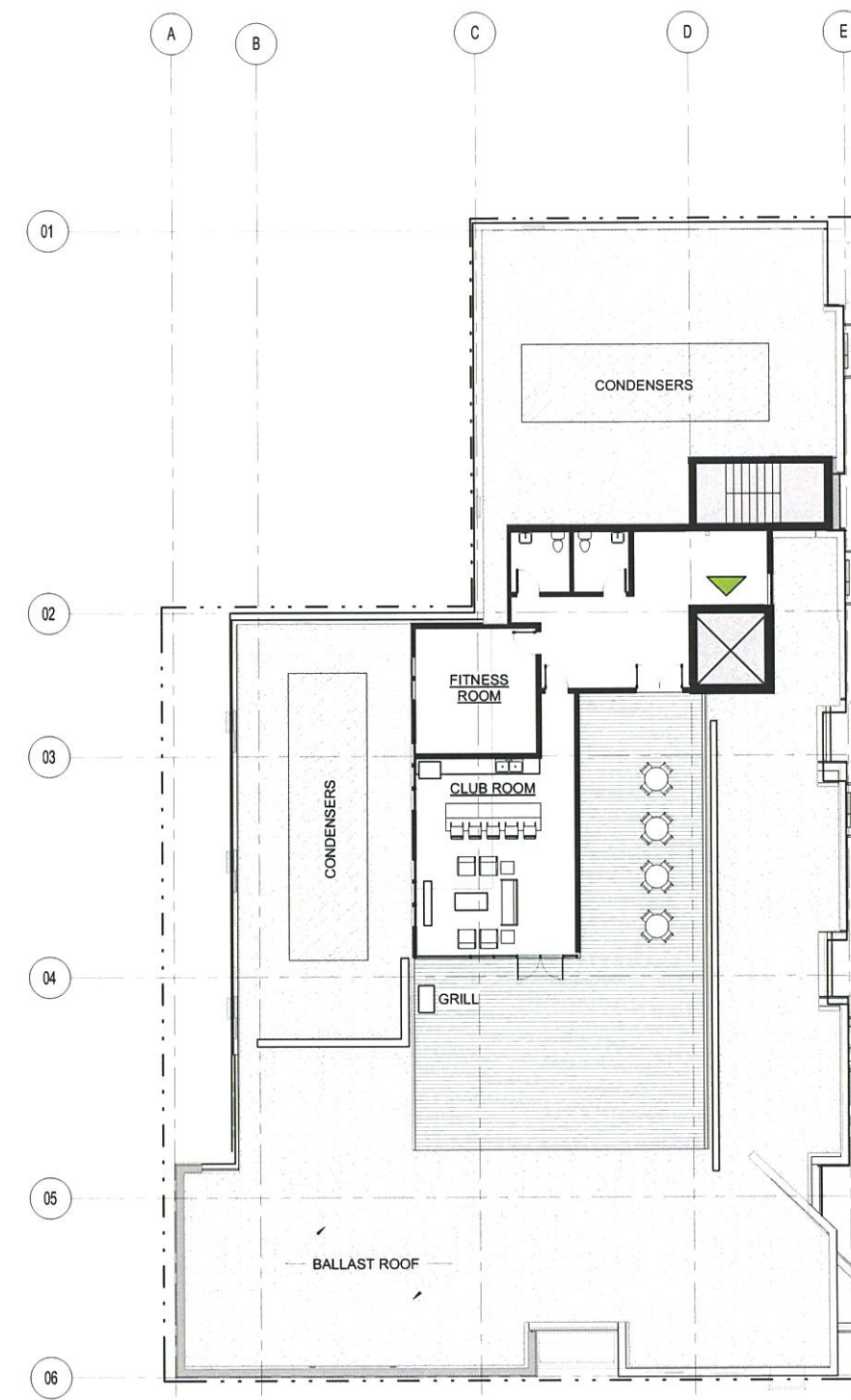
01-LOWER LEVEL



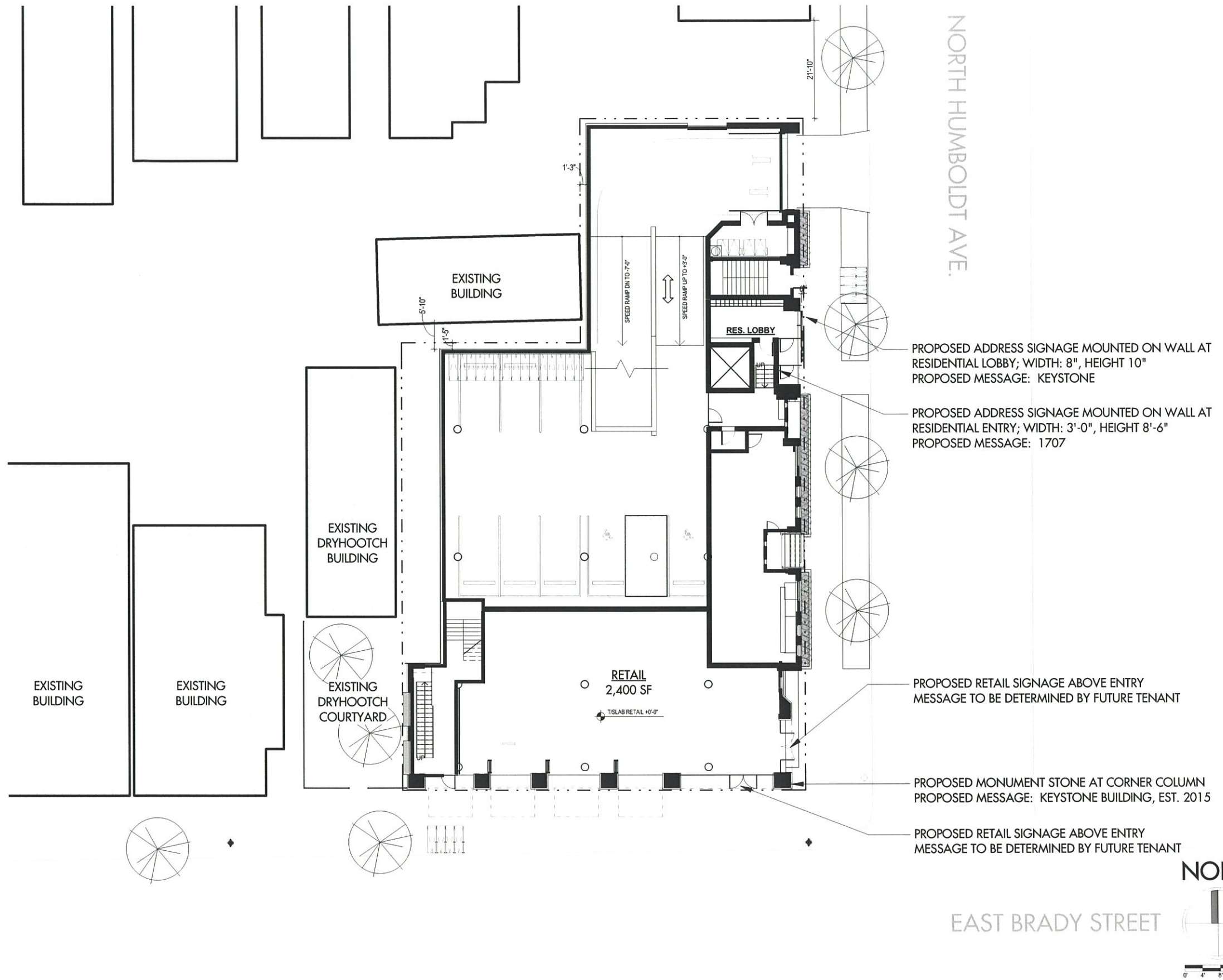
01-LEVEL ONE



LEVEL TWO (TYP.)



CLUBHOUSE AT ROOF
PLAN



NORTH HUMBOLDT AVE.

PROPOSED ADDRESS SIGNAGE MOUNTED ON WALL AT RESIDENTIAL LOBBY; WIDTH: 8", HEIGHT 10" PROPOSED MESSAGE: KEYSTONE

PROPOSED ADDRESS SIGNAGE MOUNTED ON WALL AT RESIDENTIAL ENTRY; WIDTH: 3'-0", HEIGHT 8'-6" PROPOSED MESSAGE: 1707

PROPOSED RETAIL SIGNAGE ABOVE ENTRY MESSAGE TO BE DETERMINED BY FUTURE TENANT

PROPOSED MONUMENT STONE AT CORNER COLUMN PROPOSED MESSAGE: KEYSTONE BUILDING, EST. 2015

PROPOSED RETAIL SIGNAGE ABOVE ENTRY MESSAGE TO BE DETERMINED BY FUTURE TENANT

