Ingram Place Apartments

2101 N. Holton St. Milwaukee, WI 53212

Detailed Plan Development Submittal

Institutional Housing, Inc.

KEY ENGINEERING GROUP LTD.

KORB TREDO ARCHITECTS

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Project Team

KORB TREDO ARCHITECTS

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Institutional Housing, Inc.

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KEY ENGINEERING GROUP LTD.

735 N. Water St, Suite 510
Milwaukee, WI 53202
p: 414.224.8300
f: 414.224.8383

***Note: This is an amendment to the previously approved DPD (FN 061111), which was approved in 2007.**

Elements that have changed as part of this amendment:

- 4 stories instead of 5
- Building is now an L-shaped building, fronting Holton Street and Brown Street, the northwest corner is now a open green space for the residents.
- The retail component of the original DPD has been removed.
- The project still has a total of 53 units but they are all apartments (there are no condominiums).
- There are a total of 62 apartment spaces instead of 75.

The project will involve the redevelopment of a property at 2001 North Holton Street in the City of Milwaukee, in the Historic Brewers Hill Neighborhood. It will consist of 53 apartment homes in one four-story building. The unit mix will consist of (27) 2-bedrooms and (26) 3-bedrooms.

The building currently on the site is vacant and has been for several years. In addition to the immense amount of repairs needed to address issues caused by the building's vacancy, the property also needs extensive updates and renovations.

Large amounts of rental housing currently available in the neighborhood have become distressed from the lack of owner reinvestment and offer little to no amenities that attract and maintain families in the neighborhood. Also, the area has several vacant properties that are called out for redevelopment in the Northeast Side Comprehensive Area Plan. This project will resolve the issue of area investment by providing new housing stock which is safe, quality, and cost effective.

1. Uses (295-907.c-3-a):
This development proposes four stories of residential housing with covered and uncovered parking.

2. Design Standards (295-907.c-3-b):
The proposed building includes a grade level pedestrian entrance on Brown Street, with a parking lot entrance off the alley to the west of the proposed development. The development includes four stories of residential housing (26 - 3 bedrooms, 27 - 2 bedrooms, 53 units total). The first level contains shared amenities including a lobby / common space, 2 small offices, storage, a fitness center, a community room and laundry. The first level also contains 5 of the 53 residential units. The top three levels are all residential units with 16 units per floor.

The primary building facades are a combination of burnished block masonry and corrugated metal panel. The majority of the masonry is located on the Holton Street side. There is also aluminum storefront on the corner calling out the main entry on the Brown Street side. The north and west elevations on the back of the building are primarily corrugated metal. The side walks will be replaced along the street frontage.

3. Density (295-907.c-3-c):
The proposed building provides a total of 53 apartment units (26 - 3 bedrooms and 27 - 2 bedrooms).

4. Space Between Structures (295-907.c-3-d):
The proposed space between structures varies due to the placement of the building. The proposed building is approximately 20 feet from the north neighboring building and 40 feet from the west neighboring building. The property is located on a corner lot which is fronted by streets and/or an alley on three sides. See attached site plan.

5. Setbacks (295-907.c-3-e):
The allowed setbacks are based on the NS2 requirements and the proposed setbacks are actuals based on the building layout.

North (side) property line setback:
- Per standard - none, Actual Varies - 8'-0" and 134'-0" - 143'-0"

South (side, street) property line setback:
- Per standard - none to 5'-0" maximum, Actual - 0'-0"

East (side, street) property line setback:
- Per standard - none to 5'-0" maximum, Actual - 0'-0"

West (side, alley) property line setback:
- Per standard - none to 5'-0" maximum, Actual Varies - 0'-0" and 144'-0"

6. Screening (295-907.c-3-f):
The building itself will provide the required screening for the exterior parking at the alley. In addition covered parking spaces will be provided adjacent to the exterior parking.

7. Open Spaces (295-907.c-3-g):
The proposed building provides grade level open spaces on the north west corner of the lot. This green space will be landscaped, fenced in and will be dedicated to the residents.

8. Circulation, Parking and Loading (295-907.c-3-h):
Vehicular access for the residents is separate from the pedestrian access and is located off the alley away from the corner of Holton Street and Brown Street. Trash and recycling will be picked up from the alley with dumpsters that are stored within an enclosure that will compliment the building - burnished block masonry. There are a total of 62 parking spaces (9 spaces accessed off the alley, 24 spaces uncovered adjacent to building, 29 spaces covered beneath level 2 of building) for a ratio of 1.2 spaces per apartment unit.

9. Landscaping (295-907.c-3-i):
The design provides opportunities for permanant landscaping on the corner of Holton Street and Brown Street. In addition there is also annual planting opportunities on the north west corner of the site.

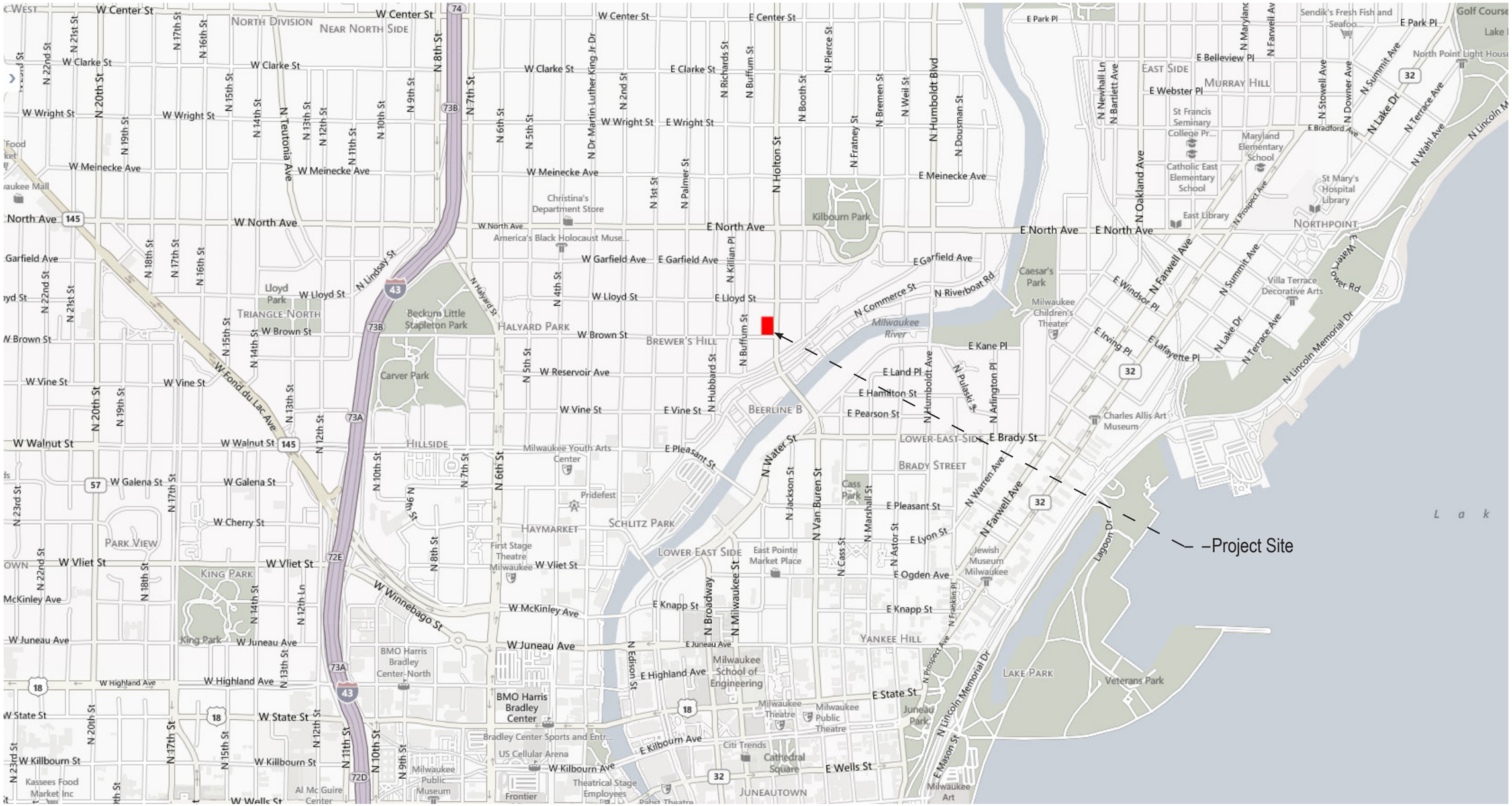
10. Lighting (295-907.c-3-j):
Outdoor kighting will comply with current lighting regulations for planned development districts. Signage will be illuminated; the source of the illumination will not be visible.

