



## **Ingram Place Apartments**

2001 N. Holton St. Milwaukee, WI 53212

Detailed Plan Development Submittal - 6.14.2013

Minor Modification - 9.20.2013

(FN 150609) Minor Modification - 9.01.2015

**Institutional Housing, Inc.**



**KORB TREDO ARCHITECTS**

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**KORB TREDO ARCHITECTS**

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**\*Note: This is an amendment to the previously approved DPD (FN 061111), which was approved in 2007.**

## Elements that have changed as part of this amendment:

- Exterior surface parking stalls have been removed. All parking is now within covered parking garage, for a ratio of 1 stall per apartment.
- Mechanical louvers have been added to East Elevation along Holton Street.
- Landscaping in the courtyard has been reduced. Street trees along Brown Street are to remain as existing.
- CMU walls of the parking garage are to remain untreated at the exterior face.
- Owner intends to deed property to adjacent neighbor along north property line. The deed will allow neighbor to have direct access to alleyway for private use. This will result in the North property line running West-East. Pending property line change is reflected in Civil drawings.

The project will involve the redevelopment of a property at 2001 North Holton Street in the City of Milwaukee, in the Historic Brewers Hill Neighborhood. It will consist of 53 apartment homes in one four-story building. The unit mix will consist of (6) 1-bedroom, (24) 2-bedrooms and (23) 3-bedrooms.

The building currently on the site is vacant and has been for several years. In addition to the immense amount of repairs needed to address issues caused by the building's vacancy, the property also needs extensive updates and renovations.

Large amounts of rental housing currently available in the neighborhood have become distressed from the lack of owner reinvestment and offer little to no amenities that attract and maintain families in the neighborhood. Also, the area has several vacant properties that are called out for redevelopment in the Northeast Side Comprehensive Area Plan. This project will resolve the issue of area investment by providing new housing stock which is safe, quality, and cost effective.

### 1. Uses (295-907.c-3-a):

This development proposes four stories of residential housing with covered parking.

### 2. Design Standards (295-907.c-3-b):

The proposed building includes a grade level pedestrian entrance on Brown Street, with a parking lot entrance off the alley to the west of the proposed development. The development includes four stories of residential housing (6 - 1 bedroom, 24 - 2 bedrooms, 23 - 3 bedrooms, 53 units total). The first level contains shared amenities including a lobby / common space, 2 small offices, storage, a community room and laundry. The first level also contains 5 of the 53 residential units. The top three levels are all residential units with 16 units per floor.

The primary building facades are a combination of ground face block masonry, modular face brick masonry, and corrugated metal panel. The majority of the masonry is located on the Holton Street side. There is also aluminum storefront on the corner calling out the main entry on the Brown Street side. The north and west elevations of the building are primarily corrugated metal.

### 3. Density (295-907.c-3-c):

The proposed building provides a total of 53 apartment units (6 - 1 bedroom, 24 - 2 bedrooms, 23 - 3 bedrooms).

### 4. Space Between Structures (295-907.c-3-d):

The proposed space between structures varies due to the placement of the building. The proposed building is approximately 9 feet from the north neighboring building and 40 feet from the west neighboring building. The property is located on a corner lot which is fronted by streets and/or an alley on three sides. See attached site plan.

### 5. Setbacks (295-907.c-3-e):

The allowed setbacks are based on the NS2 requirements and the proposed setbacks are actuals based on the building layout.

North (side) property line setback:

- Per standard - none, Actual Varies - 9'-0" and 134'-0" - 143'-0"

South (side, street) property line setback:

- Per standard - none to 5'-0" maximum, Actual - 0'-0"

East (side, street) property line setback:

- Per standard - none to 5'-0" maximum, Actual - 0'-0"

West (side, alley) property line setback:

- Per standard - none to 5'-0" maximum, Actual Varies - 0'-0" and 144'-0"

### 6. Screening (295-907.c-3-f):

The building itself will provide the required screening for the exterior trash enclosure. Trash enclosure to have 4' cedar panel and steel post screening. Covered parking spaces will also be provided.

### 7. Open Spaces (295-907.c-3-g):

The proposed building provides grade level open spaces on the north west corner of the lot. This green space will be landscaped, fenced in and will be dedicated to the residents.

### 8. Circulation, Parking and Loading (295-907.c-3-h):

Vehicular access for the residents is separate from the pedestrian access and is located off the alley away from the corner of Holton Street and Brown Street. Trash and recycling will be picked up from the alley with dumpsters that are stored within an enclosure that will compliment the building - cedar paneling with steel posts. There are a total of 53 parking spaces (all covered within parking garage under Level 2) for a ratio of 1 space per apartment unit.

### 9. Landscaping (295-907.c-3-i):

The design provides opportunities for permanent landscaping along the sidewalk edge of Holton Street and Brown Street. In addition there is annual planting opportunities on the north west corner of the site.

### 10. Lighting (295-907.c-3-j):

Outdoor lighting will comply with current lighting regulations for planned development districts.

### 11. Utilities (295-907.c-3-k):

Existing overhead utilities located on the property will be moved underground. The new service transformer for the building will be located within the courtyard.

### 12. Signs (295-907.c-3-l):

Signage for the building will be applied directly to the storefront system at the main entrance off of Brown Street - near the corner of Brown Street and Holton Street. There will possibly be additional identification signage near the corner on the Holton Street side as well. The signage will be individually lettered and applied directly to the storefront glazing. The signage will not exceed 2 SF on each facade. See page 20 of this submittal for more information.

