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Minor Modification to the Detailed Planned Development (DPD) known as 1840 North Farwell Avenue

Project Description

Location: 1832 and 1840 North Farwell Avenue (Tax Keys 355-0320-100 and 355-0322-100)

File Number: 171723

Purpose:

A Detailed Planned Development (DPD) was approved for 1832 and 1840 North Farwell Avenue on March 29, 2016 (File No. 151546) to permit a 13-story mixed-use building. 1840 LLC requests a Minor Modification to the Detailed Planned Development (DPD) zoning for 1840 North Farwell Avenue, bounded Farwell to the west and an alley to the east, in accordance with this submittal to permit a patio along the north side of the building and revised door locations at the west elevation. This statement, together with the accompanying drawings and related materials, constitutes and supports the modification to the Detailed Planned Development.

ENUMERATION OF DOCUMENTS:

STATEMENT:

Detailed Planned Development Description and Owner's Statement of Intent

DRAWING LIST, dated 03/09/2018:

T100 TITLESHEET

A100 ARCHITECTURAL SITE PLAN
A200 OVERALL PLAN
A201 ENLARGED PLAN
A300 WEST ELEVATION
A301 NORTH ELEVATION
A400 RENDERING

DETAILED PLANNED DEVELOPMENT DESCRIPTION

Project Overview:

The project consists of 13-story facility with one level of parking and support spaces below grade. There are total of 153 residential units with 2 guest suites. Tenant services include leasing units to residents, renewing leases and maintenance work orders for tenants. Amenities include rental offices, community room and fitness center. Additionally, there is approximately 3,000 square feet of commercial space on the street level of the building. It is anticipated that a restaurant will occupy all of the commercial space.

The modification to the DPD is to include an outdoor patio for a restaurant use on the northwest corner of the building, additional of mechanical louvers at the north elevation and a change in entry door location along Farwell Avenue as noted on the exhibit drawings.

Patio Description:

The approved north elevation shows the subject area as currently part of the grade with smaller window openings. An outdoor patio is proposed to replace this. The patio is located on the north side of the building near Farwell Avenue. The patio is an extension of the restaurant that will be occupying commercial space, and is planned to be open until 10 pm, with the Fridays and Saturdays until 11 pm, all year long. The access to patio is through the restaurant only.

The patio size is approximately ~19'-0" by ~10'-0" wide; see drawing exhibits. The seating capacity is approximately 12-16 pending on seating layout provided by others, but no more than 20. The patio is located below the adjacent property grade and is bounded by a concrete retaining wall with a painted steel railing above. The railing will be at guard rail height, 42", above the highest adjacent grade.

Lighting provided will mounted to the building with a cut off type fixture and may include outdoor string lights for ambience. Provisions for speakers will also be provided.

Mechanical Louvers Description:

The mechanical louvers are pre-finished metal and will match the adjacent surface material as noted in the drawings. The louvers are located on the north elevation and proportioned to the windows.

Entry Door Description:

The main entry door will remain as originally shown in the DPD. A secondary exit door will move 2-3 window bays to the south; the door set back will be consistent with Chapter 245-4.6 of Milwaukee City Ordinance Volume 2.

Signage:

In addition to the signage in the original statement, window signage will be consistent with the general provisions of the zoning code, up to 25% of each window may be covered with signage.

All other aspects of the DPD zoning remain unchanged.