

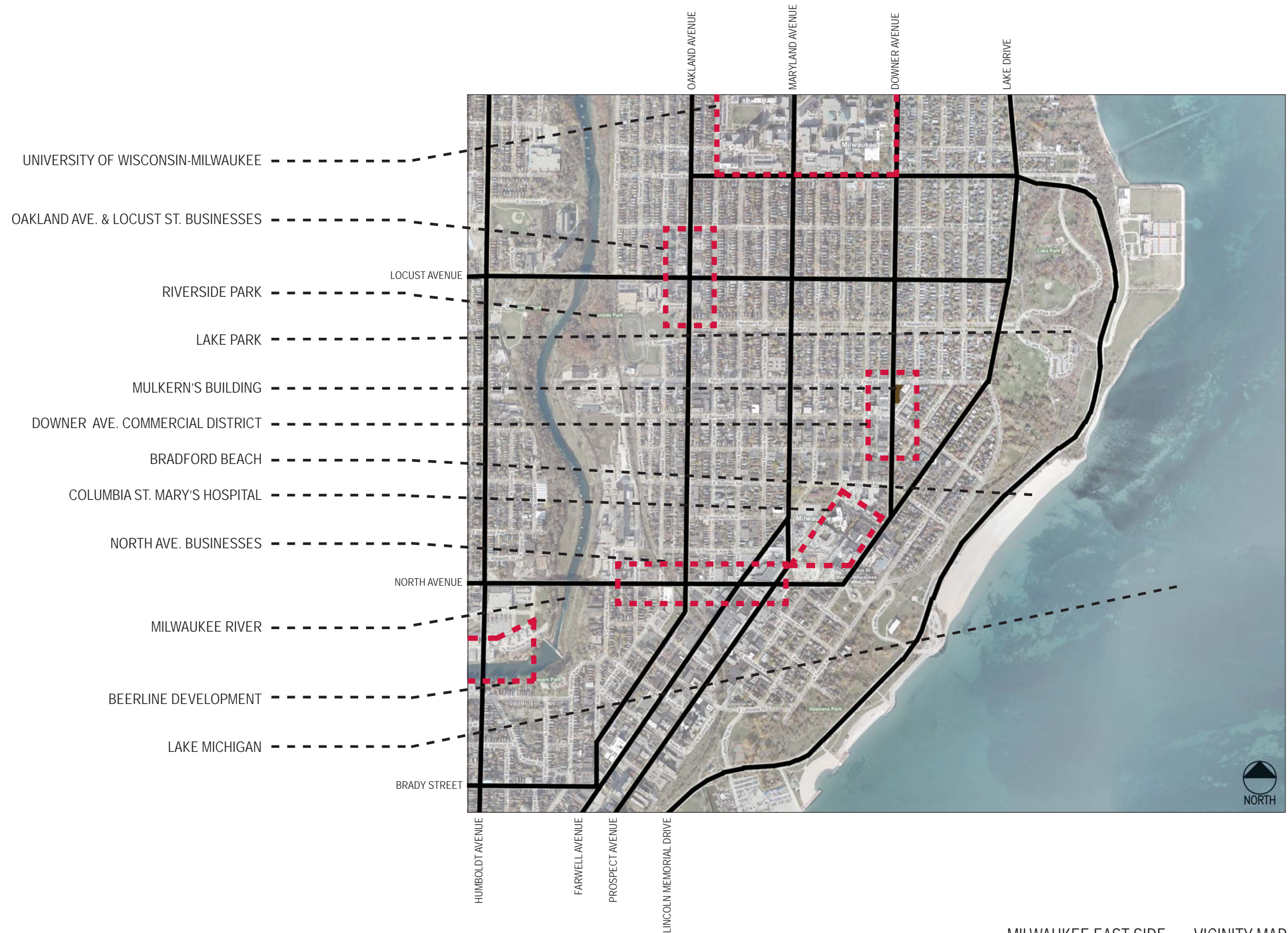
DOWNER AVENUE MULKERN'S BUILDING ADDITION AND RENOVATION

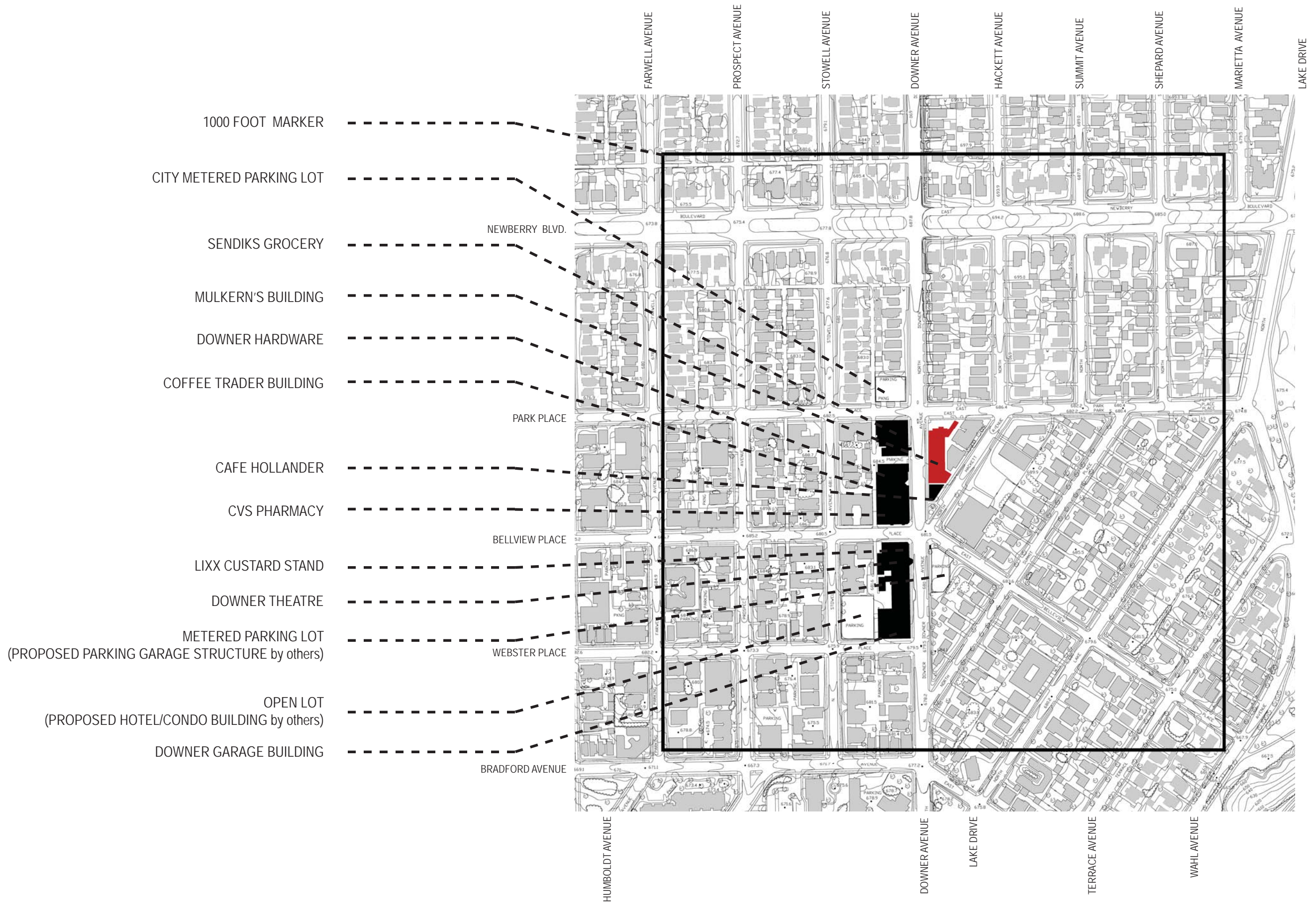
2620 - 2650 DOWNER AVENUE
JANUARY 25, 2008