11. Utilities (295-907.c-3-k):
Existing overhead utilities located on the property will be moved underground. The new service transformer for the building will be located within the building, not in area that has storefront glazing.

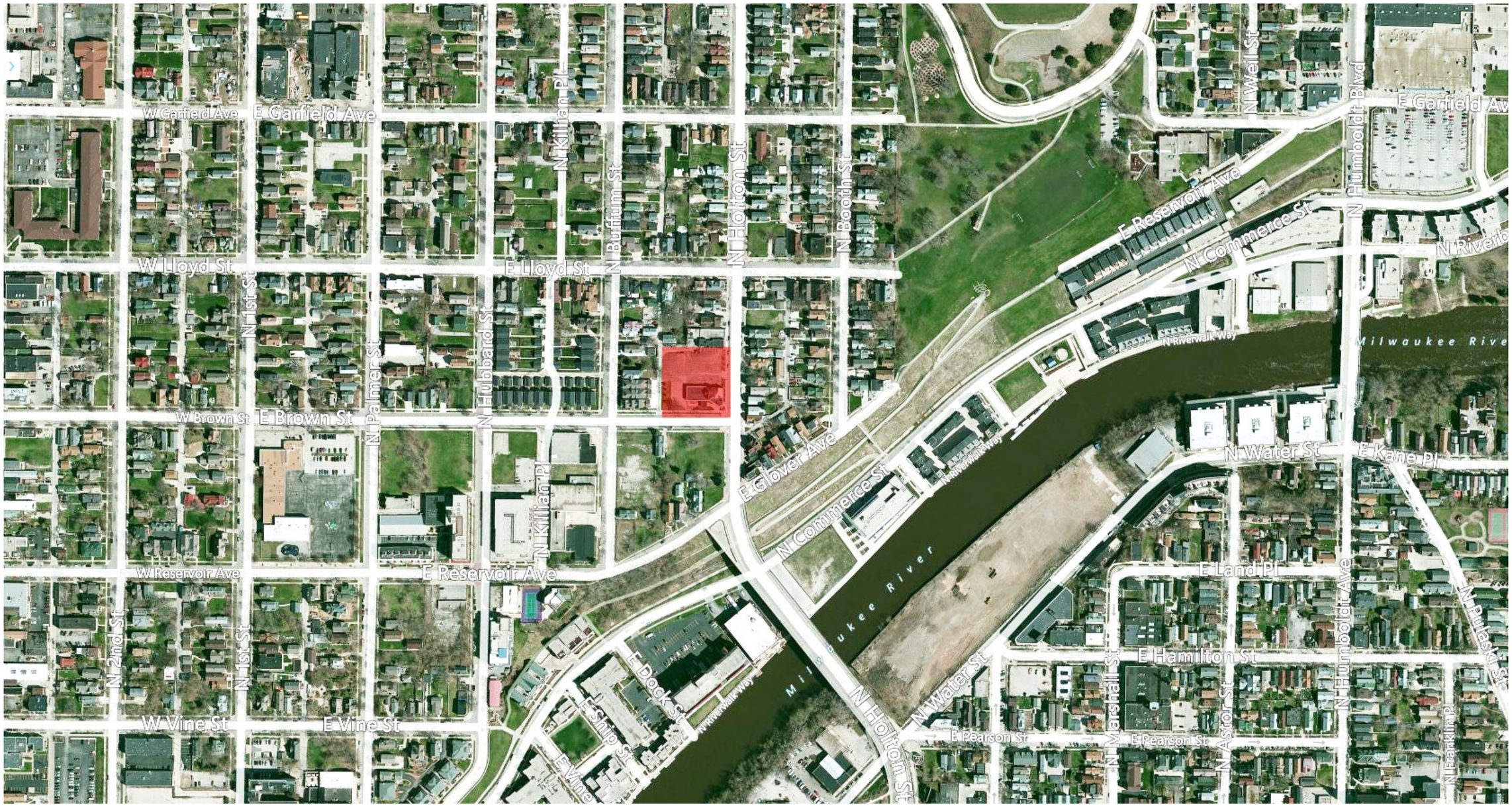
12. Signs (295-907.c-3-l):
Signage for the building will be applied directly to the storefront system at the main entrance off of Brown Street - near the corner of Brown Street and Holton Street. There will possibly be additional identification signage near the corner on the Holton Street side as well. The signage will be individually lettered and applied directly to the storefront glazing. The signage will not exceed 2 SF on each facade. See page 20 of this submittal for more information.

13. Sign Illumination (295-907.c-3-m):
The permanant signs will be illuminated in compliance with the current regulations.

Gross land area:	**38,720 SF**
Maximum amount of land covered by principal buildings:	**18,031 SF**
Maximum amount of land devoted to parking, drives and parking structures:	**9,526 SF**
Minimum amount of land devoted to landscaped open space:	**11,163 SF**
Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses:	**Gross Square Footage - 65,332 SF** **Total Residential (Units) - 53,823 SF** **Shared Ammenities - 1,921 SF** **Common Space (corridors, elevs., stairs) - 9,588 SF**
Proposed number of buildings:	**1**
Maximum number of dwelling units per building:	**53**
Bedrooms per unit:	**1-3 Bedrooms**
Parking spaces provided, whether surface or in structures:	**62**
Ratio per unit:	**1.2 / Unit**



KORB TREDO ARCHITECTS 790 N. Milwaukee Street, Suite 210 Milwaukee, Wisconsin 53202 p: 414.273.8230



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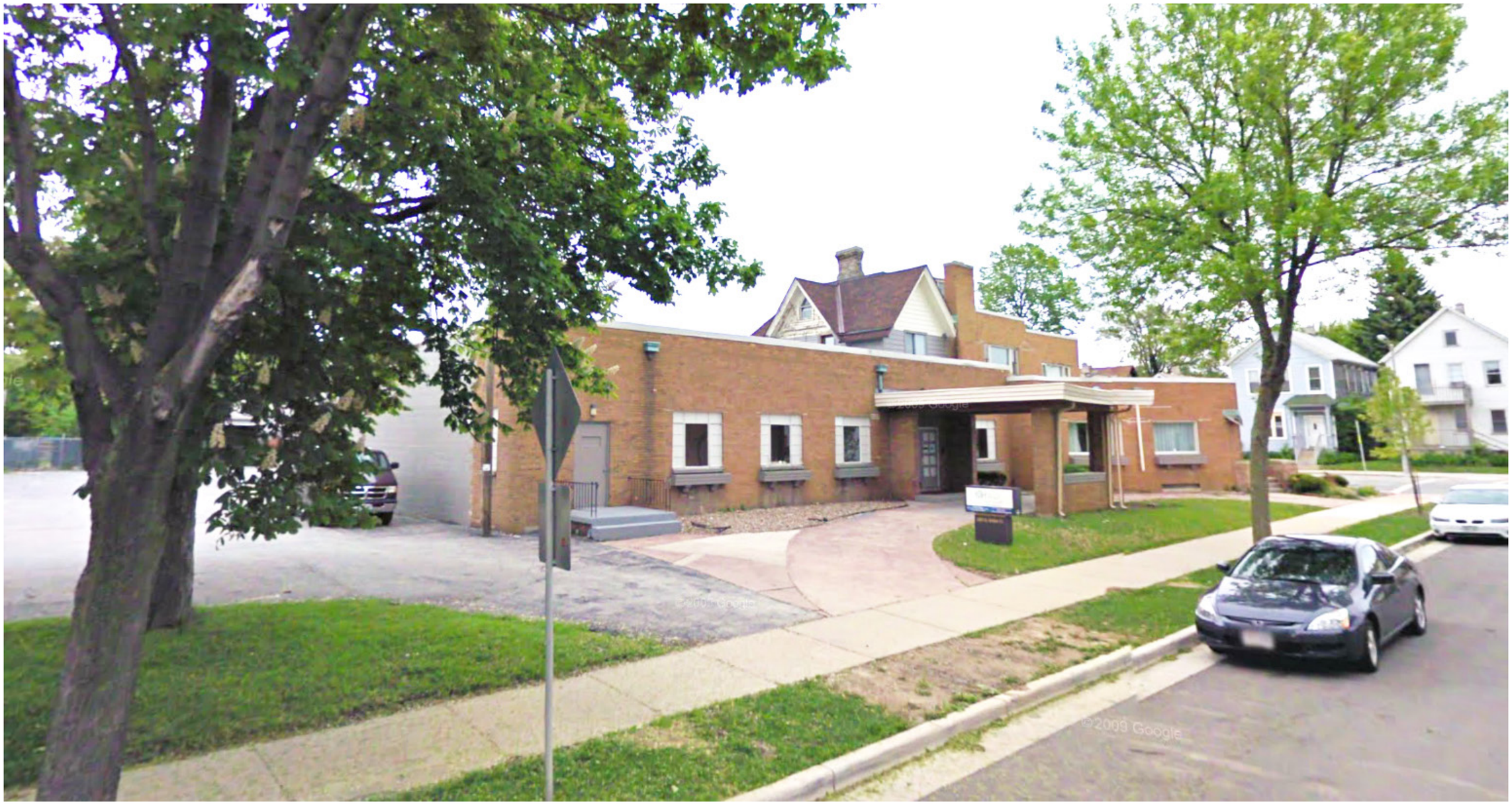
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LEGEND

