

## Detailed Planned Development Description and Owner's Statement of Intent

October 23, 2015

234 South Water Street Project

### PURPOSE:

234 S. Water LLC. requests that the zoning for the property at 234 S. Water St. be amended to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

### ENUMERATION OF DOCUMENTS:

Detailed Planned Development Description and Owner's Statement of Intent

Exhibit A Ground Floor Use Table  
Exhibit B Statistical Sheet  
Exhibit C Existing Site Photographs  
A000 Title Sheet  
C101 Site and Landscape Plan  
C101A Riverwalk Plan  
C102 Site Grading & Utility Plan  
S100 Plat of Survey  
A200 LL Floor Plan  
A201 1st Floor Plan  
A202 2nd Floor Plan  
A203 3rd Floor Plan  
A204 4th – 11th Floor Plan  
A205 Penthouse Floor Plan  
A400 Exterior Elevations  
A401 Exterior Elevations  
A402 Exterior Elevations  
A410 Exterior Perspectives  
A500 Building Sections  
A501 Building Sections  
A502 Wall Sections  
A900 Signage Details

11000 west park place milwaukee, wisconsin 53224 t 414 359 3060  
2310 crossroads drive suite 2000 madison, wisconsin 53718 t 608 240 9900  
1613 fruitville road, suite 3 sarasota, florida 34236 t 941 348 3618

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## **295-907 DISTRICT STANDARDS**

DETAILED PLANNED DEVELOPMENT DESCRIPTION AND OWNER'S STATEMENT OF INTENT for property located at southeast corner of the intersection of East Pittsburgh Avenue and South Water Street.

### DESCRIPTION OF THE OVERALL DEVELOPMENT

#### A. USES:

The development is for the new construction of a multifamily residential and commercial high-rise. Uses incidental to the residential occupancy shall include parking and building service uses. Refer to Exhibit A for a list of possible uses of the ground floor commercial area.

The property is currently a paved lot used for parking of vehicles and boat trailers.

#### B. DESIGN STANDARDS:

The building is essentially an "S" shaped, 12 story tower with a 3 story residential infill along the river, and a 3 story infill with retail along South Water Street. The exterior building materials are primarily smooth metal panels in 4 colors – 3 custom variations of a "rust" color and black, and a black aluminum and glass window system. There is also a small amount of painted cast-in-place concrete at the lower level parking garage. Metal and glass guardrails will be used at the residential balconies, the undersides of which will be exposed, smooth architectural concrete. And there is a dark gray undulating wall of interlocked metal panels over the retail space on South Water St. punctuated with indirectly lit vertical colored strips.

Exterior glass shall be vision glazing or opaque spandrel panels as indicated on the building elevations. Unpainted concrete exposed to public view shall receive a smooth-rubbed finish.

Where metal louvers are required, they will be black painted or anodized metal.

#### C. DENSITY:

See Exhibit B.

#### D. SPACE BETWEEN STRUCTURES

There is only one structure on the site.

#### E. SETBACKS:

Although the building does not touch the property lines at every point, the setback is zero on all sides.



F. SCREENING:

The only screening we anticipate is for the roof top HVAC equipment. This will be designed to match the adjacent metal clad mechanical room.

G. OPEN SPACES:

1. An outdoor plaza will be provided at the western side of the site along Pittsburgh Avenue. The plaza will be partly covered by the tower overhead and will be accessible via a broad stair and a short ADA accessible ramp.
2. There is also a small plaza on the northwest corner of the site serving the adjacent "River Lounge", an amenity space used for public and resident gatherings.
3. The plaza in Item 2 opens onto the Riverwalk, which will be built primarily over the river with a steel structure and wooden deck. The Riverwalk will feature a 1977 sf. "Amenity Space" with integrated lighting and planter/benches with native plantings,
4. An occupied outdoor rooftop terrace, intended for use as a common amenity area, will be located on the 12th floor.
5. Every unit will have a balcony.

H. CIRCULATION, PARKING AND LOADING:

1. The primary residential entry and lobby will be located on South Water Street.
2. The ground floor commercial area will have pedestrian entries along South Water Street.
3. Vehicular access for building tenants will be from the "Unnamed" Street to the South. Parking will be located within the structure.
4. Loading and unloading of trucks for the purpose of residential move-ins / move-outs, deliveries of materials and equipment for residential and commercial tenants will take place on the "Unnamed" Street from the spaces designated "Short Term Parking Stalls" on the Site Plan. There is a double service door east of the garage entrance doors that will be used for access to the south building elevator. Dumpsters will be stored in the indoor trash room and moved to the small service drive east of the garage entrance at the time of scheduled pick-ups and returned to the trash room by building maintenance staff. No dumpsters will be staged or stored outside of the building.
5. Pedestrians have access to all 4 sides of the building via sidewalks or the Riverwalk. All walkways will be ADA compliant and the walkway in front of the garage entrance will be raised slightly and differentiated from the roadway to clearly mark the pedestrian crossing.
6. Indoor bicycle storage will be provided for building tenants. Storage shall accommodate a minimum of one bicycle for every four residential units.
7. Exterior bicycle racks will be provided.

