



**Ingram Place Apartments**  
 2101 N. Holton St. Milwaukee, WI 53212  
 Detailed Plan Development Submittal

**Institutional Housing, Inc.**



**KORB TREDO ARCHITECTS**

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KORB TREDO ARCHITECTS

**Architect:** Jason Korb  
790 N. Milwaukee St, Suite 210  
Milwaukee, WI 53202  
p: 414.273.8230  
f: 414.273.8231  
Email: [jason@korbtrede.com](mailto:jason@korbtrede.com)

**Institutional Housing, Inc.**

4425 W. Mitchell St.  
Milwaukee, WI 53214  
p: 414.383.6100



735 N. Water St, Suite 510  
Milwaukee, WI 53202  
p: 414.224.8300  
f: 414.224.8383

**\*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:**

- 4 stories instead of 5
- Building is now an L-shaped building, fronting Holton Street and Brown Street, the northwest corner is now a open green space for the residents.
- The retail component of the original DPD has been removed.
- The project still has a total of 53 units but they are all apartments (there are no condominiums).
- There are a total of 62 apartment spaces instead of 75.

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 (27) 2-bedrooms and (26) 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 and uncovered 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 (26 - 3 bedrooms, 27 - 2 bedrooms, 53 units total). The first level contains shared amenities including a lobby / common space, 2 small offices, storage, a fitness center, 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 burnished block 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 on the back of the building are primarily corrugated metal. The side walks will be replaced along the street frontage.

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

The proposed building provides a total of 53 apartment units (26 - 3 bedrooms and 27 - 2 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 20 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 - 8’-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 parking at the alley. In addition covered parking spaces will be provided adjacent to the exterior parking.

**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 - burnished block masonry. There are a total of 62 parking spaces (9 spaces accessed off the alley, 24 spaces uncovered adjacent to building, 29 spaces covered beneath level 2 of building) for a ratio of 1.2 spaces per apartment unit.

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

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

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

Outdoor kighting will comply with current lighting regulations for planned development districts. Signage will be illuminated; the source of the illumination will not be visible.

**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 building, not in area that has storefront glazing.

**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.

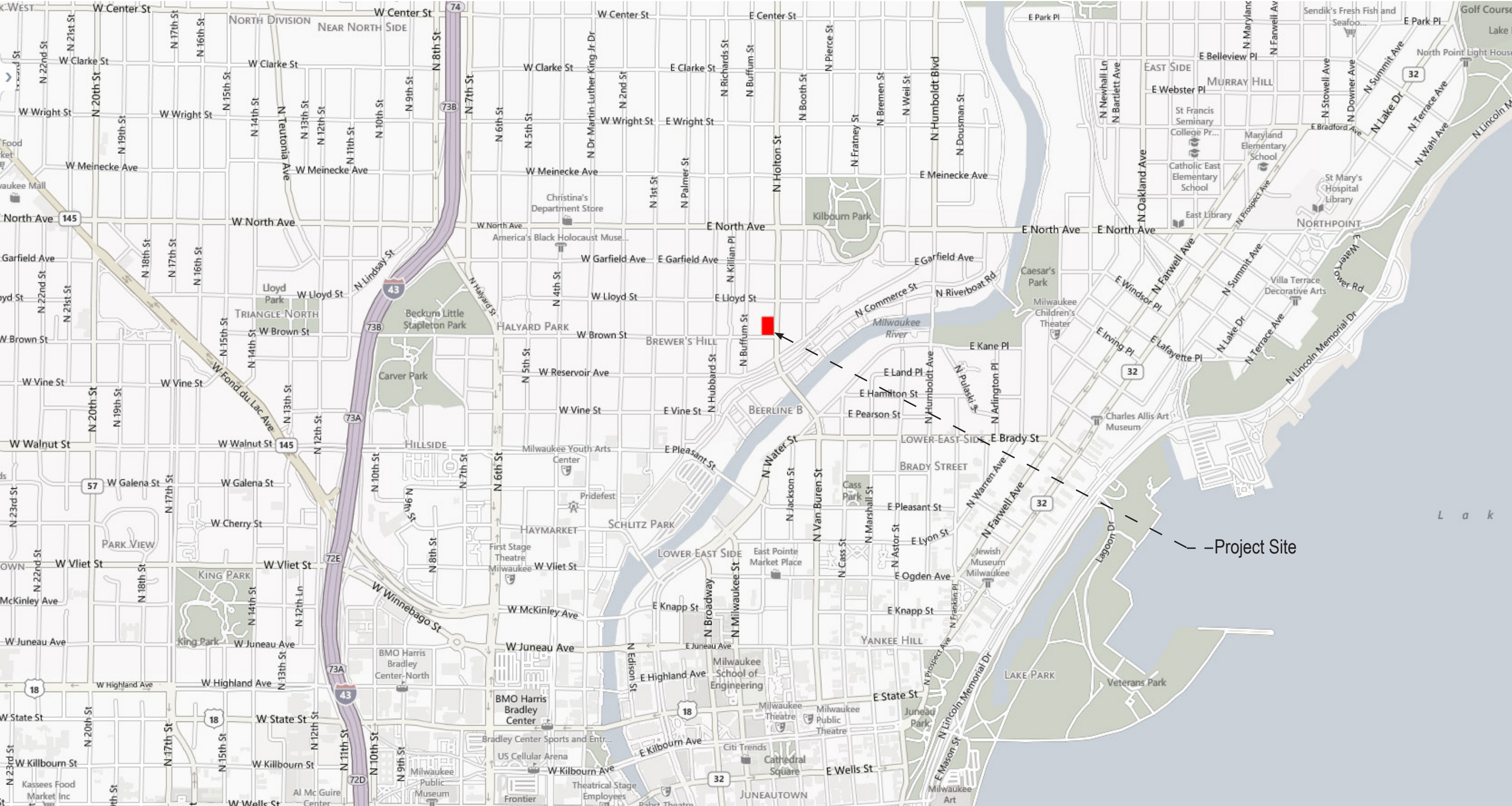
**13. Sign Illumination (295-907.c-3-m):**