### 13. Sign Illumination (295-907.c-3-m):

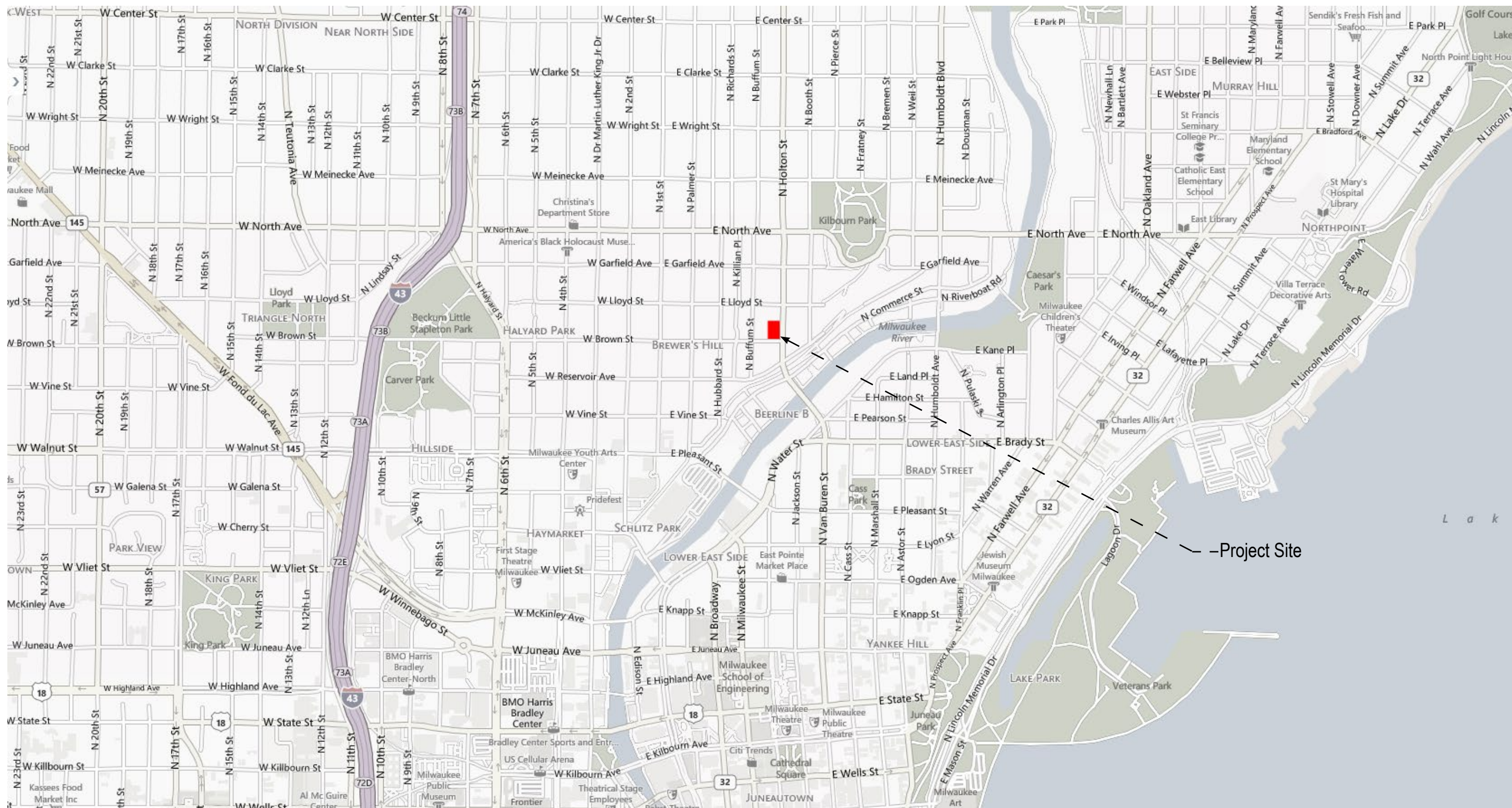
The permanent signs will be illuminated in compliance with the current regulations.

## Detailed Plan Project Description

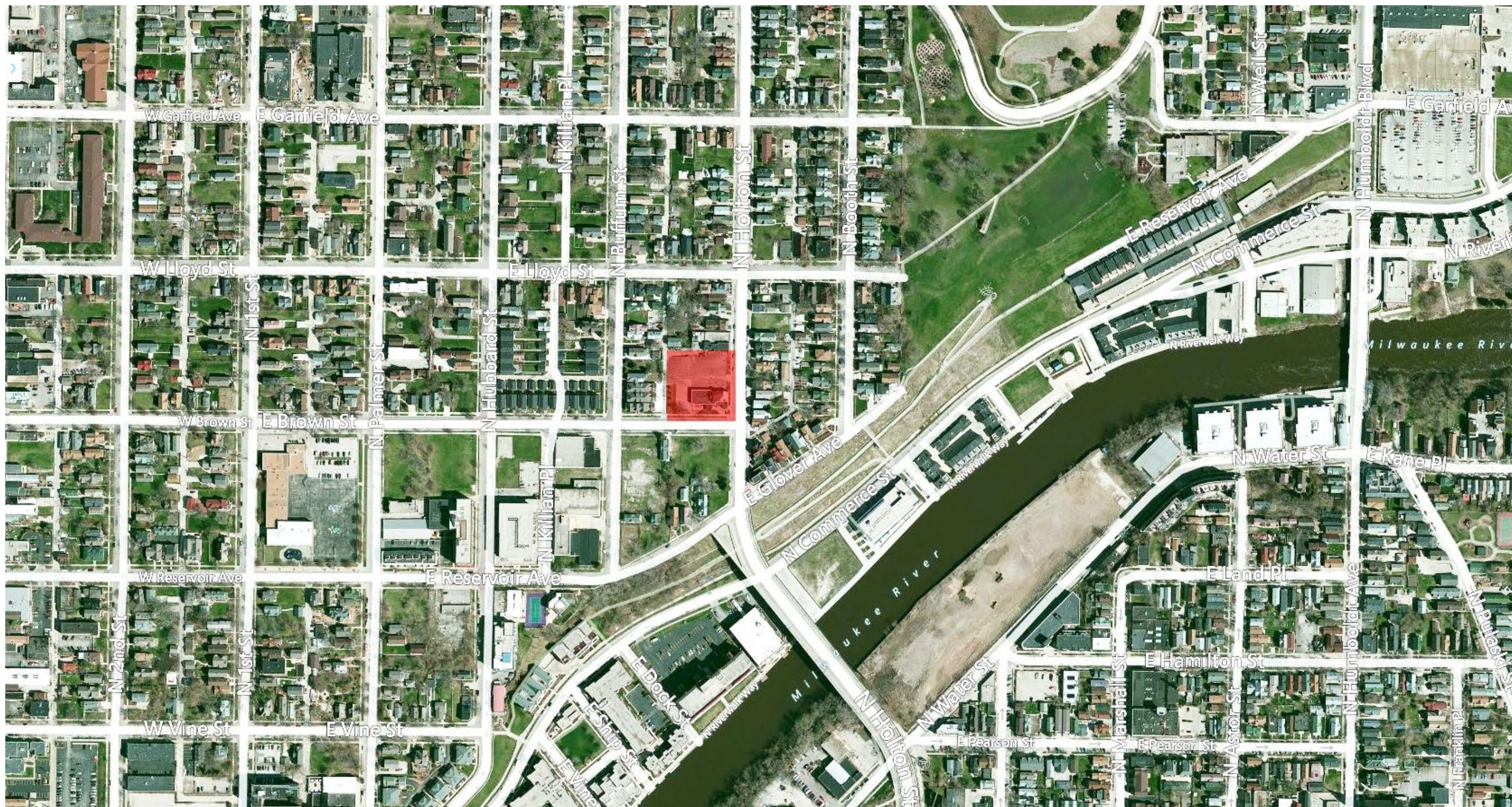
[ Minor Modification - 9.01.2015 ]

