



WESTLAWN MANAGEMENT & MAINTENANCE BUILDING

Detailed Planned Development



Project Description and Owner's Statement of Intent

File Number: 141407



February 27, 2015

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

Location: Lot 5, in Block 3, in Westlawn East Subdivision, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

File Number: 141407

Purpose:

The Housing Authority of the City of Milwaukee (HACM) requests that the zoning for the parcel, bounded by Birch to the south, the Silver Spring Neighborhood Center to west and Westlawn Gardens to the north and east, 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:

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 02/27/2015:

PLAT OF SURVEY

CIVIL:

C100 SITE DEMOLITION AND EROSION CONTROL
PLAN

C200 SITE PLAN

C300 GRADING PLAN

C400 UTILITY PLAN

C500 CIVIL DETAILS EROSION CONTROL

C501 CIVIL DETAILS PAVING

C502 CIVIL DETAIL UTILITIES

C600 CIVIL SPECIFICATIONS

LANDSCAPING:

L101 LANDSCAPE PLAN OPTION 1

L102 LANDSCAPE PLAN OPTION 2

ARCHITECTURAL:

A000 ARCHITECTURAL SITE PLAN

A200 FLOOR PLAN

A400 BUILDING ELEVATIONS

A401 ENLARGED BUILDING ELEVATIONS

A402 PERSPECTIVE

DETAILED PLANNED DEVELOPMENT DESCRIPTION1. USES:

The proposed use for the facility is for general service and commercial/office uses; specifically for general office and maintenance building services as listed in the General Planned Development, File No. 100532.

2. DESIGN STANDARDS:

Project Overview:

The proposed project is for the maintenance and management offices of Westlawn Gardens to provide services to HACM and Westlawn Gardens residents. Tenant services include leasing of units and taking in maintenance work orders. The maintenance bay and works shop will house vehicles and work benches for general maintenance of the residential units as well as building and site care.

There are sustainable features to be considered in the project such as solar thermal for hot water and future green roofs when funds are made available. Other features may include sun shades and light shelves.

Building Materials:

The exterior materials for the proposed building will consist of a combination of the following materials:

- Face brick: modular, standard or utility
- Cast Stone: Size varies
- Cementitious siding and panels, such as fiber cement
- Metal panel
- Tinted, Low E glazing
- Clear, Low E glazing
- Aluminum storefront at retail or commercial spaces
- Precast concrete
- Decorative concrete masonry units
- Metal railings
- Metal garage doors.
- Metal and/or membrane roofing

See Elevations on A400 for detailed information.

3. DENSITY:

- There are no residential units planned for this site.

4. SPACE BETWEEN STRUCTURES

- Only one structure is planned for the site.

5. SETBACKS:

- Front, Street Setback: 15'-0" minimum to street right of way. Entry canopies and bays may encroach into front setback, with none closer than 5'-0" to right of way.
- Side Setback, Street: 15'-0" minimum to street right of way. Porches and bays may encroach into side street setback, with no porches or bays closer than 5'-0" to right of way.
- Side Setback, Alley: 3'-0" minimum to alley right of way.
- Rear Setback: 10'-0" minimum to alley right of way.

6. SCREENING:

Perimeter Landscape and Edge Treatment requirements are based on General Planned Development, File No. 100532. Buffer standards and character are per the following descriptions. Screening strategies are delivered in both softscape (vegetation) and fencing treatments through the Westlawn development.

Standard Parking Lot Landscaping & Residential Buffering

- There is no direct visibility of the parking lots from internal local streets. Due to the nature of these internal areas, commercial users and designated residential parking occur directly adjacent to each other. The employee and additional visitor parking spaces will be located off of public alleys for ease of access to the building.

Landscape Object Screening

- The transformer location is not determined but is anticipated to be on the west side of the building. The transformer will be screened with vegetation. L101, L102 and C200 note the options for the location of the transformer.

7. OPEN SPACES:

There are no open spaces planned for this development. All areas will receive grass/seed and landscaping as noted in L101 and L102.

