



WangardPartners^{INC}

INVESTMENT REAL ESTATE BROKERS AND DEVELOPERS

January 5, 2010

Mr. Al Franitza
Principal Planner
City of Milwaukee
Department of City Development
809 N. Broadway
Milwaukee, W 53202

RE: 1910 N. Water Street – Proposed project
“Metro Place”

Dear Mr. Franitza:

We respectfully submit the attached documentation which describes Wangard Partners' intention to amend the last unconstructed phase of the Highbridge Planned Development previously approved and located at 1910 N. Water Street.

On December 17th, we conducted a neighborhood meeting regarding the proposed development. Overall, the neighborhood is supportive and looks forward to seeing this project move ahead. We have discussed this project in great detail with Alderman Kovac and he is supportive of the proposed development as well as the expedited scheduling that has been requested.

The following items are included with the submittal:

- Detailed Plan Project Description & Owner's Statement of Intent
- Vicinity map
- Plat of survey
- Site plan
- Site grading plan
- Utility plan
- Landscape plan
- Elevations
- Pictures of the site and surrounding context



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Detailed Plan Project Description and Owner's Statement of Intent

In order to accommodate the shift in the downtown Milwaukee marketplace from luxury condominiums to affordably-priced apartments targeted at young professionals and others attracted to the vibrant lifestyle of the area, Wangard Partners wishes to amend the previously approved Planned Development. In lieu of the 26 unit (all 2 bedroom units) condominium structure originally proposed, a 68 unit apartment building would be constructed instead. After conversations with the City Planning Staff and Alderman Kovac, the intent is to work within the overall massing guidelines established in the earlier phases of construction within this planned development; that is, the height of the new proposed structure will not exceed that of the existing structures.

The site which faces N. Water Street, but also fronts on N. Astor Street to the west, has a complex topography. From the northern frontage along N. Water, the site rises almost 24' to the southernmost boundary where it adjoins N. Astor. Because of the significant grade change, N. Astor does not intersect physically to N. Water, but in the initial phase of the Planned Development, a monumental stair was constructed in the abandoned Astor Street right-of-way which allows pedestrian access to both public streets. This important neighborhood amenity will be maintained in the proposed amended plan and creates a western edge to the new building.

The proposed structure will be built into this existing hillside. The lower two levels, which will be exposed to Water Street, but unseen from Astor Street, will contain two levels of enclosed parking for 68 cars. Access to the parking levels, which will be connected by an internal ramp will be via a curb cut located on the eastern portion of the Water Street right-of-way so as to line up as closely as possible with curb cut serving the residential properties on the north side of the street. To further animate the Water Street facade, the primary building entry, community room and fitness center are located on the ground floor and will feature large areas of glass.

The upper four levels, which will be visible from all four sides of the property, will contain 17 apartments per floor in a U-shaped structure with a courtyard that faces to the south for a total of 68 living units. After much market research, it was decided to provide a variety of unit sizes ranging from 520 s.f. studios to 1,100 s.f. two bedroom units. The design of these units and the amenities offered in each apartment are specifically tuned to meet the expectations of the intended user. The courtyard, located at the Astor Street level, will be designed with a green roof. Finally, a secondary entrance will be developed at the Astor Street level to facilitate easy resident access to the residential neighborhood to the south.

The building itself, which will decrease in height from a 6-story structure along Water Street to a 4-story structure on Astor Street, has been designed to be in scale with the larger properties in the immediate



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area. Also, the courtyard which separates the building into easterly and westerly wings along the southern boundary will soften the impact of the building on its southern neighbors.

The detailed plan project description statistics as referenced in the Detailed Planned Development Checklist are as follows:

1. Gross Land Area – 22,560 square feet (0.518 AC)
2. Maximum amount of land covered by principal buildings – 18,759 square feet (0.4306 AC)
3. Maximum amount of land devoted to parking, drives and parking structures – 0
4. Minimum amount of land devoted to landscaped open spaces – 1,585 square feet plus 2,420 square feet of green roof garden area
5. Maximum proposed dwelling unit density – 68 total units
6. Proposed number of buildings – 1 building
7. Maximum number of dwelling units per building – 68 units
8. Bedrooms per unit – 8 units will have two bedrooms; 50 units will have one bedroom; and 10 units will be studio units (1.12 average bedrooms per unit)
9. Parking spaces provided – 68 parking spaces (1:1 parking ratio)

Owner's Statement of Intent as to how the plan provides for or complies with each of the district standards enumerated under s. 295-907 where applicable:

- **USES:** The permitted use will be amended to allow apartments.
- **DESIGN STANDARDS:** The design standards incorporated will be consistent with City of Milwaukee guidelines.
- **DENSITY:** The density will be 68 units.
- **SPACES BETWEEN STRUCTURES:** The spaces between structures will not be less than required by the City of Milwaukee.
- **SETBACKS:** The setbacks from adjoining properties will be consistent with standards for this site as established by the Department of City Development.
- **SCREENING:** The site will be appropriately screened from adjoining properties as required.
- **OPEN SPACES:** The open spaces will be landscaped and maintained so as to not create a nuisance or hazardous condition.
- **CIRCULATION, PARKING AND LOADING:** Circulation, parking, loading and pedestrian access will be planned and installed as shown on the attached plans.



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- LANDSCAPING: The required vegetation will be consistent with appropriate standards and will be maintained on an on-going basis.
- LIGHTING: The lighting regulations applicable to planned development districts will be incorporated.
- UTILITIES: All utilities will be installed and screened as required.
- SIGNS: Signs will be incorporated that meet the guidelines for those located in a planned development district.
- SIGN ILLUMINATION: Signs will be illuminated per the standards of a planned development district.

Please note that the site is exempt from the City of Milwaukee Storm Water Rules due to the following:

- The land disturbance activities will not equal or exceed 1 acre or more. The total site size of the project is 22,560 square feet (0.518 AC).
- The cumulative area of all land disturbing activities at the property will not be equal to or exceed 1 acre over a 3 year period.
- The redevelopment activities will not increase the impervious area by 0.5 acre or more. The existing impervious area is 3,725 square feet (0.086 AC) and the proposed impervious is 20,757 square feet (0.477 AC). The increase of impervious surface equals 17,032 square feet (0.391 AC).

Based on this description, statistical analysis, statement of intent and the attached exhibits, Wangard Partners respectfully requests approval of the amendment to the Highbridge Planned Development.

Sincerely,

Anthony DeRosa

Vice President of Development

Enclosure