BASKETBALL HOOP (BH)
BENCHMARK (BM)
BOLLARD (BO)
BUSH, SHRUB, ETC.
CATCH BASIN ROUND (CB)
CATCH BASIN SQUARE (CB)
CLEAN OUT (CO)
CURB INLET (CB)
EVERGREEN TREE (EG)
FIRE HYDRANT (HYD)
FLAG POLE (FP)
GUY WIRE (GW)
HANDICAP
IRON PIPE (I.P.)
LIGHT POLE
MAIL BOX (MB)
MANHOLE (MH)
MONITORING WELL (MW)
SIGN (TRAFFIC, ETC.)
SOIL BORING (SB)
TRAFFIC LIGHT (TL)
DECIDUOUS TREE (TR)
UTILITY MARKER
UTILITY METER
UTILITY PEDESTAL
UTILITY POLE (UP)
UTILITY VALVE
WATER WELL

ABBREVIATIONS

F.L. FLOW LINE
I.E. INVERT ELEVATION
FOUND
IRON PIPE
CLP CONCRETE LIGHT POLE
WLP WOOD LIGHT POLE
FGLP FIBERGLASS LIGHT POLE
MS METAL SIGN
GM GAS METER
EM ELECTRIC METER
D.S.E. DOOR SILL ELEVATION
EP ELECTRIC PEDESTAL
F.F.E. FIRST FLOOR ELEVATION
FO FIBER OPTIC CABLE
GV GAS VALVE
WV WATER VALVE
CTP CABLE TV PEDESTAL
WLF WETLAND FLAG
YL YARD LIGHT

LINE TYPES

SANITARY FORCE MAIN

LINE TYPES (CONT.)

METAL FENCE
WOOD FENCE
GUARD RAIL
BURIED CABLE TV
BURIED COMMUNICATIONS
COMBINATION SEWER
BURIED ELECTRIC
BURIED FIBER OPTIC
BURIED GAS SERVICE
OVERHEAD UTILITY LINES
SANITARY SEWER
STORM SEWER
BURIED TELEPHONE
WATER MAIN / SERVICE

LEGAL DESCRIPTION

LOTS 8, 9, 10, 11, 12, 13, 14 AND 15, IN BLOCK 11, IN PARK ADDITION, IN THE NORTHWEST 1/4 OF SECTION 21, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

TAX KEN NO.: 354-0239-110-1

ADDRESS: 2001 N. HOLTON STREET

SURVEYOR'S NOTES

1) TITLE POLICY INFORMATION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 001286280. DATED OCTOBER 5, 2012.

2) FLOOD PLAIN INFORMATION - PROPERTY IS IN ZONE X (AREA OF 0.2% ANNUAL CHANCE FLOOD) PER FIRM MAP NO. 55079C0092E, EFFECTIVE DATE OF SEPTEMBER 28, 2008.

3) ZONING INFORMATION & BASIS - PER CITY OF MILWAUKEE PROPERTY IS ZONE PD.

4) BUILDING SETBACKS, HEIGHT RESTRICTIONS & BASIS OF EACH - NOT AVAILABLE.

5) LAND AREA - 38,799 SQUARE FEET.

6) BUILDING AREA - 5,385 SQUARE FEET.

7) BUILDING HEIGHT

8) BASIS OF BEARINGS - ASSUMED BEARING ALONG THE WEST LINE OF N. HOLTON STREET S00°19'49"W.

9) PARKING INFORMATION - 54 REGULAR STALLS

10) UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

11) THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

SCHEDULE B - EXCEPTIONS

(S) DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 3046431 - JOINT USE AND ACCESS TO WATER METER, WATER PIPE AND SEWER PIPES - PARCEL AREAS SHOWN ON SURVEY.

(N) DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 3010831 - EASEMENT FOR INGRESS AND EGRESS - PARCEL AREAS SHOWN ON SURVEY.

SURVEYOR'S CERTIFICATION

To Investors Bank, its successors and/or assignes, Holton Brown, LLC, a Wisconsin limited liability company and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, and 11(a) of Table A thereof. The field work was completed on May 9, 2013.

Date: May 22, 2013

Mark L. Wertz
Registration No. S-1915

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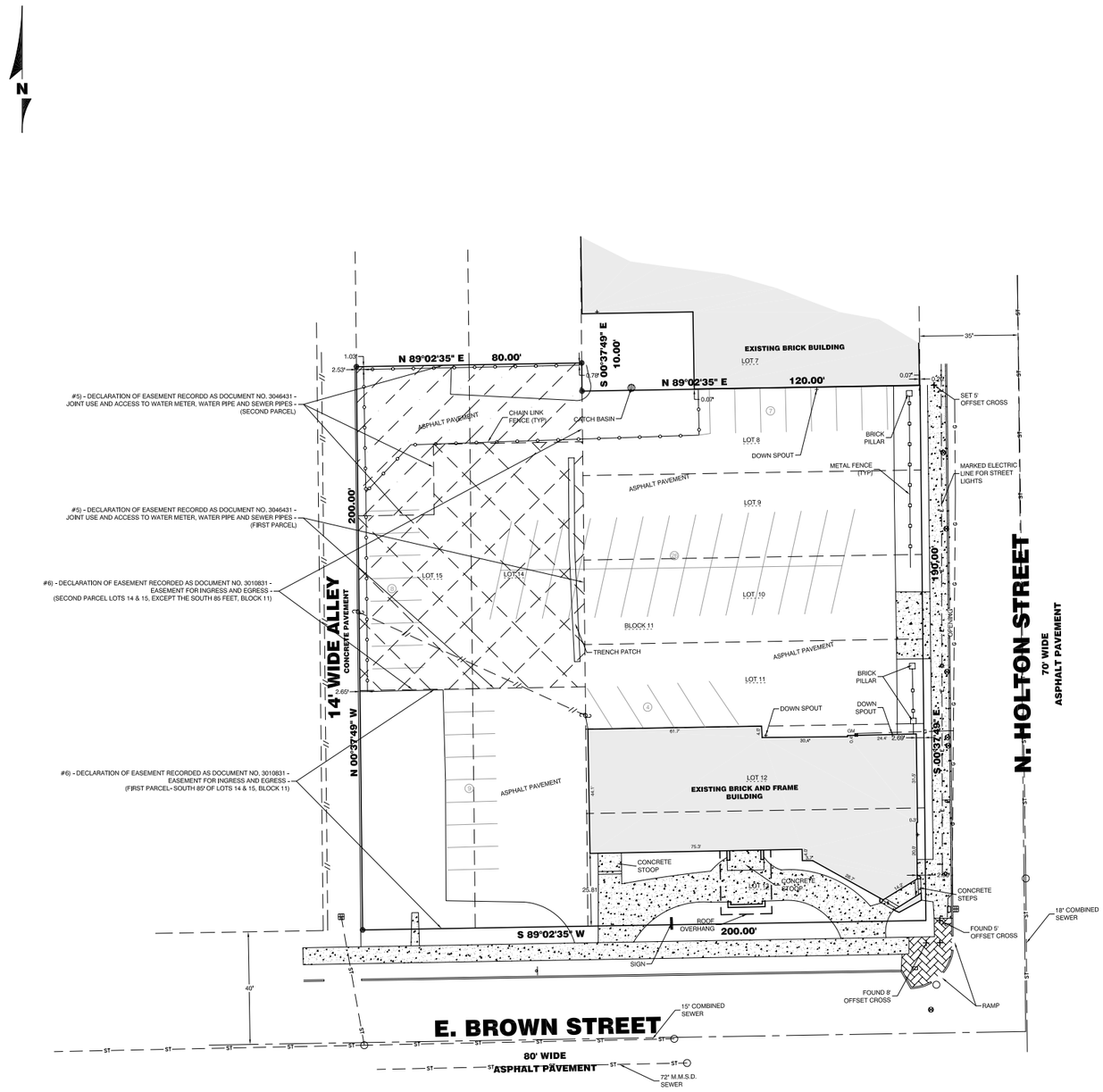
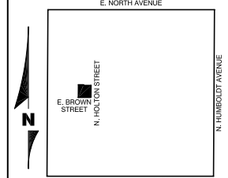


