

**File #141868  
2202 South Kinnickinnic Avenue  
371 East Ward Street & Vacant Land  
Detailed Planned Development Project Description  
Owner's Statement of Intent**

**Purpose:** Dermond Property Investments requests that the zoning for the subject properties 2202 South Kinnickinnic Avenue and 371 East Ward Street and the vacated excess street right-of-way in the area bounded by South Allis Street, East Brunk's Lane and East Ward Street, as well as a portion of East Brunk's Lane between South Allis Street and East Ward Street per file #141642 be amended to a Detailed Planned Development (DPD) in accordance with this submittal.

**Project Overview**

- A. **The Developer:** Dermond Property Investments intends to build a five-story residential apartment building consisting of 69 apartment units and 73 parking spaces. The project will be located at 2202 South Kinnickinnic Avenue and 371 East Ward Street, at the intersection of Kinnickinnic and Ward Streets in Milwaukee, and will consist of two-bedroom and one-bedroom apartments and studios and micro units. Founded in 2004 by Eric, Max & Stephane Dermond, Dermond Property Investments (DPI) is an integrated Real Estate services Company with operations in acquisitions, new development, historical rehabilitation and property management. In 2009, DPI expanded its real estate portfolio to include residential development. Since its inception, DPI has acquired and redeveloped office properties in the Milwaukee area such as 757 North Water, which won the Downtown Achievement Award in 2007, 757 North Broadway and 225 East Mason, which are all located in downtown Milwaukee's financial district. Other opportunistic Developments include the historic rehabilitation of the Pabst Boiler House located at 1234 North 10th Street, which has won The 2008 Milwaukee Historic Preservation Award, First Place for "Best Renovation Office" in 2009 and BOMA Office Building of the Year Award in 2010 & 2011 and two housing properties Latitude Apartments a 90 unit apartment complex with 7,500 square feet of retail space located at 1857 East Kenilworth Place, and Avante Apartments a 36 unit apartment complex located at 1601 North Jackson Street. With the aim of taking Real Estate Investment to the next level and providing top notch service to its Tenants, DPI owns and manages its properties in order to ensure customer/tenant satisfaction.

Joel Agacki is the project designer and co-founder of *Striegel- Agacki Studio*. The office's work is highly respected and has been featured for

their Milwaukee projects, in national publications such as *Metropolitan Home* and *Elle Décor*. SAS's recently completed multi-family housing projects include the East Terrace apartments (1530 North Jackson) Avante Apartments (1601 North Jackson), the LEED Platinum Sage on Jackson Apartments (1509 North Jackson), and the forthcoming LEED Platinum Sage on Prospect (1825 N. Prospect). He was selected for his experience in urban-fill, multi-family projects, his design aesthetic and his collaborative team approach.

Matt Burrow is the General Contractor & President of Catalyst Construction. Matt runs one of the leading and fastest growing construction firms in Southeastern Wisconsin and has been recognized extensively as one of the best in the state, having built The Latitude on Kenilworth, Avante on Jackson, Good Harvest Market, Pieper Power, St. John's Marcus Lutheran Expansion, Sentinel Building, Ticket King, WUWM Radio Station, Waukesha Housing Authority, Cambridge Condos, Cornerstone Financial, Lighthouse Development and a host of other commercial, education, government, religious and health care buildings for his clients in the Milwaukee and surrounding area. Catalyst Construction is committed to developing lasting relationships with their clients, delivering high quality services on-time and on-budget

- B. **The Property:** This project is comprised of two components; a new mixed-use building and relocation of an existing city owned public parking lot.

**Mixed-use Building:**

The site of the proposed multi-family apartment building is comprised of two parcels, 2202 South Kinnickinnic and 371 East Ward Street, currently a city owned public parking lot to be repurposed in our development. The sites are located at the corner of Kinnickinnic and Ward. They front the street on the North and West, border an alley to the East and share the south property line with an existing two-story commercial building. Dermond Property Investments has an accepted offer to purchase from the current land owner and demonstrated proof of interest in the property. The sites are currently zoned LB-2 and consist of 19,966 SF in total.

