1st Amendment to Detailed Planned Development known as North Meadows Stage 4

February 19, 2018

For

The Woodlands Community Building

File No. 171636

WOODLANDS COMMUNITY BUILDING
Detailed Planned Development Statement
February 19, 2018

Project Description and Owner's Statement of Intent
Components of Detailed Plan and Supporting Materials

Location: The project entails the development of a multi-purpose community building known as the Woodlands Community Building within The Woodlands Condominiums. The building will be located on the open area set in the middle of the development, west of the building addressed as 8911 North Swan Road. (See Exhibit B)

File Number: 171636

Purpose:

In January 1970, a General Planned Development (GPD) known as North Meadows (FN 69-1771 a,b) was approved for the entire development site, and contemplated phased, multi-family development. The multi-purpose community building is proposed to be located within the Detailed Planned Development (DPD) known as North Meadows, Stage 4, which was approved in November 1970 as FN 69-1772,l,m,n. The DPD was subsequently modified in December 1977 as FN 77-1303 to permit the addition of a small maintenance structure to serve the development.

The development originally known as North Meadows, was converted to condominiums known as The Woodlands Condominiums. The Woodlands Condominium Association is seeking an amendment to the DPD known as North Meadows, Stage 4 to allow for construction of a one-story building that will serve multiple purposes including, but not limited to: community center, property management office space, support space, non-profit use and maintenance space for the Woodlands community. Security operations for the Woodlands Condominiums may also be located here and this building will be used as a stop for the Milwaukee Police Department. This building may be constructed in phases as noted on the site plan. An amendment is necessary because the previously approved GPD and DPD contemplated outdoor recreation space in the open space located at the center of the development.

In addition to construction of the multi-purpose community building, there is a maintenance shed that is located on the northeast section of the Stage 4 area. This shed was built in the past 30 years and there is an availability to rebuild it in the next five years. This project shall be permitted under this DPD Amendment provided that the footprint and building elevations are largely consistent with the existing shed. Plans will be submitted to DCD Staff for review in advance of issuance of permits.

Enumeration of Documents:

STATEMENT:

- Detailed Planned Development Description and Owner's statement of Intent
- Exhibit A: Statistical Sheet
- Exhibit B: Vicinity Map
- Exhibit C: Existing Site Context Photos

DRAWING LIST dated 02/13/17 and 02/16/17

PLAT OF SURVEY

CIVIL:			**LANDSCAPING:**	**ARCHTITECTURAL:**	
C000	C200	C502	L100	A100	A800
C002	C300	C503	L101	A200	
C110	C400	C504		A201	
C111	C501	Parking Lot Light		A700	

Detailed Planned Development Description

1. Uses:
   - The proposed uses for the facility include a community center for the Woodlands residents and surrounding community, as well as office (property management), support space, and maintenance space for the Woodlands Community. All uses accessory and ancillary to these uses shall also be permitted.

2. Design Standards:
   - Project Overview:
     - The primary function of the proposed project is to provide a community center for the surrounding community. In addition, this project will consist of a property management office and maintenance services for the Woodlands Condominiums' grounds and buildings. The services provided to the tenants will be taking applications, collecting rent, leasing new units, and other daily operations of the condominiums. The maintenance services will be resolving work orders of the tenants and the grounds of the condominiums and will be using a maintenance shed to house any vehicles and materials needed to complete these services appropriately.
   - Phasing: This project will be built in three phases. See A800 for more information.
     - **Phase 1:** The first phase of the community building will include the entire building minus the large community room space. It will also consist of the approximate 22 parking spaces, lighting, landscaping, and the access drive that are all presented in this statement. (5,000 SF)
     - **Phase 2:** The second phase will consist of the addition of the community room on the northwest side of the building as well as the west side pedestrian access sidewalk. (1,300 SF)
     - **Phase 3:** The last phase will consist of approximately 17 extra parking spots.

    - Regardless of phasing, the access drive, pedestrian walks, bicycle racks, and lighting will be constructed with the first phase.
- Building Materials:
    - The exterior materials for the proposed building will consist of a combination of the following materials:
        - Asphalt Shingle Roof
        - Pre-cast Concrete Sill
        - Brick Veneer
        - Fiberglass window frame with 1" insulated low – E Safety Glass
        - Wood Column and Wood Truss
        - Pre-Finished Insulted Metal Overhead Door
    - See A200 and A201 for exact information
    - Applicable CPTED standards will be followed and subject to approval by the City of Milwaukee Department of Public Works.
    - While the building is not adjacent to a public street, it is visible from many residential buildings and will be accessed from the north, south, east and west. Because of this, the building has been designed to blend with the surroundings so not to interrupt the ambiance of the Woodlands Parcel.

3. <u>Density:</u>
    - N/A. There are no residential units planned for this site.

4. <u>Space Between Structures:</u>
    - The only new structure planned for this site it the Community Building. However, there is an existing pavilion north of the proposed building that was previously mentioned and that would remain and empty grassy space between the structures.
    - The maintenance shed is not on this same area of land.