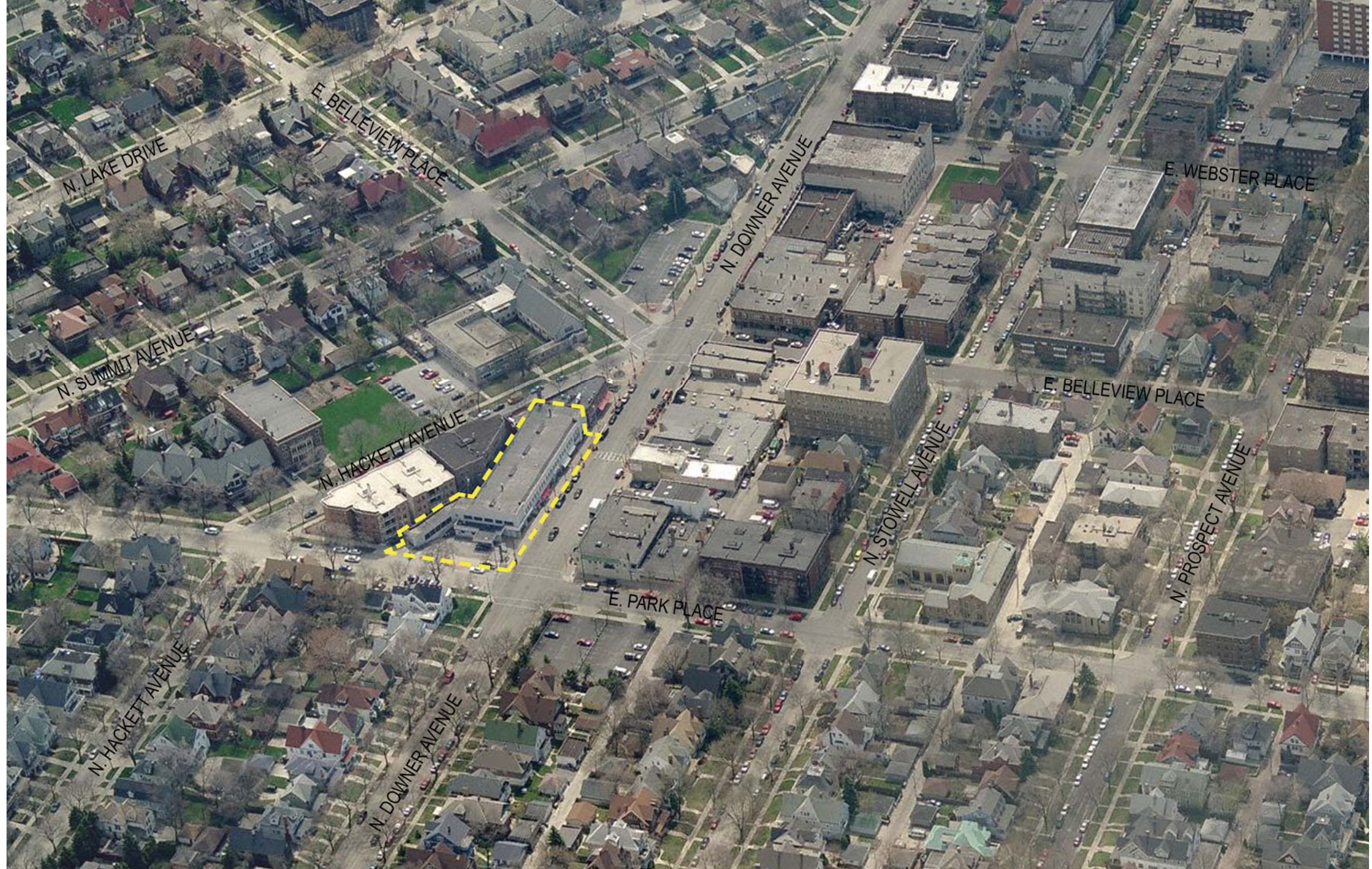


EXHIBIT D: DETAIL PLAN DEVELOPMENT SUBMITTAL









PERMIT ISSUED TO JULIUS STRAUSS TO BUILD A 2 STORY GARAGE
ARCHITECT - MARTIN TULLGREN 19 OCT 1912

PERMIT ISSUED TO ADD AN UNDERGROUND TANK 10 MAR 1913

PERMIT ISSUED TO BUILD GARAGE AT 2646 DOWNER 12 DEC 1930

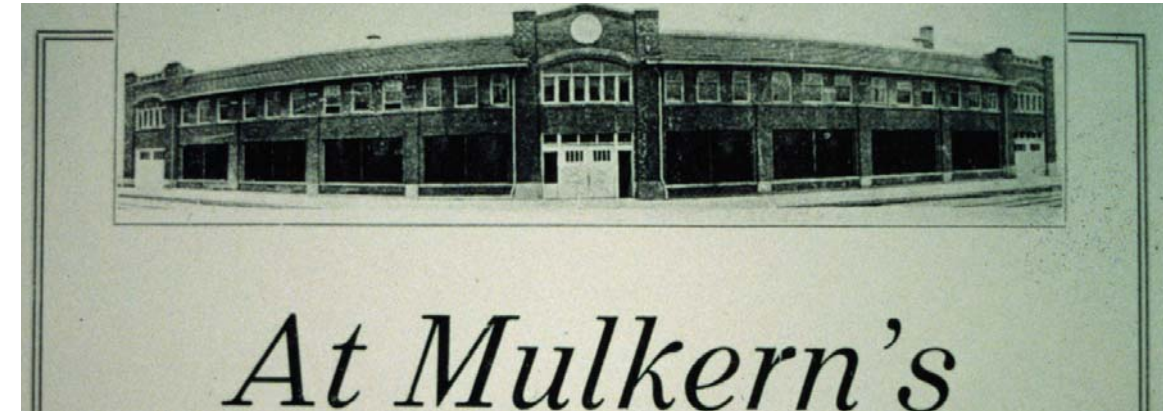
INSTALL STEAM BOILER 12 MAR 1933

REMODEL OF BUILDING - FACADE ALTERED 1933-34
1ST FLOOR BECOMES 10 INDIVIDUAL RETAIL STORES
2ND FLOOR REMAINS PARKING
ARCHITECT - HERBERT TULLGREN

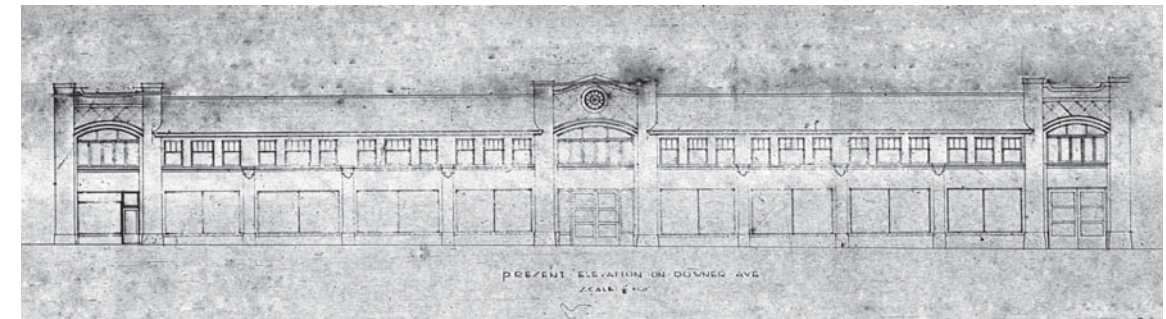
PERMIT ISSUED FOR 1ST TENANT ON 1ST FLOOR 23 AUG 1934

CONSTRUCT STAIRS TO CONNECT TO BASEMENT 10 JAN 1945

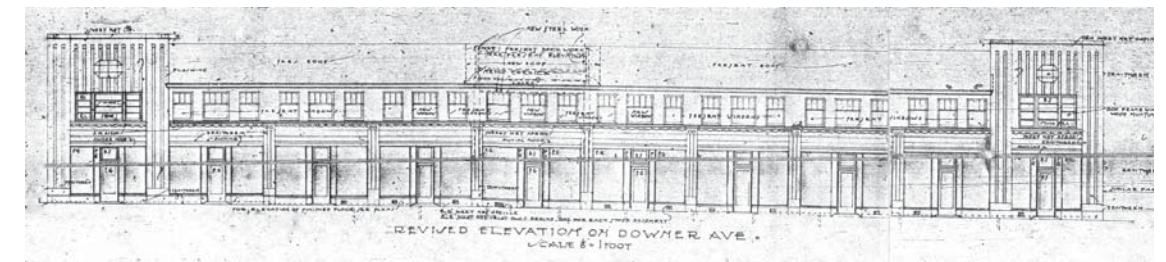
AWNINGS INSTALLED TO STOREFRONT 19 JUN 1959