GRAPHIC SCALE
20' 0 10' 20' 40'
1 Inch = 20 ft

VICINITY MAP

NW 1/4 21-7-22



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ALTA / ACSM LAND TITLE SURVEY
2001 N. HOLTON STREET
MILWAUKEE, WI

DRAWN BY: M.D.N.
CHECKED BY: M.L.W.
DATE: 5.10.13
JOB NUMBER: S13015R9AL

REVISIONS

SHEET 1 OF 1

KORB TREDO ARCHITECTS 790 N. Milwaukee Street, Suite 210 Milwaukee, Wisconsin 53202 p: 414.273.8230

LEGEND

BASKETBALL HOOP (BH)
BENCHMARK (BM)
BOLLARD (BO)
BUSH, SHRUB, ETC.,
CATCH BASIN ROUND (CB)
CATCH BASIN SQUARE (CB)
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FLAG POLE (FP)
GUY WIRE (GW)
HANDICAP
IRON PIPE (I.P.)
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MAIL BOX (MB)
MANHOLE (MH)
MONITORING WELL (MW)
SIGN (TRAFFIC, ETC.)
SOIL BORING (SB)
TRAFFIC LIGHT (TL)
DECIDUOUS TREE (TR)
UTILITY MARKER
UTILITY METER
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UTILITY VALVE
WATER WELL

ABBREVIATIONS
F.L. FLOW LINE
I.E. INVERT ELEVATION
FND FOUND
MLP METAL LIGHT POLE
CLP CONCRETE LIGHT POLE
WLP WOOD LIGHT POLE
FGLP FIBERGLASS LIGHT POLE
MS METAL SIGN
GM GAS METER
EM ELECTRIC METER
D.S.E. DOOR SILL ELEVATION
C.P. CONCRETE PEDESTAL
F.F.E. FIRST FLOOR ELEVATION
FO FIBER OPTIC CABLE
GV GAS VALVE
WV WATER VALVE
CTP CABLE TV PEDESTAL
WLF WETLAND FLAG
YL YARD LIGHT

LINE TYPES
FM
SANITARY FORCE MAIN

LINE TYPES (CONT.)
METAL FENCE
WOOD FENCE
GUARD RAIL
CTV
BURIED CABLE TV
COMMUNICATIONS
BURIED COMMUNICATIONS
COMBINATION SEWER
BURIED ELECTRIC
BURIED FIBER OPTIC
BURIED GAS SERVICE
OVERHEAD UTILITY LINES
SANITARY SEWER
STORM SEWER
TEL
BURIED TELEPHONE
WATER MAIN / SERVICE

LEGAL DESCRIPTION

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TAX KEN NO.: 354-0239-110-1

ADDRESS: 2001 N. HOLTON STREET

SURVEYOR'S CERTIFICATION

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JUNE 3, 2013
DATE

MARK L. WERTZ, R.L.S.
REGISTERED LAND SURVEYOR S-1915

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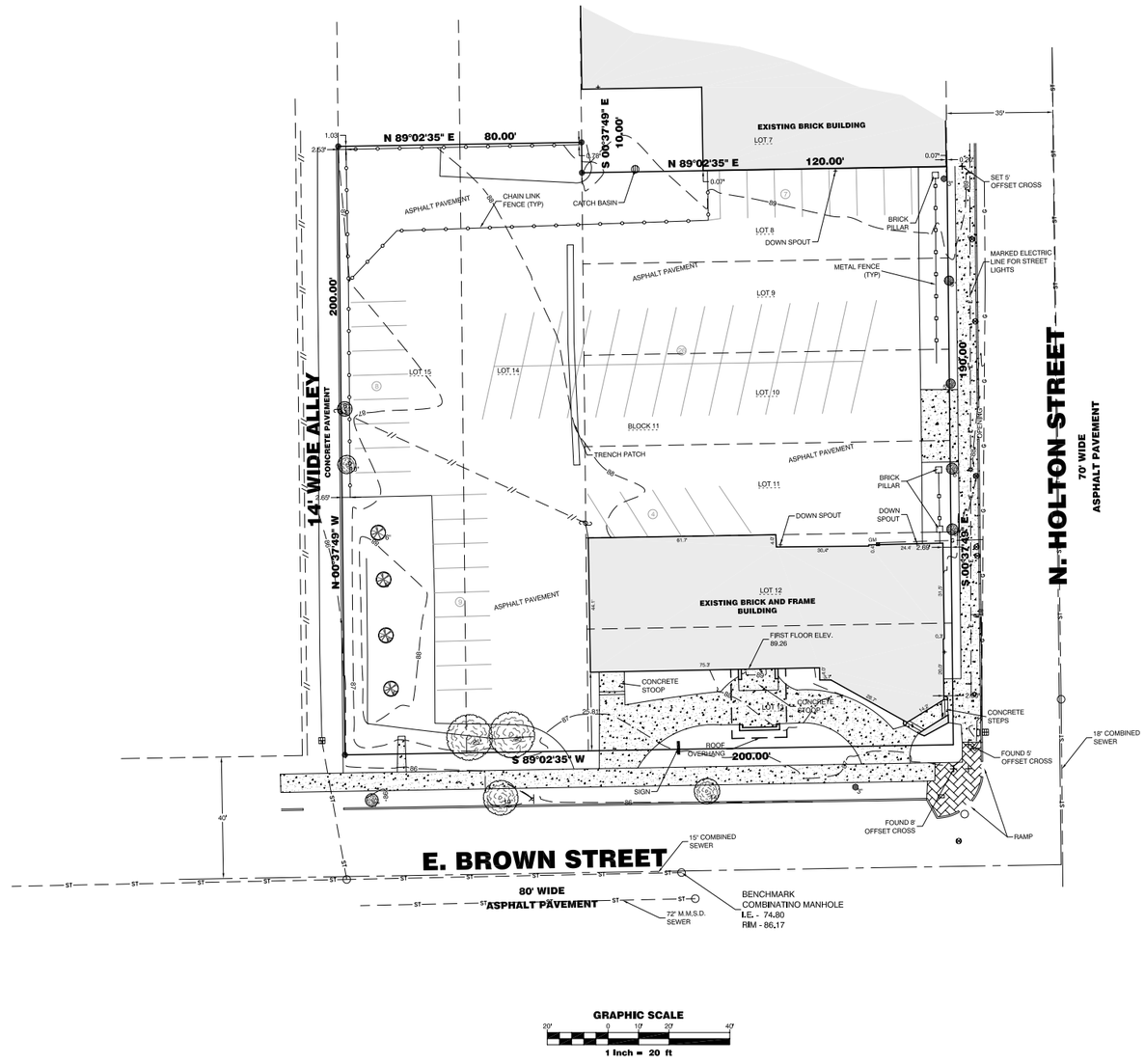
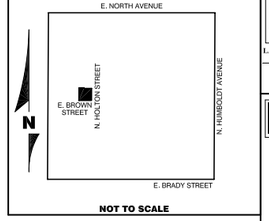


