



Common Council File Number 150132

2151 & 2181 South Robinson Street

Detailed Planned Development 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, approved in May of 2015 as File Number 141841 and amended as File Number 150463 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.

Site layout- 2 buildings will be constructed fronting on Robinson Street, 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.



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

Building Parameters-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.

The 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 detailed plan project description statistics as referenced in the Detailed Planned Development Checklist are as follows:

1. Gross land area- 276,988 s.f./6.4 Acres/100%
2. Maximum amount of land covered by principal buildings-75,935 sf/1.7 acres/28%
3. Maximum amount of land devoted to parking, drives, and parking structures
 - a. Surface parking-65,408 sf/1.5 acres/24%
 - b. Roads w/ parallel parking- 23,030/.53 acres/12%
 - c. Sidewalks/Plaza – 23,070/.53 acres/8%
4. Minimum amount of land devoted to landscaped open space- 77,866 s.f./1.8 acres/28%
5. Maximum proposed dwelling unit density if residential and total square footage devoted to non-residential uses- Residential-300 units max.- approx. 47 units per acre or 923 s.f. of lot area per dwelling unit. Nonresidential uses include up to 5,000 s.f. of leasing, property management and amenity space.
6. Proposed number of buildings-Up to 4 total, 4 residential, 1 ammenity 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
 - i. Surface-262
 - ii. Structured-83
10. Bicycle Parking
- a. Bicycle parking: will follow set standards, 1 space for every 4 residential units, 1 visitor space for every 30 units.

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 with amenity space available in each of the residential buildings. It is the intent to provide a variety of services to the residents, including but not limited to: business center, fitness center, coffee shop or café and bike repair area. Existing tenants in the buildings that are on the site may remain until some point up to the time that development of the site will occur, these current uses include, light manufacturing, artists studio, storage and fitness club. .
- 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, 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 public street frontage will be 25% measured for entire façade.
- SCREENING: The site, including parking, will be appropriately screened with Type "A" landscaping- see landscape plan L100.
- OPEN SPACES: The open spaces will be landscaped and maintained so as to not create a nuisance or hazardous condition- See L100.
- 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. All parking lots shall meet interior and perimeter parking lot landscape requirements as outlined on 295-405 of the zoning code.



- **LIGHTING:** Lighting is designed to illuminate parking areas with cut offs to control light pollution- see architectural site plan for locations and notes. Private streets to be lit with pedestrian scaled lighting-see architectural site plan for locations.
- **UTILITIES:** Utilities will be installed and screened as required. Screens will be made up of a combination of wood slat design with the potential of salvaged components from existing industrial use to be used as screening elements. These elements and their placement will be coordinated with DCD Planning staff.
- **SIGNS:** Signs will be incorporated and illuminated per design standards outlined below. See architectural site plan for placement.

Design standards:

Parking will be underground and in surface lots as illustrated in architectural site plan. 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-see landscape plan L100 for planting layout and species.

Buildings are 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. Changes in material will be defined by changes in plane, material texture, color and/or with the use of reveals-see elevations.

Sign Standards:

Sign sizes for commercial use will follow standards in LB2 zoning.

Each building will have 1 type "A" illuminated sign maximum size not to exceed 24 s.f., no internally illuminated box signs will be used, 1 additional pin supported, illuminated sign may be used size not to exceed 24 s.f..

Building A in addition to building identification signage will contain signage for leasing office. This signage will follow type "A" standards in LB2 zoning and will include 1 illuminated pin supported sign and 1 illuminated blade sign max. Each sign will not exceed 24 s.f.

Amenity spaces will have 1 painted graphic illuminated sign not to exceed 36 s.f..

Development signage may be placed at the intersection of Robinson and The extension of Austin Street and at new east/west private roadway signs not to exceed 36 s.f. See architectural site plan for location and construction.



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.

Shade trees, Small ornamental trees, shrubs and native grasses will be used as buffers within parking areas per Type A landscape standards- see Landscape plan L100 for plant species and locations.