Gross land area:	<b>37,993 SF</b>
Maximum amount of land covered by principal building:	<b>25,918 SF</b>
Maximum amount of land devoted to parking, drives and parking structures:	<b>0 SF</b>
Minimum amount of land devoted to landscaped open space:	<b>10,573 SF</b>
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	<b>Gross Square Footage - 65,332 SF</b> <b>Total Residential (Units) - 53,823 SF</b> <b>Shared Amenities - 1,921 SF</b> <b>Common Space (corridors, elevs., stairs) - 9,588 SF</b>
Proposed number of buildings:	<b>1</b>
Maximum number of dwelling units per building:	<b>53</b>
Bedrooms per unit:	<b>1-3 Bedrooms</b>
Parking spaces provided:	<b>53</b>
Ratio per unit:	<b>1 / Unit</b>























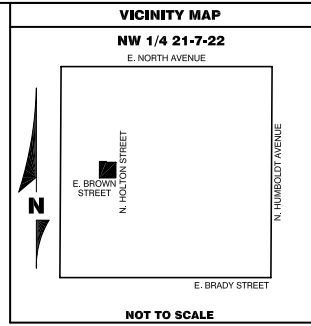
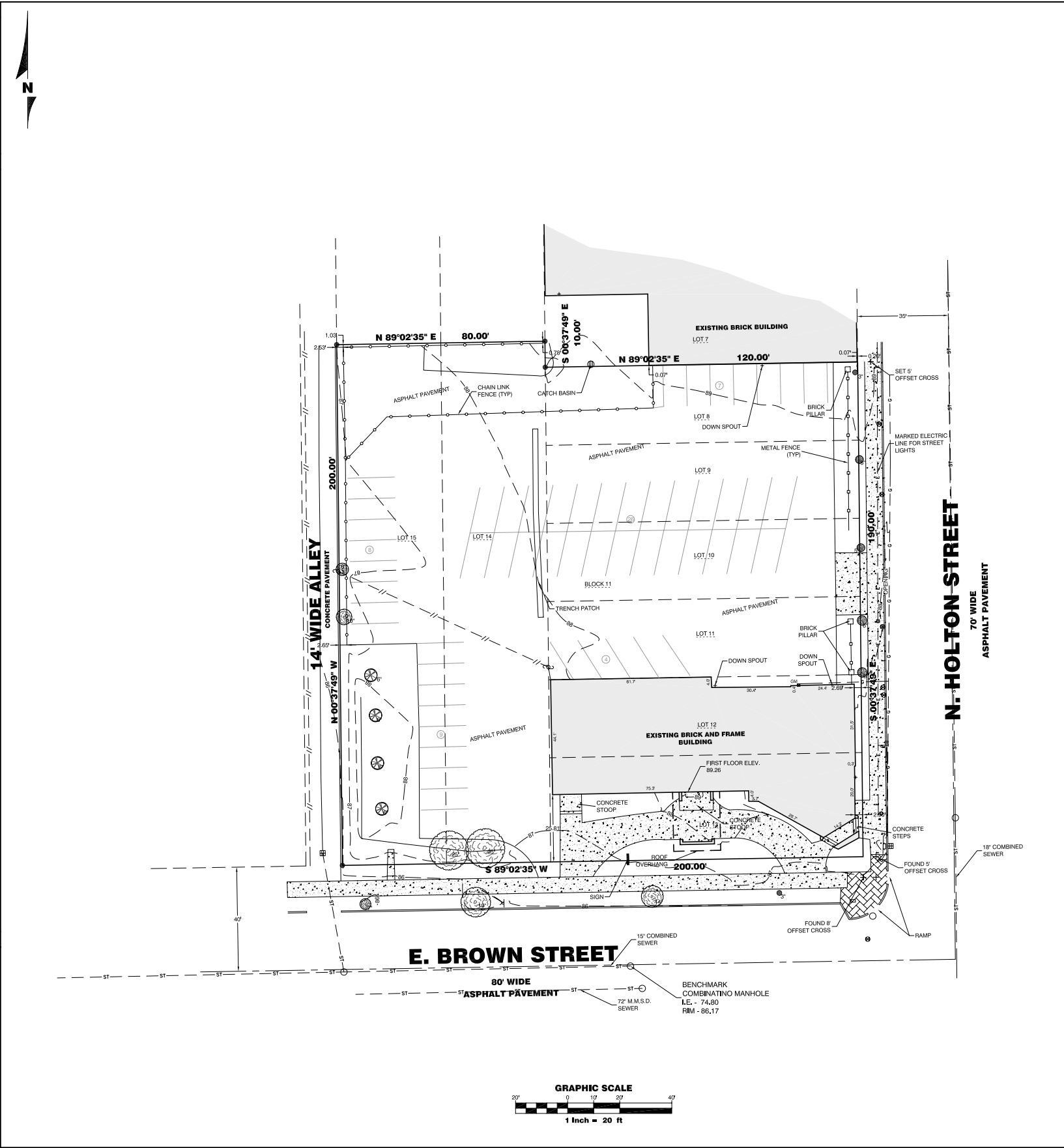


LEGEND		
	BASKETBALL HOOP (BH)	UTILITY POLE
	BENCHMARK (BM)	WATER WELL
	HOLE (H)	WATER VALVE
	BUSH, SHRUB, ETC.	WATER MAIN
	CATCH BASIN ROUND (CB)	WATER SERVICE
	CLEAN OUT (CO)	WATER VALVE
	CURB INLET (CI)	WATER WELL
	EVERGREEN TREE (ET)	WATER MAIN
	FLAG POLE (FP)	WATER SERVICE
	GUY WIRE (GW)	WATER VALVE
	HANDICAP	WATER WELL
	IRON PIPE (IP)	WATER MAIN
	LIGHT POLE	WATER SERVICE
	MALE BOX (MB)	WATER VALVE
	MANHOLE (MH)	WATER WELL
	MONITORING WELL (MW)	WATER MAIN
	SIGN (TRAFIC, ETC.)	WATER SERVICE
	SOIL BORING (SB)	WATER VALVE
	TRAFFIC LIGHT (TL)	WATER WELL
	DECIDUOUS TREE (DT)	WATER MAIN
	UTILITY MARKER	WATER SERVICE
	UTILITY METER	WATER VALVE
	UTILITY PEDESTAL	WATER WELL
	UTILITY POLE (LP)	WATER MAIN
	WETLAND FLAG	WATER SERVICE
	YARD LIGHT	WATER VALVE
	WATER WELL	WATER WELL
	WATER MAIN	WATER MAIN
	WATER SERVICE	WATER SERVICE