GRAPHIC SCALE
20' 0 10' 20' 40'
1 Inch = 20 ft

VICINITY MAP

NW 1/4 21-7-22



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TOPOGRAPHIC SURVEY
2001 N. HOLTON STREET
MILWAUKEE, WI

DRAWN BY: M.D.N.
CHECKED BY: M.L.W.
DATE: 6.3.13
JOB NUMBER: S13015R9AL

REVISIONS

SHEET 1 OF 1

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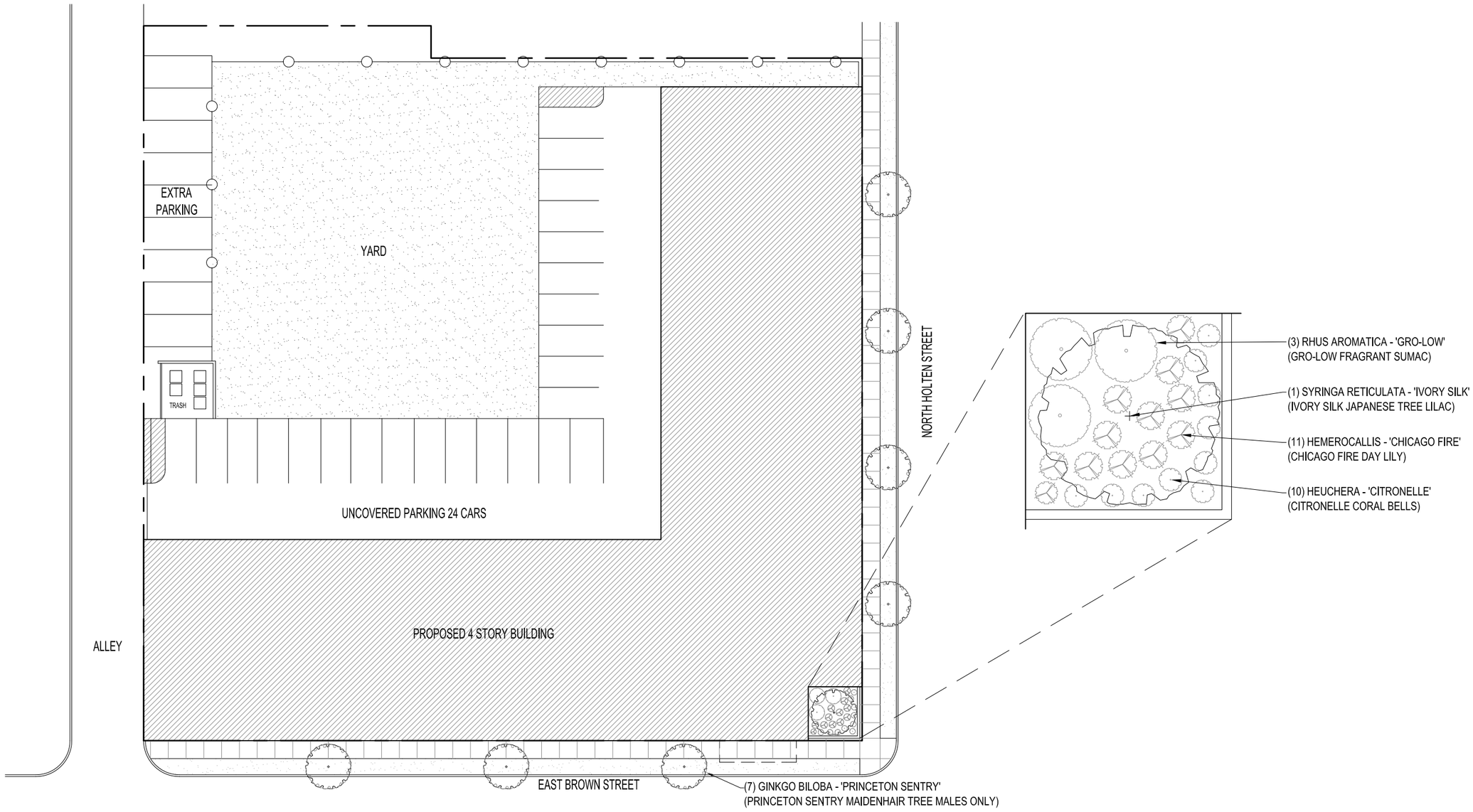
Architectural Site and Landscape Plan



Scale: 1" = 30'-0"

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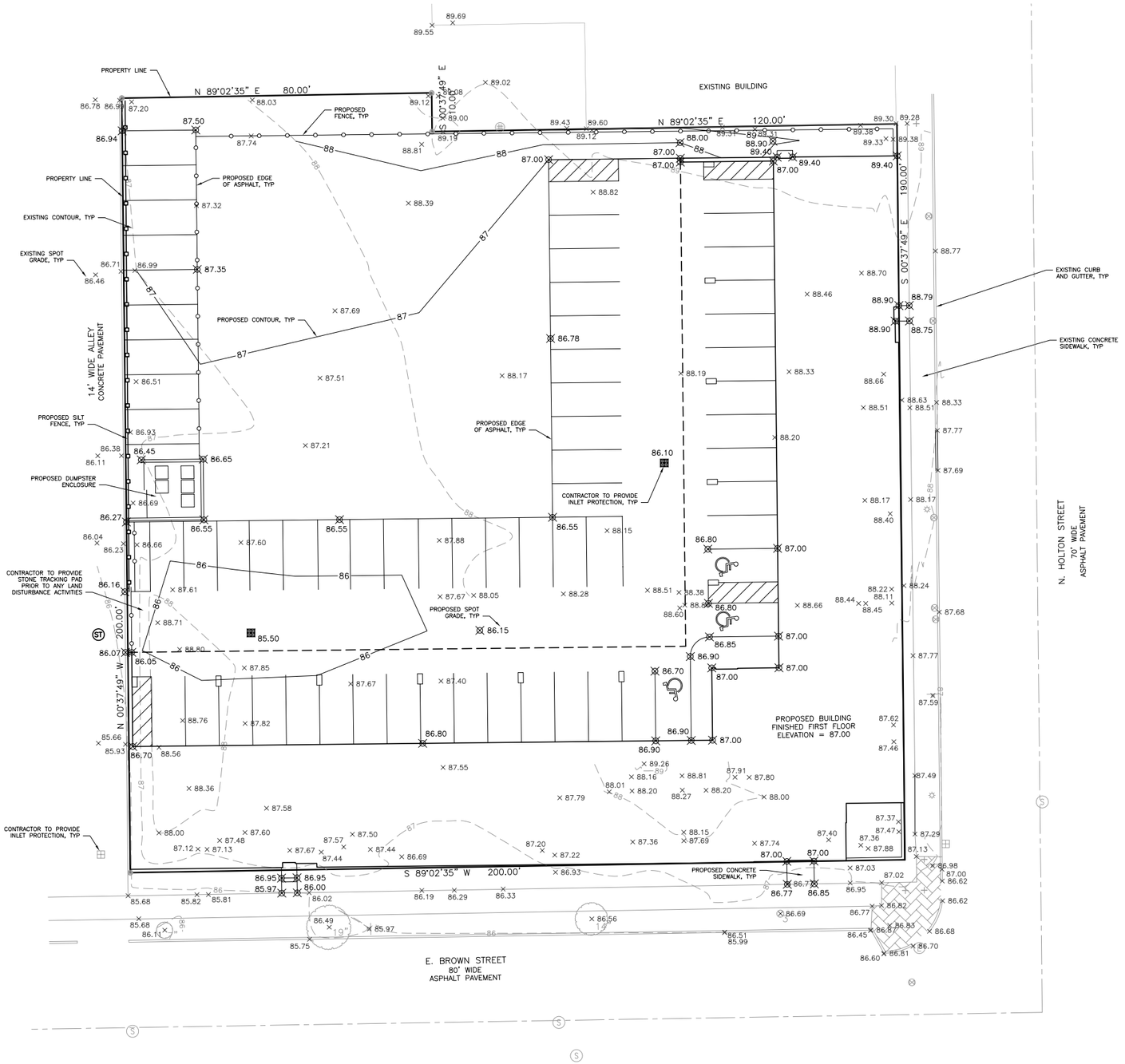
Civil: Grading & Erosion Control Plan



NOTES:

1.) CONTRACTOR TO INSTALL INLET PROTECTION AND STONE TRACKING PAD PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.