I. LANDSCAPING:

1. See plan sheet C100 – Site and Landscape Plan.
2. Landscaping required by code to screen surface parking lots does not apply to this project site.



3. Proposed Landscaping:

- North – No landscaping is anticipated along Pittsburgh Avenue.
- East – The Riverwalk Amenity Area will have four 2' tall planters with benches on two sides. The vegetation in the planters will be native plantings similar to those on the Riverwalk across the river. Additional planting is planned for the 4 residential terraces on the 1st Floor overlooking the Riverwalk.
- South – New vegetative areas adjacent to the Riverwalk access ramps at the East end of the “Unnamed Street.” Four new street trees with perennial beds surrounding the “hammerhead” terminus of the street.
- West – 5 new street trees along South Water Street.
- Final landscape and plaza details will be finalized with planning department staff.

J. LIGHTING:

1. All exterior lighting fixture shall be cut-off fixtures, compliant with 295-409.
  - No light source shall be visible from an adjoining property or public right-of-way.
  - Maximum illumination at the property line shall be five foot-candles.
2. Up-lighting of building facades shall be provided, as appropriate.
3. Exterior lighting shall be provided at building entries and exits, and at open spaces at ground floor and roof decks. Lighting shall be provided by bollards, wall sconces, and/or floor recessed lights.
4. Down-lighting, up-lighting, and / or wall sconces shall be provided at overhangs, canopies, residential, commercial, vehicle and service entrances and exits.

K. UTILITIES:

1. See plan sheet C102 – Site Grading and Utility Plan.
2. All utilities shall be installed underground.
3. Transformers and substations will be installed in the parking garage.

L. SIGNS:

1. See elevation drawing E1-A400 and Sheet A900 for sign locations.
2. One project identification sign will be located at the primary residential entry, facing the corner of East Pittsburgh and South Water Streets. Sign dimensions are as shown on Sheet A900.
3. Signage shall be provided at the garage parking and loading dock entries. Each sign shall have maximum dimensions of ten feet wide by one foot, eight inches tall.
4. Temporary signs will be included for the building.
  - One sign pertaining to the construction of the buildings will be provided and not exceed 48 square feet.
  - One sign, not exceeding 36 square feet, advertising the leasing or rental of the residential units and commercial space will be provided.



M. SIGN ILLUMINATION:

1. The permanent signs will be illuminated as shown on A900.
2. The source of illumination shall not be visible or intermittent.



**EXHIBIT A**  
**USES AT GROUND FLOOR COMMERCIAL AREA**

Community-Serving Uses

- Library
- Cultural Institution Community Center

Commercial & Office Uses

- General Office Government Office
- Bank or Other Financial Institution Retail Establishment, General
- Outdoor Merchandise Sales
- Artist Studio

General Service Uses

- Personal Service Business Service
- Building Maintenance Service
- Catering Service
- Dry Cleaning Establishment
- Animal Service – Animal Grooming or Training Facility

Accommodation And Food Service

- Tavern
- Brewpub
- Assembly Hall (Community Meeting or Similar) Restaurant, Sit-down
- Restaurant, Fast-food / Carry-out

Entertainment And Recreational Uses

- Recreation Facility, Indoor
- Recreation Facility, Outdoor
- Health Club
- Sports Facility
- Gaming Facility
- Theater
- Marina

Temporary Uses

- Temporary Real Estate Sales Office - Limited Use Standards Apply

Note: Any use ancillary and accessory to the principal use, multifamily, are permitted.