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

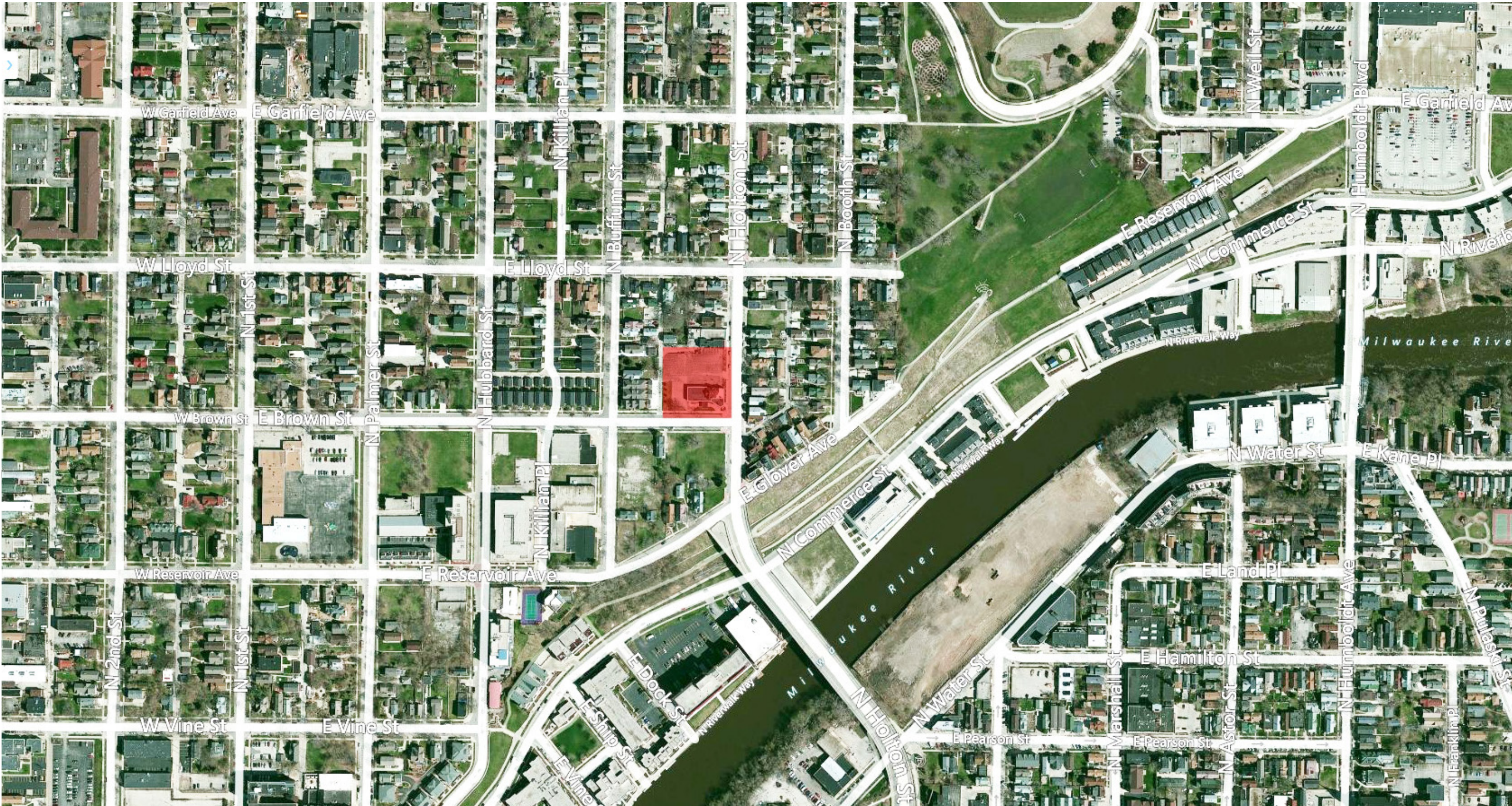
Detailed Plan Project Description

Gross land area:	38,720 SF
Maximum amount of land covered by principal buildings:	18,031 SF
Maximum amount of land devoted to parking, drives and parking structures:	9,526 SF
Minimum amount of land devoted to landscaped open space:	11,163 SF
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 Ammenities - 1,921 SF</b> <b>Common Space (corridors, elevs., stairs) - 9,588 SF</b>
Proposed number of buildings:	1
Maximum number of dwelling units per building:	53
Bedrooms per unit:	1-3 Bedrooms
Parking spaces provided, whether surface or in structures:	62
Ratio per unit:	1.2 / Unit