ADVERTISEMENT



1933 EXISTING ELEVATION



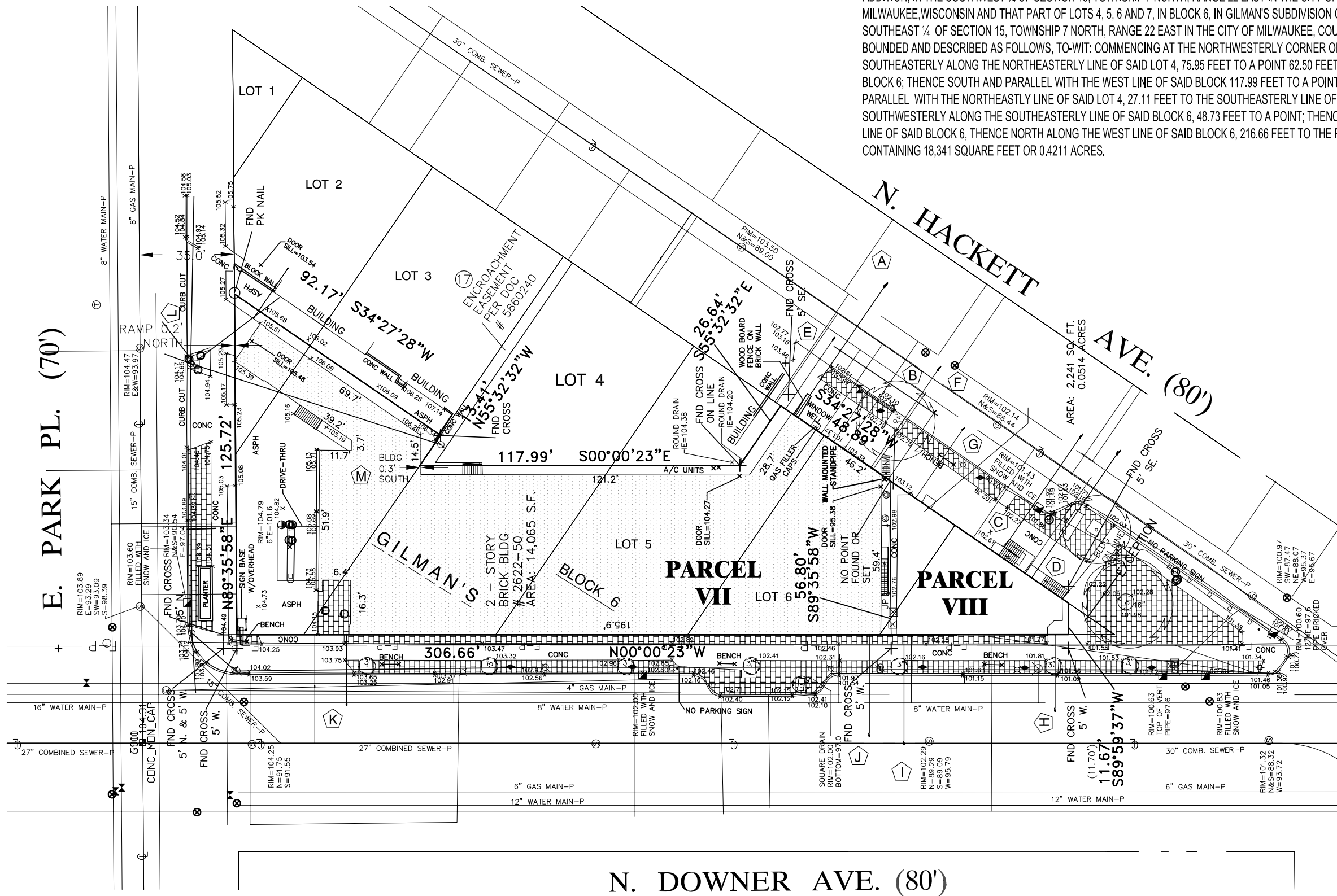
1933 NEW ELEVATION



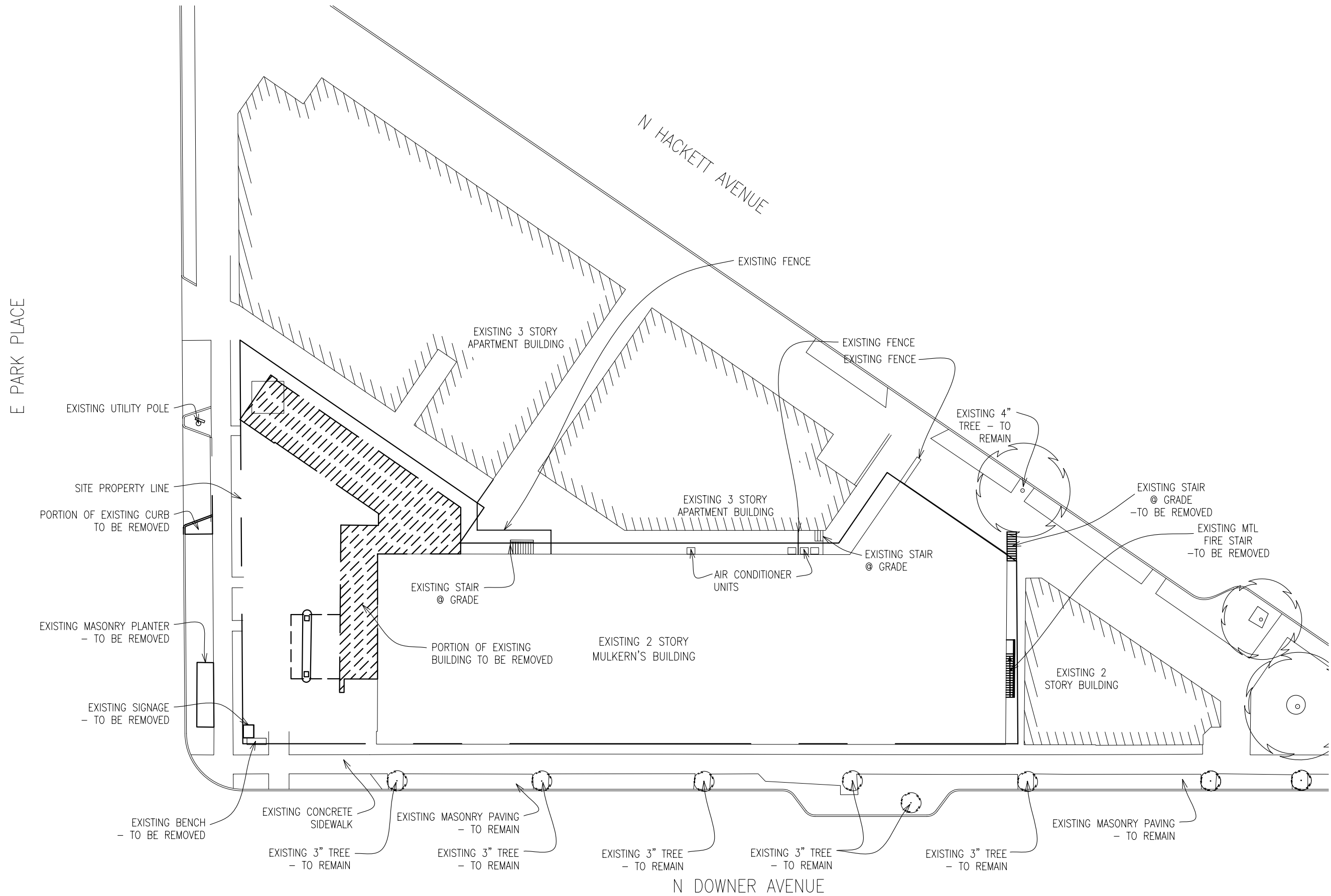
LEGAL DESCRIPTION

PARCEL VII: 2622-2650 N. DOWNER AVENUE

PART OF LOTS 2 AND 3, EXCEPTING THE SOUTHEASTERLY 80 FEET THEREOF, IN BLOCK 6, IN GILMAN'S SUBDIVISION OF LOCKWOOD'S ADDITION, IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN AND THAT PART OF LOTS 4, 5, 6 AND 7, IN BLOCK 6, IN GILMAN'S SUBDIVISION OF LOCKWOODS ADDITION, IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 4 AND THENCE RUNNING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 4, 75.95 FEET TO A POINT 62.50 FEET EAST OF THE WEST LINE OF SAID BLOCK 6; THENCE SOUTH AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 117.99 FEET TO A POINT; THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 4, 27.11 FEET TO THE SOUTHEASTERLY LINE OF SAID BLOCK 6; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 6, 48.73 FEET TO A POINT; THENCE WEST 57.12 FEET TO THE WEST LINE OF SAID BLOCK 6, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 6, 216.66 FEET TO THE PLACE OF BEGINNING. CONTAINING 18,341 SQUARE FEET OR 0.4211 ACRES.



1 PLAT OF SURVEY NORTH 
1" = 40'-0"



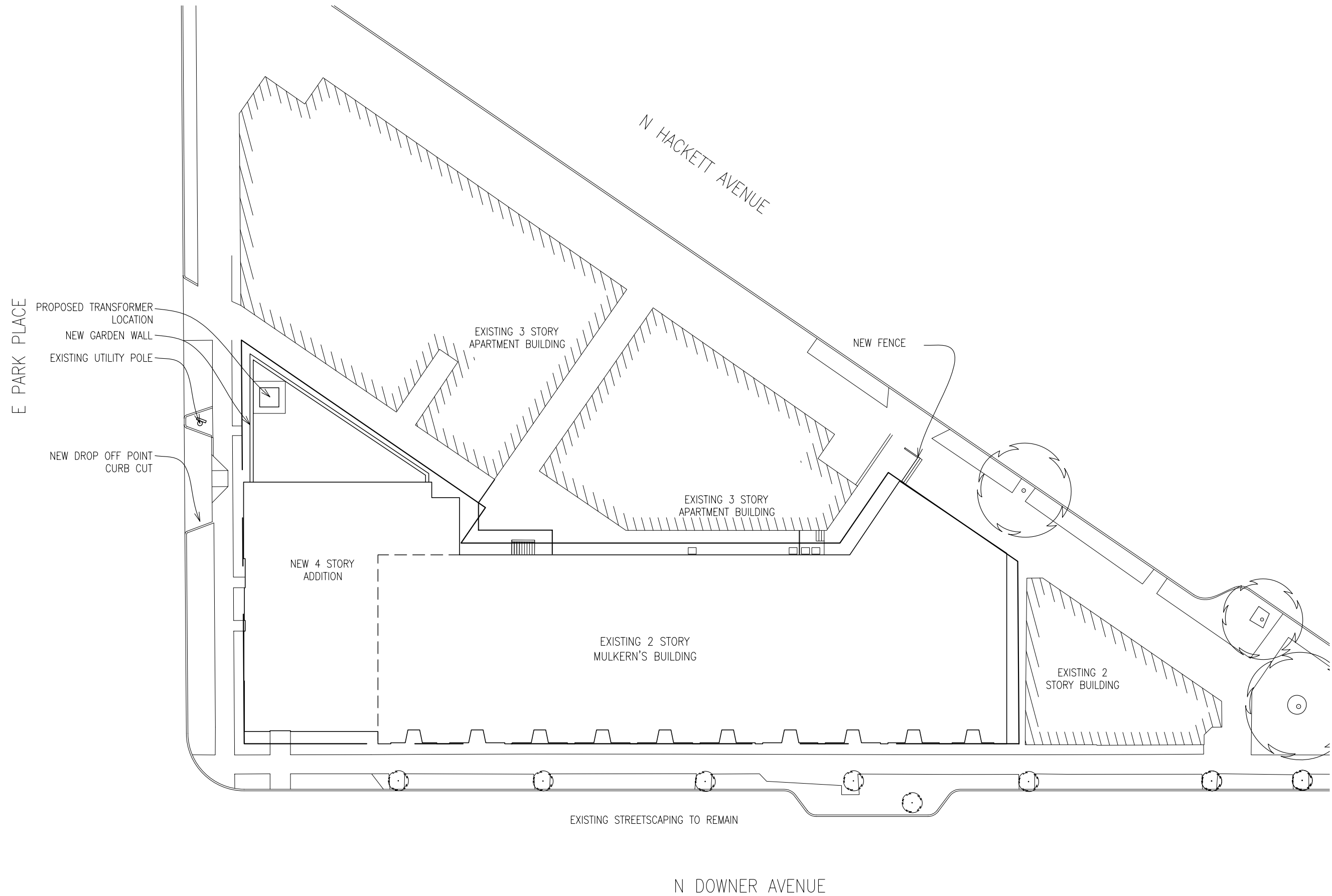
MULKERN'S BUILDING ADDITION AND RENOVATION

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EXISTING - SITE PLAN C.04.01

DPD SUBMITTAL JANUARY 25, 2008
 1" = 30'