**LEGAL DESCRIPTION**  
 LOTS 8, 9, 10, 11, 12, 13, 14 AND 15, IN BLOCK 11, IN PARK ADDITION, IN THE NORTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.  
 TAX KEN NO.: 354-0238-110-1  
 ADDRESS: 2001 N. HOLTON STREET

**SURVEYOR'S CERTIFICATION**  
 I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JUNE 3, 2013  
 DATE  
 MARK L. WERTZ, R.L.S.  
 REGISTERED LAND SURVEYOR S-1915



**LIS**  
 LAND INFORMATION SERVICES, INC.  
 ENGINEERS, SURVEYORS & CONSULTANTS  
 9148 W. SISKIYOU AVENUE  
 W. MILWAUKEE, WI 53224  
 1 262 512 9888  
 www.liswi.com

**DIGGERS HOTLINE**  
 CALL DIGGER'S HOTLINE:  
 811 or 1-800-485-8111 (MILWAUKEE AREA 2004-1181)  
 WE STRIVE TO GET YOU THE INFORMATION YOU NEED 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

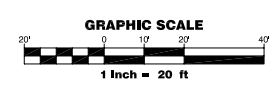
TOPOGRAPHIC SURVEY  
**2001 N. HOLTON STREET**  
 MILWAUKEE, WI

DRAWN BY: M.D.N.  
 CHECKED BY: M.L.W.  
 DATE: 6.3.13  
 JOB NUMBER: S13015R9AL

**REVISIONS**

NO.	DATE	DESCRIPTION

SHEET 1 OF 1



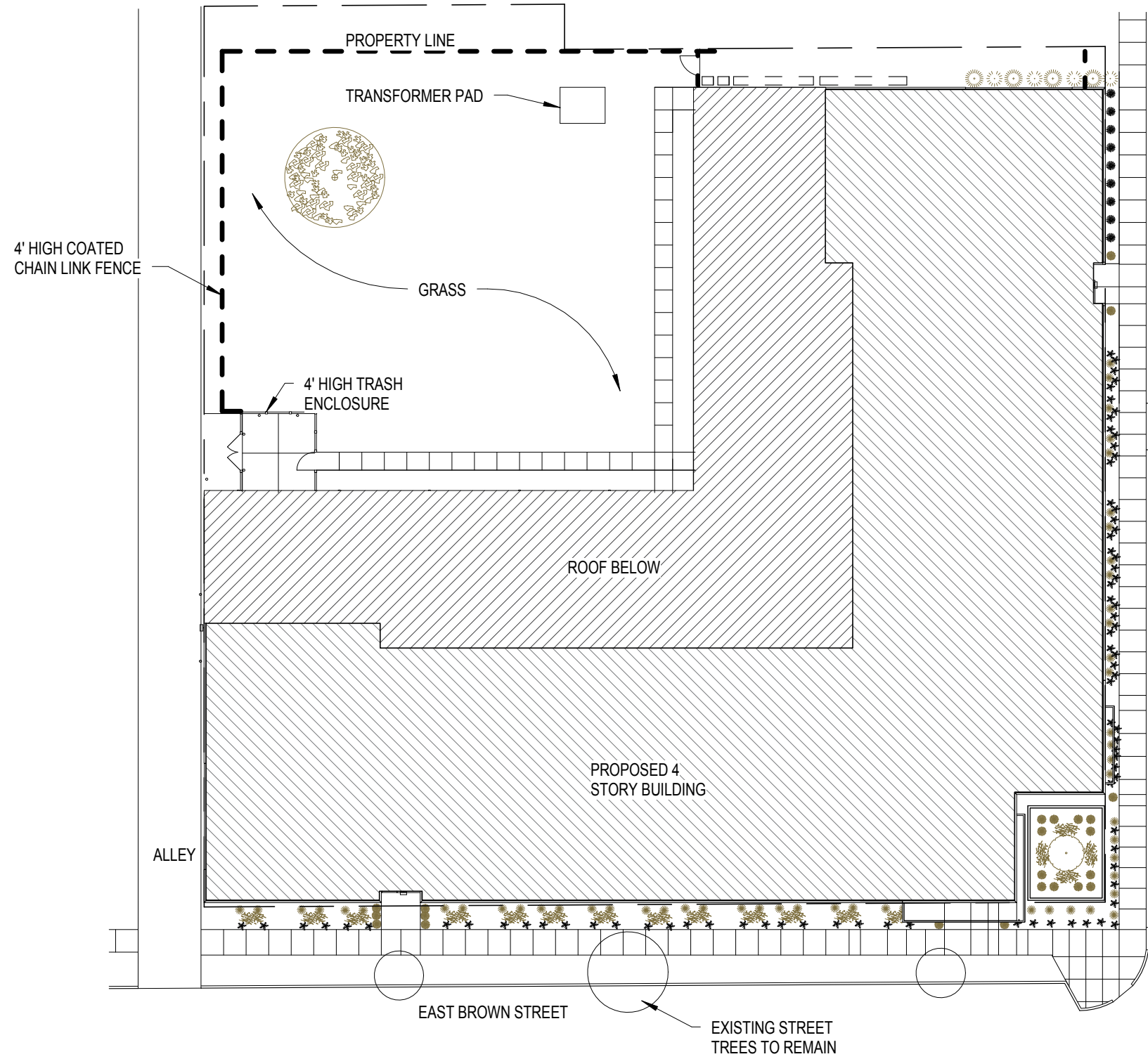


PLANT LEGEND

