



Common Council File Number 141841

2151 & 2181 South Robinson Street

### **General Plan Description and Owner's Statement of Intent**

The subject site currently comprises just over 6 acres on the western edge of the Bayview neighborhood to the south of downtown Milwaukee. Milhaus Development and Wired Properties have entered into a purchase agreement with the current owner of the site and are in the process of due diligence and project feasibility assessment.

Milhaus and Wired have identified the site as having high potential for a multifamily residential community. The site sits along active railroad tracks to the west and is currently used as a collection of vacant and occupied industrial buildings. Previous environmental reports provide evidence that the site contains hazardous materials, including petroleum, asbestos, and lead. Milhaus plans to develop a Remedial Action Plan approved by the Wisconsin Department of Natural Resources to incorporate in design of the residential buildings.

Regardless of the challenges posed by the past uses and the current environmental condition, the vibrant cultural, arts, and entertainment activity of the Kinnickinnic Avenue corridor to the east of the site create an energetic neighborhood where many desire to live. In addition, the immediately surrounding residential neighborhoods create a nestled location functions well for development of a multifamily community. The general layout of the site has been designed with this larger environment in mind.

The proposed general site plan includes multiple buildings and drives which continue the existing street grid of the surrounding residential neighborhood. The site plan has been developed to blend cohesively with the existing neighborhood, while providing adequate traffic flow and automobile parking for the new buildings. Four buildings will be constructed between Robinson Street and the extension of Austin Street as a private roadway. One of these buildings will function as the leasing center, offices, and resident amenity area. A portion of the ground floor of building "A" will be dedicated to retail use. To the west of Austin, two residential buildings, a surface parking lot, and a structure of private garages will be constructed.

Two existing buildings have the potential to be reused. Milhaus is actively pursuing analysis on the environmental and cost factors involved in reusing a portion of these two existing buildings.

The development will be built as one continuous phase starting from the North to the South.

The maximum building height for each building will be as follows: Building A- 2 stories over parking level/30' max., Building B-3 stories over parking level/40' max. Building C- 3 stories over parking level/50' max. Building D-4 stories over parking level/60' max Building E- 4 stories/60' max.



The topography of the site slopes from east to west, dropping significantly between Robinson and Austin streets. The general site plan places the buildings along Robinson with a grade-level leasing office and residential units accessible directly off of Robinson. As the site drops to the west, the grade level of the western façade will be parking access to a garage under the upper floors of the building. The buildings to the west of Austin will have walk-up units at grade level along the eastern façade and enclosed parking access along the western façade.

Currently the general site plan includes areas available for outdoor amenity spaces and green areas. These areas will be utilized as attractive green space for either active use or passive landscaping as is appropriate.

The general plan project description statistics as reference in the General Planned Development Checklist are as follows:

1. Gross land area- 276,994 s.f./6.4 Acres/100%
2. Maximum amount of land covered by principal buildings-121,057 sf/2.8 acres/44%
3. Maximum amount of land devoted to parking, drives, and parking structures
  - a. Surface parking-51,036 sf/1.2 acres/18%
  - b. Roads w/ parallel parking- 30,870/.71 acres/11%
  - c. Sidewalks/Plaza at pool- 17,789/.4 acres/6%
4. Minimum amount of land devoted to landscaped open space- 56,242 s.f./1.3 acres/20%
5. Maximum proposed dwelling unit density if residential and total square footage devoted to non-residential uses- Residential-320 units max.- approx. 50 units per acre or 865 s.f. of lot area per dwelling unit. Nonresidential uses include up to 3,000 s.f. of commercial space and up to 5,000 s.f. of leasing, property management and amenity space.
6. Proposed number of buildings-7 total-5 residential, 1 sales/leasing within shell of metal structure, 1 (8) unit carport
7. Maximum number of dwelling units per building-
  - a. Building A-35 units (43 bedrooms)
  - b. Building B- 40 units (63 bedrooms)
  - c. Building C- 80 units (124 bedrooms)
  - d. Building D- 100 units (115 bedrooms)
  - e. Building E- 65 units (112 units)
8. Bedrooms per unit-see above.
9. Parking spaces provided- 1.1 per unit, Commercial parking will be public on street parking on Robinson and on street parking on new private roadway.
  - a.
  - b. Total-350 or 1.1 per unit
    - i. Surface-140
    - ii. Structured-210



#### 10. Bicycle Parking

- a. Bicycle parking: will follow set standards, 1 space for every 4 residential units, 1 visitor space for every 30 units. Additional spaces will be provided for commercial space, 1 for every 1000 s.f. of space.

Milhaus provides the following statement as to how the plan provides for or complies with each of the district standards enumerated under s/ 295-907 where applicable:

- USES: Use will be multi-family residential and all uses permitted per LB2 zoning for the portion marked retail in building "A".
- DESIGN STANDARDS: Design standards of the project will be consistent with City of Milwaukee guidelines. See below for additional design standards.
- DENSITY: Maximum density will be up to 320 residential units, up to 3,000 square feet of commercial space and up to 5,000 s.f. of sales/leasing and amenity space.
- SPACE BETWEEN STRUCTURES: The spaces between structures will not be less than required by the City of Milwaukee.
- SETBACKS: The setbacks from adjoining properties will be consistent with those defined within LB2 with the exception of front and side street setback max. will be 15'.
- Minimum Glazed areas: Minimum glazed area for the primary street frontage will be 30% measured for entire façade.
- SCREENING: The site will be appropriately screened with Type "A" landscaping.
- OPEN SPACES: The open spaces will be landscaped and maintained so as to not create a nuisance or hazardous condition.
- CIRCULATION, PARKING, AND LOADING: Circulation, parking, and loading will be constructed as depicted in the attached plans and will be landscaped and screened in a manner consistent with planned development standards.
- LANDSCAPING: All required vegetation shall meet Type "A" landscape standards and will be maintained on an ongoing basis.
- LIGHTING: Lighting will be designed consistent with applicable standards.
- UTILITIES: Utilities will be installed and screened as required.
- SIGNS: Signs will be incorporated and illuminated per planned development standards.

Design standards:

Parking will be underground and in surface lots. The underground parking will be largely concealed from view, exposed walls will be articulated to ensure no large blank surfaces. The surface parking lots will be located behind building D and E and planted with a landscape buffer.



Buildings will be designed to follow urban design principles of an active and varied street presence. The buildings will be constructed of high quality materials with brick masonry, cast stone, metal panel and cement board siding. Building materials and massing will be used to break down the scale of the main street facades with special articulation at street level to ensure a pedestrian friendly environment.

#### Sign Standards:

Sign sizes will follow standards in LB2 zoning.

Each building will have 1 type "A" illuminated sign maximum, no internally illuminated box signs will be used, 1 additional pin supported, illuminated sign may be used.

Building A may contain signage for retailer to be submitted when space is leased. This signage will follow type "A" standards in LB2 zoning.

Leasing office will include 1 illuminated sign and 1 illuminated blade sign

Amenity space will have 1 illuminated sign.

Development signage may be placed at the intersection of Robinson and The extension of Austin Street.

Temporary banner signs for leasing purposes and during construction for developer/contractor/architect and funding sources will follow requirements for 295-407-3-b "temporary banner signs for large buildings"

Bicycle parking: will follow set standards, 1 space for every 4 residential units, 1 visitor space for every 30 units. Additional spaces will be provided for commercial space, 1 for every 1000 s.f. of space.

#### General Landscaping Standards:

Small ornamental trees, shrubs, perennials and limited annuals will be used as landscaping from sidewalk to building face.

Small ornamental trees, shrubs and native grasses will be used as buffers within parking areas.