5. <u>Setbacks:</u> The Woodlands Condominiums sits on one, large parcel of land. The labeled white area on the site plan C200 indicates the limits that are being used for the multi-purpose Community Building, and should be referenced with respect to setbacks.
    a. East to Swan Road: 514.2 feet
    b. East (to condo building): 151.5 feet
    c. West to North 95th Street: 497.1 feet
    d. West (to nearest condo building): 177.7 feet
    e. These setbacks are shown in Exhibit B as well.

6. <u>Landscaping and Screening:</u>
    - There will be different deciduous and evergreen landscape screening added to the development on the east side of the building to shield any overflowing light from the light poles into the residential area. (See L100)
    - There are also existing trees in between the residential buildings to the east and the new Community Building to protect from any excess light spillage from the Community Building or the residential areas.

Standard Parking Lot Landscaping & Residential Buffering

- There will be no visible parking from the surrounding streets, the condominiums will serve as a buffer from the parking lots and the surrounding main streets.
- The new screening previously mentioned will also include evergreen and deciduous shrubs the will prevent any light from the cars' headlights from glaring into the residential area.

Landscape Object Screening

- The proposed building is planned to be using the existing transformer that is located on the east side of the building behind the existing Building 8921. (C200)

7. Open Spaces:
   - The project will be placed in a portion of the central, open space on the Woodlands parcel. The multi-purpose community building will be strategically placed on this open space to allow for recreational activities for the surrounding community, as well as activities the community center will host. For example, there is an existing basketball court on the open space south of where this project will be located. There is also an existing pavilion on the north side of the Stage 4 space that was previously referenced.
   - In one of the future phases of the development of this Community Building, there is a plan to use part of the open space behind the building on the west side for a community garden that will be maintained by the Community Building.
   - Additionally, the Planned Development zoning allows for outdoor recreation activities within the open space. New outdoor recreation amenities may be added in the future.

8. Circulation, Parking, and Loading:
   - The parking lot will be located on the east side of the building. It will have approximately 39 parking spaces for employees and guests, including 2 accessible parking spots. Access to the lot will be from the lot off Swan Road, there will be a one-way entrance drive headed west to the Community Building and one headed east out of the lot back into the entrance on Swan Road.
   - Pedestrian access will come from a new 5-foot-wide concrete sidewalk coming from the west side of the building for the residents and other pedestrian traffic in the Condominiums. Additionally, there is a sidewalk coming from the front north side of the building that wraps around to the back-west side. There are existing sidewalks surrounding the grassy area that the building will sit on as well. (See C200)
   - There will be various refuse containers outside of the building and the refuse from the outside and the inside of the Community Building will be taken to the dumpster located in the parking lot off Swan Road that is used to access the proposed building site.
   - Maintenance vehicle traffic will follow the access path of employees and visitors and will park maintenance vehicles in the garage attached to the side of the community building. This is also where maintenance materials will be stored.
   - All improvements will be constructed per City of Milwaukee Standards and are subject to the review and approval of the City of Milwaukee Department of Public Works.

9. Lighting
   - Proposed outdoor lighting would utilize CPTED principles with respect to pedestrian scale lighting along the path(s) and white light sources with cut off fixtures on and around the building.
   - Proposed lighting:
     - Site Lighting
       - The parking lot and private drive will be lit with six light poles.
       - The light poles will be Cree Edge Series LED Area/Flood Luminaire made with aluminum.
       - These lights will also suffice as any pedestrian lighting of the private drive.
       - (See Parking Lot Light for exact information)
10. Utilities
   - Utilities will connect to existing street connections.
   - The electrical will connect to the building on the west side and disconnect to be located near the mechanical room.
   - The water and sanitary will connect to the building from the east side from new lines. These are specified on C400.

11. Signage

    Building Signage
    - The building name and address will be incorporated near entrances and/or on wayfinding signs. Sign size is approximately 6'0 H x 15'-0" W, maximum. The main sign will include the building name and will be located on the front face of the building.
    - Sign construction to meet Chapter 244 of the Milwaukee Zoning Ordinance.
   - Temporary signs will be installed. Construction signs will be removed within 30 days receipt of the certificate of occupancy.
     - There will be signs, potentially including banners, for the construction of the project, as well as the opening of the building.
     - Temporary signage will also be used for leasing advertising, as well as advertising for community center events. Up to 4 signs, not to exceed 300 square feet.
   - Wayfinding signs have also been proposed for directing public traffic to the project. They would be located at main entrances and along the visitor access path to the building. Some of these signs consist of red and white stop signs, do not enter signs, and a blue and white accessible parking sign. Reference C502 and C503 for exact details.

12. Sign Illumination
   - Building Signage
     - The name "The Woodlands" will appear on the front west side of the building and will be back lit.