**Public Parking Lot:**

DPI will relocate the existing public parking on 371 East Ward Street, currently a city owned parcel, to the vacated excess street right-of-way in the area bounded by South Allis Street, East Brunk's Lane and East Ward Street, as well as a portion of East Brunk's Lane between South Allis Street and East Ward Street per file #141642. DPI will work with the City of Milwaukee to execute a partial vacation of East Archer Street (see Exhibit). This new public lot will provide 13 public parking stalls in lieu

of the 22 currently located at 371 East Ward Street. The new public parking lot will be landscaped according to Type B landscaping per s. 295-405-1 of the Milwaukee Zoning Code. The area of this new public parking lot will be 6,018 SF. This new public parking lot will be constructed prior to the start of the new mixed-use building. The paved surfaces will be comprised of various porous pavements, including Pavedrain pavers. In addition, rain gardens will be incorporated to contain storm water runoff on site.

### **C. Sustainable Design Practices:**

This multi-family building will be a model for sustainability when it comes to energy efficient apartment living. Although we are not pursuing LEED certification on this development, the sustainable design strategies we will employ compose a majority of points that can be earned according to the LEED scorecard for New Construction and Major Renovations (v3).

**1. Energy and Atmosphere:** The building envelope will be exceptionally tight and have little air filtration given the use of spray foam insulation that will seal the building perimeter, acting as a continuous insulation barrier and air/vapor barrier.

**Exterior wall construction:** insulated in the wall stud cavities to provide an additional level of thermal control.

**Windows and doors:** recycled fiberglass material will be used in fabrication to provide a U-value and shading coefficient equal to the 'excellent' category in the LEED rating system.

**Roof construction:** normally left as a void space – the roof plenum will be blown full of insulation to net an insulation value nearly twice as great as a normal 'flat' roof. In addition, the roof membrane will be light colored PVC or TPO – versus black EPDM – which, given the larger surface area of this particular roof, will be reflective and thus reduce the urban heat island effect and cooling load on the building at the same time.

All of these features combined will increase the thermal performance of the building overall, and consequently conserve energy well above code minimums.

**2. Indoor environmental quality:** the long-term health of the building and our tenants is of extreme importance. Material off-gassing can have cumulative and detrimental effects on the human body – especially those

hyper sensitive to non-inert chemical components. Most interior materials – including cabinetry, countertops, vinyl flooring, paints, insulation and sealants will emit low or no VOCs (volatile organic compounds).

**3. Material and Resources:** We are also concerned about the sustainability of our local businesses and material supplies. As such, locally sourced and recycled materials will be used extensively. For example, Cal Star brick – produced in Racine from recycled fly ash – makes up the masonry component of the building facade. The cementitious spandrel panel enclosure system cladding the ‘middle-frame’ façade components meets LEED certification requirements for Regional Materials. The same can be said for the concrete, precast, interior cabinetry, running trim, and recycled rubber exercise room floor.

**4. Sustainable Site / Location and Transportation:** This site is located within .5 mile walking distance of dozens of community businesses and services including retail shops, restaurants, health and wellness centers, schools, places of worship, fire station, theater, medical/dental offices, etc. Additionally, multiple bus stops serving 4 different mass transit lines are located within 200 yards of this location. DPI also has interest in funding a Bublr bike station to be tentatively located in Zillman Park at the Ward – KK intersection.

It’s our mission to make this development as healthy and chemically inert as possible for long term benefit of the residents and the environment. From recycled urban in-fill land, to interior materials, to chemically inert building products, to an energy efficient building enclosure, our development is a multi-faceted composition of sustainable design strategies.

**D. Uses:** The proposal is for residential and commercial uses, consistent with the current uses.

**1. Multi-Family Residential:** The project will target a mixed demographic but largely young professionals that want to live in a smaller boutique high quality building in the heart of Bayview, providing for easy access to walk or bike to shopping, dining, entertainment, and lake/riverfronts within blocks of this location.

**2. Commercial:** 2,600 square feet of prime commercial space, fronting Kinnickinnic Avenue and Ward Street, will be available on the first floor. Permitted uses will be consistent with the permitted uses in the LB2 zoning district.

