
Center for Veterans Issues - Veterans Housing

Corner of South 1st Street and East Lincoln Avenue

Sheet Index:

GPD-0 Cover / Sheet Index

GPD-1 Vicinity Plan & Context

GPD-2 Proposed Site Plan & Site Data



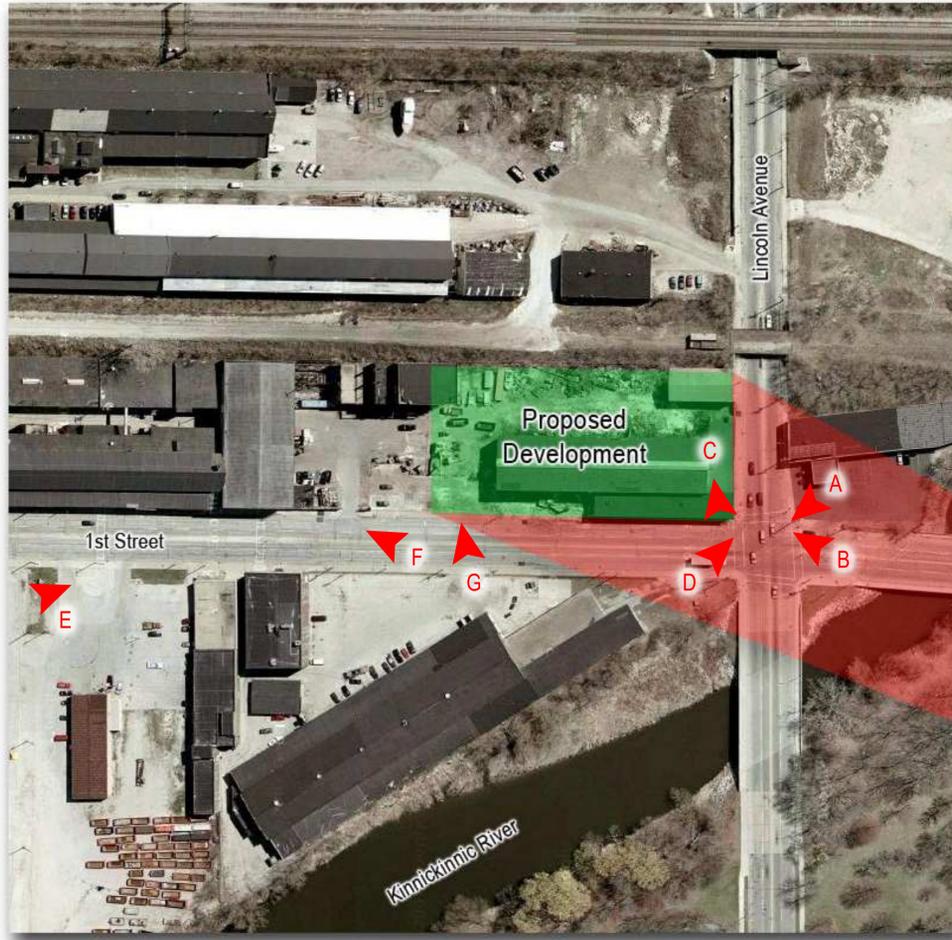
GPD-0

epstein uhen : architects

**General Planned Development
Submittal**

11-24-08

PROJECT NUMBER: 108189-GZ



A



B



C



D



E



F



G



- 1. St. Augustine Church
- 2. Klements Sausage
- 3. MCTS Bus Route 53
- 4. MCTS Bus Route 54
- 5. Baran Park
- 6. District 2 Police Station
- 7. Basilica of St. Josaphat