2.) CONTRACTOR TO VERIFY ELEVATIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.

3.) CONTRACTOR SHALL REPLACE ALL CONCRETE, ASPHALT AND LANDSCAPE AREAS THAT ARE DAMAGED DURING CONSTRUCTION.

4.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE STANDARDS.

KORB TREDO ARCHITECTS

PROJECT:
Ingram Place Apartments
2101 N. Holton Street
Milwaukee, WI 53212

OWNER:
Institutional Housing, Inc.
4425 W Mitchell St.
Milwaukee, WI 53214

ARCHITECT:
Korb Tredo Architects
790 N. Milwaukee St.
Suite 210
Milwaukee, WI 53202

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
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TOLL FREE
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MILW. AREA 259-1181

SCALE IN FEET
10' 0 10'

REVISION NO:	DATE:

COMM NO: 13020
SCALE: 1" = 10'
PHASE: DPD Submittal
DATE: 14 June 2013

GRADING & EROSION CONTROL PLAN

C-1

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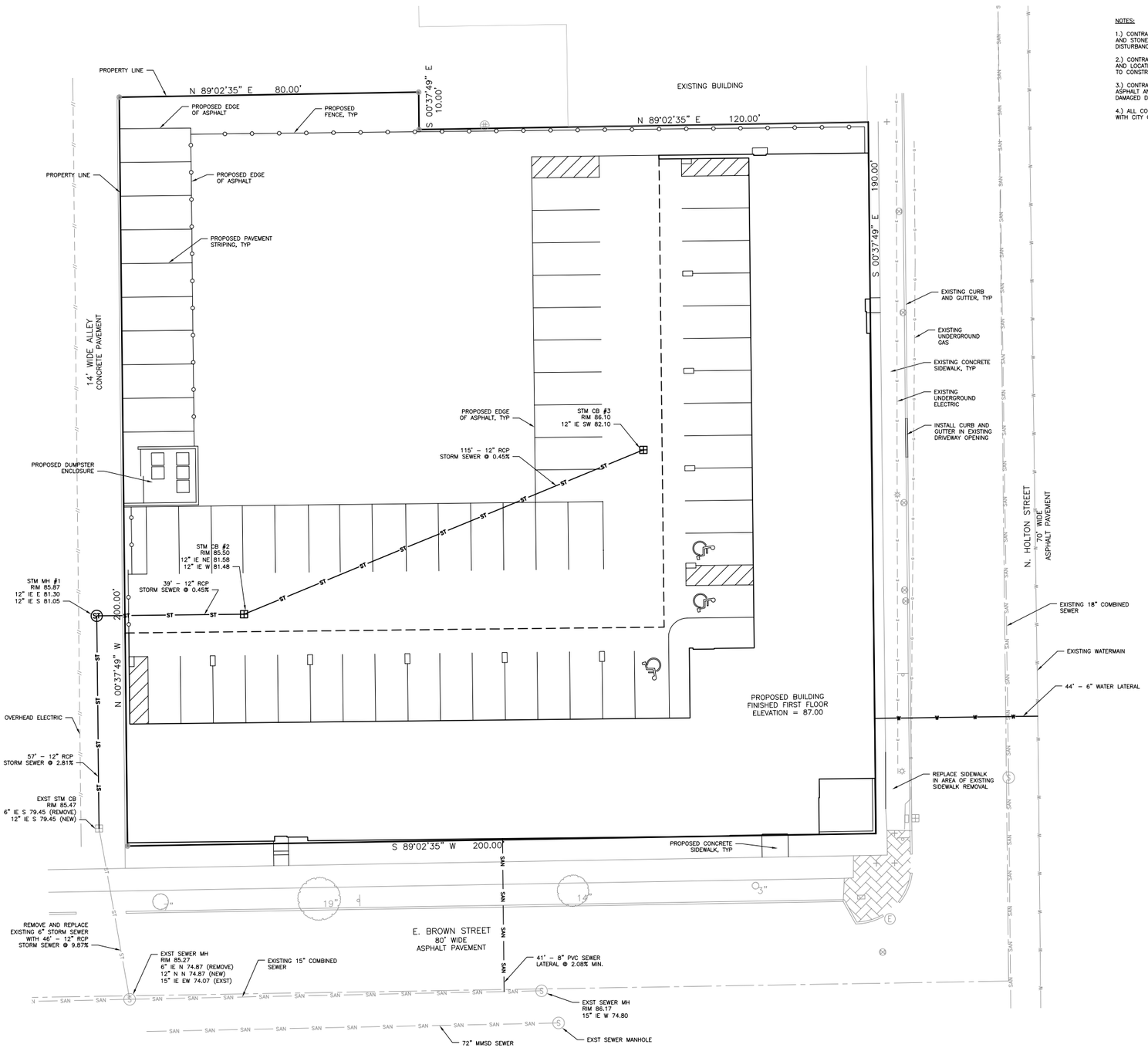
Civil: Paving & Utility Plan



NOTES:

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Milwaukee, WI 53212

OWNER:
Institutional Housing, Inc.
4425 W Mitchell St.
Milwaukee, WI 53214

ARCHITECT:
Korb Tredo Architects
790 N. Milwaukee St.
Suite 210
Milwaukee, WI 53202

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MILW. AREA 259-1181

REVISION NO:	DATE:

COMM NO:	13020
SCALE:	1" = 10'
PHASE:	DPD Submittal
DATE:	14 June 2013

SCALE IN FEET
10' 0 10'

PAVING & UTILITY PLAN

C-2

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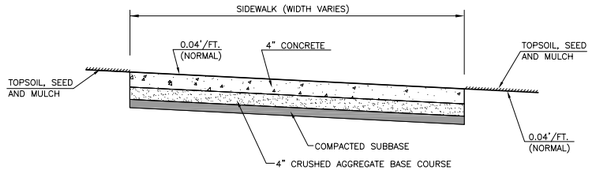
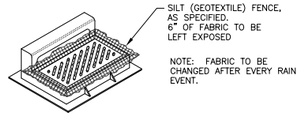
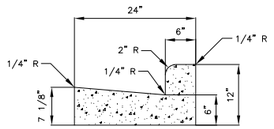


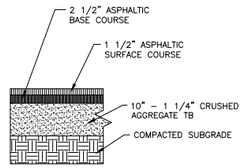
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