**EXHIBIT B  
STATISTICAL SHEET**

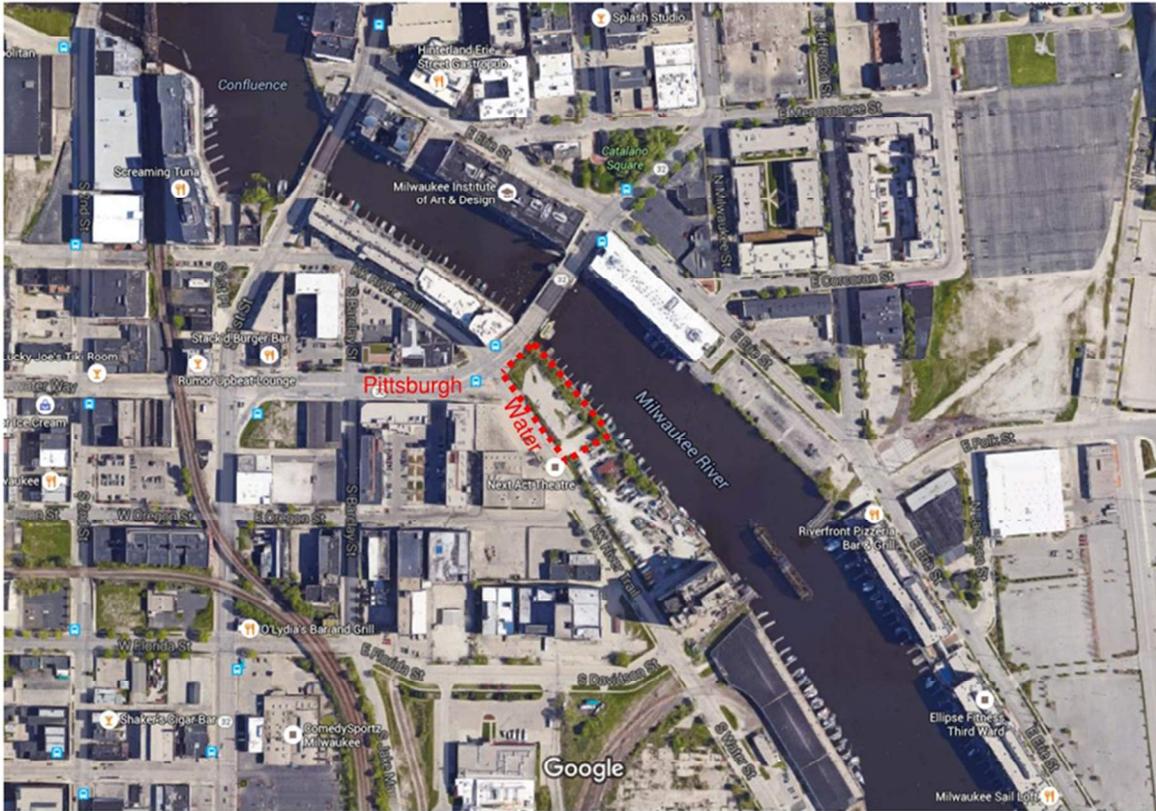
**295-907. Planned Development District (DPD)**

- 2. c-1-a: Gross land area: 30,015 SF
- 2. c-1-b: Maximum amount of land covered by principle building: 28,450 SF, 95%
- 2. c-1-c: Maximum amount of land devoted to loading dock and garage access: 356 SF, 1%
- 2. c-1-d: Minimum amount of land devoted to landscaped open space: 0 SF, 0%
- 2. c-1-e: Maximum proposed dwelling unit density and area devoted to non-residential use: 183 SF of land per unit.  
Maximum square footage of commercial area shall be 1,270 SF.
- 2. c-1-f: Proposed number of buildings: One
- 2. c-1-g: Number of dwelling units: 164 Units
- 2. c-1-h: Average number of bedrooms per unit: 1.6 bedrooms per unit.
- 2. c-1-i: Parking spaces provided and ratio per unit: 1.37 parking spaces per unit.  
Residential: 225 Spaces  
Commercial: None



