1530 North Jackson Street
Detailed Planned Development Project Description
Owner's Statement of Intent-File # 110583

<u>Purpose:</u> WiRED Jackson LLC (Blackwatch '68 Properties/Elan Peltz, DBA) request that the zoning for the subject property 1530 North Jackson be amended to a Detailed Planned Development (DPD) in accordance with this submittal. The development satisfies all of the RT-4 current zoning standards except for the density.

<u>Project Overview</u>

A. **<u>The Developer:</u> Elan Peltz/Blackwatch' 68 Properties intends to build a residential apartment building consisting of 14 apartments and 16 surface parking spaces. The project will be located at 1530 North Jackson Street between Lyon and Pleasant in Milwaukee and will consist of 13 two bedroom apartments 1 one bedroom apartment. Peltz is a recognized neighborhood developer and was awarded the Mayors Design Award for his catalytic restoration of a 100 year old Brady Street Building (928 E. Brady (at Astor)). He is passionate about neighborhood development and specifically the East Side of Milwaukee. Website: www.blackwatch68.com**

   Joel Agacki is the designer and co-founder of Striegel-Agacki Studio. The office's work is highly respected and has been written up 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. Joel has also designed one of the leading properties in Bay View overlooking the lake. He was selected for his gentle sensitive approach to small scale projects such as the 1530 Jackson Apartment Project.

   General Contractor:
   Matt Burrow is the General Contractor & President of Catalyst Construction. Matt runs one of the leading and fastest growing contracting businesses in the state and has been recognized extensively as one of the best in the state, having built *The Lattitude* on Kenilworth and a host of other commercial and education and health care buildings for his clients in Milwaukee.

B. **<u>The Property:</u> The site is currently zoned RT4 and is located at 1530 Jackson adjacent to two duplex structures, one a condo development**

and the other a rental. WiRED Jackson LLC/Elan Peltz owns the property in a single member LLC. The site is currently zoned RT-4 and consists of 8574SF.

C. <u>The Residents:</u> The project will target a mixed demographic but largely young professionals that want to live in a smaller boutique high quality building with only 3-4 units per floor 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. <u>Uses:</u> The proposal is for residential use only consistent with the current uses.

II. Design Standards

A. <u>Density</u>-14 Units, 612 SF per unit.,
B. <u>Setbacks-</u> As noted on the site plan, the building is setback 3' on the sides, 7' feet in Front/Jackson, and 20' in the rear of the site.
C. <u>Open Spaces</u>: Nearly every unit has some outdoor terrace and the two first level units will even have private green space in front of their units (each, 7x16). The roof might be a further open space. The Site Plan outlines these spaces.
D. <u>Parking/Circulation:</u> There are 16 parking spaces as noted on the Site Plan. There is a center drive aisle providing access to parking. 8 of the 16 stalls are beneath the building (slab on grade), then 8 more stalls in the rear (NE+SE portions of the site).
<u>1530 North Jackson – Parking Analysis</u>
Zoning code requirements for multi-family: 10 – number of off-street parking spaces required based on 2:3 ratio for 14 units (-2) – 25% reduction based on location w/in 1,000 feet of regularly scheduled bus stop (-2) – account for the 2 on-street parking spaces immediately adjacent to site = 6 – number of off-street parking spaces required to be supplied.
<u>1530 N. Jackson proposal</u>: 16 – number of off-street parking spaces proposed (-4) – number of spaces reserved for property to north, per agreement (-3) – number of stacked spaces that cannot be counted per code = 9 – number of off-street parking spaces provided for the 14 residential units
<u>Summary</u>: the 9 off-street parking spaces provided on the site exceed the 6 required by code once the two exceptions are calculated into the overall number required.

E. <u>Garbage/Recycling:</u> will be in the Northwest half of the open parking garage and garbage trucks will pickup curbside.

F. **<u>Storm Water: P</u>er our civil engineer this site is exempt from storm water requirements.**

G. **<u>Lighting</u> : All exterior lighting on the site will conform to regulations application in s. 295-409 of the Milwaukee Zoning Code.**
<u>Signs/Signage:</u> We will have construction temp signage/marketing signage at the Jackson West Elevation of the site. 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 West front elevation (ie 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 15 SF.

H. **<u>Building Materials</u> : As noted on the Exterior Elevations, the building will be clad with metal siding, wood siding, a hardi-cement painted sheet good, and CMU at the base (see Exterior Elevations and Rendering). Guardrails and balcony rails will be powder coated bar stock steel frames with steel mesh in-fill (see exhibit).**

Siding Websites:
http://cortenroofing.com/cortenwallpanel.htm
http://www.cortenroofing.com/corten_standing_seam.htm

K. **<u>Landscaping:</u> As noted in the Landscape Plan, there will be boxwoods bordering grass in front of the building and some taller trees in the rear. 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. **<u>Space Between Structures:</u> There are two adjacent structures, one is a duplex condo and one is a duplex rental. There is a retaining wall in the rear of the structure and a building above that.**

M. **<u>Utilities</u>: 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. <u>Site Statistics</u>

1. Gross Land Area: 8574 SF
2. Land Covered By Principal Buildings: 5166SF, 59%
3. Land devoted to parking and drives: 4573SF, 16 parking spaces, 53%
4. Minimum land devoted to Landscaped Open Space: 1275 SF, 15%

5. Maximum Dwelling Density: 14 residential (Lot area (8574) / Units (14)=density=612 sq ft/unit.
6. Proposed Number of Buildings: 1
7. Maximum Number of Dwelling Units Per Building: 14
8. Bedrooms Per Unit: 14 residential units (1060sf 2br/2b; 690sf 1b) (plus green yard and balconies).
9. Parking Spaces Provided: 16 surface (10 required by code). See above for full explanation of parking supplied for this development.