



Common Council File Number 150463

2151 & 2181 South Robinson Street

**1<sup>st</sup> Amendment to General Plan Development Owner's Statement of Intent**

The General Plan Development was approved as file number 141841 on 05-12-15 for the reuse of (2) existing buildings and the construction of (5) new buildings including a freestanding garage. Since that time the environmental conditions found onsite have required a change in site planning and building layouts.

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 which functions well for development of a multifamily community. The subsequent environmental concerns have required this amendment to the general layout of the site but these changes were designed to be consistent with the existing surrounding context.

The proposed amended general site plan includes multiple buildings and drives which continue the existing street grid of the surrounding residential neighborhood. Previously the site plan included saving (2) structures, The former Sweetwater organics building (labeled building "A" on previously approved site plan) and salvaging the structural frame of the building immediately south of Building A. In the previous plan surface parking occurred only on the Southwest corner of the site. The new plan has additional surface parking between buildings A and B- see amended architectural site plan. Further investigation of soil conditions revealed areas of contamination from previous industrial uses and areas of soils with extremely poor bearing capacities for new construction. It appears based on soil boring samples that a portion of the site may have been a riverbed. It was also determined that the former sweetwater building may have lead paint and asbestos contaminants. As a result it was determined to not attempt to salvage this building, remove the new street between buildings B and C and reduce the



number of total buildings from 7 to 5. The amended site plan changed the orientation of the buildings B and C to orient them north and south. Although this solution was a direct result of environmental conditions it did allow the south end of the site to respond to the established pattern on the south end of the site, aligning the reconfigured building B with residential uses and the parking west of building B aligning with the alley across the street. This revision has been developed to blend cohesively with the existing neighborhood, while providing adequate traffic flow and automobile parking for the new buildings. 2 buildings will be constructed fronting on Robinson Street building, building A (see site plan) at the north east corner of the site and Building B at the Southeast corner. 2 buildings will be built on a private extension of Austin Street, building C and D. The eastern end of the ground floor of building A will be dedicated to leasing and property management operations. The North end of the ground floor of buildings B, C and D will be used for amenity spaces including club room, fitness and a potential maker's space.

In addition to structured parking under building A and B surface parking lots will be built between building B and C, and west of building D.

An existing building has the potential to be reused. Milhaus is actively pursuing analysis on the environmental and cost factors involved in reusing a portion of the existing building south of building A- see architectural site plan.

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

The topography of the site slopes from east to west, dropping significantly between Robinson and Austin streets. This slope will be used to conceal the underground parking from the east side (Robinson Street elevation) of building "B" allowing access to parking on the lower west side from the surface parking area. The underground parking for building "A" will also be accessed from surface parking on the west side.

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-75,935 sf/1.7 acres/27%
  - a. previously approved as 121,057 s.f./2.8 acres/44%
3. Maximum amount of land devoted to parking, drives, and parking structures
  - a. Surface parking-65,408 sf/1.5 acres/24%



- b. Previously approved as: 51,036 sf/1.2 acres/18%
- c. Roads w/ parallel parking- 23,030/.53 acres/12%
  - i. Previously approved: 30,870/.71 acres/11%
- d. Sidewalks/Plaza – 23,070/.53 acres/8%
  - i. Previously approved: 17,789/.4 acres/6%
- 4. Minimum amount of land devoted to landscaped open space- 77,866 s.f./1.8 acres/28%
  - a. Previously approved: 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-300 units max. (previously 320)- approx. 47 units per acre or 923 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-Up to 5 total, 4 residential, 1 amenity space within shell of metal structure.
- 7. Maximum number of dwelling units per building-
  - a. Building A-72 units (94 bedrooms)
  - b. Building B- 53 units (78 bedrooms)
  - c. Building C- 71 units (96 bedrooms)
  - d. Building D- 95 units (128 bedrooms)
- 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-345 or 1.2 per unit (previously 350)
    - i. Surface-262 (previously 140)
    - ii. Structured-83 (previously 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 300 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 25% 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 between B and C 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 wall sign maximum, no internally illuminated box signs will be used, 1 additional pin supported, illuminated sign may be used.

In addition to the above, Building A will contain signage for a leasing office. This signage will follow type "A" standards in LB2 zoning, it will include 1 illuminated sign and 1 illuminated blade sign

In addition to typical building signage, each 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.