

Freshwater Plaza (1st & Greenfield) – Phase I
Minor Modification to Detailed Planned Development
File No. 161713
1320 South First Street

This minor modification to the Detailed Planned Development (DPD) is being requested by Wangard Partners, Inc. to permit the construction of the Phase II- Water Feature.

This statement, together with the below described exhibits and supporting materials, comprises the modified DPD.

I. List of exhibits

- a. Owner's statement of intent
- b. Water feature drawings
 - C100 Site Plan
 - C200 Grading Plan
 - AS100 Architectural Site Plan
 - AS400 Architectural Enlarged Site Plan
 - WF-100 Water Feature Kiosk Section
 - WF-101 Water Feature Kiosk Composite Section
 - WF-102 Water Feature East Scupper
 - EL-01 Site Lighting Plan
 - EL-02 Site Lighting Plan and Elevations
 - EL-03 Lighting Fixture Schedule
 - L101 Landscape Plan

II. Description of minor modification

In 2014, a Detailed Planned Development (DPD) was established for Freshwater Plaza (1st & Greenfield) – Phase I, located at 1320 South First Street (File No. 141113). The DPD was amended in July 2015 to allow for 3 additional residential units in the mixed use building (File No. 150462). The DPD includes an area along the North side of East Greenfield Avenue that is labeled "Future Water Feature (Phase II)". It is indicated that this area will be seeded with low mow fescue until the Phase II water Feature is developed.

This minor modification will provide detailed information regarding development of the Phase II - Water Feature. The following is a description of the Phase II – Water Feature:

1. General Design: The water feature will consist of 4 pond areas that start with the highest elevation pond on the west side of the site. The water will drain over stone weirs from pond to pond as it flows towards the east. Each pond area will have a corten steel planter box with wetland plants. There will be low concrete walls around the perimeters of the interconnected pond areas. There will be an accessible bridge that goes across the middle pond and an accessible ramp from the side walk up to the plaza level of the building. See Drawing C100,

C200, WF100 and WF 101. There will be a variety of ground cover and landscaping materials. See Drawing L10. Lighting of the water feature will be provided from the building and from elements with-in the water feature. See drawing EL-01, EL-02 and EL-03.

2. Water Supply and Building integration: Rainwater will be collected on the roof of the residential building and directed to two locations that will provide water to the water feature. The first will be a downspout that discharges from the south wall at the second floor elevation. This water will pass through a sculptural downspout on the building plaza. The water will then pass through a trough in the plaza and discharge into the water feature. The second source of water from the building will come from a roof conductor that discharges through the south elevation at the second floor elevation. This will be located on the east end of the building. The water will pass through a sculptural steel sluice and cascade into the water feature from the second floor elevation. See drawings AS100, AS400 and WF102.
3. Landscaping: The site landscape is based on the use of natural species of low-maintenance. All vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. Landscape plans have been provided. See drawing L101.
4. Lighting: All lighting for commercial spaces is intended to minimize glare onto adjoining properties. Exterior lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. See drawing EL-01, EL-02 and EL-03.
5. Utilities: The placement of above ground utility infrastructure will be limited. Where it is not possible or practical to place electrical transformers below grade, it will be placed on the site in such a manner as to limit the visual impact from the street which would include landscape screening.
6. Signs: All signage will be in accordance with the Milwaukee Code of Ordinances (table 295-605-5 LB2 type A) which will include a building identification sign for the mixed-use building. This building identification sign will be limited to an area of 100 sf.

All other aspects of the previously approved DPD are not affected by this minor modification.