E PARK PLACE

- PROPOSED TRANSFORMER LOCATION
- NEW GARDEN WALL
- EXISTING UTILITY POLE
- NEW DROP OFF POINT CURB CUT

N HACKETT AVENUE

EXISTING 3 STORY APARTMENT BUILDING

NEW FENCE

EXISTING 3 STORY APARTMENT BUILDING

NEW 4 STORY ADDITION

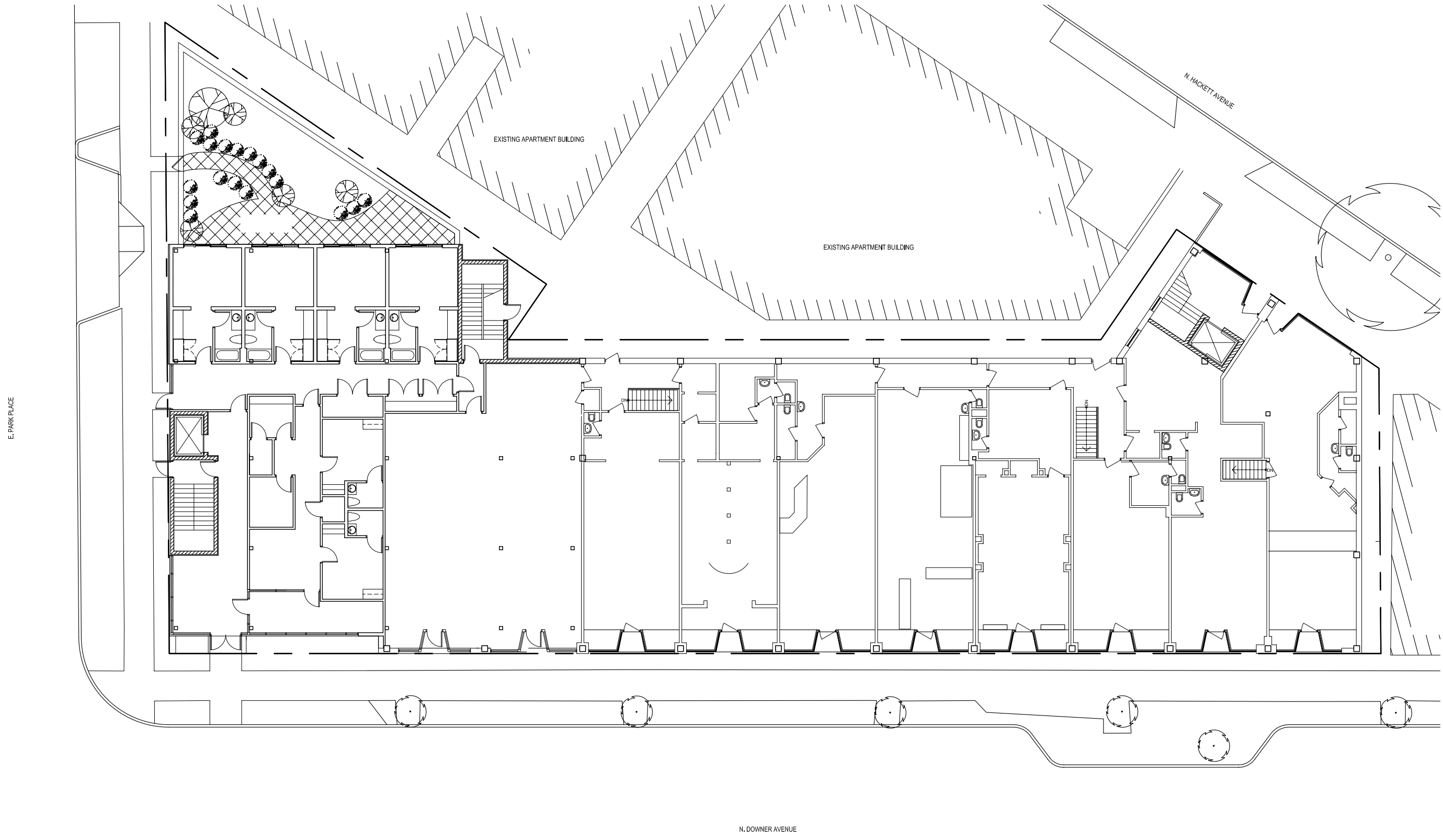
EXISTING 2 STORY MUL KERN'S BUILDING

EXISTING 2 STORY BUILDING

EXISTING STREETSCAPING TO REMAIN

N DOWNER AVENUE





MULKERN'S BUILDING ADDITION AND RENOVATION

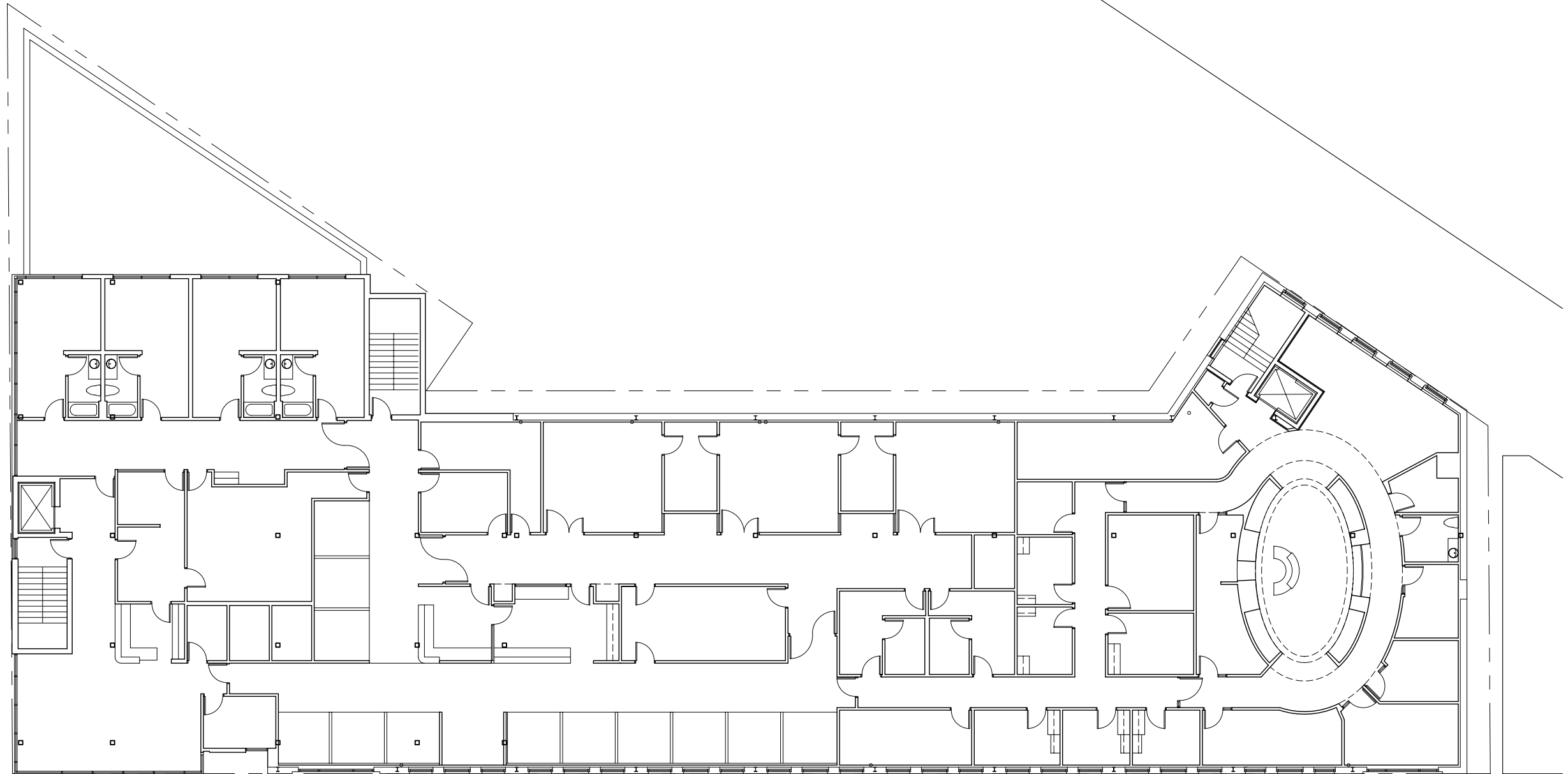
RINKA|CHUNG ARCHITECTURE INC
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FIRST LEVEL - FLOOR PLAN C.09.06

DPD SUBMITTAL JANUARY 25, 2008

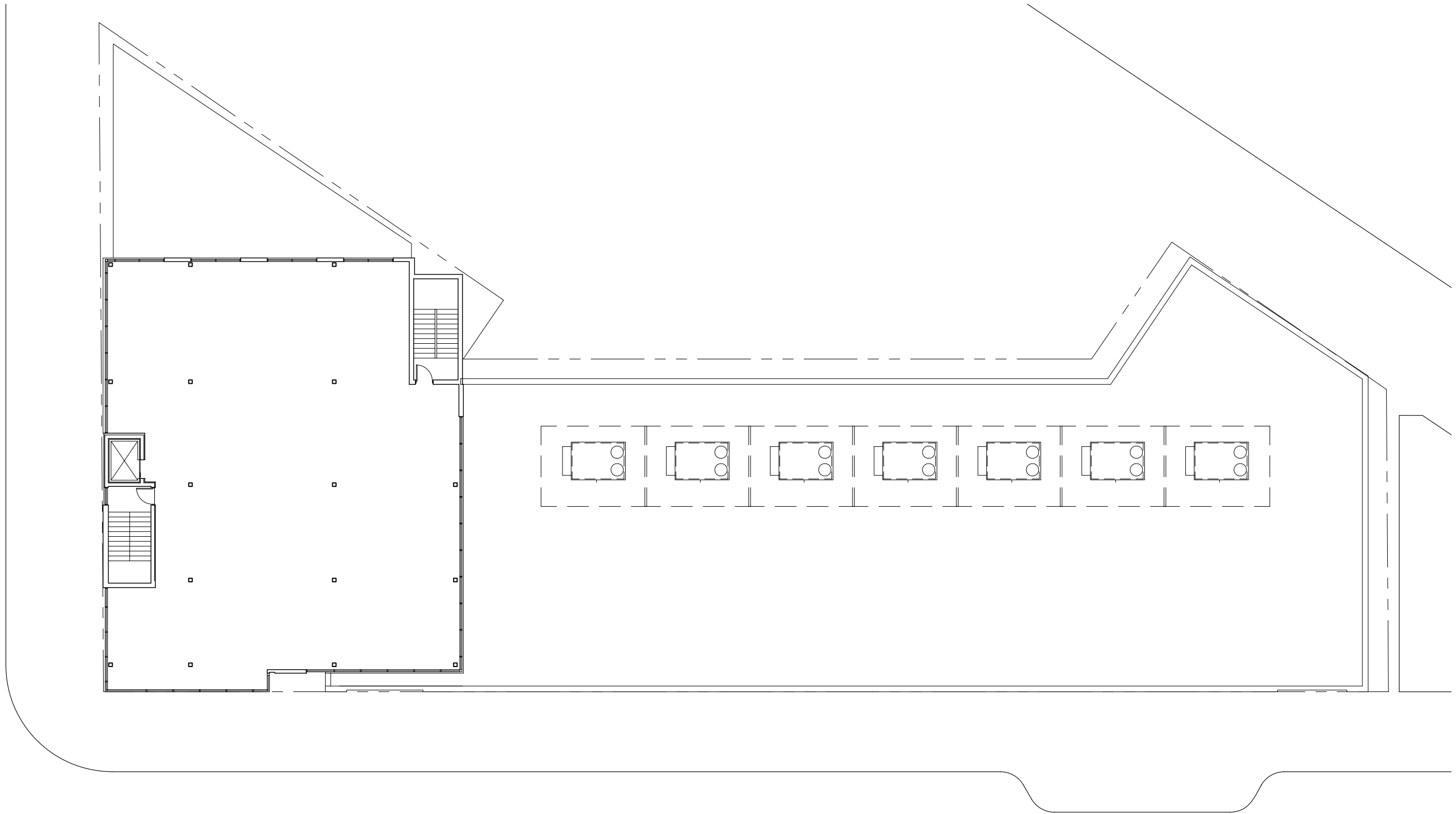
PARK AVENUE (BELOW)



NORTH DOWNER AVENUE (BELOW)