**EXHIBIT C  
SITE CONTEXT PHOTOS**

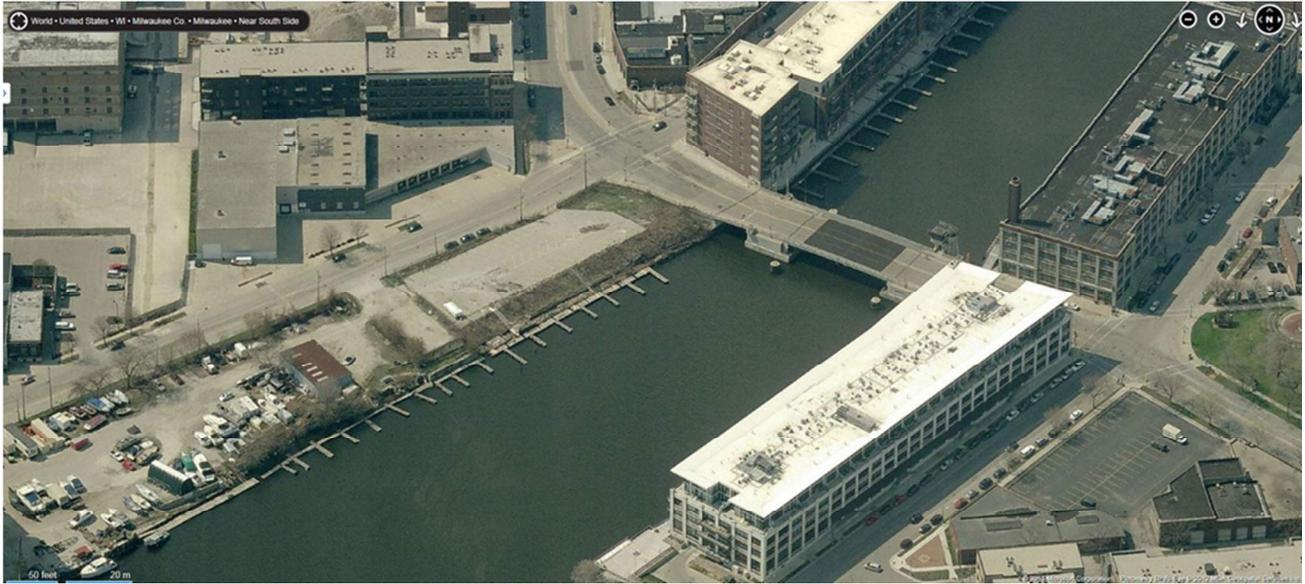
Vicinity Map



Imagery ©2015 Google, Map data ©2015 Google 200 ft



1. Aerial View from the East



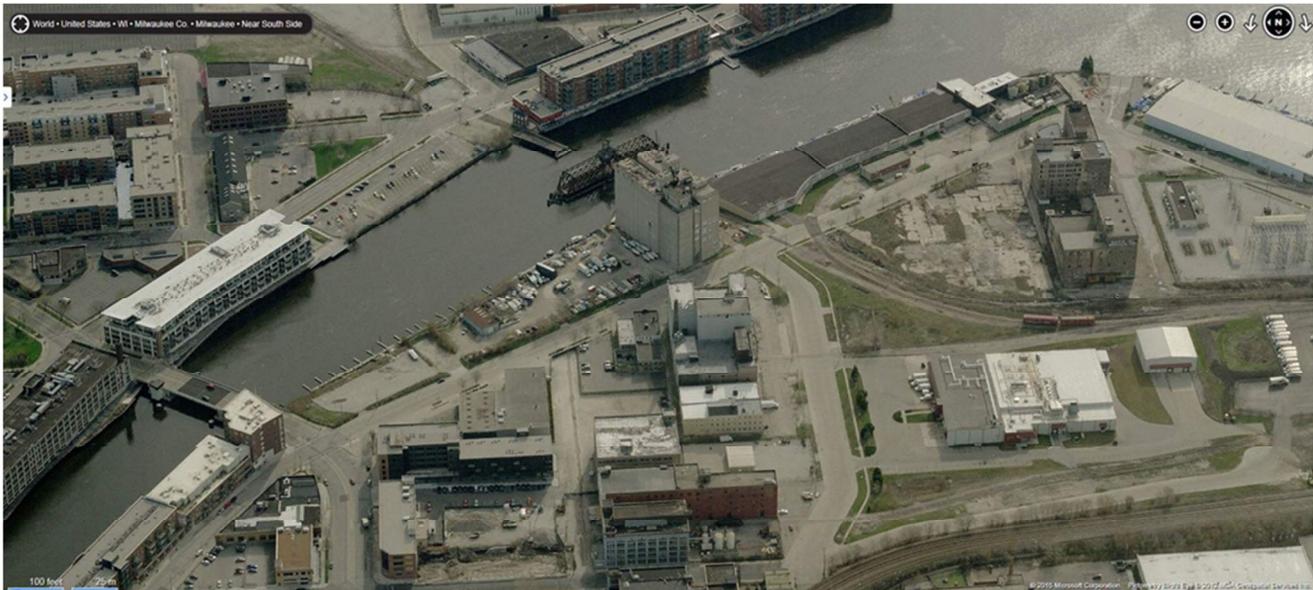
2. Aerial View from the North



3. Aerial View from the South



4. Aerial View from the West



5. View Toward Site from Across River



6. View From Bridge



8. View North Across Water Street

