

**1601 North Jackson Street
Detailed Planned Development Project Description
Owner's Statement of Intent-File # 111039**

Purpose: Dermond Property Investments requests that the zoning for the subject properties 1601 North Jackson and 522 East Pleasant (combined to be addressed 1601 North Jackson) be amended to a Detailed Planned Development (DPD) in accordance with this submittal.

Project Overview

- A. **The Developer:** Dermond Property Investments intends to build a four-story residential apartment building consisting of 36 apartment units and 36 enclosed parking spaces. The project will be located at 1601 North Jackson Street at the intersection of Jackson and Pleasant in Milwaukee and will consist of one-bedroom apartments and studios. Founded in 2004 by Eric, Max & Stephane Dermond, Dermond Property Investments (DPI) is an integrated Real Estate services Company with operations in acquisitions, new development, historical rehabilitation and property management. In 2009, DPI expanded its real estate portfolio to include residential development. Since its inception, DPI has acquired and redeveloped office properties in the Milwaukee area such as 757 North Water, which won the Downtown Achievement Award in 2007, 757 North Broadway and 225 East Mason, which are all located in downtown Milwaukee's financial district. Other opportunistic Developments include the historic rehabilitation of the Pabst Boiler House located at 1234 North 10th Street, which has won The 2008 Milwaukee Historic Preservation Award, First Place for "Best Renovation Office" in 2009 and BOMA Office Building of the Year Award in 2010 & 2011 and a housing property Latitude Apartments a 90 unit apartment complex with 7,500 square feet of retail space located at 1857 East Kenilworth Place. With the aim of taking Real Estate Investment to the next level and providing top notch service to its Tenants, DPI owns and manages its properties in order to ensure customer/tenant satisfaction.

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 soon to be featured in the international

publication, *Design Bureau*. He was selected for his gentle sensitive approach to small scale projects such as the 1601 Jackson Apartment Project.

Matt Burrow is the General Contractor & President of Catalyst Construction. Matt runs one of the leading and fastest growing construction firms in Southeastern Wisconsin and has been recognized extensively as one of the best in the state, having built The Latitude on Kenilworth, Good Harvest Market, Pieper Power, St. John's Marcus Lutheran Expansion, Sentinel Building, Ticket King, WUWM Radio Station, Waukesha Housing Authority, Cambridge Condos, Cornerstone Financial, Lighthouse Development and a host of other commercial, education, government, religious and health care buildings for his clients in the Milwaukee and surrounding area. Catalyst Construction is committed to developing lasting relationships with their clients, delivering high quality services on-time and on-budget

- B. **The Property:** The site is comprised of two parcels, 1601 North Jackson and 522 East Pleasant. The sites are located at the corner of Jackson and Pleasant. They front the street on the East and South, border an alley to the West and share the north property line with an existing two-story residence. Dermond Property Investments has an accepted offer to purchase from the current land owner and demonstrated proof of interest in the property. The sites are currently zoned LB-2 and consist of 9995SF 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-** 36 Units, 278 SF per unit. A Community Room may replace one of the fifth-floor apartments, for a total of 35 units.
 - B. **Setbacks-** As noted on the plans the building is set back 18' on the North of the entry floor (approx 13' on the upper stories), 6" setback on the West, 0' on South and 5' on the East side.
 - C. **Open Spaces:** Every unit has a partially covered outdoor terrace.
 - D. **Parking/Circulation:** The building's lobby entrance will be accessed from the Jackson – Pleasant intersection. There are 38 parking

spaces as noted on the plans; 36 for building residents and 2 guest parking spots. 20 spots are located in a basement level accessed from the alley bordering the Western property line. 13 spots are located on the building's entry level accessed from the Jackson Street elevation near the Northeast corner of the site. 5 spots are outside of the building located along the North property line.

1601 North Jackson – Parking Analysis

Zoning code requirements for multi-family: 25 – number of off-street parking spaces required based on 2:3 ratio for 36 units – 25% reduction based on location w/in 1,000 feet of regularly scheduled bus stop (-6) = 19 as number of off-street parking spaces required to be supplied.

1601 N. Jackson proposal: 36 off-street parking spaces provided for the proposed 36 residential units

Summary: The 36 off-street parking spaces provided on the site exceed the 19 required by code once the exception is calculated into the overall number required.

- E. **Garbage/Recycling:** Recycling is located in the lower level parking garage and will be picked up from the alley. Garbage is located in the entry level parking garage and will be picked up curbside on Jackson.
- F. **Storm Water:** Per our civil engineer this site is exempt from storm water requirements.
- G. **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 at the Jackson – Pleasant intersection. 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 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.
- H. **Building Materials :** As noted on the exhibits, the building will have a poured concrete base, cementitious or metal panel middle and cementitious or 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 laminated glass in-fill (see exhibit).
- K. **Landscaping:** As noted in the Landscape Plan, there will be ornamental grasses and shrubbery bordering the Southern and

Eastern elevations. 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 Northern property line approximately 5' at its closest dimension, and approximately 9' at its farthest. Given our proposed 2' setback to the Northern property line, the aggregate distance between the proposed building and existing residence will be between 7' and 11'.**
- M. Utilities: 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.**

III. Site Statistics

- 1. Gross Land Area: 9995 SF
- 2. Land Covered By Principal Buildings: 7486 SF, 75%
- 3. Land devoted to parking and drives: 6100 SF, 20 parking spaces on Lower Level, 61%
- 4. Minimum land devoted to Landscaped Open Space: 2509 SF, 25%
- 5. Maximum Dwelling Density: 36 Residential Units (36) / Lot area (9995) = 278 sq ft/unit.
- 6. Proposed Number of Buildings: 1
- 7. Maximum Number of Dwelling Units Per Building: 36
- 8. Bedrooms Per Unit: 36 residential units (800 SF 1br, 535 SF studio).
- 9. Parking Spaces Provided: 38 total; 33 enclosed and 5 surface (19 required by code). See above for full explanation of parking supplied for this development.