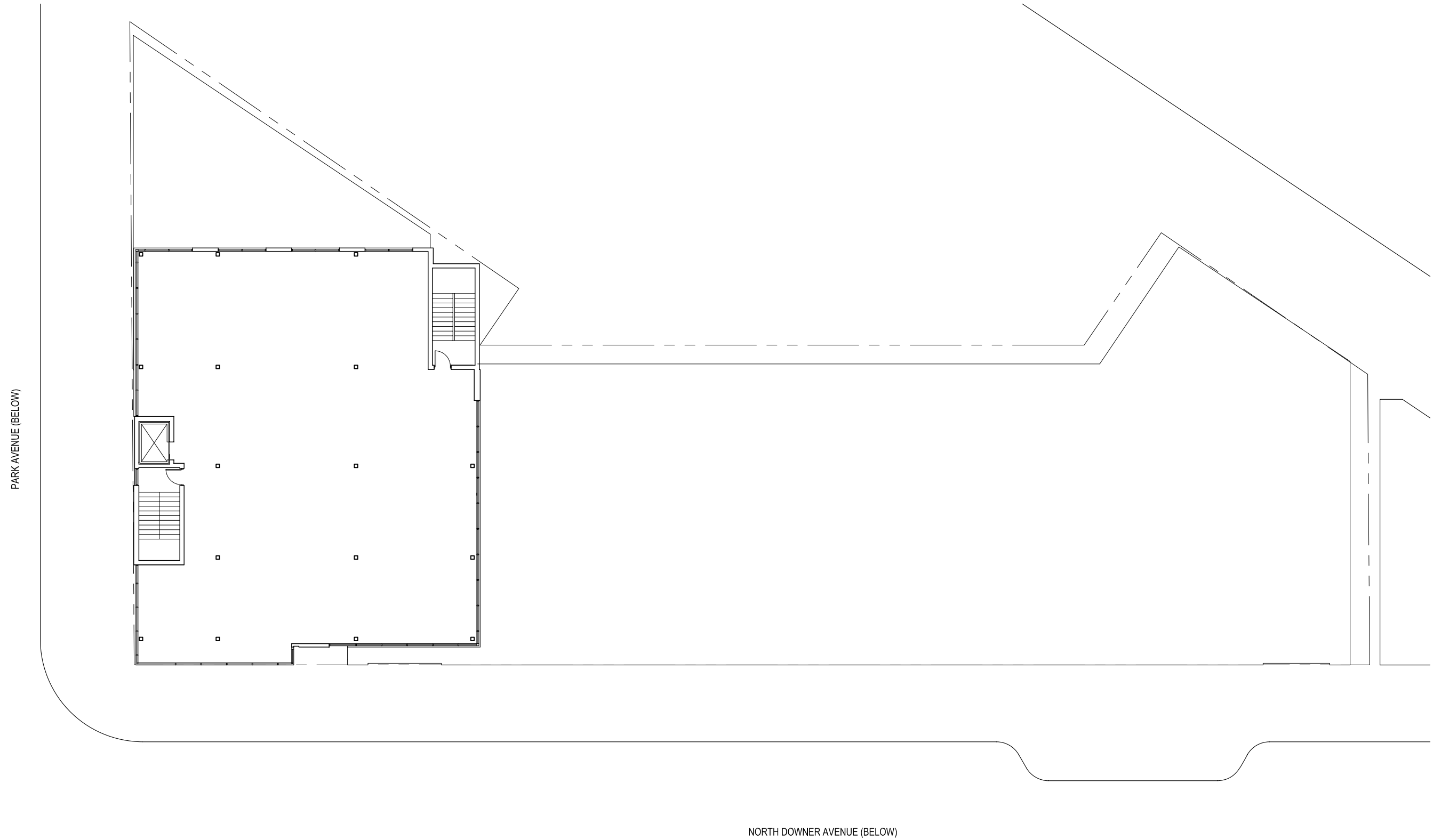


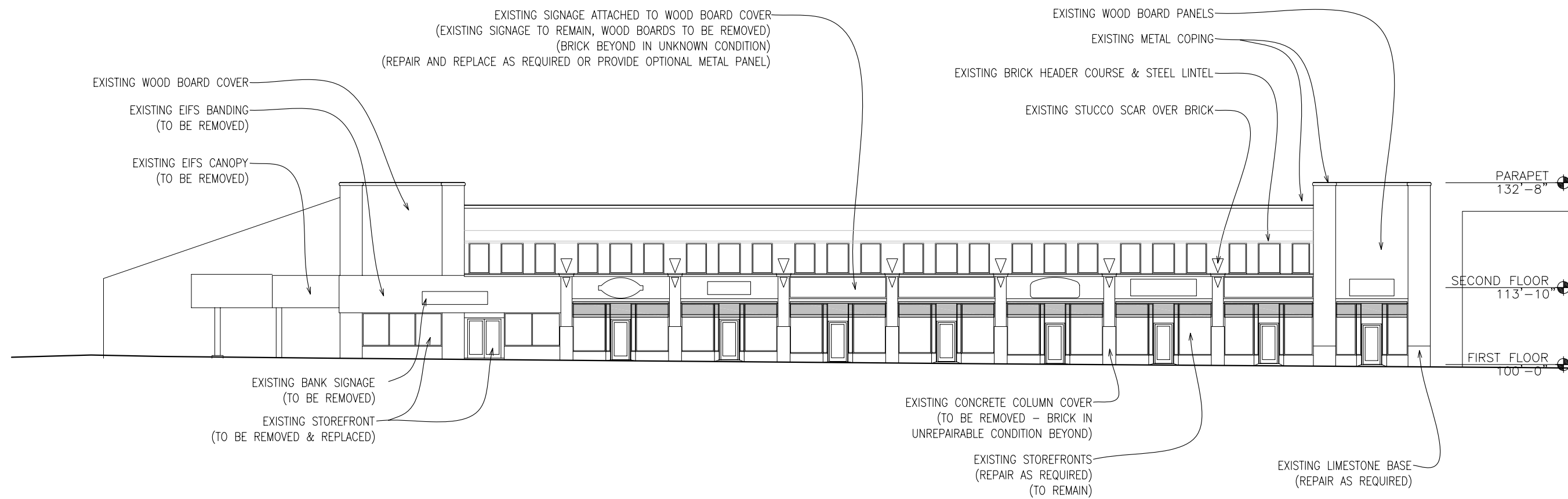
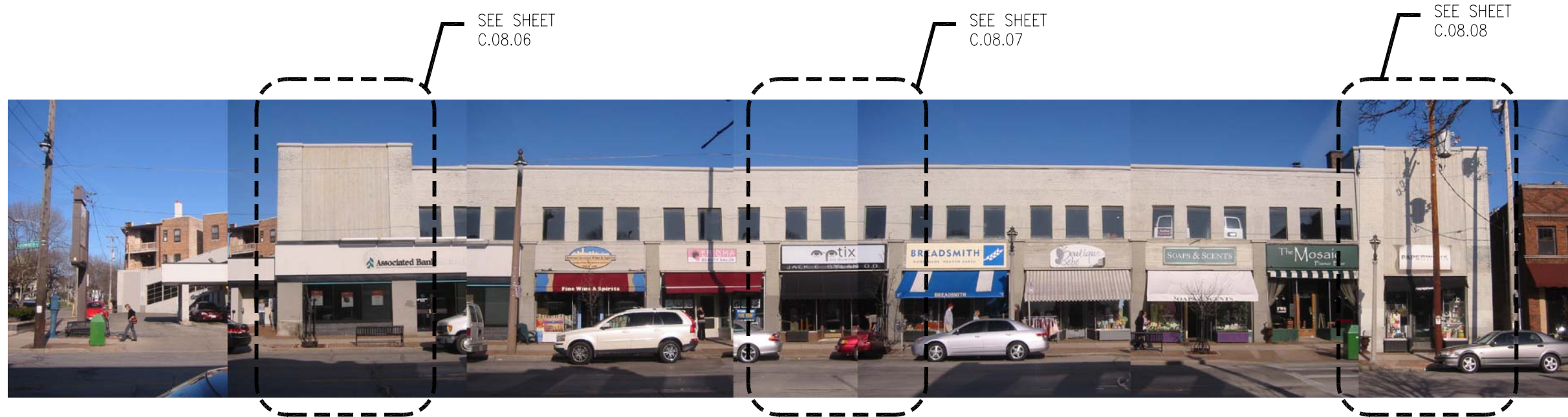
PARK AVENUE (BELOW)

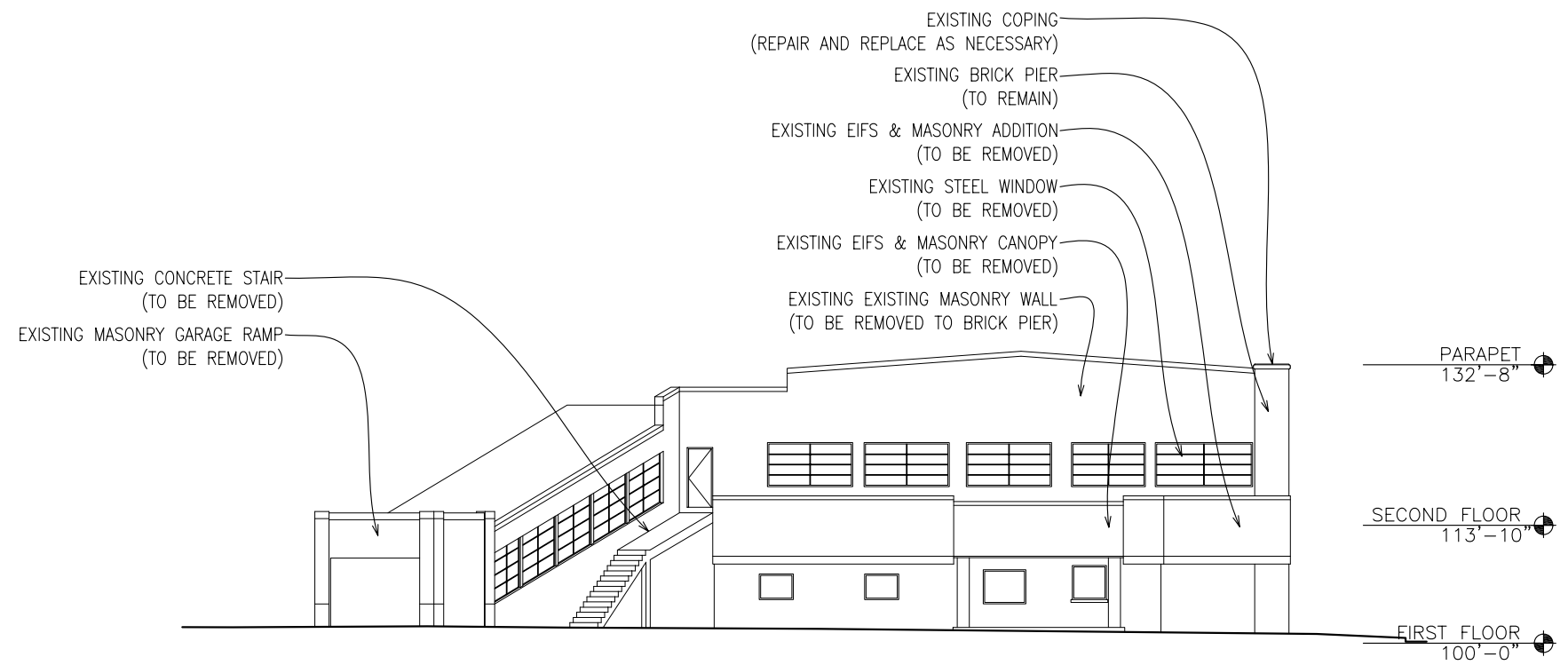
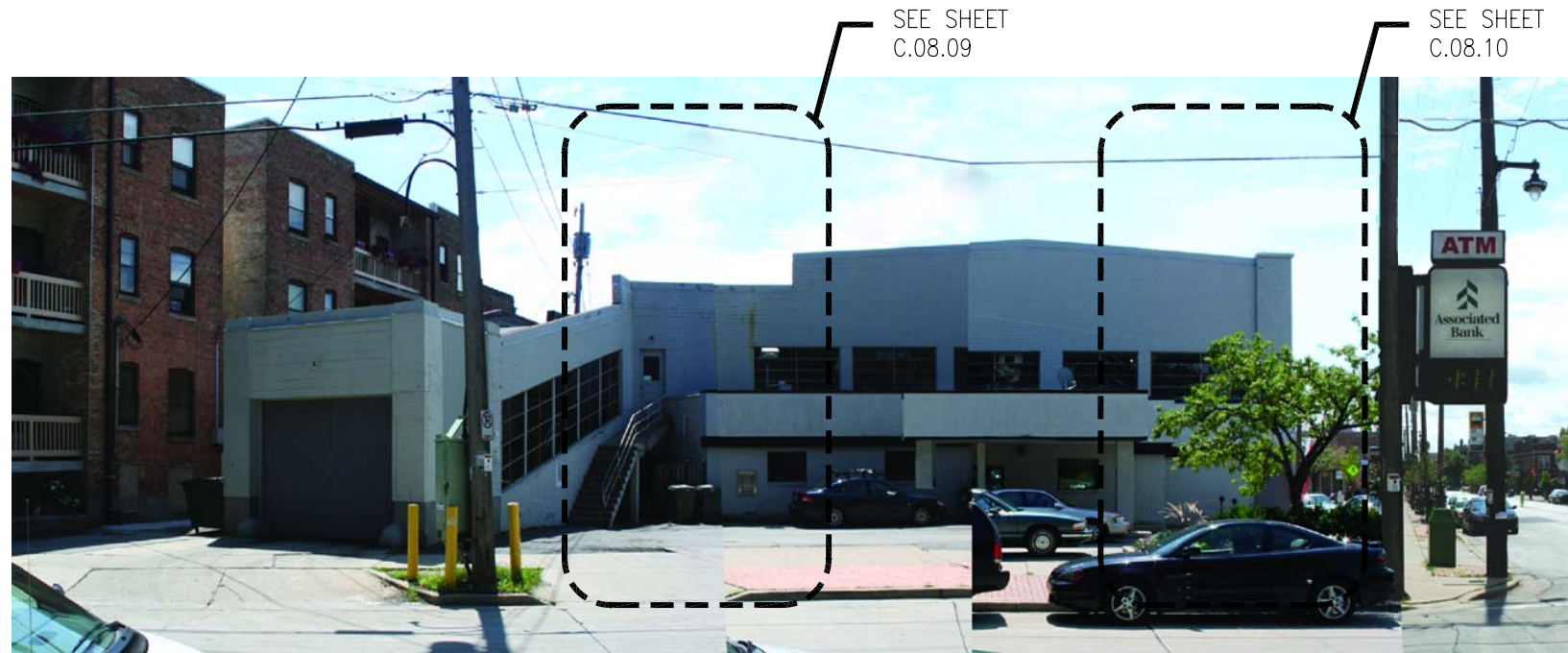


NORTH DOWNER AVENUE (BELOW)