	Acsa		Hosi		Hemi
	Caac		Sphs		Rhrar
	Pylus		Hofr		Heuc

PLANT SCHEDULE

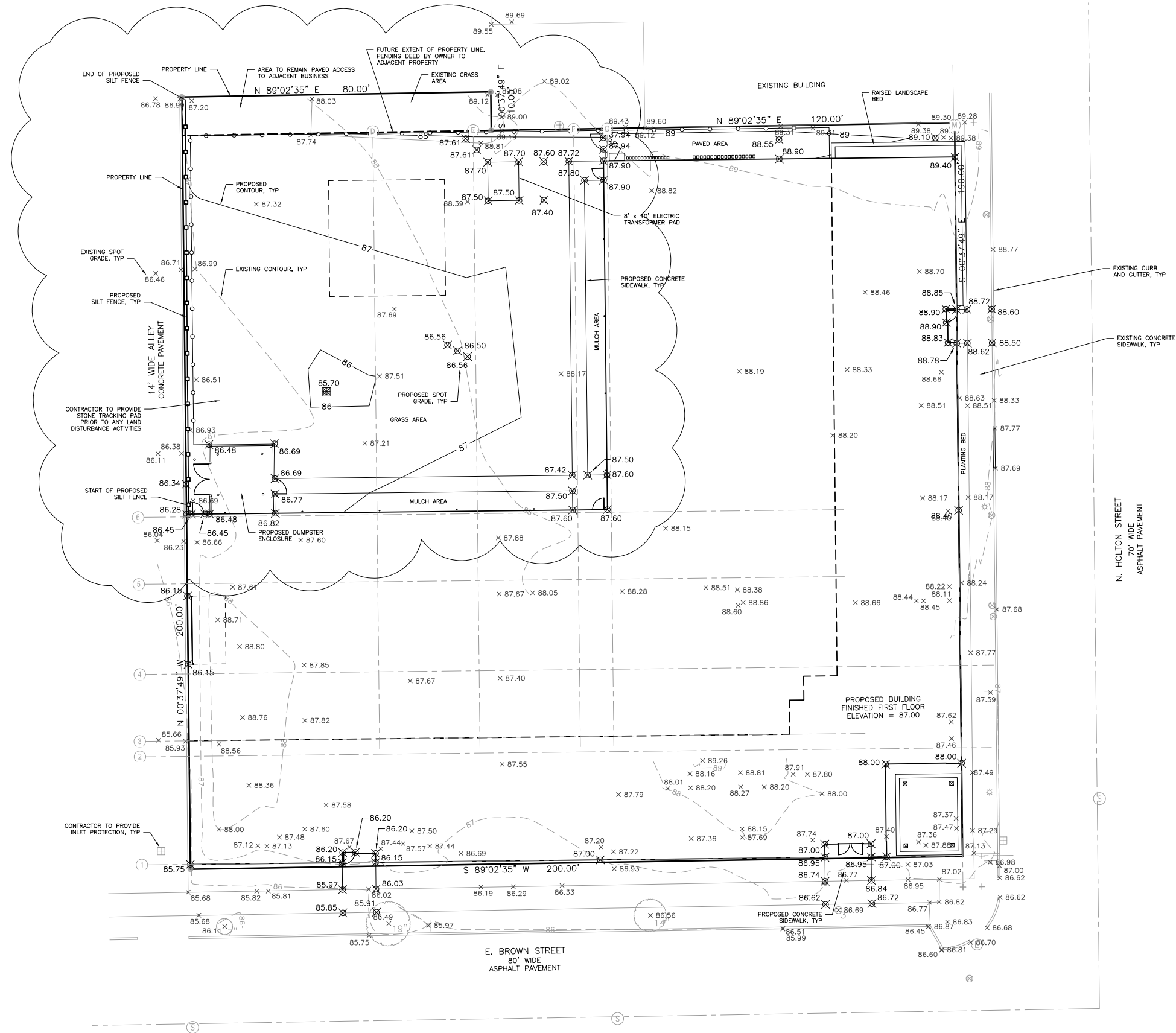
CODE	SCIENTIFIC NAME	COMMON NAME	QTY	NOTE
Pylus	<i>Pyrus ussuriensis</i> 'Mountain Frost'	Mountain Frost Pear	1	TRUNK MUST BE MIN. 1" CALIPER AT TIME OF PLANTING, MEASURED 6" ABOVE SOIL
Hemi	<i>Hemerocallis</i> 'Chicago Fire'	Chicago Fire Daylily	53	
Hofr	<i>Hosta</i> 'Frances Williams'	Francis Williams Hosta	4	
Hosi	<i>Hosta</i> 'Sieboldiana Elegans'	Elegans Hosta	4	
Sphs	<i>Sporobolus heterolepis</i>	Prairie Dropseed	9	
Caac	<i>Calamagrostis acutiflora</i> 'Karl foerster'	Karl Foerster Feather Reed Grass	26	
Heuc	<i>Heuchera</i> 'Coral Bells'	Coral Bells	80	
Rhrar	<i>Rhus aromatica</i> 'Gro-low'	Gro-low Fragrant Sumac	17	
Acsa	<i>Acer saccharum</i>	Sugar Maple	1	TRUNK MUST BE MIN. 2" CALIPER AT TIME OF PLANTING, MEASURED 6" ABOVE SOIL



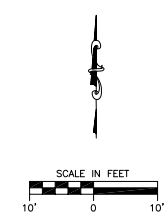
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# Civil: Grading & Erosion Control Plan

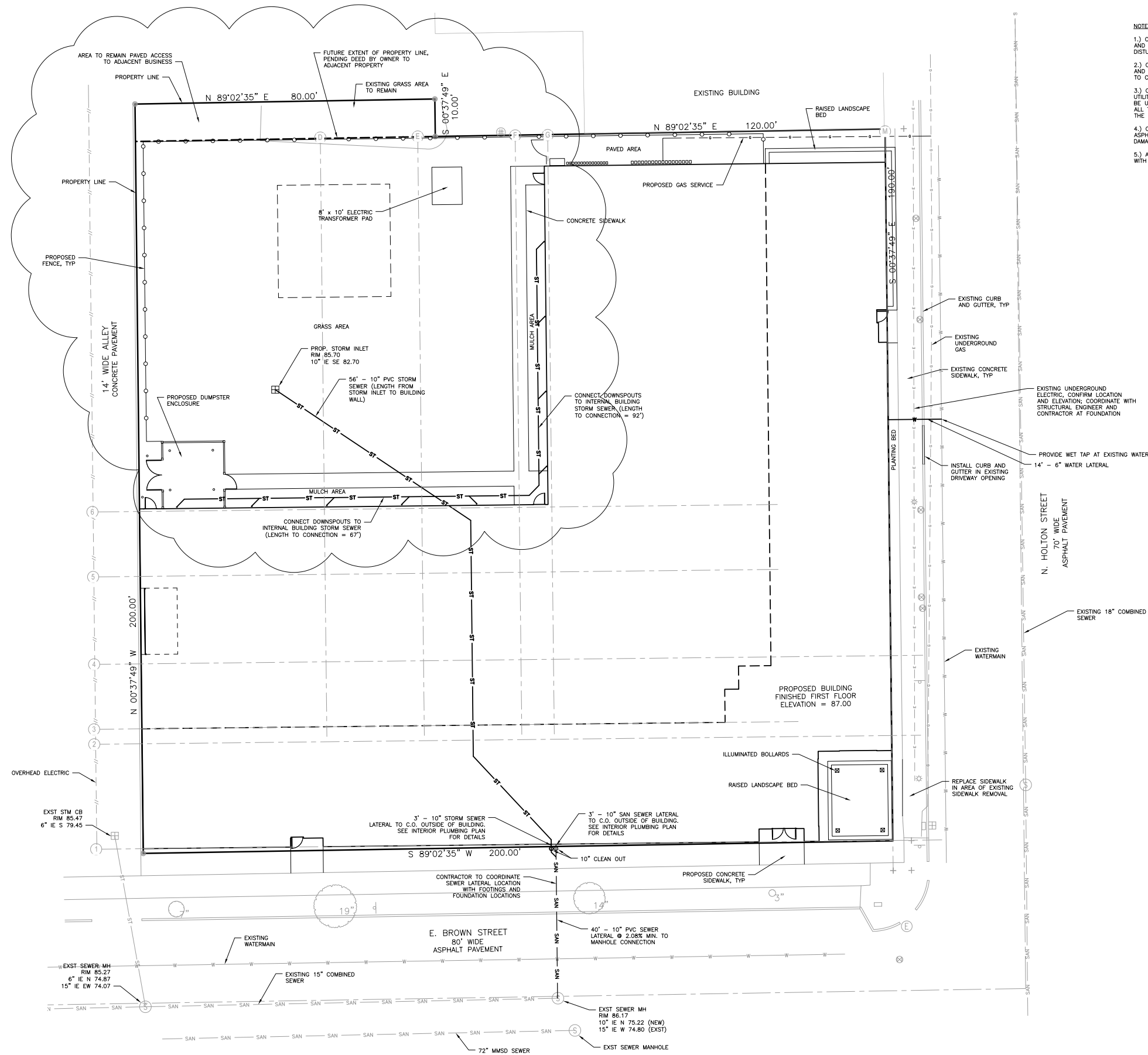
[ Minor Modification - 9.01.2015 ]