■ Proposed Development

GPD-1



eppstein uhen : architects

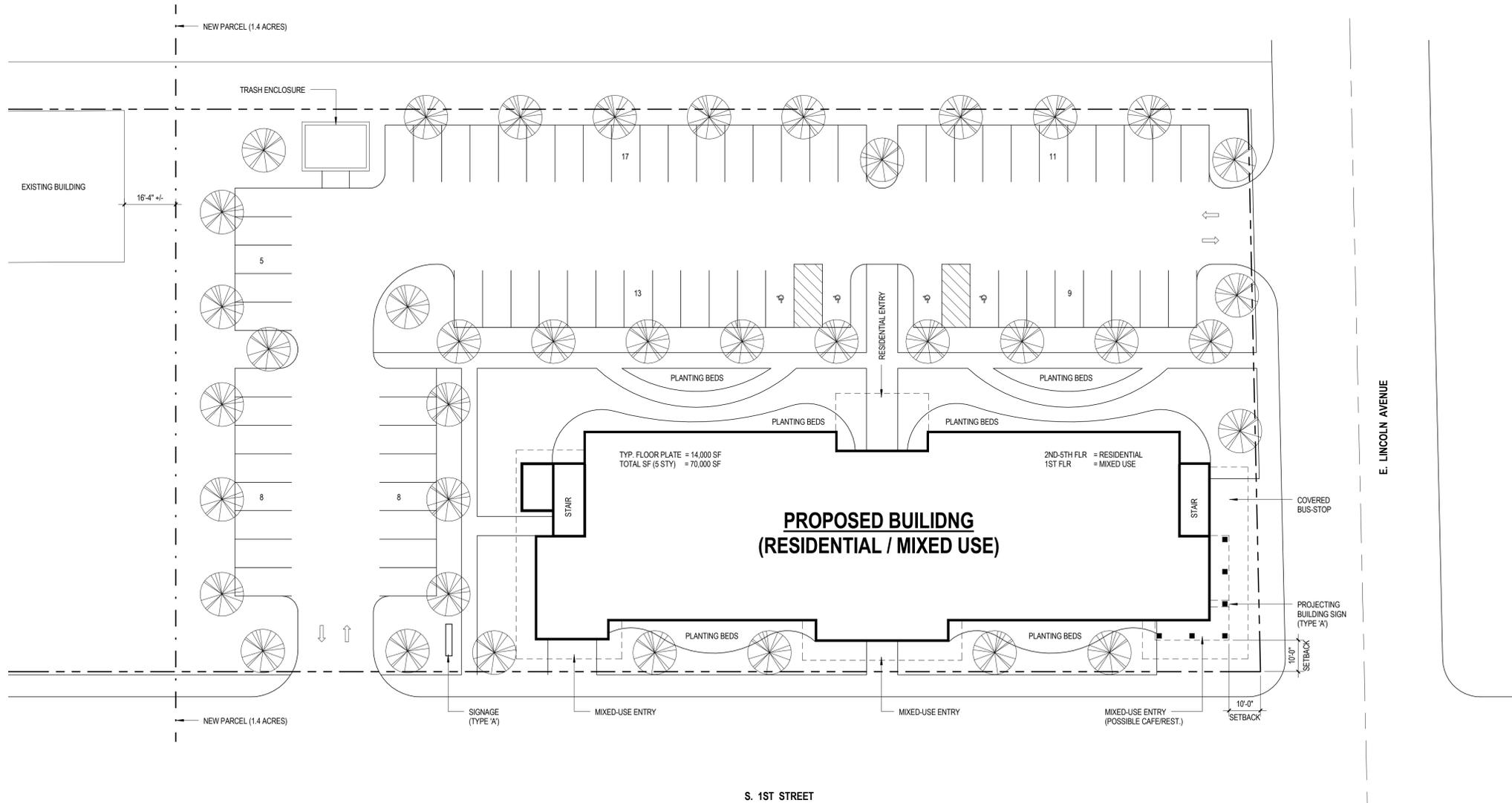
11-24-08 108189-GZ

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Center for Veterans Issues - Veterans Housing

Vicinity Plan & Context



LANDSCAPING STANDARDS (Type "A" and "G" per City of Milwaukee Zoning Code 295-405)

TYPE	QTY & SIZES
Minimum landscaped area width	5 ft.
Deciduous street-type trees	minimum 1 every 25 ft.
Ornamental tree option	minimum 1 every 20 ft. if landscaped area is at least 10 ft. wide
Shrub spacing requirement	2 staggered rows with plants a max. of 4 ft. on center in each row
Shrub size, min. (at time of planting)	2 ft. diameter
Shrub height, min. (at time of planting)	2 ft. (6 ft. for object screening)
Shrub height, max. (at maturity)	3.5 ft. (unlimited for object screening)

Note: 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.

SIGNAGE STANDARDS (Type "A" per City of Milwaukee Zoning Code 295-605-5)

TYPE	QTY	AREA
Freestanding Signs	1 per street frontage	100 SF
Projecting Signs	1 per 25 Lineal Feet	60 SF
Canopy Signs	1 per 25 Lineal Feet (1st Street Side)	60 SF

LIGHTING STANDARDS (per City of Milwaukee Zoning Code 295-409)

In all zoning districts, with the exception of automatic changeable message signs, as provided in s. 295-407.4-d, all on-site lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled as follows:

1. No light source shall be visible from an adjoining property or public right-of-way.
2. Where adjoining properties are zoned residential, the maximum illumination at a property line shall be one foot-candle. In all other circumstances, the maximum illumination at a property line shall be 5 foot-candles.

PARKING REQUIREMENTS

(Per City of Milwaukee Zoning Code Table 295-403-2-a)

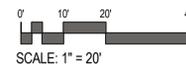
Apartments (R.H.)	=	40
Commercial	=	16
Total Required	=	56 spaces

Total Available = 71 spaces

RESIDENTIAL UNIT MATRIX

TYPE	QTY	LEVELS	SUBTOTAL
Studio	6	4	24
1 Bedroom	14	4	56
Total			80

1 PROPOSED SITE PLAN
1" = 20'-0"



Center for Veterans Issues - Veterans Housing

Proposed Site Plan & Site Data

GPD-2



eppstein uhen : architects

11/24/08

108169-GZ

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CERTIFIED SURVEY MAP NO. _____

Being a division of Lot 5, also known as Block 5, in Plat of Part of the E. 1/4 in the Southeast 1/4 of the Southeast 1/4 of Section 5, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

This agreement shall be binding on the undersigned and assigns.

In Witness Where of, Asset Acquisitions Inc. has caused these present to be signed by

_____, its _____; at _____, _____, this _____ day of _____, 20__.

In the presence of:

(Witness)

Asset Acquisitions Inc.
Frank Giaffre
President

STATE OF WISCONSIN)
) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2008, _____, President of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ and _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

NOTARY PUBLIC, STATE OF WISCONSIN

My Commission Expires: _____

CERTIFICATE OF THE CITY TREASURER

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

I, Wayne F. Whittow, being the duly elected, qualified and acting City Treasurer of the City of Milwaukee, certify that in accordance with the records in the office of the City Treasurer of the City of Milwaukee there are no unpaid taxes or unpaid special assessments on the land included in this certified survey map.

Date

Wayne F. Whittow, City Treasurer

COMMON COUNCIL CERTIFICATE OF APPROVAL

I certify that this Certified Survey Map was approved under Resolution File No. _____ adopted by the Common Council of the City of Milwaukee on _____.

Ronald D. Leonhardt, City Clerk

Tom Barrett, Mayor

