

**1509 North Jackson Street
Detailed Planned Development Project Description
Owner's Statement of Intent-File #FN 120124**

Purpose: *Dominion LLC* requests that the zoning for the subject property 1509 North Jackson Street be amended to a Detailed Planned Development (DPD) in accordance with this submittal.

Project Overview

- A. **The Developer:** *Dominion LLC* intends to build a five-story residential apartment building consisting of 20 apartment units and 26 parking spaces. The project will be located at 1509 North Jackson Street on the west side of the street just north of E. Lyon St. in Milwaukee and will consist of one-bedroom, two-bedroom and studios apartments. Founded in 2000 by Michael O'Connor and Christopher Adams, *Dominion LLC* is an integrated Real Estate services Company with operations in acquisitions, rehabilitation, new development, historical rehabilitation and property management. Since its inception, *Dominion* has acquired and rehabilitated numerous properties in the City of Milwaukee and Shorewood including 2803 and 2813 E. Bellevue Place, two 1905 four story apartment buildings involving extensive historic restoration. *Dominion* owns and manages over 200 apartments and provides high quality, personally managed properties in its portfolio. *Dominion* has always had the philosophy of improving the properties they acquire thereby improving the Neighborhoods their properties are in. They always endeavor to be good neighbors. Milwaukee is home to both Mike and Christopher and they plan on being in business here for many years to come. They always take a balanced approach and think long term. They treat everyone they deal with fairly and equitably and strive to be contributing citizens of their community.

The Designer: Joel Agacki is the designer and co-founder of *Striegel-Agacki Studio*. The office's work is highly respected and has featured in national design magazines for their Milwaukee projects, including a Third Ward Condo development that has appeared in *Metropolitan Home* (a premier national design publication) and the upcoming 1530 Jackson Apartments, and 1601 Jackson Apartments. He was selected for his experience in multi-family projects, his design aesthetic and his team approach.

The General Contractor: The *Nature Tech/ Lightweight Structures, LLC* (LWS) team is a fabricator/general contractor team with detailed knowledge of innovative structural systems and quality finishes. *Lightweight Structures, LLC* (LWS) is lead by James Jendusa P.E. and designs a lightweight composite framing (LCF) system for building structures utilizing cold formed steel, concrete and insulation. The advantages of floors and walls built using the LCF system include strength, rigidity, durability, mold, rot and insect resistance; sound attenuation, high R-values, thermal mass, suitability for in-floor radiant heating, fire rated non-combustible materials, and the availability of decorative concrete finishes.

***Nature Tech* is a manufacturer of Engineered Green Building Systems located here in Milwaukee. *Nature Tech* has licensed the world class energy efficient structural building technology from LWS and will be manufacturing the components at its facility. Seven structures have been built in Wisconsin utilizing this technology to date, and the core technology enables the building to have a R-40 insulation value which is classified as "Super-Insulated". Furthermore, the heating system for 1509 North Jackson will include heat pumps to hydronically heat the floors and cool the units, being the most energy efficient and best performing system available.**

Geothermal and PV technologies are strong desires for this building, though their inclusion is contingent upon grant funding. They would be value added components to an already exceptionally sustainable proposal. Additionally, LED lighting will be used extensively, and recycled rubber content flooring will be incorporated at common areas like the Exercise Room. In total and at numerous scales, the technologies and materials proposed above will enable 1509 North Jackson to be one of the most energy efficient, advanced and green buildings built in this locale to date.

In addition to its superior thermal performance, 1509 North Jackson will be a beautiful and healthy building in which to live. All of the materials used in the construction of the building will be inert and sustainable. The interior living spaces will feature beautiful hardwood floors, cabinetry, molding and veneer paneling. These hardwoods have been sustainably harvested in the State of Wisconsin and locally cured in Solar kilns. The processing of the wood will be done at Nature Tech's state of the art wood working facility.

The LCF system to be incorporated in this project recently received and Edison Award for its forward thinking approach to sustainable

building. 1509 North Jackson has the potential to be showcased and featured in national media, spotlighting Milwaukee as one of the leading manufacturers of engineered green building systems to a national audience.