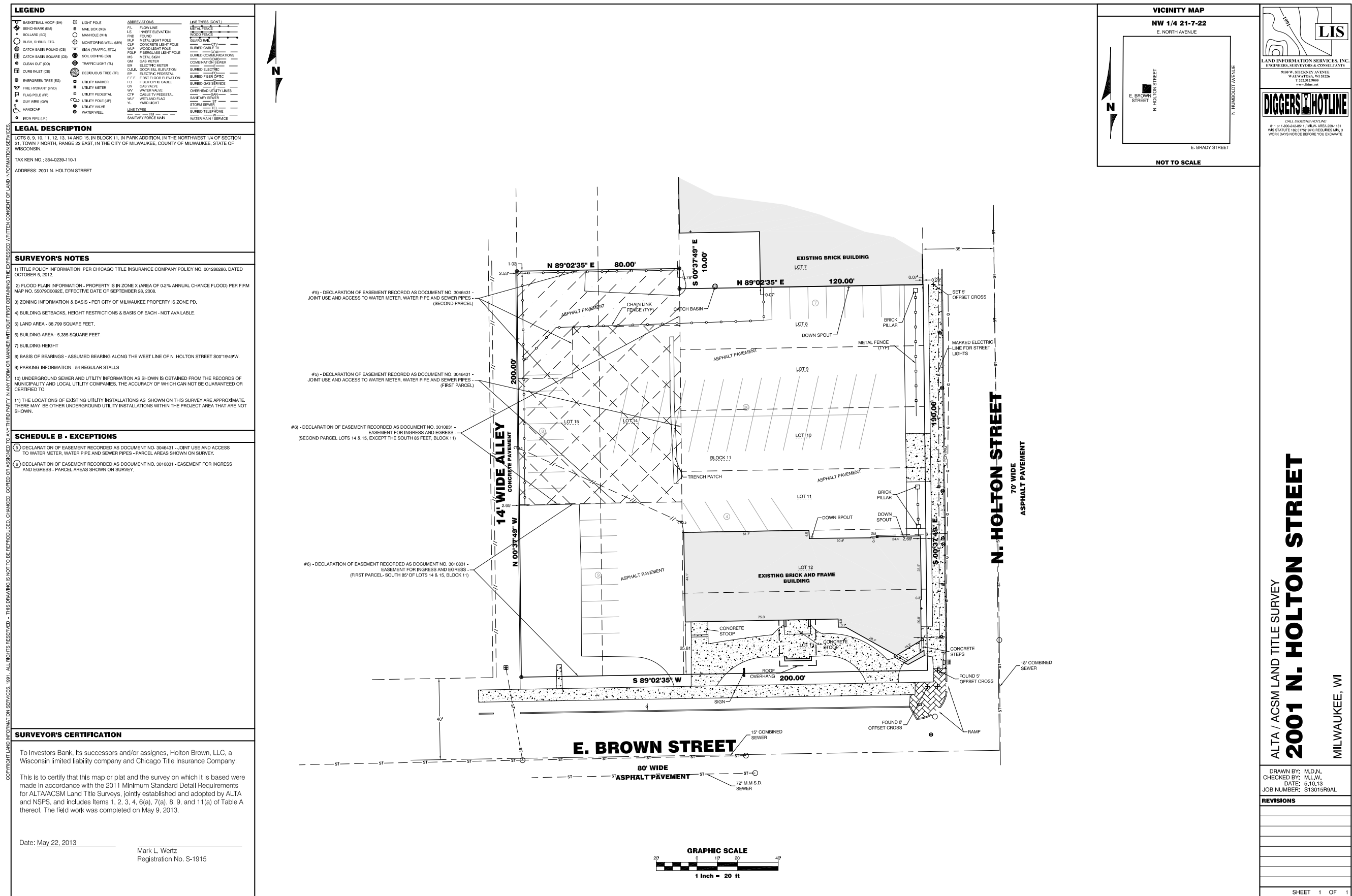








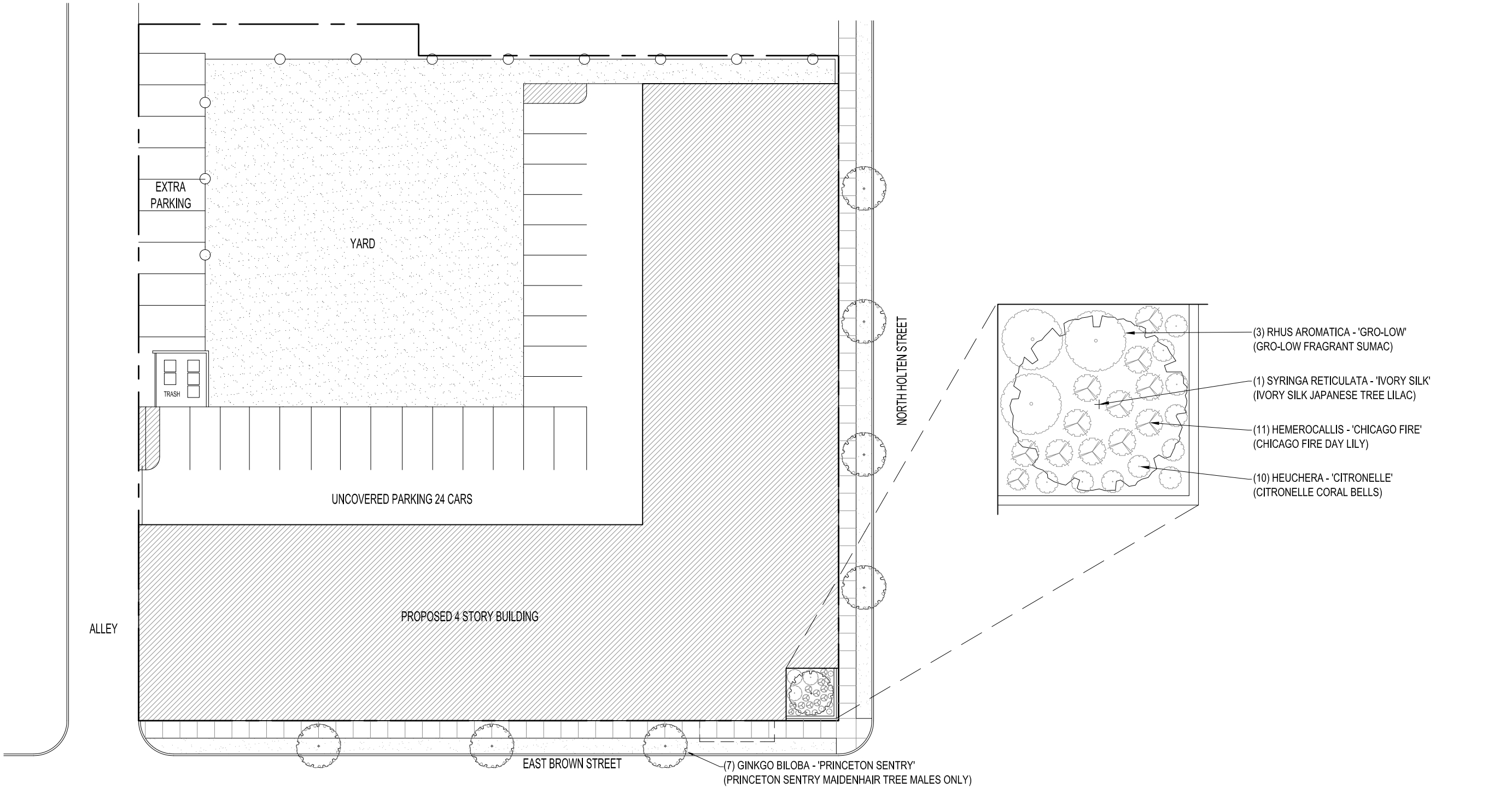








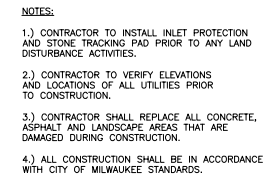




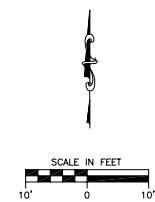
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## KORB TRED O A R C H I T E C T S



**ARCHITECT:**  
Korb Tredo Architects  
790 N. Milwaukee St.  
Suite 210  
Milwaukee, WI 53202



COMM NO:	13020
SCALE:	1" = 10'
PHASE:	DPD Submittal
DATE:	14 June 2013

C-1

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KORBTREDO ARCHITECTS

PROJECT:  
Ingram Place Apartments  
210 N. Holton Street  
Milwaukee, WI 53212

OWNER:  
Institutional Housing, Inc.  
4425 W Mitchell St.  
Milwaukee, WI 53214

ARCHITECT:  
Korb Trede Architects  
790 N. Milwaukee St.  
Suite 210  
Milwaukee, WI 53202