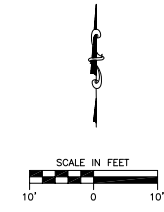
- NOTES:
- 1.) CONTRACTOR TO INSTALL INLET PROTECTION AND STONE TRACKING PAD PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
  - 2.) CONTRACTOR TO VERIFY ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - 3.) CONTRACTOR SHALL REPLACE ALL CONCRETE, ASPHALT AND LANDSCAPE AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
  - 4.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE STANDARDS.

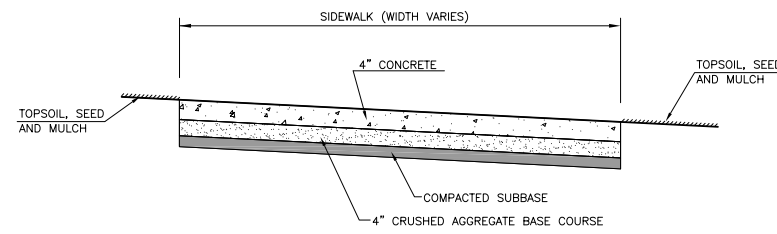




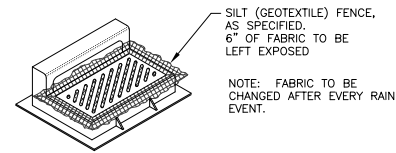


- NOTES:
- 1.) CONTRACTOR TO INSTALL INLET PROTECTION AND STONE TRACKING PAD PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
  - 2.) CONTRACTOR TO VERIFY ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - 3.) CONTRACTOR TO TERMINATE ALL EXISTING UTILITY SERVICE CONNECTIONS THAT WILL NOT BE UTILIZED FOR THE PROPOSED DEVELOPMENT. ALL TERMINATIONS SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY.
  - 4.) CONTRACTOR SHALL REPLACE ALL CONCRETE, ASPHALT AND LANDSCAPE AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
  - 5.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE STANDARDS.

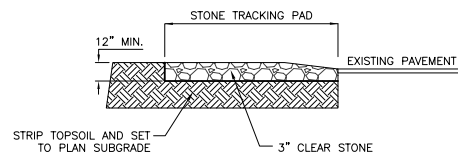




**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE

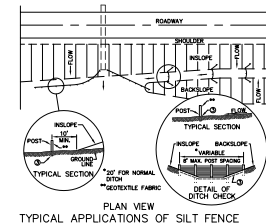


**CATCH BASIN FILTER**  
NOT TO SCALE

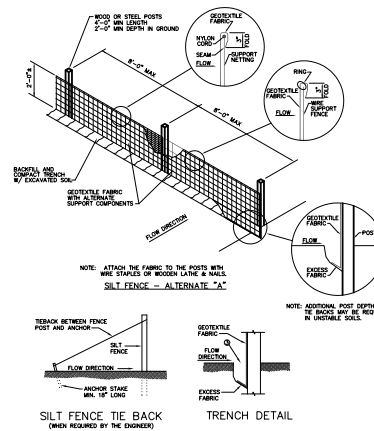


**STONE TRACKING PAD DETAIL**  
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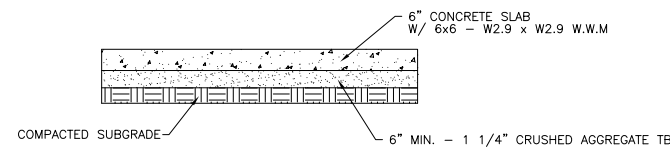
**SILT FENCE GENERAL NOTES:**  
 DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.  
 WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARE OR HOUSING DRIVE, WITH THE END POINTS UPSTREAM TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.  
 1. DITCH GRADE WITH 1" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.  
 2. WIRE OR GALV. STEEL W/ 2" WIRE AND STAPLE OR PLATE WIRE RINGS OR 12" C-C.  
 3. EQUIVALENT W/ 2" WIRE AND STAPLE OR PLATE WIRE RINGS OR 12" C-C. SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.  
 4. GEOTEXTILE FABRIC SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 3/4". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.  
 5. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY WIRE FOR SUPPORT CORE OR EQUIVALENT IS REQUIRED.  
 6. STEEL POSTS SHALL BE STUCCO "2" OR "1 1/2" THICK WITH A MINIMUM HEIGHT OF 2.0' ABOVE FINISHED GRADE. IN AREAS SUBJECT TO SEVERE WINDS AND ICE LOADS, WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" x 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" DIA. OR HICKORY.  
 ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.