8. CIRCULATION, PARKING AND LOADING:

- Street parking is available along Birch and 63rd Streets. One parking space in front of the building is requested to be posted as Accessible parking, intended for visitors to the building.
- A parking lot is located north of the facility and will accommodate employee parking as well as additional parking for visitors to the office.
- Maintenance vehicle traffic will enter on the east alley, drive through the maintenance bay of the building and exit on the west.
- 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. LANDSCAPING:

- The general goal for the landscaping in this development is to continue the theme of the first phase of the Westlawn Development. The goal is to provide low maintenance vegetation, a sustainable-focus, and visually cohesive neighborhood aesthetic. Native plantings are to be balanced with manicured lawn areas while providing resident opportunity for additional softscape enhancements. All proposed vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen. All proposed vegetation shall be maintained on an on-going basis. Features to include:
 - Landscape boulders, placed at strategic locations
 - Flag pole with illumination on the pole
 - Bench and waste/recycling receptacles near entry

- Low retaining wall with concrete finish
- See L101 and L102.

10. LIGHTING:

- General: Proposed outdoor lighting complies with current lighting regulations for planned development districts.
 - The lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled such that no light source will be visible from an adjoining property. In all other circumstances, the maximum illumination at a property line or public right of way shall be 5 foot-candles; and where adjoining properties are zoned residential, the maximum illumination at the property line shall be one foot-candle.
- Proposed lighting:
 - Site Lighting
 - Within the right-of-way
 - Lighting within the right-of-way will be designed by the City of Milwaukee Department of Public Works with input from the design team.
 - Parking lot/Alley ways lights will provide sufficient light for the parking spaces located off the alleys so no lights outside of the right-of-way will be required.
 - Proposed Facility Lighting
 - Uplighting of building, building name and address at canopies
 - Downlighting at canopy for main entrances.
 - Lighting for egress and safety, where required by building code.

11. UTILITIES:

- Utilities will connect to existing street connections.
- The electrical will connect to the building on the west side and disconnect to be located on the same side.
- The water, sanitary will connect to the building on the west.

12. SIGNS:

- Building Signage
 - The building name and address will be incorporated near entrances and/or incorporated within the canopies. The reverse/halo aluminum metal channel lettering at address sign. Sign size is 6'-0" H X 15'-0" W, maximum. The letters will be back lit to provide a glow to the lettering.
 - 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 certificate of occupancy.

- Up to 2 signs pertaining to the construction of the buildings will be provided and not exceed 72 square feet. Signs will be equally spaced throughout project site, based on phase size and number of buildings.

13. SIGN ILLUMINATION

- Building Signage
 - Office building signage will be reverse channel backlit with individual lettering or within the sign. The permanent address sign will be illuminated from behind.

**EXHIBIT A
 STATISTICAL SHEET**

295-907. Planned Development District (DPD)

Proposed Zoning: DPD

2c-1a:	Gross land area	31,232 SF/ .72 ACRES
2c-1b:	Maximum amount of land covered by principle building	55% (BUILDING: 17,191 SF)
2c-1c:	Maximum amount of land devoted to parking, drives, and parking structures.	25% (PAVING: 7, 778 SF)
2c-1d:	Minimum amount of land devoted to landscaped open space, within property lines.	20% (LANDSCAPING: 6,263 SF)
2c-1e:	Maximum proposed dwelling unit density:	Not Applicable
2c-1f:	Proposed number of buildings:	1
2c-1g:	Maximum number of dwelling units per building:	Not Applicable
2c-1h:	Bedrooms per unit (# Bedrooms/# Units):	Not Applicable
2c-1i:	Parking spaces provided and ratio per residential unit: Not applicable Parking Spaces per 1,000 SF of Building Area (17,191/1000 = 17.1 or 18 spaces)	Spaces Provided: (12)Employee Parking Spaces (13) Additional Parking Spaces for visitor overflow and/or future employee spaces TOTAL ONSITE SPACES: 25

Exhibit B



**EXHIBIT C
EXISTING CONTEXT PHOTOS**



1 View West on Birch



2 East on Birch



3 View of East Alley from Site



4 View of Site



5 View of Site



6 Northeast view on 63rd Street



7 North view on 63rd Street



8 View East on Birch



9 View West on Birch, near 61st Street



10 East view of Sheridan



11 View North on 62nd street, near roundabout