REVISION NO.	DATE

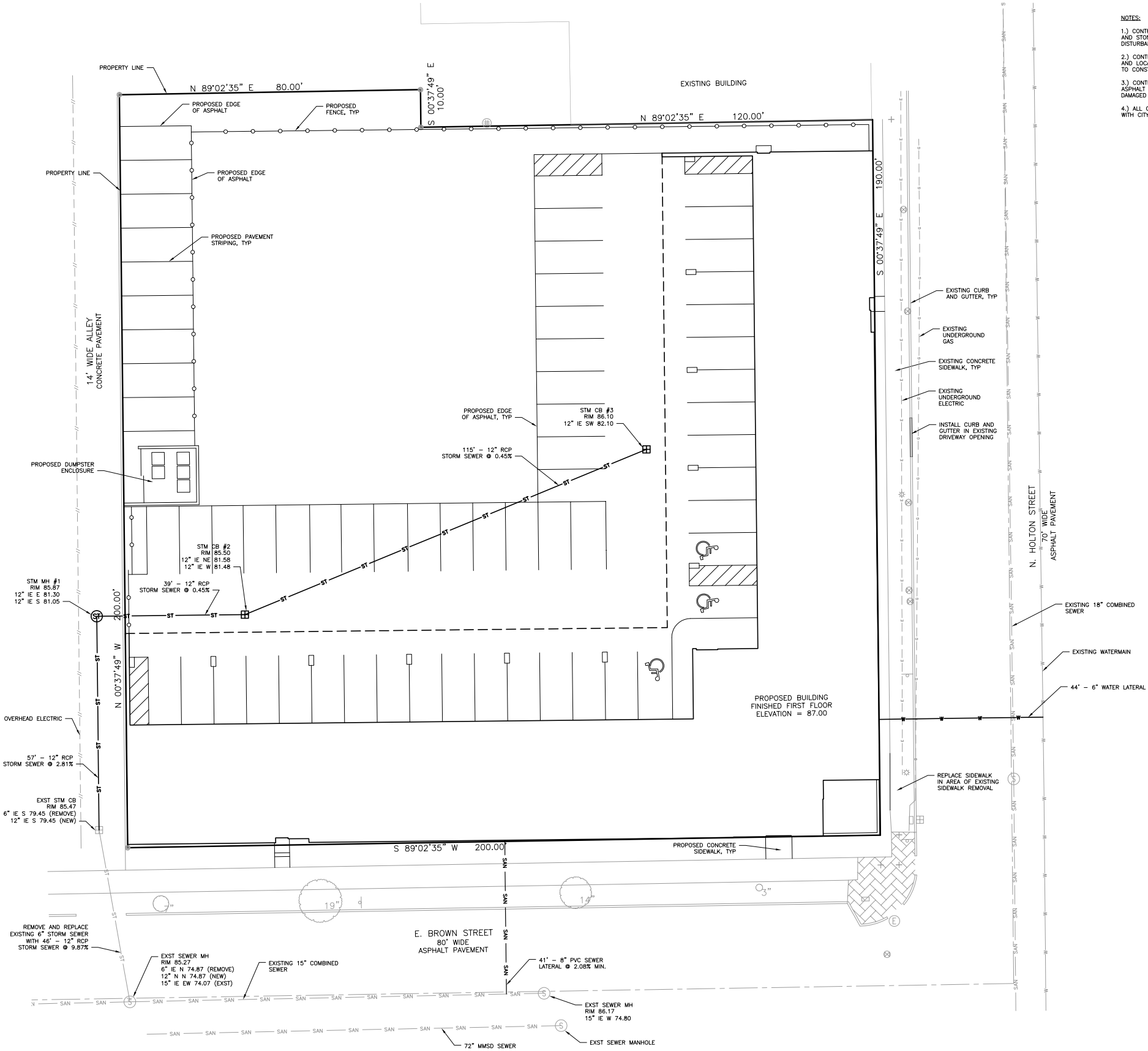
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DATE: 14 June 2013

PAVING & UTILITY PLAN

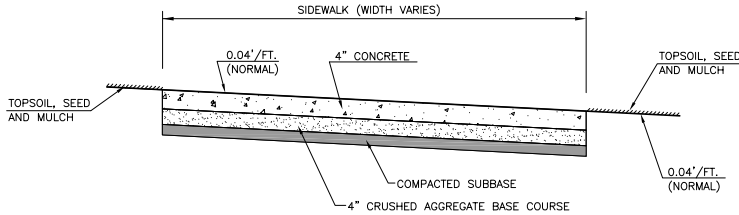
C-2

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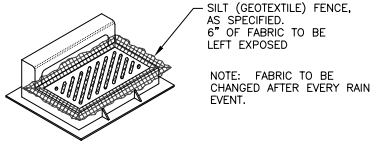
- NOTES:
- 1.) CONTRACTOR TO INSTALL INLET PROTECTION AND STONE TRACKING PAD PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
  - 2.) CONTRACTOR TO VERIFY ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - 3.) CONTRACTOR SHALL REPLACE ALL CONCRETE, ASPHALT AND LANDSCAPE AREAS THAT ARE DAMAGED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