- B. **The Property:** The site is comprised of one parcel, 1509 -13 North Jackson St. The site is located on the west side of Jackson St. three properties north of Lyon St. The site is bordered by an alley to the west. Dominion LLC currently owns the property. The site is currently zoned RT-4 and consists of 7680 SF in total.
- C. **The Residents:** 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 the east side, providing for easy access to shopping, dining, entertainment, and lake/riverfronts within blocks to Brady, Water Street, North Avenue, and Downer.
- I. **Uses:** The proposal is for residential use only consistent with the current uses.
- II. **Design Standards**
- A. **Density-** 20 Units, 384 SF per unit.
- B. **Setbacks-** As noted on the plans the building is set back between 2' and 3' on the North, 4' on the West, between 3' on South and approximately 15' on the East side at the entry floor.
- C. **Open Spaces:** Every unit has a partially covered outdoor terrace or open balcony.
- D. **Parking/Circulation:** The building's lobby entrance will be accessed from the Jackson St. There are 26 parking spaces as noted on the plans. 19 spots are located in a basement level accessed from the alley bordering the Western property line. 7 spots are located on the building's entry level accessed from the Jackson Street elevation along the south property line.
- 1509 North Jackson – Parking Analysis**
Zoning code requirements for multi-family: 14- number of off-street parking spaces required based on 2:3 ratio for 20 units – 25% reduction based on location w/in 1,000 feet of regularly scheduled bus stop (-3) = 11 as number of off-street parking spaces required to be supplied.
- 1509 N. Jackson proposal:** 26 off-street parking spaces provided for the proposed 20 residential units.
- Summary:** The 26 off-street parking spaces provided on the site exceed the 11 required by code once the exception is calculated into the overall number required.

- E. **Garbage/Recycling:** Garbage and Recycling is located in the upper level parking garage and will be picked up from Jackson Street.
Storm Water: Per our civil engineer this site is exempt from storm water requirements.
- F. **Lighting:** All exterior lighting on the site will conform to regulations application in s. 295-409 of the Milwaukee Zoning Code.
Signs/Signage: We will have construction temp signage/marketing signage along the Jackson St. lot line. We intend to have temporary construction and temporary marketing signage in accord with the signage standards for interim construction. Upon completion we intend to have permanent building signage that will be fixed to the building's Southeast and possibly Northeast corner at the lobby entrance (i.e. not free standing). Both permanent signs will be high quality and will comprise of individual letters that will be backlit only, if illuminated. Both signs will not exceed approximately 15 SF.
- G. **Building Materials :** As noted on the exhibits, the building will have a ground-face CMU and poured concrete base, brick and fiber-cement or Polyaspartic coated middle and metal panel top / cornice (see Exterior Elevations and Rendering). Guardrails and balcony rails will be powder coated bar stock steel frames with steel mesh or tempered glass in-fill.
- K. **Landscaping:** As noted in the Landscape Plan, there will be shrubbery and flowering perennials bordering the Eastern elevation. All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.
- L. **Space Between Structures:** There is one existing residence bordering the Southern property line approximately offset by 1.25'. There is one existing residence boarding the Northern property line approximately offset by 7.5'. Given our proposed 3' setback to the Southern and Northern property lines, the aggregate distance between the proposed building and existing residences will be approximately 4' and 10' respectively.
- M. **Utilities (295-907.3.k) :** Gas, water and sewer lines will be installed underground. Electric, telephone as cable will be run overhead. New transformers and substations if required will be installed within building or otherwise screened from view. Geothermal and PV technology are under serious consideration as the budget will allow.

III. Site Statistics

1. Gross Land Area: 7680 SF
2. Land Covered By Principal Buildings: 5888 SF, 76%
3. Land devoted to parking and drives: 5888 SF, 20 parking spaces on Lower Level, 77%
4. Minimum land devoted to Landscaped Open Space: 1792 SF, 24%
5. Maximum Dwelling Density: 20 Residential Units (20) / Lot area (7680) = 384 sq ft/unit.
6. Proposed Number of Buildings: 1
7. Maximum Number of Dwelling Units Per Building: 20
8. Bedrooms Per Unit: 20 residential units (1025 SF 2br, 821 SF 1br, 550 SF studio).
9. Parking Spaces Provided: 26 total (11 required by code). See above for full explanation of parking supplied for this development.