

Trinitas Development LLC

Residential Development on Keefe

Detailed Plan of Development known as Trinitas on Keefe

Project Description and Owner's Statement of Intent

Common Council File # 111181

January 20, 2012

I. Components of detailed plan and supporting materials

Trinitas is requesting that the zoning of the 5.11 acres located at 634 E. Keefe Avenue in the City of Milwaukee, Wisconsin be changed from Industrial (IL2) to a Detailed Plan Development (DPD) known as Trinitas on Keefe in accordance with this submission.

Trinitas intends to redevelop this site as a residential apartment project with up to 260 residential units and up to 700 bedrooms in units containing 1, 2, 3 and 4 bedrooms. The single building is designed to include amenities which include a clubhouse, pool, fitness center, recreation space, leasing offices, and maintenance facility. The property is designed to accommodate parking with a surface parking lot of up to 170 spaces. The property is also designed to utilize landscaping to provide buffers and improved environmental conditions for the site with an increase of pervious surface of 1.1 acre and a bio-filtration system along the eastern property.

This Statement of Owner's Intent, together with the accompanying plan sheets and related materials, identified below, constitute and support the detailed development plan for the property.

Plan Sheets Included with DPD Submittal

- C1.00 Site Plan (including Parking and Utilities)
- C1.01 Site Grading Plan
- C1.20 Alta Land Survey and Existing Conditions (including legal description)
- C5.00 Construction Details - Civil
- L1.0 Concept Overall Landscape Plan
- L2.0 Concept Landscape details, schedules and notes
- CRE1.0 Site Lighting Plan
- A415 Proposed Building Elevations

A415A Proposed East Building Elevation (color)

A901 Proposed Monument Sign Details

Exhibits

- Site Photographs (part of digital submittal)
- Site Fencing (as indicated on landscape plans)
- Statistical/Data Sheet (as indicated on Site Plan)

II. Overall Development Concept

Existing Conditions

The site currently consists of a 160,000 square feet structure on a 5.11 acre site. The structure was built in 1935 as a manufacturing facility. This structure has not been fully occupied for at least 3 years and currently being used as indoor storage. The structure has been offered for sale since 2008 and currently is less than 5% occupied on a month to month basis. The site was once serviced by a rail road spur, but that spur has not been in place for many years and is now a strip of land owned by the City, but will be dedicated as public R.O.W. The site has vehicular access from East Nash Street and a single point off East Keefe Avenue. The site is currently zoned Industrial. The site is almost completely covered with buildings and parking for a total of 213,806 square feet of impervious area on the existing site.

Proposed Development

Trinitas will redevelopment the site which will include the demolition of the existing improvements on the site and construction of a new, 260 unit residential apartment facility. The new construction will be a four story structure of approximately 300,000 square feet. The footprint of the new facility is currently proposed at 85,575 square feet with common facilities of approximately 6,500 square feet. The apartment building will have a combination of 1, 2, 3 and 4 bedroom units, ranging from approximately 490 square feet to 1,800 square feet. Each residential unit will have a full kitchen and living room, and every bedroom will have a bathroom. The maximum residential occupancy of the structure will total 750 adults with no limit on the number of related children.

The site will include up to 170 parking spaces. The site will also include a minimum of 25% (55,678 square feet) of green space, which will include semi-public areas along the borders of the property as well as private courtyards for the residents. The facility will also have private courtyard amenities, which will include a pool, sundeck, recreational court, and quiet areas. The site will be well landscaped and the parking area will include tree plots. The property will have on-site management, maintenance, and security staff. In addition, Trinitas will operate a shuttle service during normal business hours to provide residents with access to local amenities.

The exterior of the building will be a combination of masonry brick and cementitious siding. The roof will be a pitched system with composition shingles and aluminum gutters and downspouts. The windows will be vinyl clad double hung units and the doors will be sliding and double window units on the patios and balconies. Overall the elevations are designed to allow for every unit to have natural light and access to exterior areas. The corner elements of the structure will include features to draw attention, specifically to the entrance to the property. The clubhouse and common areas will include additional glass as to have store front or commercial appearance.

The site improvements will include landscaped areas between the public walk and the structure as well as between the property lines and the structure. This area will include lawn, planting areas and trees. The majority of property lines will include fencing for security. The main entrance to the property will be off Keefe Ave and will include a sidewalk system and drive as well as a gate; however, the gate will be open during business hours. The parking lot will also have an exit on Nash Street which will be an exit-only and on a sensor. The parking area is a surface asphalt parking lot for total of up to 170 automobiles. The parking will include up to 30 spaces for compact cars; others will be standard size, up to 3 of which will be dedicated to employees and up to 2 will be dedicated to a shuttle.