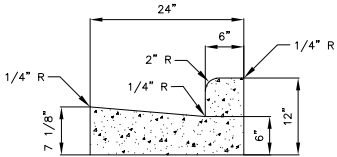




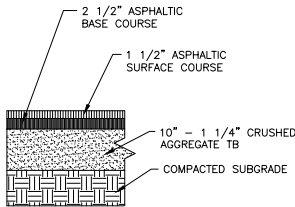
CONCRETE SIDEWALK DETAIL  
NOT TO SCALE



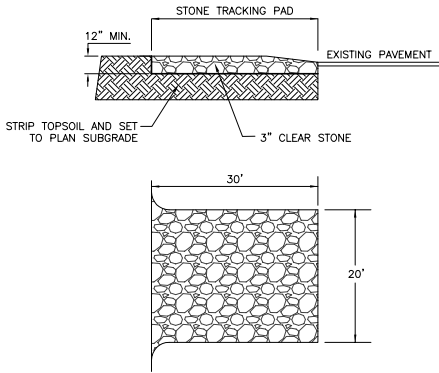
CATCH BASIN FILTER



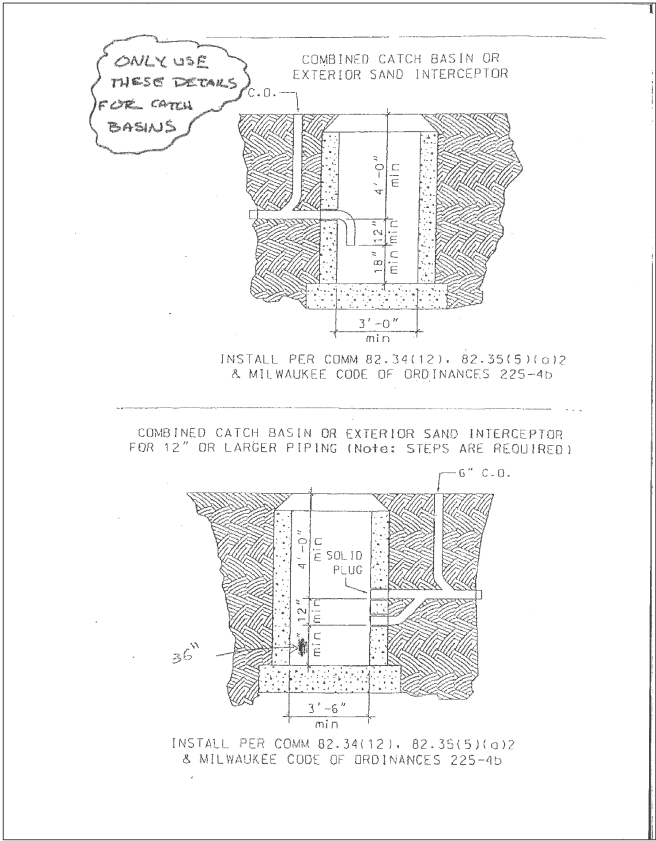
24" CURB AND GUTTER, TYPE D  
NOT TO SCALE