PLAN VIEW  
TYPICAL APPLICATIONS OF SILT FENCE



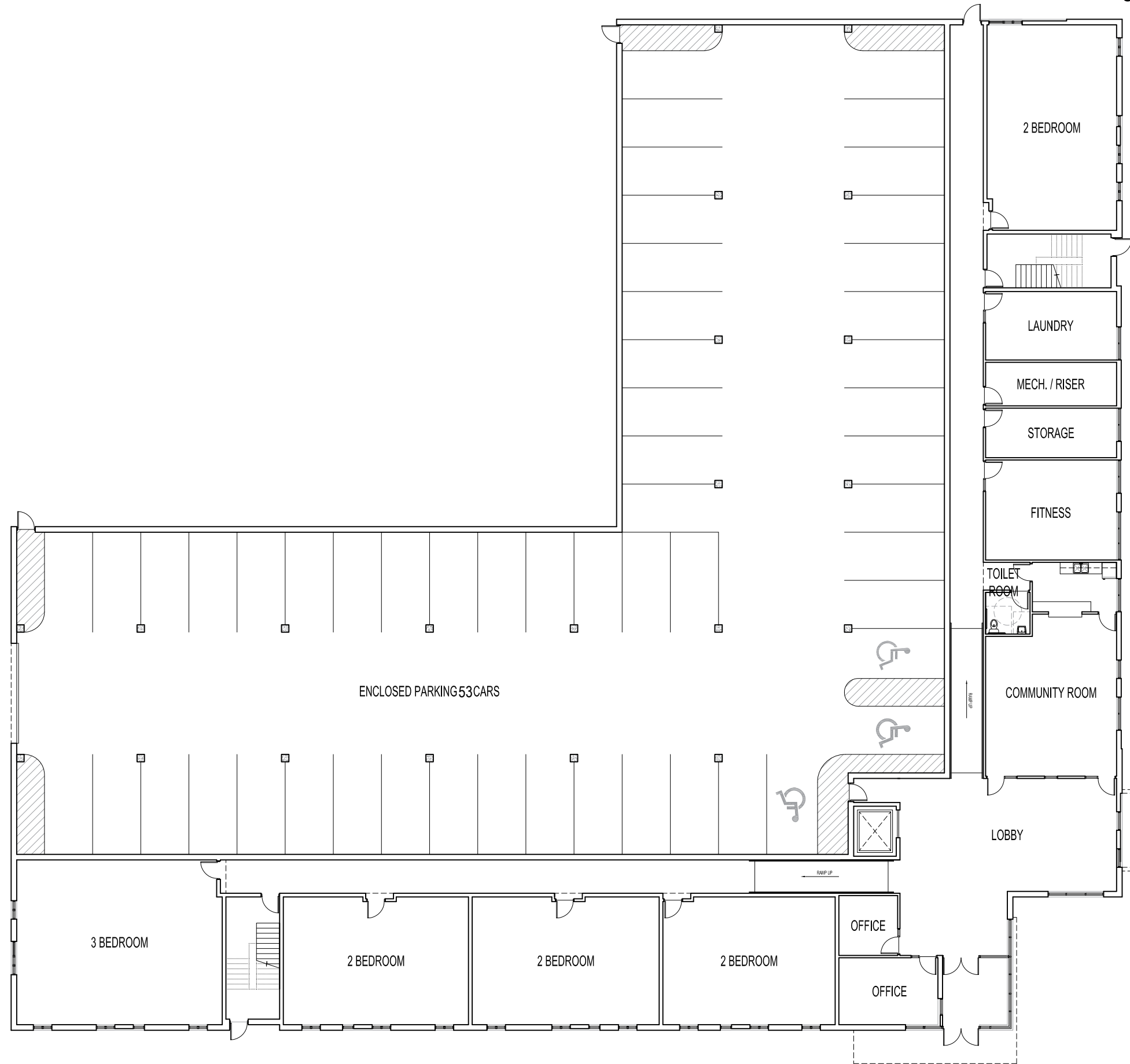
**SILT FENCE INSTALLATION DETAIL**  
NOT TO SCALE



**CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE



Architectural Building Plans: Ground Floor Plan



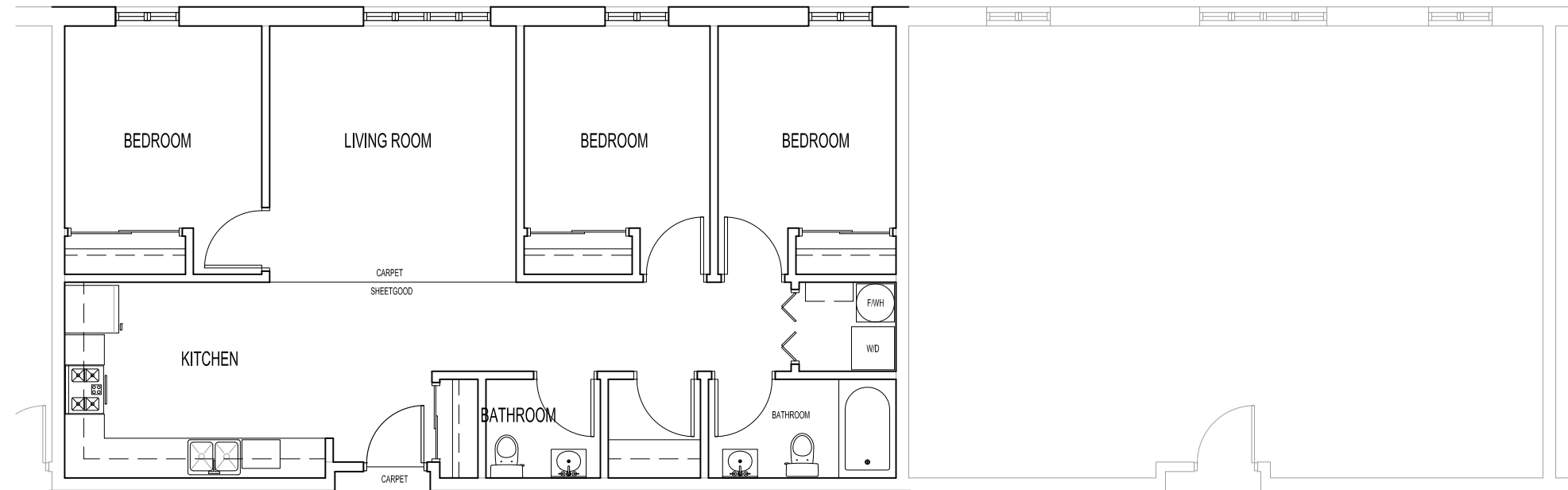
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Architectural Building Plans: Levels 2-4 Floor Plan