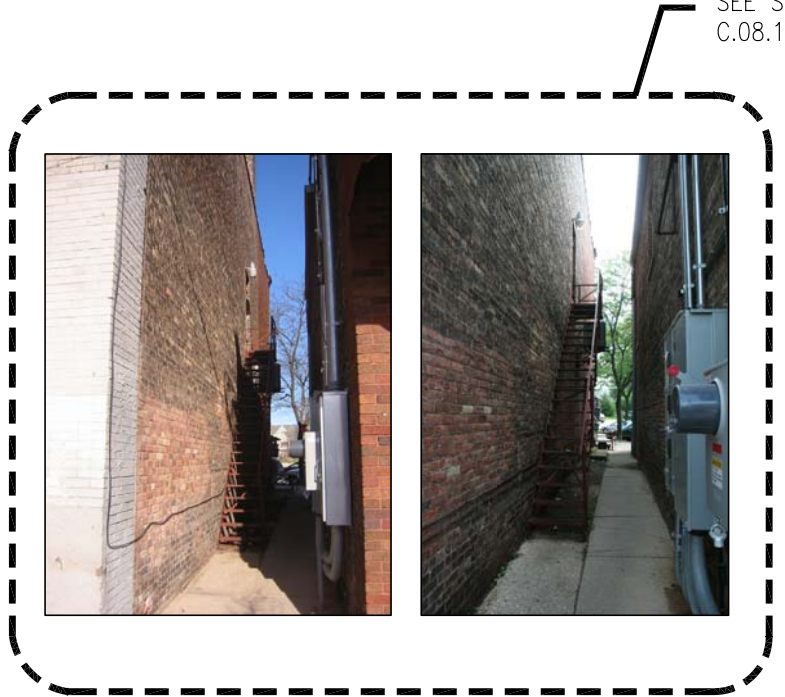




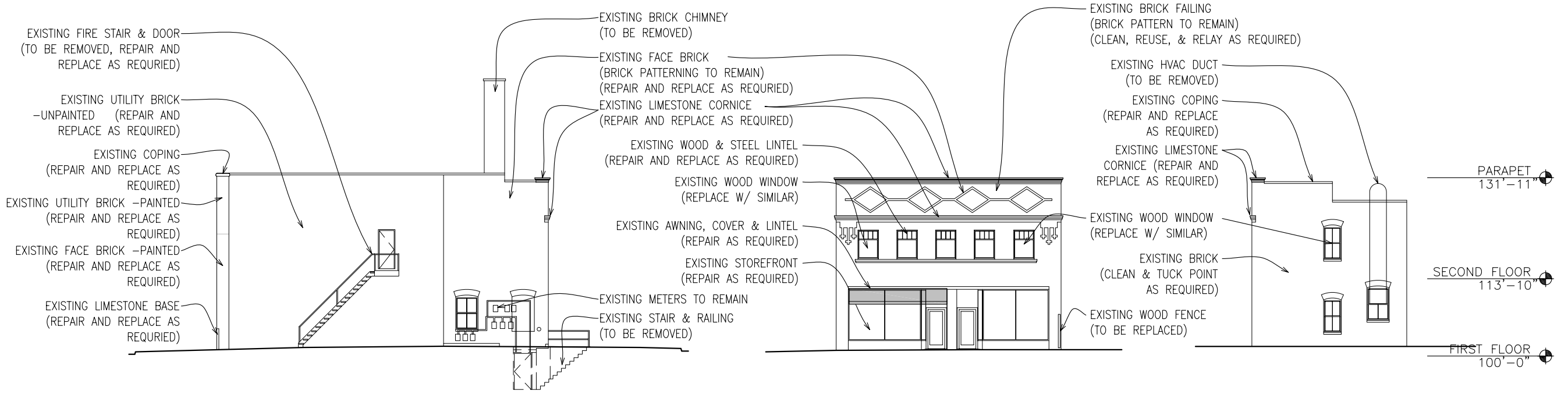
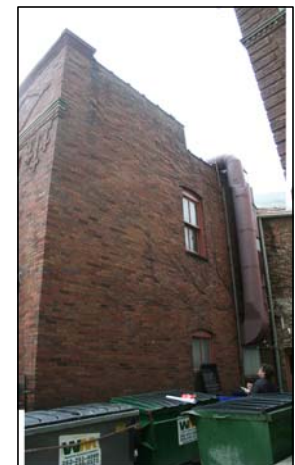


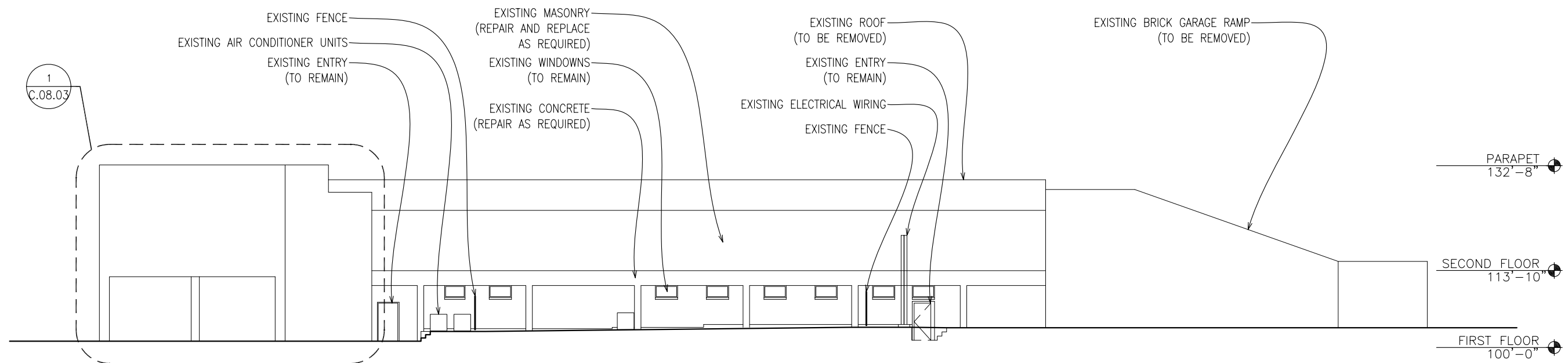





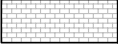



SEE SHEET
C.08.11



SEE SHEET
C.08.12





-  BUFF UTILITY BRICK
-  UNKNOWN - COVERED AREAS
-  RED UTILITY BRICK
-  RED FACE BRICK
-  BUFF FACE BRICK
-  CONCRETE COVER
-  LIMESTONE BASE

NOTE: ALL BRICK CURRENTLY PAINTED



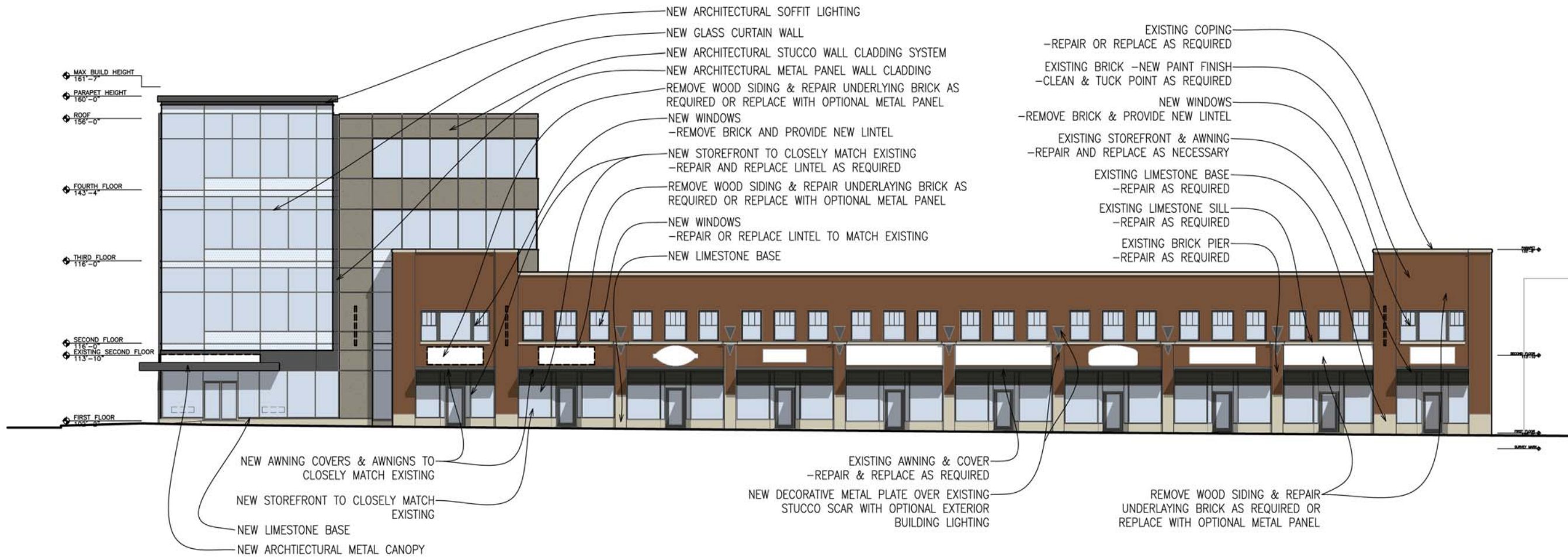
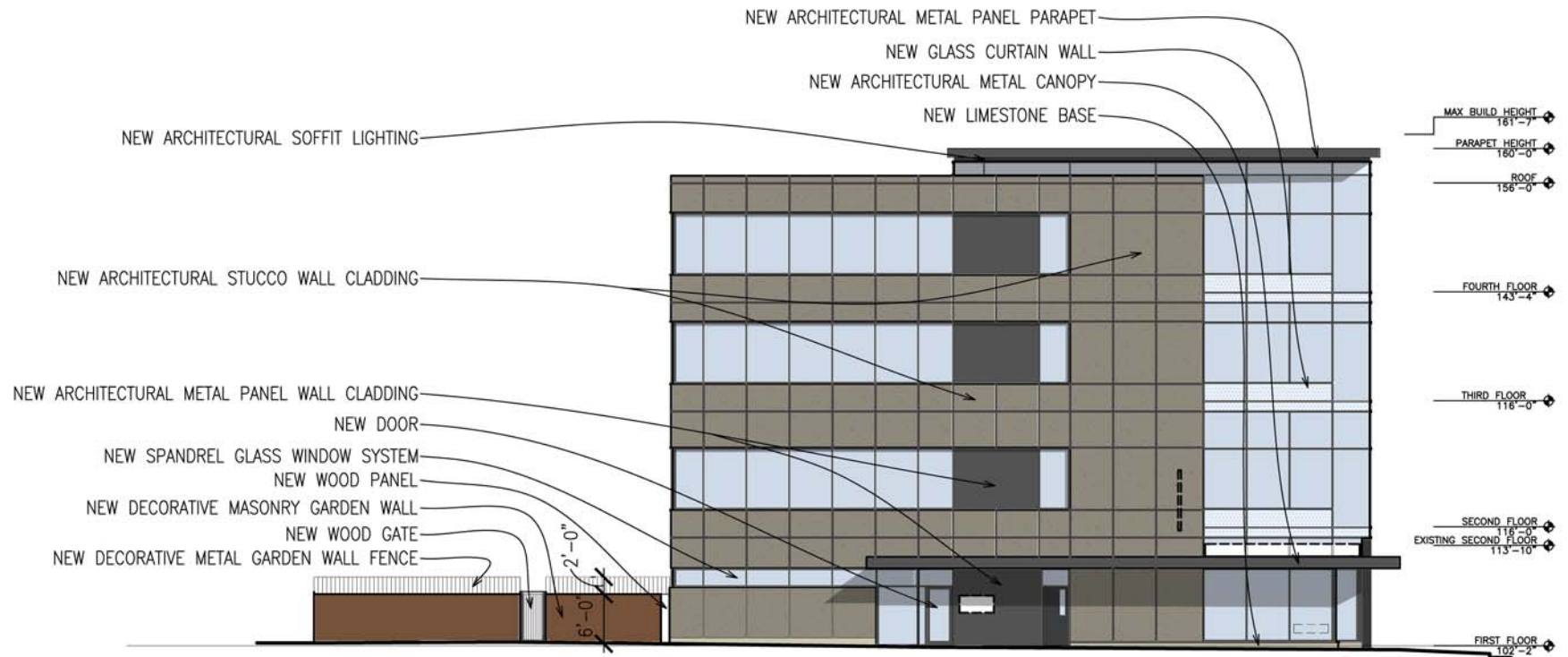


