

Wisconsin Avenue Student Apartments

Project Description and Owner's Statement of Intent

Council File No. 130153

I. Components of Detailed Plan and Supporting Materials

8800 Concord, LLC (Project & Land Owner) requests that the properties at 8903, 8911, 8919 and 8927 W. Wisconsin Avenue be granted approval for a Detailed Planned Development (DPD) in accordance with this statement. A Certified Survey Map has been submitted to combine these lots into one development site.

There are currently four existing two-story residential apartment buildings located on the four properties (1 building/property) which are proposed to be combined per the Certified Survey Map. These buildings will be demolished, along with the existing surface parking, and replaced with one six-story market rate apartment building with up to 54 units (211 beds with up to 4 occupants/unit) and 53 private parking spaces. Of these parking stalls, 37 will be located within a covered parking structure (located within the below grade portion of the first floor) and 16 will be surface parking stalls located off of the existing private alley along North 90th Street. On the first floor of the building along the side facing Wisconsin Avenue, classroom space (3 classrooms at 900 SF each) will be developed for use by Wisconsin Lutheran College. The total square footage of the proposed project is 87,276 SF, including the first floor parking garage.

These statements, together with the accompanying plan sheets and related materials identified below constitute and support the Detailed Planned Development:

DPD Sheet 000	Title Sheet/Location Map
DPD Sheet 001	Site Survey
DPD Sheet 002	Title Sheet - Civil
DPD Sheet 003	Existing Site & Demolition Plan
DPD Sheet 004	Proposed Site Plan
DPD Sheet 005	Proposed Grading Plan
DPD Sheet 006	Proposed Utility Plan
DPD Sheet 007	Erosion Control Plan
DPD Sheet 008	Overall Landscape Plan
DPD Sheet 009	Overall Site Lighting Plan
DPD Sheet 010	Site Lighting Fixtures
DPD Sheet 011	Floor Plans
DPD Sheet 012	Elevations
DPD Sheet 013	Exterior Images
DPD Sheet 014	Site Photos

II. Description of the Development

CONTEXT: The proposed project is located on Wisconsin Avenue between 89th and 90th Street. The proposed market rate, 54 unit, six-story apartment building compliments the existing Wisconsin Lutheran Campus buildings in both proportion and scale. The close proximity to the Wisconsin Lutheran Campus makes the proposed apartment building's location ideal for the fabric of the overall neighborhood development.

BUILDING HEIGHT AND SETBACKS: The southern portion of the first floor is below grade, and will contain enclosed parking. South of the enclosed parking, between the building and the South property line, will be surface parking, which is accessible from the private alley off of North 90th Street. The parking garage and surface parking have a setback which ranges 10'-15' from the property line due to the building not being parallel to the property line. The five story above-grade portion of the building, along the South elevation, is setback from the property line 43' at the West corner and 48' at the East corner of the building. This setback creates a buffer zone between the five story elevation at the South and the existing residential buildings to the South of the alley and development site. The height of the building above grade at the South elevation is 59'. The three remaining sides of the building are bounded by 89th Street to the East, Wisconsin Avenue to the North and 90th Street to the West. On the East side of the building, the setback ranges from 1'-3" at the Southeast corner of the building to 3'-8" at the Northeast corner. On the West side of the building, the setback ranges from 6'-0" at the Southwest corner of the building to 4'-4" at the Northwest corner. The proposed building's North façade is parallel to the North property line and Wisconsin Avenue, and is setback 10'-0" which is consistent with other building setbacks on the Wisconsin Lutheran College campus along Wisconsin Ave. As you go from South the North, toward Wisconsin Avenue the grade around the building falls away to expose the first floor. The ground floor elevation at the first floor allows accessible access to the building from Wisconsin Ave. The building height along Wisconsin Ave is 72' and ranges from 59' to 72' at the East and West elevations.

PARKING: Parking for the proposed project is underground (37 stalls) and located off the existing private alley. An additional 16 surface parking stalls are available along the private alley, between the building and the South property line. Wisconsin Lutheran College offers remote parking for additional parking needs if required. The building's main entry for the living units is along 89th street with a secondary entrance at the second floor (first floor above grade) adjacent to the surface parking. Two additional entries are provided along Wisconsin Ave to access the classroom space on the first floor. Based on evidence from existing Wisconsin Lutheran College student housing, the need for bicycle parking is minimal due to the close proximity of the building to the campus. Bicycle racks set at an angle will be installed next to the East entry due to the limited distance from the face of the building to the property line. There will also be a surface-mounted bike rack in the parking garage.