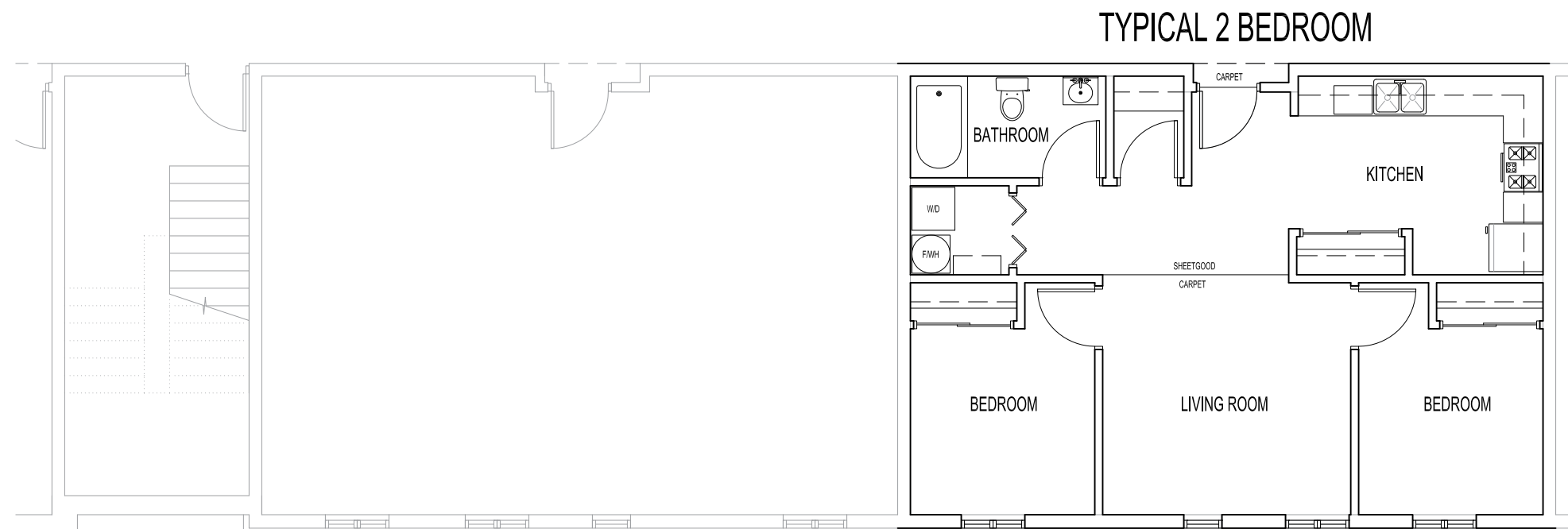


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TYPICAL 3 BEDROOM

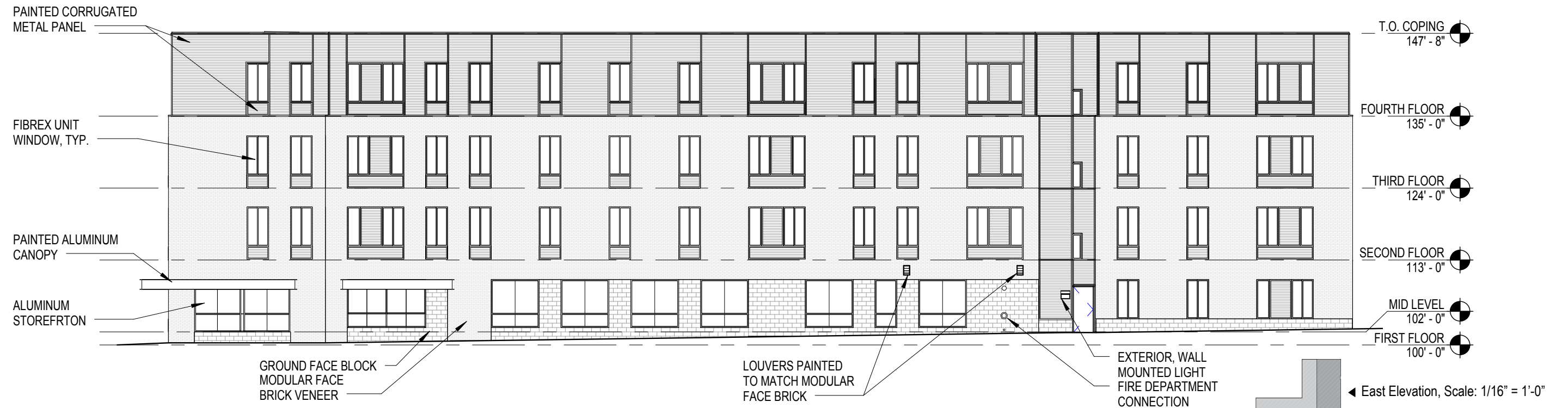


TYPICAL 2 BEDROOM

Scale: 1/8" = 1'-0"

# Architectural Building Elevations: East, South

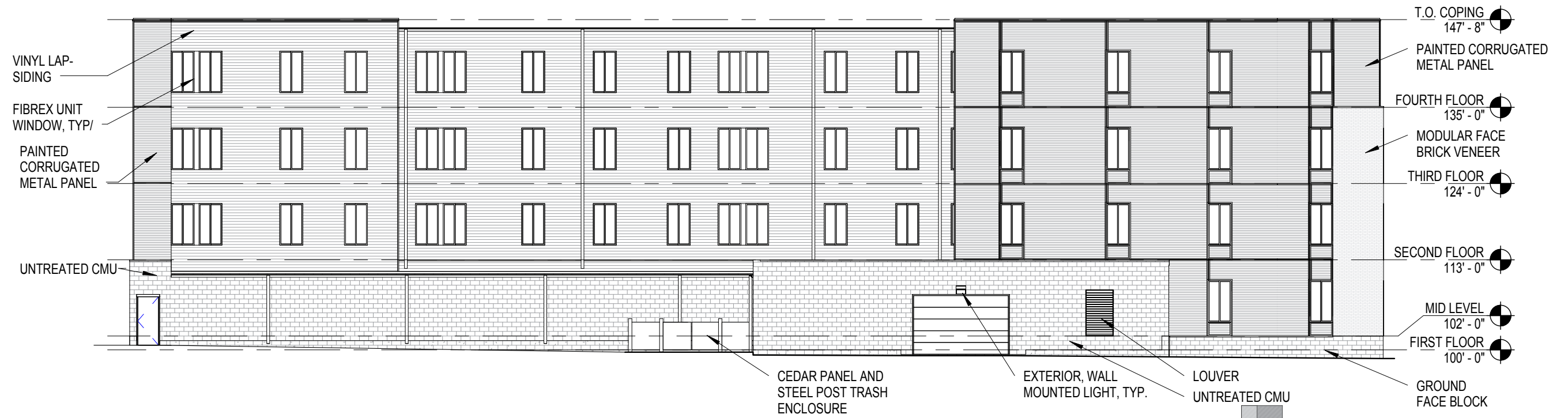
[ Minor Modification - 9.01.2015 ]





# Architectural Building Elevations: West, North

[ Minor Modification - 9.01.2015 ]



West Elevation, Scale: 1/16" = 1'-0"



North Elevation, Scale: 1/16" = 1'-0"