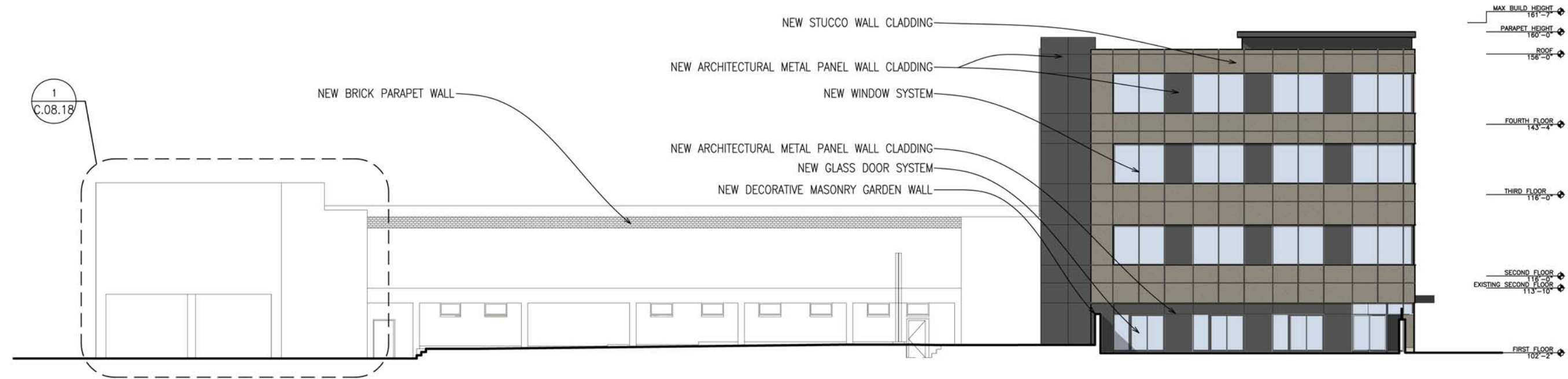
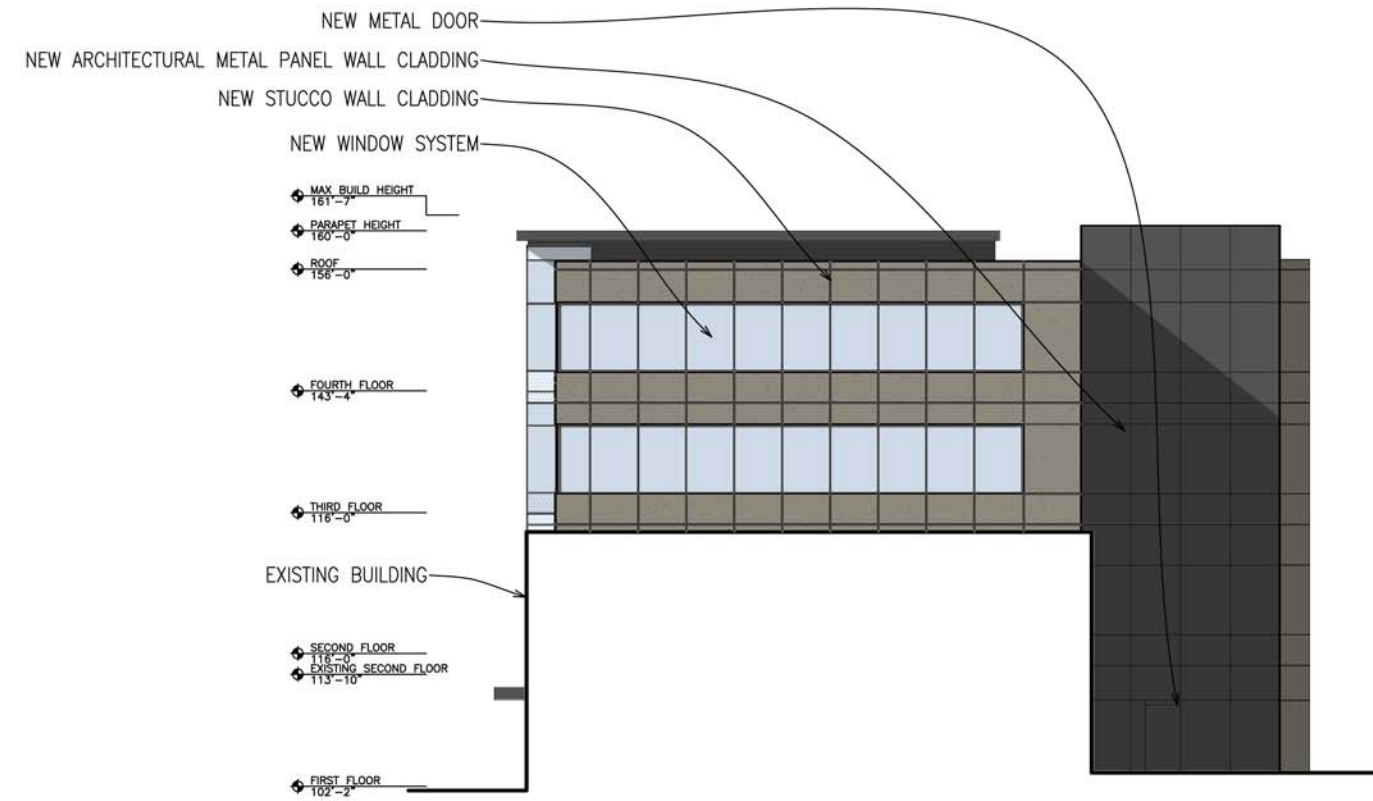




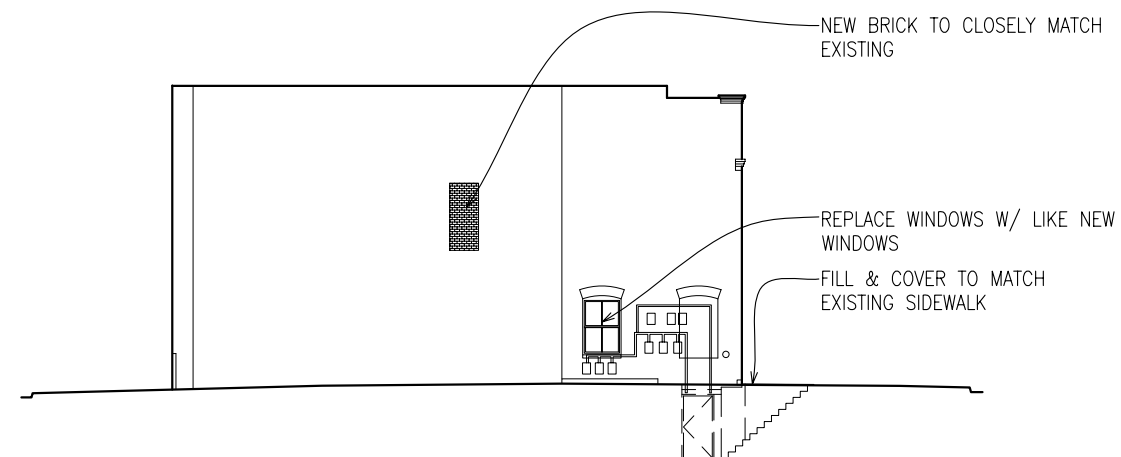
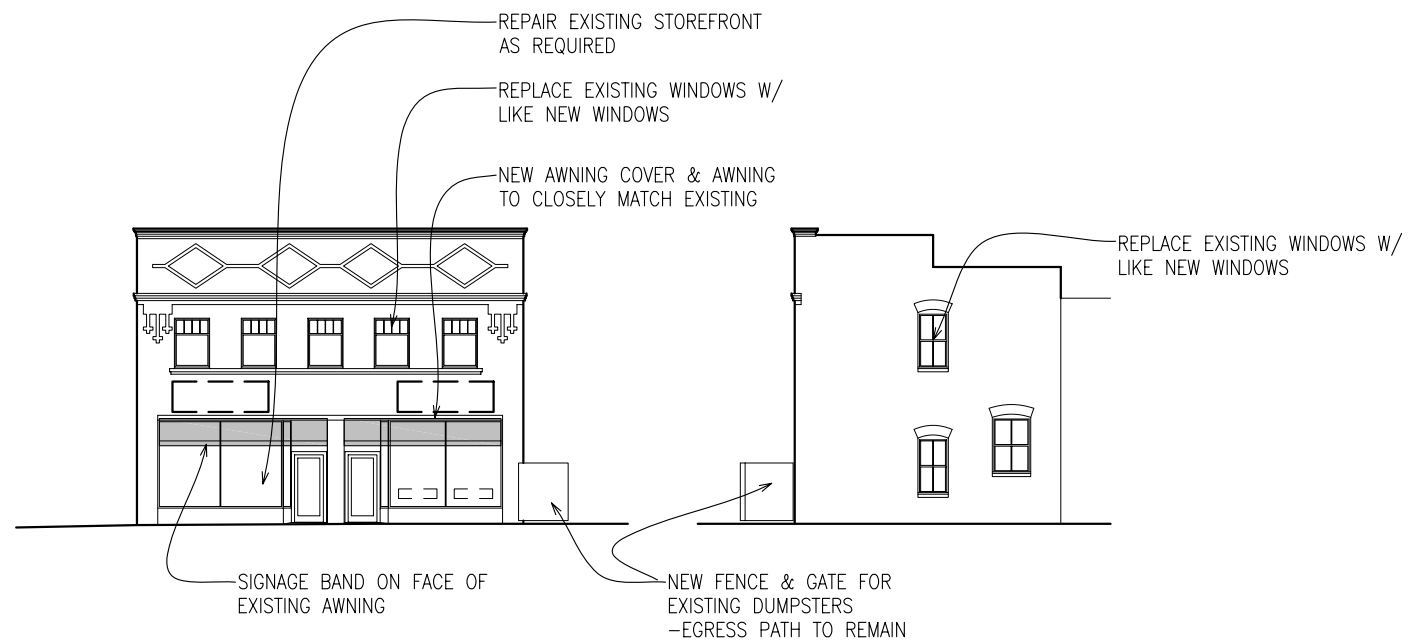
NOTE: REPAIR OR REPLACE ALL EXISTING MASONRY AS REQUIRED.