**E. Design Standards**

- 1. Density:** 69 Apartment units, 290 SF of site area per unit. One commercial tenant space totaling 2,600 SF will be located on the first floor of the building at the intersection of KK and Ward.
- 2. Setbacks:** As noted on the Exhibits, the building is set back 5' on the South side, 0' setback on the West (Kinnickinnic Avenue) side, 0' on North (Ward Street) side and 10' on the East (alley side).
- 3. Open Spaces:** Nearly every unit has a partially covered outdoor terrace.
- 4. Parking/Circulation:** The building's lobby entrance for residents will be accessed from the middle of the building on the first floor of the Ward Street elevation. As noted earlier, a 13 stall public parking lot will be constructed to replace the 22 stall public parking lot located at 317 East Ward Street. There are 73 covered parking spaces for building residents as noted on the plans. 45 spots are located in a basement level accessed from East Ward Street bordering the Eastern property line. 28 spots are located on the building's entry level accessed from the alley, at the southeast corner of the building.  
2202 S KK – Parking Analysis  
Zoning code requirements for multi-family: 46 – number of off-street parking spaces required based on 2:3 ratio for 69 units – 25% reduction based on location w/in 1,000 feet of regularly scheduled bus stop (-11) = 35 as number of off-street parking spaces required to be supplied.  
2202 S KK proposal: 73 off-street parking spaces provided for the proposed 69 residential units  
Summary: The 73 off-street parking spaces provided on the site exceed the 35 required by code once the exception is calculated into the overall number required.
- 5. Garbage/Recycling:** Recycling and garbage are located in the entry level parking garage and will be picked up from the alley.
- 6. Storm Water:** This site is exempt from storm water requirements.
- 7. Lighting:** All exterior lighting on the site will conform to regulations application in s. 295-409 of the Milwaukee Zoning Code, and Milwaukee Code of Ordinances with regard to lighting levels.
- 8. Signs/Signage:** We will have construction temp signage/marketing signage at the KK – Ward intersection. This temporary construction and temporary marketing signage in accord with s. 295-407-3 of the Milwaukee Zoning Code.

Upon completion, we intend to have permanent building signage that will be fixed to the middle of the building's Ward facade at the apartment lobby entrance (i.e. not free standing) in accord with s. 295-407-2 of the Milwaukee Zoning Code. This signage will be approximately 13' wide x 2' high. This permanent sign will be high quality, and will comprise of individual letters that will be backlit only, if illuminated.

In addition, upon completion, we intend to have a permanent building signage bands for the retail tenant at the KK and Ward intersection (see Exhibits). This signage band will extend approximately 50' along Kinnickinnic, and approximately 47' along Ward Street (i.e. not free standing). These signage bands will be approximately 2' high. The actual signage graphics on these bands will be in accord with s. 295-407-2 of the Milwaukee Zoning Code.

**9. Building Materials:** As noted on the exhibits, the building will have a poured concrete and brick base with storefront glazing system, metal panel middle-frames and brick body and top / cornice (see Exterior Elevations and Materials Page). Guardrails and balcony rails will be painted bar stock steel frames with steel mesh in-fill (see Exhibit).

**10. Landscaping:** As noted in the Landscape Plan, the proposed new public parking lot landscaping will be consistent with Type B landscaping per s. 295-405-1 of the Milwaukee Zoning Code. All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1).

**11. Space Between Structures:** There is one existing commercial building bordering the Southern property line approximately 5' away. Given our proposed 5' setback to the Southern property line, the aggregate distance between the proposed building and existing commercial building will be approximately 5'.

**12. Utilities:** Gas, water and sewer lines will be installed underground. Electric, telephone as cable will be run overhead. An area at the southeast corner of the building, within the 10' setback from the Eastern property line, has currently been designated for a new electrical transformer, if required. This is the preferred location for this equipment. We are working with WE Energies to locate the new transformer on the proposed development site as far from the intersection of the alley and Ward Street as possible.

## **F. Site Statistics**

### **Mixed-Use Building:**

1. Gross Land Area: 19,966 SF
2. Land Covered By Principal Buildings: 16,448 SF, 82%

3. Land devoted to parking and drives on first floor: 12,047 SF, 60%
4. Maximum Dwelling Density: 69 Residential Units (69) / Lot area (19,966 sf) = 290 sq ft/unit.
5. Proposed Number of Buildings: 1
6. Maximum Number of Dwelling Units Per Building: 69
7. Bedrooms Per Unit: 69 residential units (see Exhibit for unit breakdown).
8. Parking Spaces Provided for the Proposed Building: 73 total (35 required by code). See above for full explanation of parking supplied for this development.

**Public Parking Lot:**

1. Gross Land Area: 6,018 SF
2. Land Covered By Principal Buildings: 0 SF, 0%
3. Land devoted to Parking and Drives: 4,000 SF, 66%
4. Proposed Number of Buildings: 0
5. Parking Spaces Provided for Public Use: 13 total (see above for Public Parking lot description).