

SUPPLEMENTAL DESIGN GUIDELINES FOR 1136-46 EAST NORTH AVENUE

North Avenue Frontage

Setbacks and Buildout:

The North Avenue Frontage should be built-out as much as feasible. Setbacks should be minimal and the primary build to line should be established between 0 and 10 feet from street property line. A minimum of 100 linear feet of building façade at least 2 stories in height should be built-out within 10 feet of the street property line. This may be a continuous edge or be a combination of facades from multiple buildings or bays. Vertical articulation, which breaks the façade into multiple masses, should occur at least once every 50' linear feet.

Façade Height:

The primary street frontage should establish a street wall of 2 to 5 stories with a maximum height of 60 feet. A tower element may project above this line but should not be more than 30% of the width of the street wall build out. Areas above 60 feet in height AND greater than 30% of the street wall build-out should be setback at least 10 feet from the primary facade. It is the intent of these standards that any taller building elements be placed near the corner of North Avenue and Commerce Street, furthest from the residential neighborhoods to the north and west. This corner should serve as a gateway feature to the west side of the river.

Ground Floor Elevation and Glazing:

At least 60% of the ground floor façade must have windows at least 4 feet high with sills not more than 3.5 feet above the interior floor level. In addition, at least 30% of the North Avenue ground floor façade must have windows at least 4 feet high with sills not more than 4 feet above the sidewalk grade. The latter requirement is intended to prevent a monotonous masonry base along the length of the North Avenue Façade and may require multiple ground floor elevations. If the parcel at the corner of North Avenue and Commerce Street is included in the proposal, a primary entry must be provided within 20 feet of the corner leading to residential lobby or to a commercial tenant space. Areas on the ground floor within 50 feet of the corner should have at least 75% of the linear frontage as windows.

Upper Floor Elevation and Glazing:

The minimum elevation of the second floor level should not be less than 12 feet above the North Avenue grade at any point. As the grade slopes down at approximately 10 feet from the west portion of the site to the east portion of the site, this will require either multiple floor levels or a taller first floor height at the south east corner. Mezzanine levels are acceptable within this space but should be setback at least 10' from the primary façade. At least 30% of the linear frontage on upper floor facades must have windows at least 3 feet high with sills not more than 4 feet above the interior floor level.

Parking Setback:

All parking areas, including structured parking in upper floors, must be setback at least 20-feet from the North Avenue Property line. One access point is permitted on North Avenue.

Sidewalk Zone:

Streetscaping is required between the building and the curb line. This must include at least one canopy tree per 50 linear feet with planting areas at least 5 feet in width and 100 sq. ft. per tree.

Walworth Place Frontage

Residential Scale and Character:

East Walworth Place is the rear street of the development site and is approximately 25' higher in elevation than the intersection of North Ave and Commerce Street. The street consists of closely spaced small scale homes on 30' wide lots. Townhome style development is appropriate along this street. Alternatively this street facade may remain unbuilt with a rehabilitated retaining wall and landscaped edge.

Setbacks and Buildout:

There is no minimum build-out requirement along Walworth Place. If a built edge is proposed it should be a townhome style façade articulated in vertical bays of not more than 30 feet in width with individual entries and front porches spaced no more than 30 feet apart. Front porches must be a minimum of 4 feet deep and 6 feet wide. The ground floor height of residential units should be at least 2' above the sidewalk elevation, or alternatively the units may be at grade if they are setback at least 8 feet from the street property line and the setback area is used for individual front yards defined as defensible spaces with landscaping and/or wrought iron fences.

Façade Height:

The street wall along Walworth Place may be a maximum of 3 floors and 45 feet above street grade. At least 25% of the third floor façade and portions above 30 feet in height must be setback at least 4' from the primary façade, and no portion of the third floor frontage may be greater than 30' wide unless setback at least 4' from the primary facade. Portions of buildings taller than 45 feet above the Walworth Place elevation must be setback at least 40 feet from Walworth Avenue. Portions of buildings taller than 60 feet above the Walworth Street must be setback at least 60 feet.

Parking Setback:

One access drive to parking may be provided, however any parking area, including structured parking, should be below the grade of Walworth Street or setback a minimum 20 feet from the street property line behind townhomes or attractive landscaping.

Sidewalk Zone:

The sidewalk zone must be enhanced along the south side of Walworth Place. This should include an unobstructed pedestrian path at least 5 feet in width and a minimum of one canopy tree per 50 linear feet with planting areas at least 5 feet in width and 100 sq. ft. per tree.

Commerce Street Frontage

Applies only if the property at 1164 East North Avenue is included in the proposal

Setbacks and Buildout:

The frontage along Commerce Street within 50 feet of North Avenue should be built-out with a façade at least 2 stories in height. This façade should be setback between 0 and 20 feet from the Commerce Street property line. Portions of the building more than 50 feet from the corner of North Av and Commerce St may be setback further if desired.

Ground Floor Elevation and Glazing:

Areas on the ground floor within 50 feet of the corner should have 75% of the linear frontage as windows at least 4 feet high with sills no more than 3.5 feet above the interior floor level and not more than 4 feet above the sidewalk grade along Commerce Street.

Parking Setback:

Access to parking may be provided along Commerce Street, all parking areas should be setback at least 10 feet from the street property line.

Sidewalk Zone:

A sidewalk must be established along the west side of Commerce Street. This should include an unobstructed pedestrian path at least 5 feet in width and a minimum of one canopy tree per 50 linear feet with planting areas at least 5 feet in width and 100 sq. ft. per tree.

These site specific guidelines are supplemental to the more general [Commercial Design Guidelines](https://www.milwaukee.gov/CRE) available at [milwaukee.gov/CRE](https://www.milwaukee.gov/CRE)