BUILDING MATERIALS: The building is constructed of high quality materials with brick masonry and metal panel. Each of the projected bays will be clad in metal panel. Storefront glazing will be used on the first floor along Wisconsin Ave, at 89th Street and around the Southeast corner of the building at the second floor.

III. Compliance with Standards

The proposed DPD development complies with the standard prescribed by section 295-907 of the Milwaukee Code of Ordinances.

- a. Uses (295-907 3. A.) The building would contain multiple uses as follows:
 - i. Residential Uses – The predominant use of the building will be multi-family apartments (included but not limited to university housing in the form of a private dormitory which would be occupied by both students and non-students. The private dormitory shall have on-site management). Permitted uses for this Detailed Plan Development include:
 1. Dormitory
 2. Rooming House – The building contains (1) one bedroom unit and (53) two-bedroom units which are designed for double occupancy. This means the two-bedroom units may house up to (4) unrelated adults.
 3. Educational - The first floor of the building would contain classrooms for Wisconsin Lutheran College
- b. Design Standards (295-907.B.) The topography of this site is such that the South side of the first floor is below grade, while the North side of the first floor is at grade. This below grade area on the first floor will be utilized as a parking garage. Above the parking garage on the second floor (first floor above grade) is surface parking, which is accessed off of a private alley. This area will also have planting beds and an outdoor plaza for the building residents.
- c. Density (295-907.C.) The site will have 54 market rate apartment units on a .62 acre site which yields a unit density of 87 units/acre. The overall floor area of the building is 87,276 sf. The site area is 27,139sf. The floor area ratio is 3.21. 502 SF per dwelling unit. 128 SF per bed.
- d. Space between Buildings (295-907 3. D.) The East, West and North sides of the building are on street frontages. The South side of the building is along a private alley easement. This easement extends beyond the property line to the South 6' to permit the residential structures to the South of the site to access their off-street parking. The distance from the edge of the alley easement to the building face at the second floor (first floor above grade) ranges from 49' to 54'. The distance from the below grade first floor to the edge of the easement ranges from 16' to 21'.
- e. Setbacks (295-907 3. E.) The parking garage and surface parking have a setback which ranges 10'-15' from the property line due to the building not being parallel to the property line. The 5 story portion of the building, which is above grade at the South elevation, is setback from the property line 43' at the West corner and 48' at the East corner of the building. On the East side of the building the setback ranges from 1'-3" at

the Southeast corner of the building to 3'-8" at the Northeast corner. On the opposite side of the building the setback ranges from 6'-0" at the Southwest corner of the building to 4'-4" at the Northwest corner. The proposed buildings North façade is parallel to the North property line and is setback 10'-0".

- f. Screening (295-907 3. F.) Screening will not be required.
- g. Open Space (295-907 3. G.) There will be a plaza on the Southeast corner of the building and a planting bed along the building face, just past a ramp, to the Southwest corner of the building which provides a buffer between any existing structures.
- h. Circulation, Parking, and Loading (295-907 3. H.) Vehicular access to the below grade parking is located on the East corner off of 89th Street. Loading and trash collection will happen at the parking level, which is below grade. There is ample sidewalk area around the building which provides excellent pedestrian circulation.
- i. Landscaping (295-907 3. I.) Site Landscaping will conform to section 295-405, Milwaukee Code of Ordinances.
- j. Lighting (295-907 3. J.) Exterior lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. Additional lighting will be provided at the plaza areas, at the pedestrian entry and at the parking entry.
- k. Utilities (295-907 3. K.) All utilities will be installed underground.
- l. Sign (295-907 3. L.) 12"x8" raised metal letters will be placed on the face of the building for the project name and address.

IV. Project Statistics

Gross Land Area	27,139 SF	100%
Land Covered by Principal Building	20,503 SF	76%
Land for Drives and Walks (includes alley)	3,894 SF	14%
Open Space	2,186 SF	10%
Density	87 units/acre	
Floor area ratio (overall floor area/site area)	3.21	
Proposed Number of Buildings	1	
Max. # of Units per Building	54	
Bedrooms per Unit	(53) 2-bedroom units, (1) 1-bedroom unit (211 total beds)	2BR/Unit
Parking Spaces	53	.98 Cars/Unit