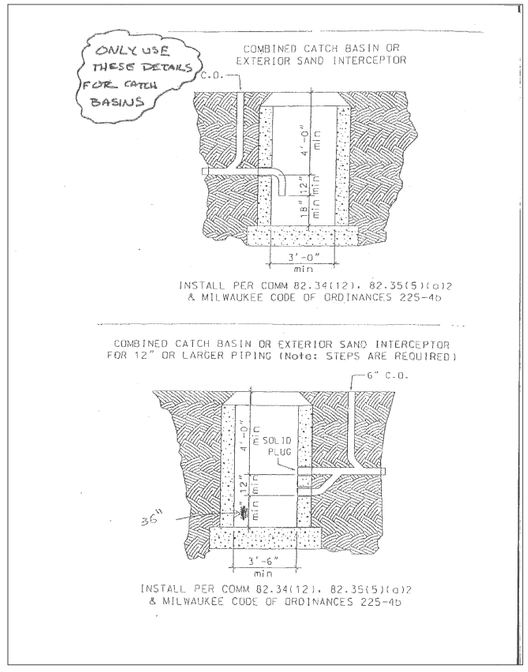
CATCH BASIN FILTER

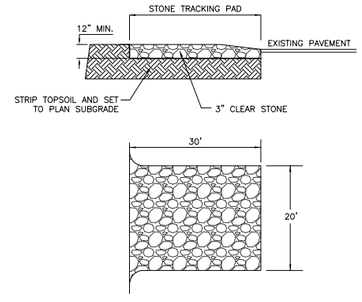


24" CURB AND GUTTER, TYPE D
NOT TO SCALE



ASPHALT PAVEMENT DETAIL
NOT TO SCALE





STONE TRACKING PAD DETAIL
NOT TO SCALE

KORB TREDO ARCHITECTS

PROJECT:
Ingram Place Apartments
2101 N. Holton Street
Milwaukee, WI 53212

OWNER:
Institutional Housing, Inc.
4425 W Mitchell St.
Milwaukee, WI 53214

ARCHITECT:
Korb Tredo Architects
790 N. Milwaukee St.
Suite 210
Milwaukee, WI 53202

REVISION NO.	DATE:

COMM NO. 13020
SCALE: 1" = 10'
PHASE: DPD Submittal
DATE: 14 June 2013

STANDARD DETAILS

C-3

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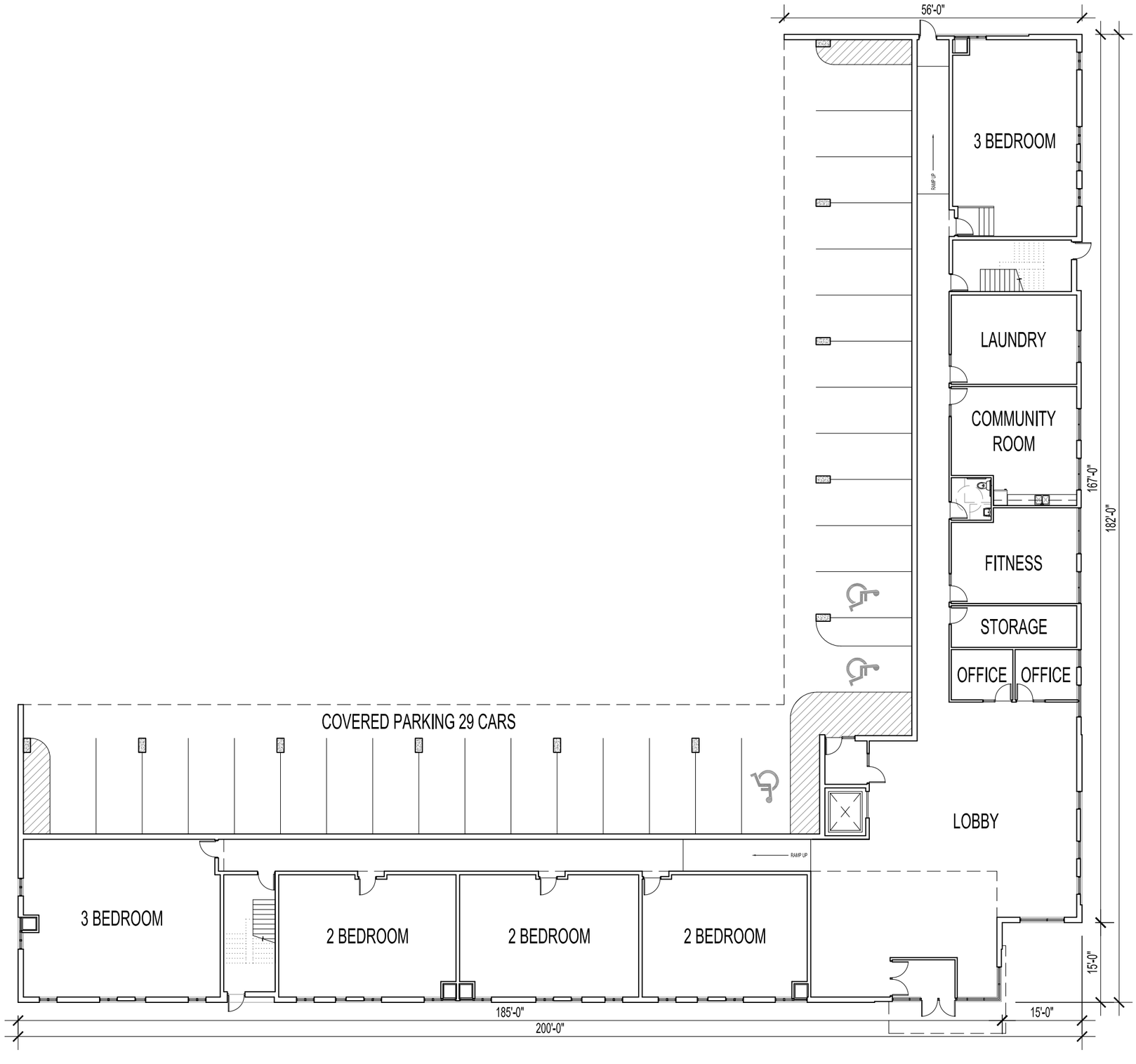
Architectural Building Plans: Ground Floor Plan



Scale: 1" = 20'-0"

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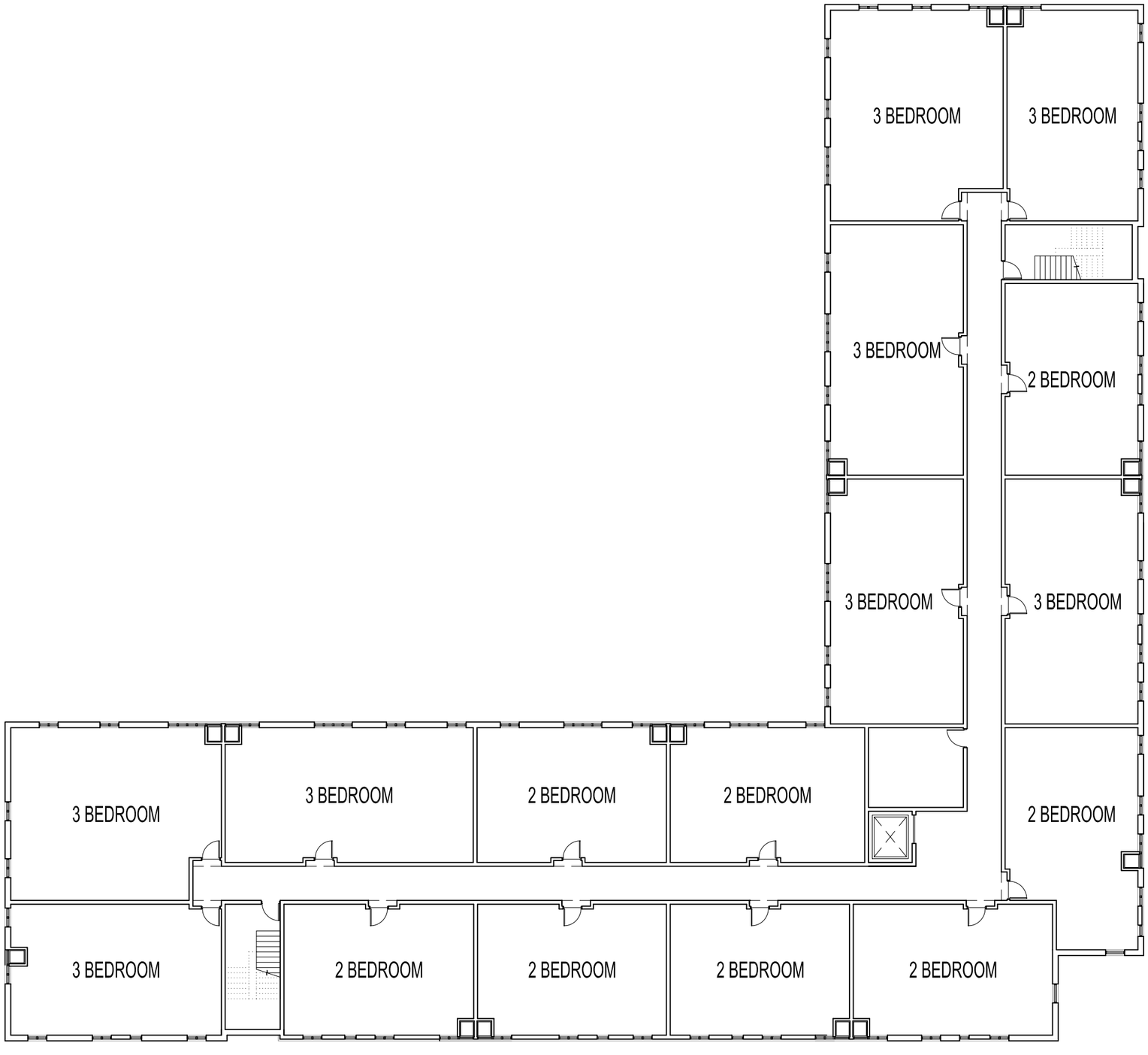
Architectural Building Plans: Levels 2-4 Floor Plan