ASPHALT PAVEMENT DETAIL  
NOT TO SCALE



STONE TRACKING PAD DETAIL  
NOT TO SCALE



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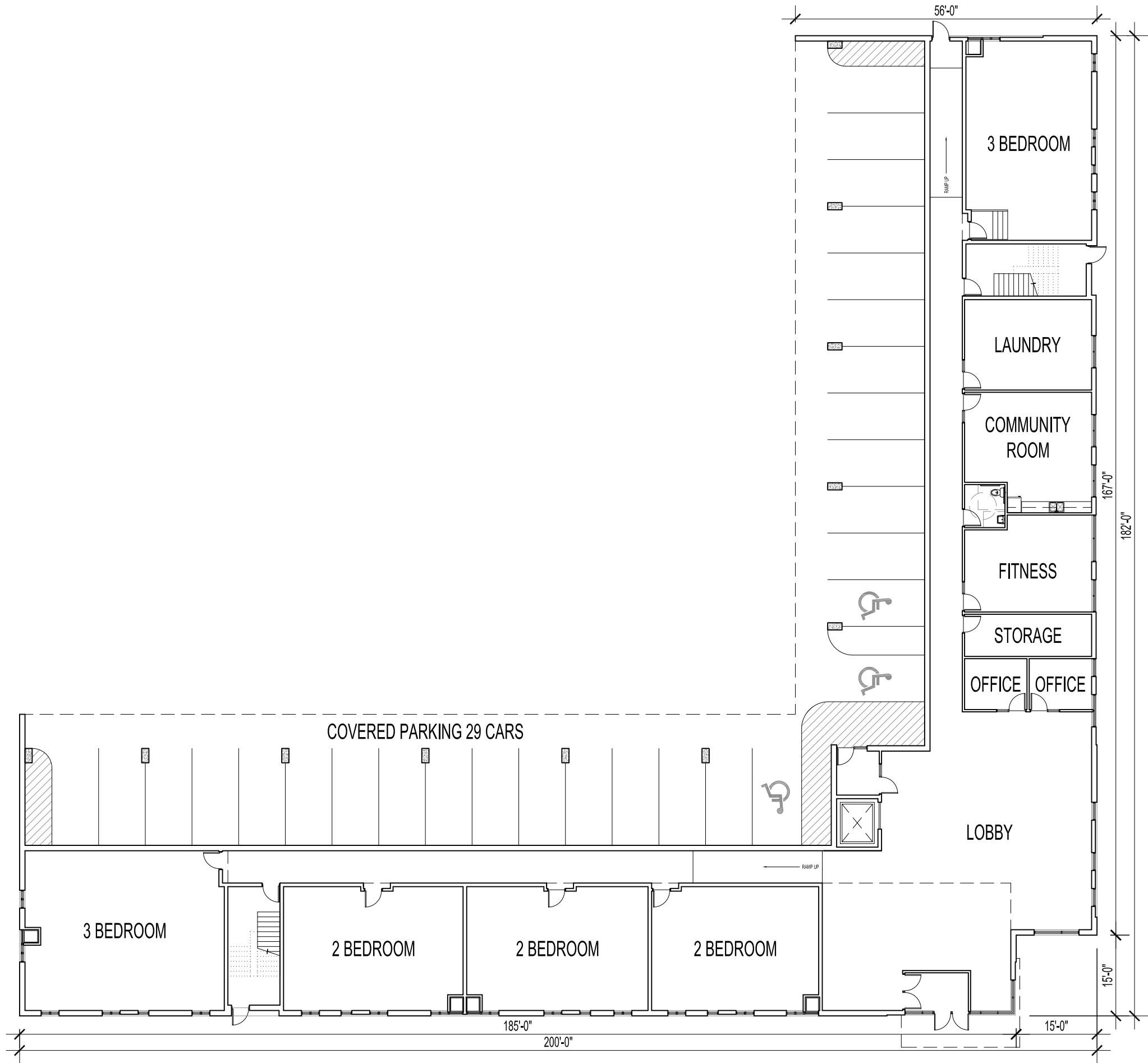
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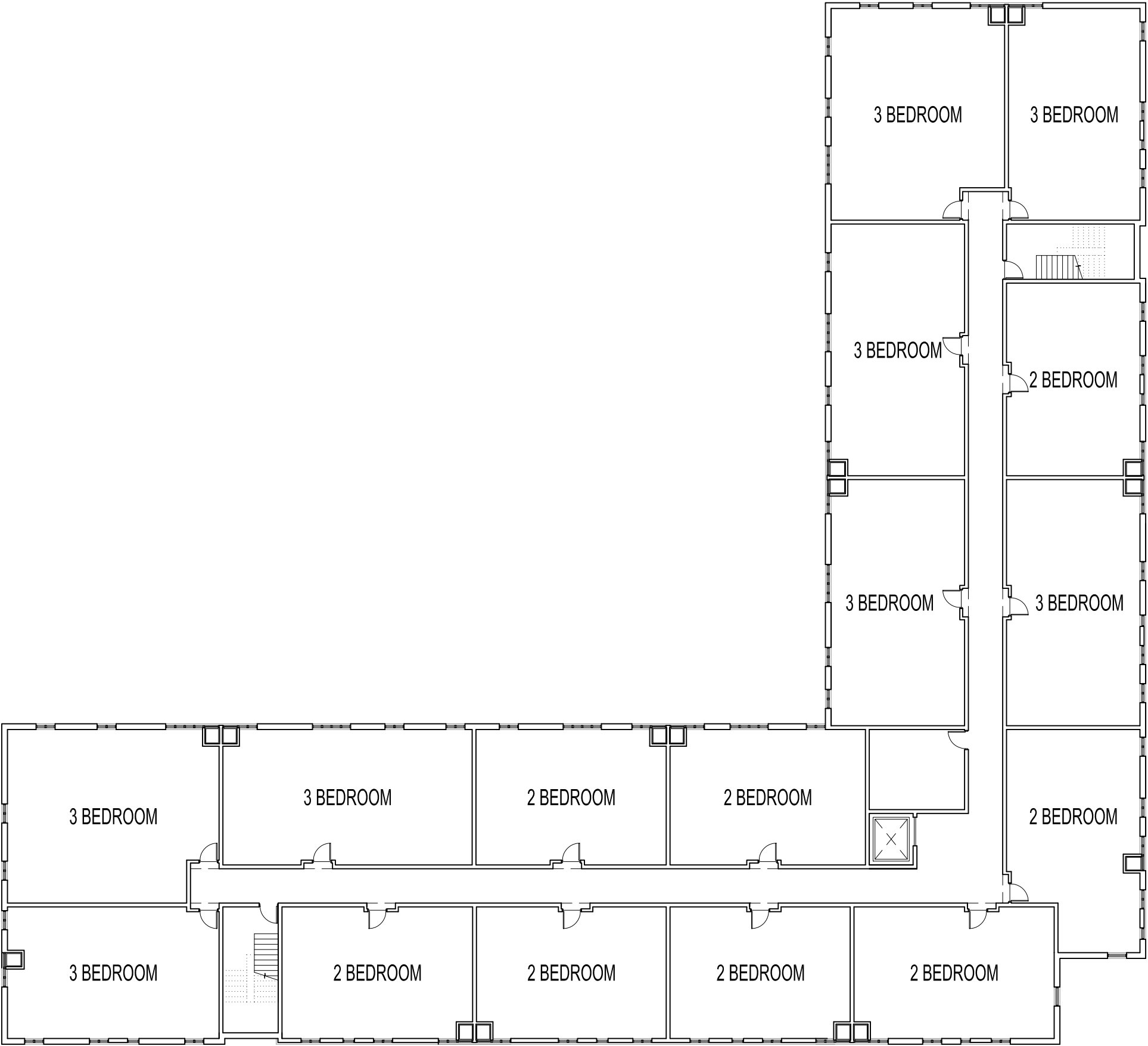
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DATE: 14 June 2013