Site Statistics (reference the boundary on the site plan):

Exhibit A: Statistical Sheet

Referenced From C200	
Gross disturbed land area	0.962 Acres (41,900 SF)
Maximum amount of land covered by principle building	15.85% (6,642 SF)
Maximum amount of land devoted to parking, drives, and parking structures	15.25% (6,390 SF) of stalls and 47.57% (19,932 SF) of asphalt
Maximum amount of land devoted to landscaped open space, within property lines	3.17% (1,332 SF)
Maximum proposed dwelling unit density	Not Applicable
Proposed number of buildings	1
Maximum number of dwelling units per building	Not Applicable
Bedrooms per unit (# of bedrooms/ # of units)	Not Applicable
Parking spaces provided:	Approximately 39 parking spaces (2 accessible), 9 bike racks

Exhibit B: Vicinity Map

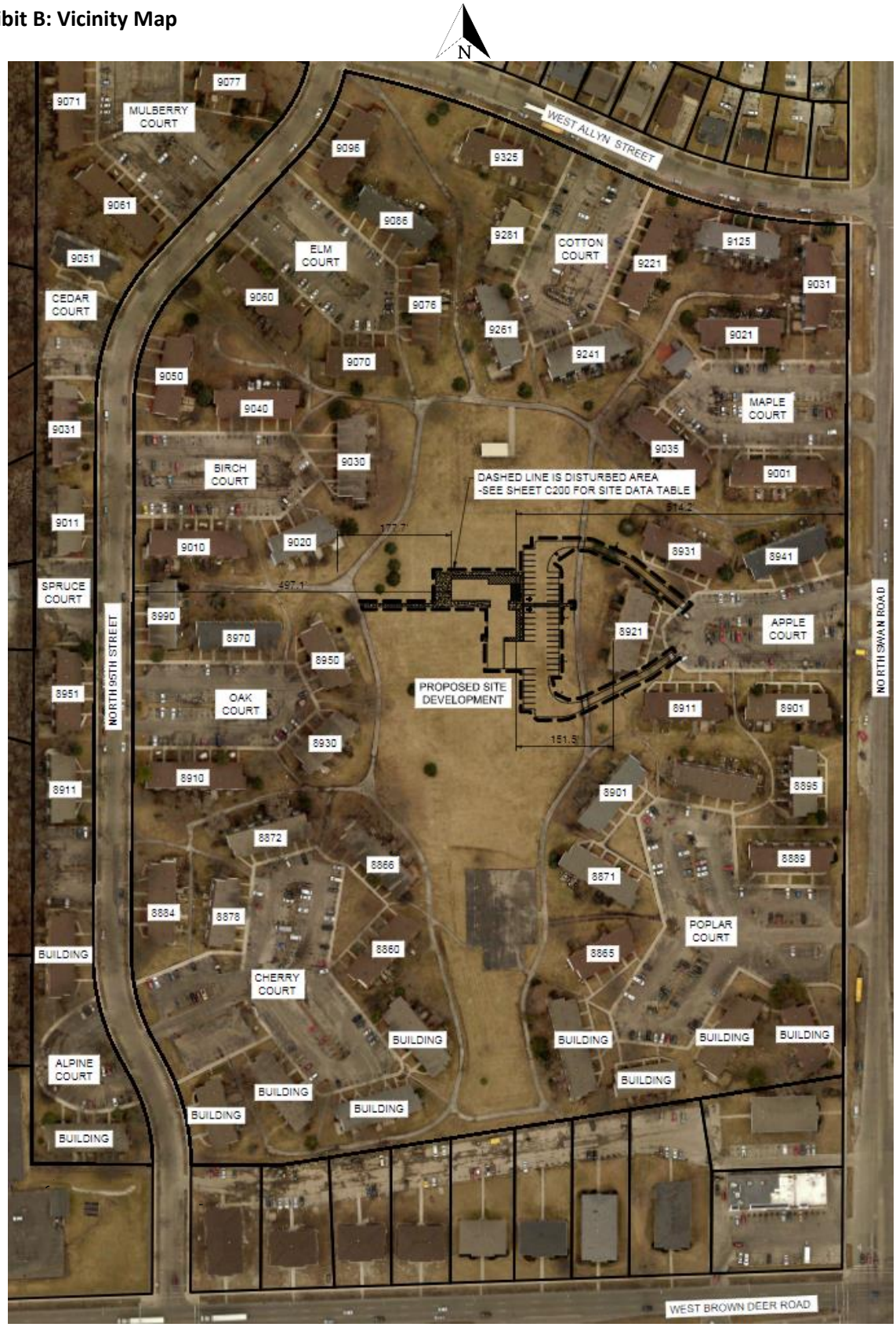

Exhibit C: Existing Context Photos

Exhibit C1: South West View

Exhibit C2: South West View

Exhibit C3: North East View

Exhibit C4: North View

Exhibit C5: North View

Exhibit C6: South View

Exhibit C7: South View