Storm water will be managed by bio-infiltration swales along the eastern property line as well as lawn area along the other property lines. Overall impervious surface is reduced to 164,142 square feet, for a total reduction of 49,664 square feet of impervious service (i.e. over 1 acre of additional greenspace is proposed to be added back to the site from it's current condition).

III. Project Details

A. General Compliance. (§ 295-907-2.b-1-a through b-1-l)

As required under Sections 295-907-2.b-1-a through 295-907-2.b-1-l of the Milwaukee Code of Ordinances, the proposed Planned Development District will meet the following parameters:

b-1-a. Gross Land area:	5.11 AC	
b-1-b. Max. amount of land covered by principal buildings:	89,086 SF	40%
b-1-c. Max. amount of land devoted to parking, drives and parking structures:	55,678 SF	25%
b-1-d. Min. amount of land devoted to landscaping open space:	55,678 SF	25%
b-1-e. Maximum proposed dwelling unit density:	260 units	
Maximum number of square footage of non-residential space:	6,500 SF	
b-1-f. Proposed number of buildings:	1	
b-1-g. Maximum number of dwelling units per building:	260	
b-1-h. Bedroom per unit:	64- 1-bedroom units	
	60- 2-bedroom units	

21- 3-bedroom units
111- 4-bedroom units

b-1-i. Parking spaces provided:

160 spaces

B. Signs (§ 295-907-2.b-5)

The property will have a main entrance monument sign (Type A per code) no more than 32 square feet in total area (total of both sides) and stand no more than 7 feet in total height with base to match building design. This monument sign will be sited at the location depicted on the plat as sign area "A," near the Keefe Avenue entrance. In addition to the main entrance sign, the property will also have a sign on the north end, sited at the location depicted on the plat as sign area "B." This secondary sign will measure no more than 24 square feet in total area (total of both sides) and stand no more than 5 feet in total height. The property will have signage on the structure along Keefe Avenue, which will not exceed a total area of 150 square feet, as illustrated on the elevation drawings attached. In addition the property will have internal directional and parking signs.

C. Setback and Screening Standards (§ 295-907-3.e-f)

The buildings shall be set back at least 10 feet from the property lines on the east and west and 4 feet on the north and south. The parking area shall be set back at least 8 feet from the property lines on the north, south and east sides of the property. Setback shall be landscaped and used only for recreation, direct access to the development, utility rights-of-way, sidewalks, patios, balconies, water detention basins and drainage channels.

The property shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of fences, hedges, shrubs, trees or combination thereof appropriate to the surrounding neighborhood.

D. Permitted Use Description (§ 295-907-3.a)

The Permitted Use of the property within the Planned Development District shall be residential apartment use. Such permitted use shall include buildings or dwelling units occupied by up to four unrelated persons. One-bedroom units will include a living room, kitchen, bedroom and bathroom, with a total area of 490-500 square feet, and will be occupied by no more than 2 unrelated adults. Two-bedroom units will include a living room, kitchen, two bedrooms and two bathrooms, with a total area of 1,000 to 1,100 square feet, and will be occupied by no more than 2 unrelated adults. Three bedroom units will include a living room, kitchen, three bedrooms and three bathrooms, with a total area of 1,250-1,300 square feet, and will be occupied by no more than 3 unrelated adults. Four bedroom units will include a living room, kitchen, four bedrooms and four bathrooms, with a total area of 1,500 -1,800 square feet, and will be occupied by no more than 4 unrelated adults. The facility will have a club house component with a total area of 6,500 square feet, which will include an office area for the leasing and operations of this facility, a fitness center for the residents of this project, a recreation room for the residents of this facility and associated restrooms, locker rooms and support facilities. The leasing office will typically operate standard business

hours of 9:00 am through 7:00 pm seven days a week. Use of these private facilities will be up to 24 hours for indoor spaces and limited to the residents, staff and their guests. The building will also include a maintenance room(s) for the maintenance personnel and equipment associated with this building. Exterior uses will include interior courtyards with recreational facilities including but not limited to pool, patios, basketball and volleyball courts, lawn areas and gathering spaces and will not be open before 7:00 am or after 11:00 pm Sunday – Thursday and 1:00 am on Friday and Saturday.

The property will be constructed using Energy Star appliances and HVAC systems. The facility will have an active recycling program, which may include partnering with other stakeholders to offer large item recycling, composting or other sustainable practices. The property will encourage residents to participate in recycling programs as well as rides share, shuttle service, and bike programs in an attempt to reduce the carbon footprint of the development.

IV. Minor Modifications

Section 205-907-2.i of the Milwaukee Code of Ordinances provides that minor modifications to the detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan related to its general character, or such things as land coverage of building and parking areas. Trinitas has attempted to anticipate all factors required to complete the project successfully. However, neither Trinitas nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for a particular circumstance, Trinitas will retain the right to make minor modifications at any time in accordance with the provisions of the City zoning code with Common Council Approval.