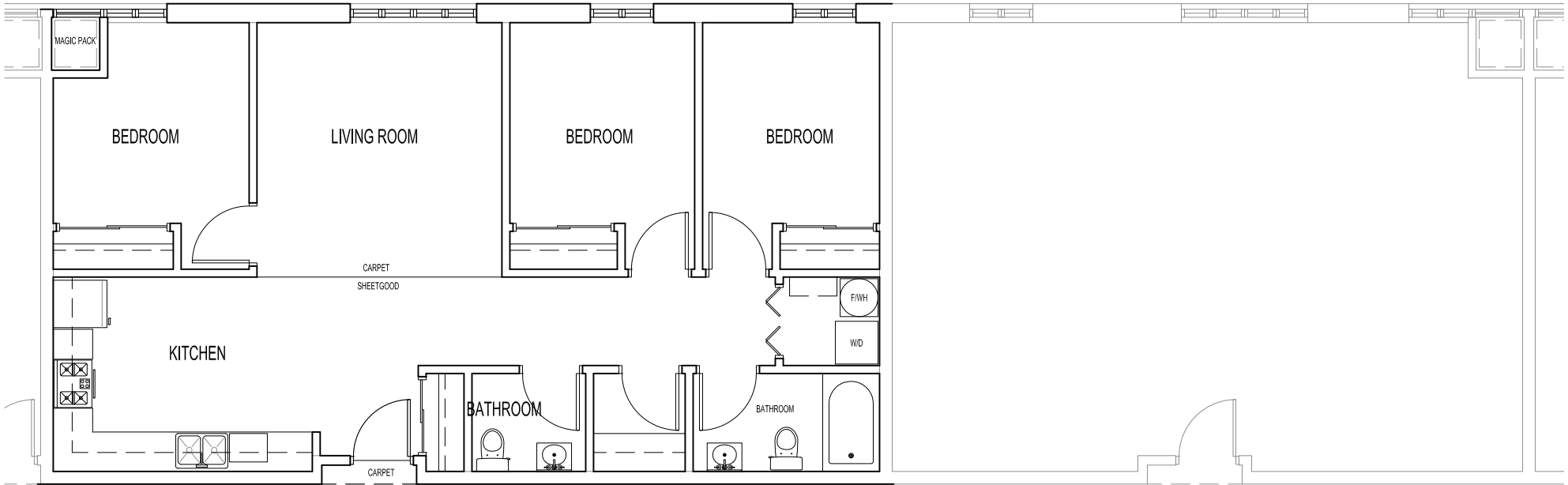


Scale: 1" = 20'-0"





Scale: 1" = 20'-0"



TYPICAL 3 BEDROOM



TYPICAL 2 BEDROOM

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



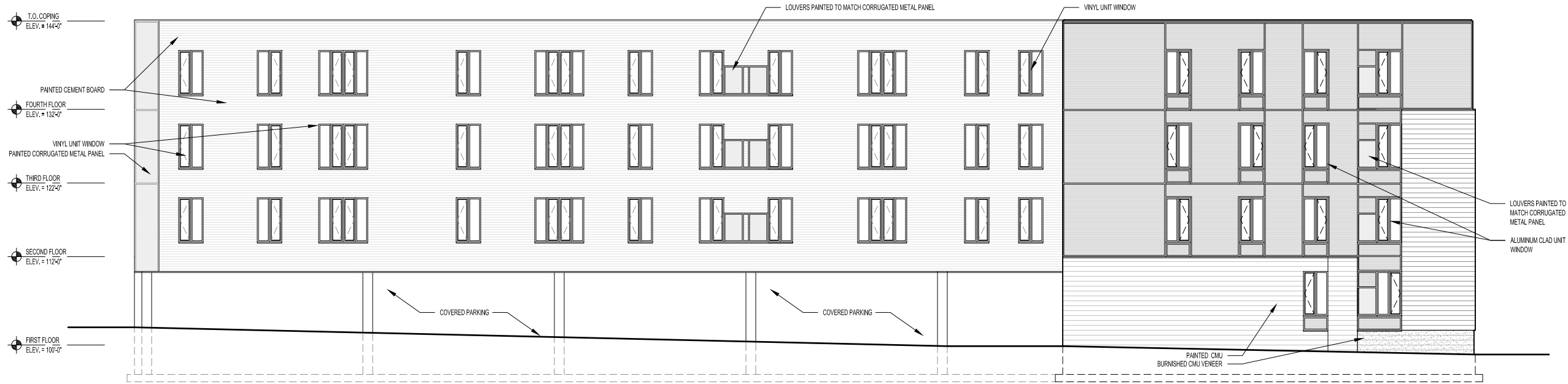


East Elevation, Scale: 1/16" = 1'-0"

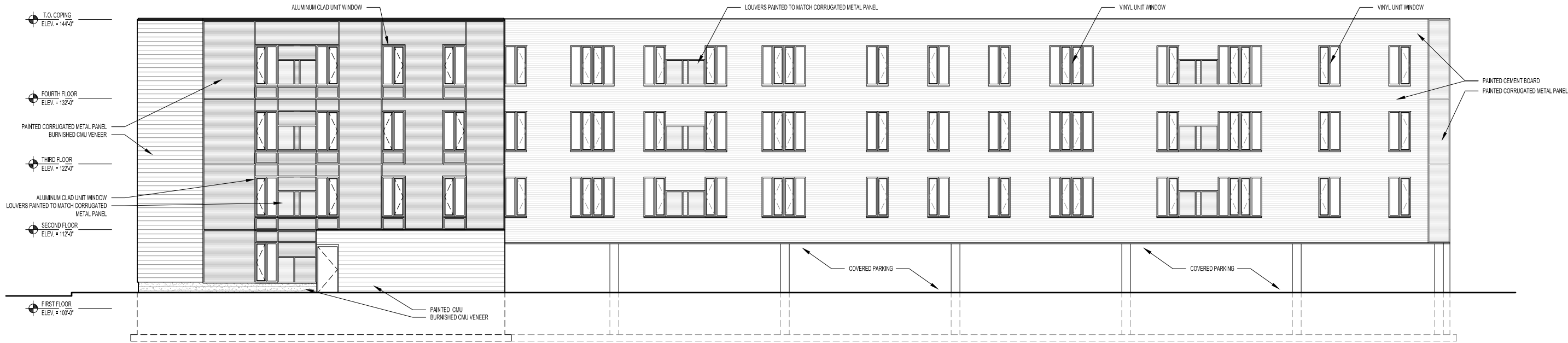


South Elevation, Scale: 1/16" = 1'-0"

Architectural Building Elevations: West, North



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



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