Scale: 1” = 20’-0”

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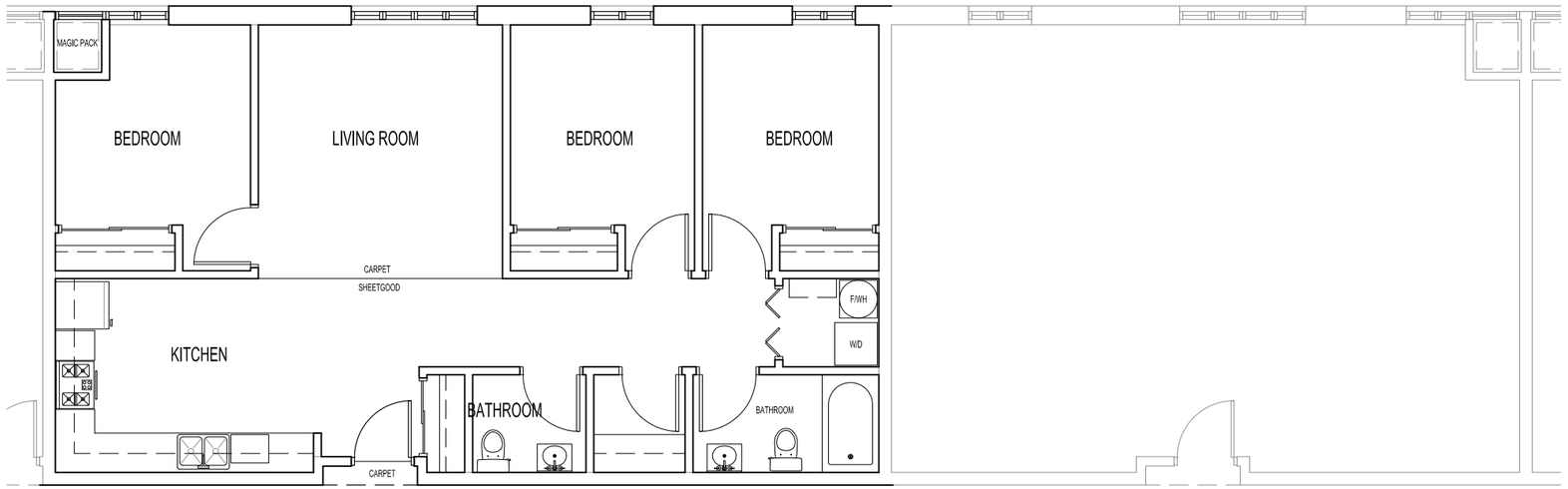

TYPICAL 3 BEDROOM

TYPICAL 2 BEDROOM

Scale: 1/8" = 1'-0"

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Architectural Building Elevations: East, South

East Elevation, Scale: 1/16" = 1'-0"

South Elevation, Scale: 1/16" = 1'-0"

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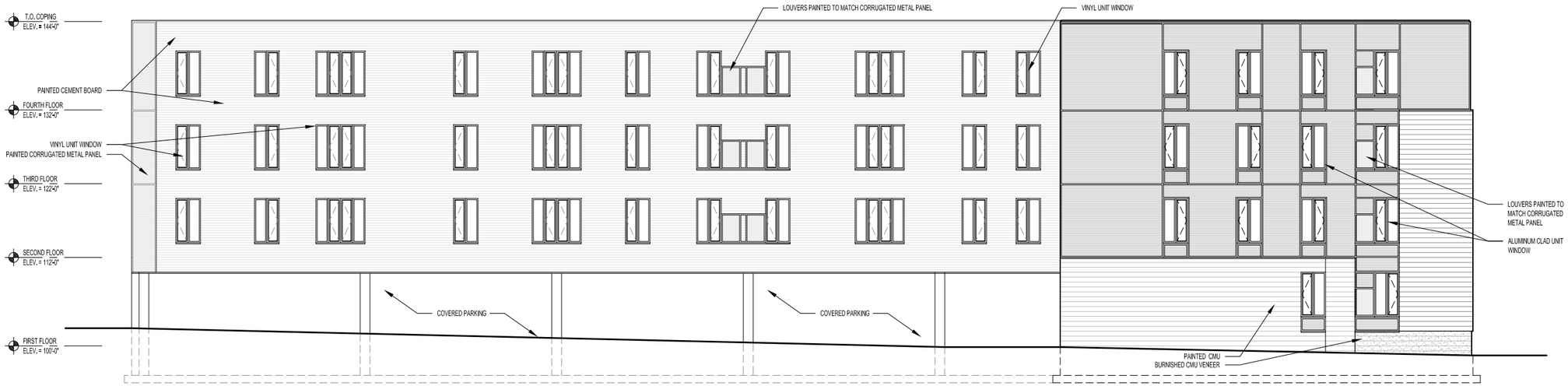
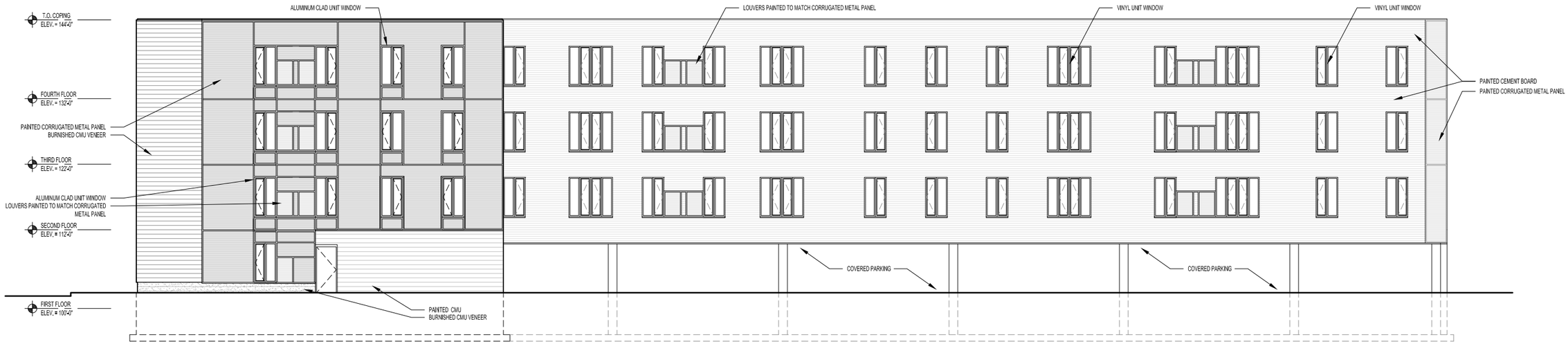
Architectural Building Elevations: West, North



West Elevation, Scale: 1/16" = 1'-0"



North Elevation, Scale: 1/16" = 1'-0"

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