EXISTING MASONRY TO BE PAINTED
SEE RENDERING ON SHEET C.08.13





1
C.08.18



NEW TYPE A WALL SIGNS - 18 SQ. FT. EACH



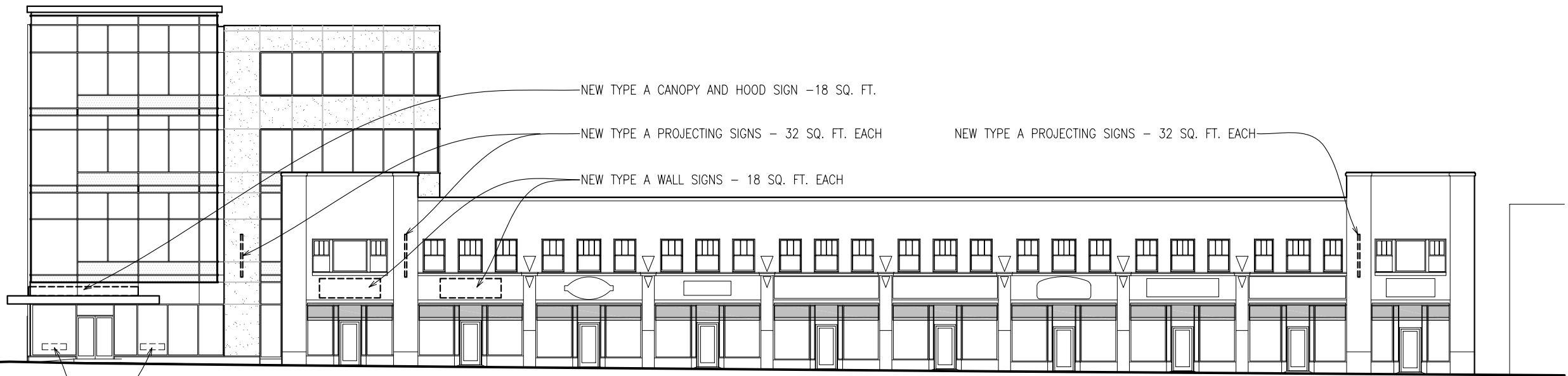
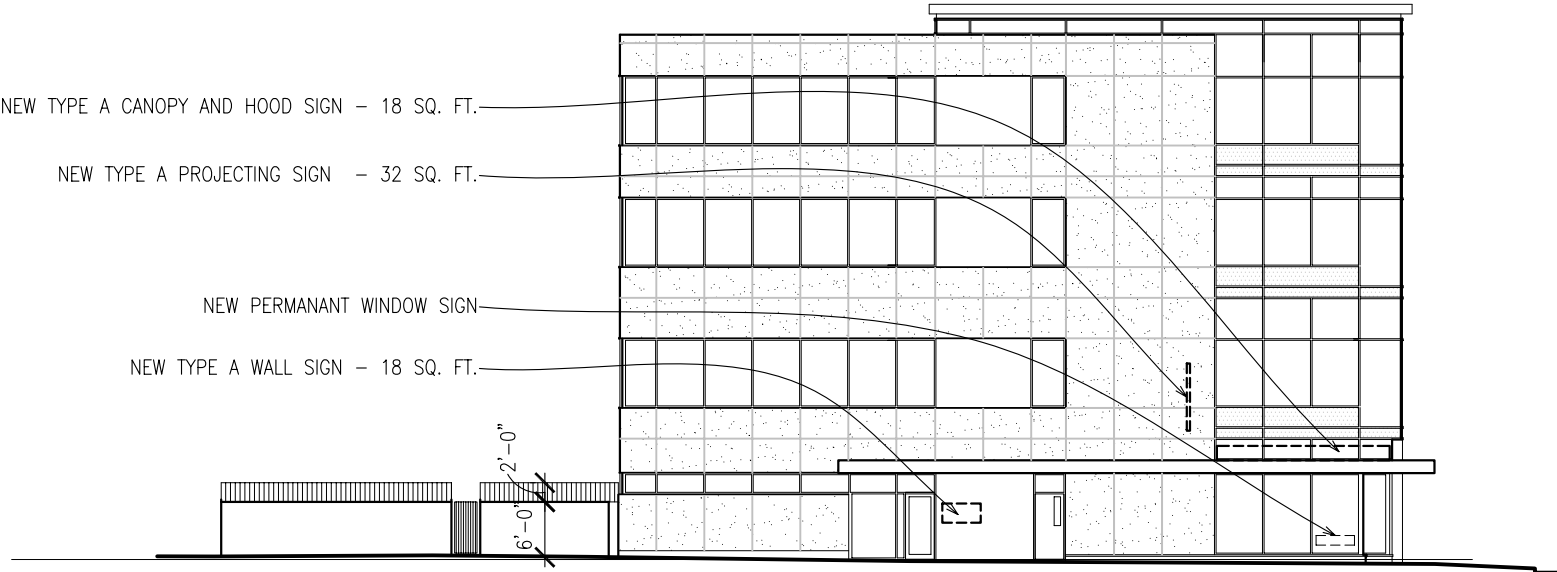
NEW PERMANENT WINDOW SIGN

NEW TYPE A CANOPY AND HOOD SIGN - 18 SQ. FT.

NEW TYPE A PROJECTING SIGN - 32 SQ. FT.

NEW PERMANENT WINDOW SIGN

NEW TYPE A WALL SIGN - 18 SQ. FT.



NEW TYPE A CANOPY AND HOOD SIGN - 18 SQ. FT.

NEW TYPE A PROJECTING SIGNS - 32 SQ. FT. EACH

NEW TYPE A WALL SIGNS - 18 SQ. FT. EACH

NEW TYPE A PROJECTING SIGNS - 32 SQ. FT. EACH

NEW PERMANENT WINDOW SIGNS

OWNER'S STATEMENT OF INTENT

Van Buren Management, Inc., intends to rejuvenate the historic Mulkern's Building (2620-2650 Downer Avenue) in order to make it a relevant building within the Downer Avenue Development DPD. The building has been under utilized for some time. Our goal is to keep the 1st floor storefront retail, convert the second floor parking into professional office space, raze the bank drive-thru and teller stations and parking ramp and replace them with a four story multiple tenant professional office building. A planted garden east of the four story building will serve both as a buffer to the neighborhood and as an amenity to the tenants.

We plan to do this in phases necessitated by the condition of the existing building. First we will construct new floor framing over the existing second floor structure. We will then demolish the existing roof and replace it with a new low slope roof to provide more height within the new office space. Next the bank's drive-thru will be removed and the interior remodeled. The parking ramp will be removed and a new four story building as shown will be constructed in its place. Finally the façade of the existing building will be restored by replacing the existing second floor windows, repairing the awnings and storefront windows, conducting masonry repair, and painting the exterior.

DETAILED PLAN DEVELOPMENT SUBMITTAL
DOWNER AVENUE MULKERN'S BUILDING ADDITION AND RENOVATION

EXHIBIT D: COMPLIANCE WITH 295-907 STANDARDS

Current Retail, 2620-2650 N. Downer Ave.

(Refer to Parcel VII on the Site Plan)

Current Zoning- GPD in compliance with LB2

Proposed New Zoning- DPD in compliance with LB2

Former Zoning- LB2

- 2. c-1-a Gross land area- 18,341 square feet. See sheet C.03.01.
- 2. c-1-b Maximum amount of land covered by principal building- 15,700 square feet (14,065 square feet existing). See sheet C.04.02.
- 2. c-1-c Minimum amount of land devoted to parking, drives, and parking structures- No parking or drives on site. See sheet C.04.02.
- 2. c-1-d Maximum amount of land devoted to landscaped open space- 1,283 square feet at ground plain for landscaped garden. See sheet C.09.06.
- 2. c-1-e Maximum proposed dwelling unit density- N/A Commercial development proposed.
- 2. c-1-f Proposed number of buildings- one building, including an addition and alteration to the existing building. See sheet C.04.02.
- 2. c-1-g Maximum number of dwelling units per building- N/A Commercial development proposed.
- 2. c-1-h Bedrooms per unit- N/A Commercial development proposed.
- 2. c-1-i Parking spaces- 0 spaces provided within property line. Valet parking for the clinic and ambulatory surgery center will be provided in the new parking structure at 2574 N. Downer Avenue. Public parking for the new medical office will be available in the new parking structure at 2574 N. Downer Avenue and in the city-owned parking lot on the northwest corner of Downer Avenue and Park Place. See sheet C.04.02.
- 2. c-2 Vicinity Map- See sheets C.02.01 and C.02.02.
- 2. c-3 Plat of Survey- See sheet C.03.01.
- 2. c-4 Site Plan- See sheet C.04.02.
- 2. c-5 Site Grading Plan- See sheet C.05.01.
- 2. c-6 Utility Plan- See sheet C.05.02.
- 2. c-7 Landscape Plan- No parking lot and buffer landscaping required. Streetscaping to be addressed by an amendment. Landscaping for the private garden will be addressed by the owner.
- 2. c-8 Elevations, Existing and New- See sheets C.08.16 through C.08.18.
- 2. c-9 Proposed Signage- See sheet C.08.19.
- 2. c-10 Context Photos- See sheets C.10.01 through C.10.05.
- 2. c-11 11x17 Floor Plans, Existing and New- See sheets C.09.01 through C.09.09.
- 2. c-12 24x36 Floor Plans, New- See enclosed drawings.

**DETAILED PLAN DEVELOPMENT SUBMITTAL
DOWNER AVENUE MULKERN'S BUILDING ADDITION AND RENOVATION**

- 3. Standards
- 3.a. Uses
 - A. Existing Retail, Commercial Hotel, Medical Office, and Ambulatory Surgery Center
- 3.b. Design Standards
 - A. The proposed addition complies with the LB2 zoning. The max height of the proposed building is 60'-0". A combination of the modern curtain wall, architectural metal panel system, and stucco system for the addition will complement the character of the existing masonry structure. The existing awnings and storefront windows on the ground floor retail will be repaired as required. The sidewalks and public right-of-ways will be addressed as an amendment to the DPD. This project has already been publicly presented to the Historic Preservation Commission (HPC) and has been issued a general Certificate of Appropriateness (COA) with building exterior details to be reviewed and approved by the HPC staff as they are designed. In addition this project was also publicly presented to the Murray Hill Neighborhood Group on November 27, 2007 for review and comment.
- 3.c. Density Proposed
 - A. N/A Commercial development proposed.
- 3.d. Space Between Structures
 - A. Spaces between the new and existing structure and the adjacent existing structures will be maintained.
- 3.e. Setbacks Proposed
 - A. Zero setback proposed for the addition on the north and west property lines along the street. The new addition will be set back approximately 2'-0" off the angled east property line. All setbacks are in compliance with the current standards for LB2 zoning.
- 3.f. Screening
 - A. A new wood fence on the east side of the building will replace the existing fence as the screening element for the trash area. See sheet C.08.18.
 - B. An 8' high ornamental garden wall will provide privacy for the hotel rooms and garden. See sheet C.08.16.
- 3.g. Open Spaces
 - A. The proposed building addition accommodates a grade level garden for the enjoyment of its patrons. See sheet C.09.06.
- 3.h. Circulation, Parking, and Loading
 - A. There is no vehicular access except from the street. Valet parking will be provided for the clinic and ambulatory surgery center. A loading zone is proposed for the north exit from the addition on Park Place reserved for patient drop-off. All other parking will be in public facilities. All trash will be picked up from the east access as it currently exists from Hackett Avenue.
- 3.i. Landscaping
 - A. No parking lot and buffer landscaping required. Streetscaping to be addressed by an amendment. Landscaping for the private garden will be addressed by the owner.
- 3.j. Lighting
 - A. Outdoor lighting and architectural lighting will comply with current lighting regulations for planned development districts. Signs will be lighted. Landscape lighting will also be used in the garden.
- 3.k. Utilities
 - A. All utility lines will be installed underground. The transformer is proposed to be located in the garden area and screened from view. See sheet C.03.03.
- 3.l. Signs
 - 1. As part of the existing building improvements a new project identification banner sign meeting the sign requirements will be provided at each end of the building. See sheet C.08.19.
 - 2. As part of the existing building improvements the existing retail tenant signs on the west façade will be remounted on a consistent signage band. New tenant signs meeting the sign requirements will be provided. See sheet C.08.19.
 - 3. N/A
 - 4a. A temporary construction sign will be erected at owner's discretion, not to exceed 48 square feet.
 - 4b. A temporary leasing sign will be erected at owner's discretion, not to exceed 36 square feet.
 - 5. All signs will be illuminated in accordance with the lighting requirements.