

ARCHITECTURAL DESIGN NARRATIVE BACKGROUND

8500 N PFEIL STREET, MILWAUKEE, WI 53224

SITE

The site is located on the corner of the East side of N Pfeil St. The site development, includes a new one-story 105,485-square-foot speculative building, a parking area for staff and guests at the main entry to the west of the building screened by a variety of Evergreen Trees and Shrubs, and trailer docks for 12 trailers is included to the west side of the building screened by a variety of Evergreen Trees and Shrubs. Site amenities include a pond to the south of the building and other landscaping.

MATERIALS AND FINISHES

The facility will be built utilizing a precast tilt up wall systems: Broken up vertically by offsetting the precast panels and introducing a plane change on the corners of the building. Wrapping the building, natural earth tone colors were selected for a discrete non disturbing look that respects the surrounding context that also break up the building vertically and horizontally. Additionally select panels are painted to match the end/entry panels to break up long horizontal runs. The sleek new development features two store front featured entries for multiple tenants, also offset and highlighted to create more interest and break up the east wall, with such touches as high windows placed at a higher elevation to allow for privacy and provide lots of natural light into the work areas. The roof and structure of the building were designed to allow for the minimum precast wall height while maintaining the desired clear height for a speculative tenant.

SITE ACCESS

The main entry to the building for staff and guests will be accessed off of N Pfeil Street with a two-lane paved street, 28' wide. Sidewalks will continue to connect non disturbed along the east side of N Pfeil St and W Donna Drive. A future sidewalk that allows quick access for approaching from the south is shown on the west side of the building connection to the main entries creating a circulation linking the main entries, parking, bus stops and public walkways. The finish floor elevation of the building is currently set at elevation 193' to allow positive drainage away from the building. Trailer parking will be developed for this project that will be accessed off of the south east end of the site and will be hard surfaced with asphalt pavement.

Zilber Property Group – 8500 North Pfeil Street DIZ comparison Chart

Property Info:	Proposed Development	Zoning Code Requirements	Additional Notes
Address	Towne Corporate Park of Granville - 8500 North Pfeil Street Milwaukee, WI 53224		
Lot Location in development	Lot "B" (East of North Pfeil Street) – 7.60 AC		
Zoning District	IL1 – Commercial/Industrial	Speculative Warehouse or light Manufacturing Proposed use	Meets DIZ Overlay Requirements
Proposed Building Area & Height	1 story & 105,350 (Lot B)		
Proposed Building Height	40'		
CPC & BOZA Plan Approval		BOZA & CPC plan approval is required before Building Permit can be issued.	Attention Required : Zilber to follow up with BOZA submittal – See options below
Site & Building Data:	DIZ Overlay Requirements	Provided DIZ Overlay Info	
Max. Building Height	Max. building height (to top of roof/highest point) = 45'	Provided = 35'-3" Height	Meets DIZ Overlay Requirements
Front Setback	Front Setback Req. = 15'	Provided = 15'	Meets DIZ Overlay Requirements
Side/Rear Set back (adjacent to industrial zones)	Side / Rear Setback = 10'	Provided = 10'	Meets DIZ Overlay Requirements
Side/Rear Set back (adjacent to golf course)	Side / Rear Setback = 25'	Provided = N/A Applies Lot 'A'	Meets DIZ Overlay Requirements
Side/Rear Set back (adjacent to residential zones)	Side / Rear Setback = 25'	Provided = 50'	Meets DIZ Overlay Requirements
FAR (Floor Area Ratio)	N/A per DIZ	N/A per requirements	N/A
Max. Lot Coverage	Required Max. Lot = 50%	Provided = 31.7% Building = 5.19 AC Impervious area = 2.41 AC Grass area = 31.7 % Green Space	Meets DIZ Overlay Requirements
Min. Development Frontage surfaces, & wetland area)	Total (building / driveway / pedestrian walkway) = 80% of the front width (among the development frontage, 50 % min. to be building façade)	80% Provided	Meets DIZ Overlay Requirements
Min. Landscape Frontage	Required = 20% of the front width	20 % Provided	Meets DIZ Overlay Requirements

Detention or Retention areas	To be considered landscape area	Factored into percentages provided above	Reference Site plan Layouts
Direct pedestrian access	Direct pedestrian access needs to be provided from the street right-of-way to Building Entrance (it doesn't need to be a sidewalk or paved surface, but must be maintained to permit pedestrian access)	Direct pedestrian access added to be provided from the street right-of-way to Building Entrance per Staff Recommendations	In addition, a future sidewalk with a connection to the South public sidewalk is shown. Also in lieu of asphalt concrete connection was approved substitution was proposed and is acceptable as long as owner maintains and replaces as needed.
Parking requirements	No automobile parking requirements	Not Applicable	N/A
Min. Length of Loading for Heavy Vehicles	Required Min Length = 27'	Provided = 60'/65'	Meets DIZ Overlay Requirements
Parking/landscape requirements	Max. distance between two landscape islands = 10 parking spaces	Parking Layout provided are 10 Parking space Max per design 94 Total Spaces (4) ADA/145 trees	See Provided Civil Layouts and combined Landscape drawing
Landscaped requirements between Residential & proposed Development	Landscaped berm provide on East end to meet buffer requirements between Residential & proposed Development	The design team understands the current layout satisfies the DIZ requirement, but maybe not be in line with the Zoning code. We would submit that a BOZA review will be need to resolve to be in accordance with Table 295-805-4-d in sub chapter 8 of the zoning code. There is an exception that may allow current layout to remain, along with community outreach feed back of the adjacent residence, Zilber is committed to providing a design per code while also being acceptable to the community. The Design team would proposed that we be allowed to follow the 'alternative residential buffer standards'. We can revise our planting plan to include shrubs every 5' in lieu of the evergreen requirement.	Options going forward : 1) Get a variance from BOZA review 2) PEG believes it is design per an exception in the zoning code, but would need to get it approved by BOZA 3) If community feedback from what is currently on the drawings is acceptable to the adjacent property we could keep as is, but it would need to be presented to BOZA
Exterior insulation and finish Systems	Must not exceed 30 % of the exterior wall area on the street façade	N/A	N/A
Building Material not seen from the public street	May consist of 50% of the elevations (including precast)	Provided = > 50% based on SF North = 7,063 sf East = 18,403 sf West = 15,663 sf South = 5,724 sf	Meets DIZ Overlay Requirements

Community Outreach by Zilber:

- ZPG Development team contacted Ald. Lewis and provided overview of project prior to submittal to City for review
- Efforts began to coordinate in-person informational session but Safer-at-Home Order restricted in-person meetings/gatherings
- ZPG team created project informational flyer with email contact for questions and distributed to resident list provided by Ald. Lewis' office and additional residences identified to the south of the project site (approx. 175 +/- residences received informational flyer). Mailed April 3, 2020.
- ZPG Development responded to 2 resident inquiry emails regarding additional project information



SITE



WEST DONNA DRIVE- LOOKING NORTH



SITE



WEST DONNA DRIVE- LOOKING NORTH



SITE

NORTH PFEIL STREET- LOOKING EAST



N Pfeil ST

SITE

NORTH PFEIL STREET- LOOKING NORTH