

Education

- Ronald Reagan High School
- Cooper Elementary School
- Greenfield Middle School

Health Care

- Aurora Advanced Health Care
- Wheaton Franciscan Medical Group
- Metro Physicians
- Med Pointe Family Care Center

Retail & Services

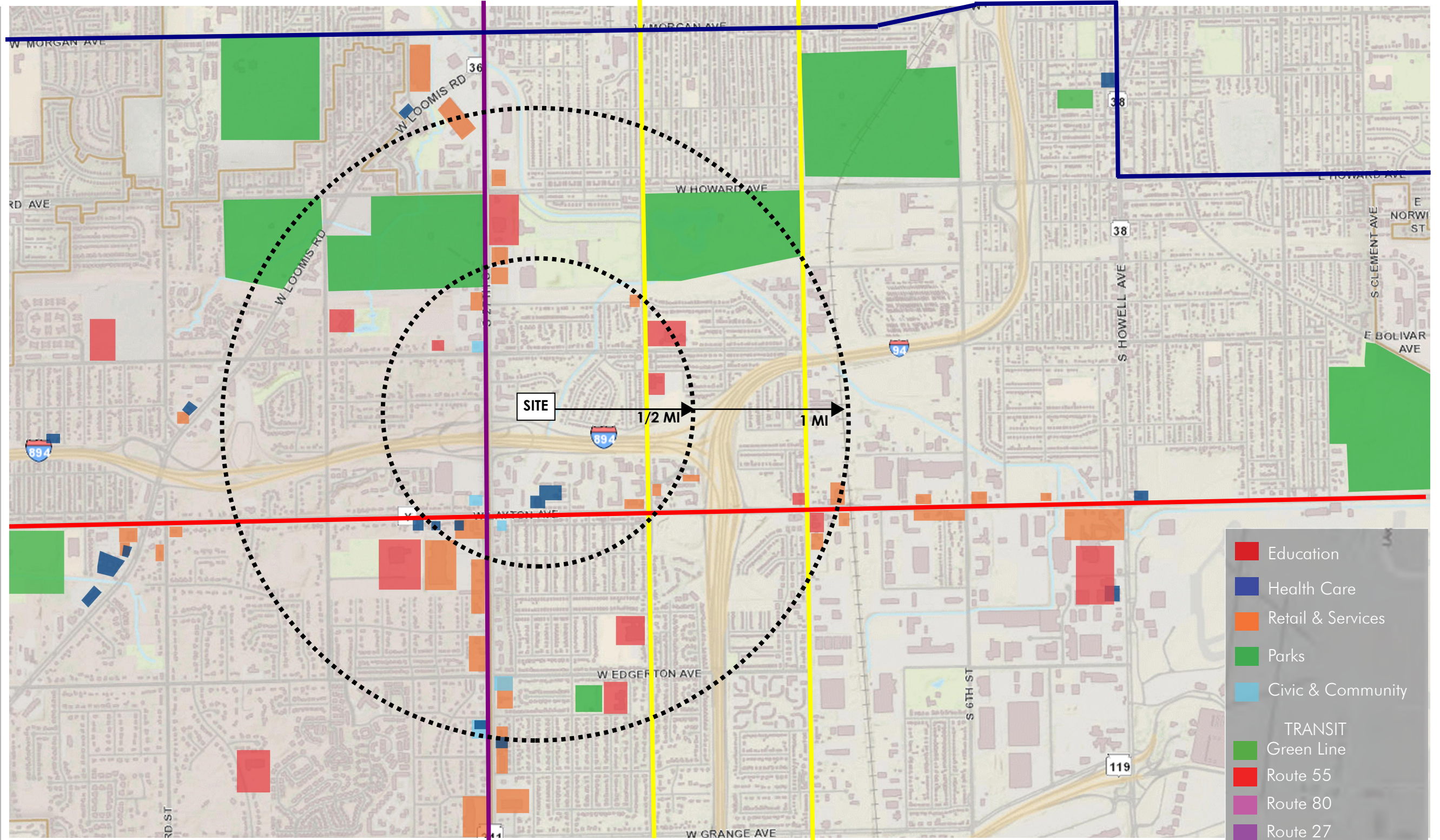
- Target
- Kohls
- Walgreens
- CVS Pharmacy
- Carquest
- Ashley Furniture HomeStore
- Big City Pizza
- Mario's Italian Grill

Civic and Community

- US Post Office
- US Bank
- Garanty Bank
- Adoration Evangelical Lutheran Church
- St. Roman Parish
- Islamic Society of Milwaukee
- Masjid Al-Huda

Parks

- Wilson Park
- Arlington Cemetary
- Morgandale Park
- Cooper Park
- Haker Park
- Zablocki Park
- Whittier Park
- Mitchell Airport Park



VICINITY MAP

4500 S 26th Street Apartments - Nabil Salous
 ZONING CHANGE PROPOSAL



Milwaukee file# 161478
 OWNER: NABIL SALOUS

2/24/17

EXHIBIT "A"

REZONING

Of: Tax Key No: 5980484112
 Address: 4450 S. 27th Street

From: PD1 TO DPD

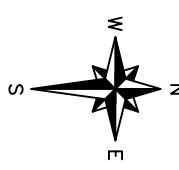
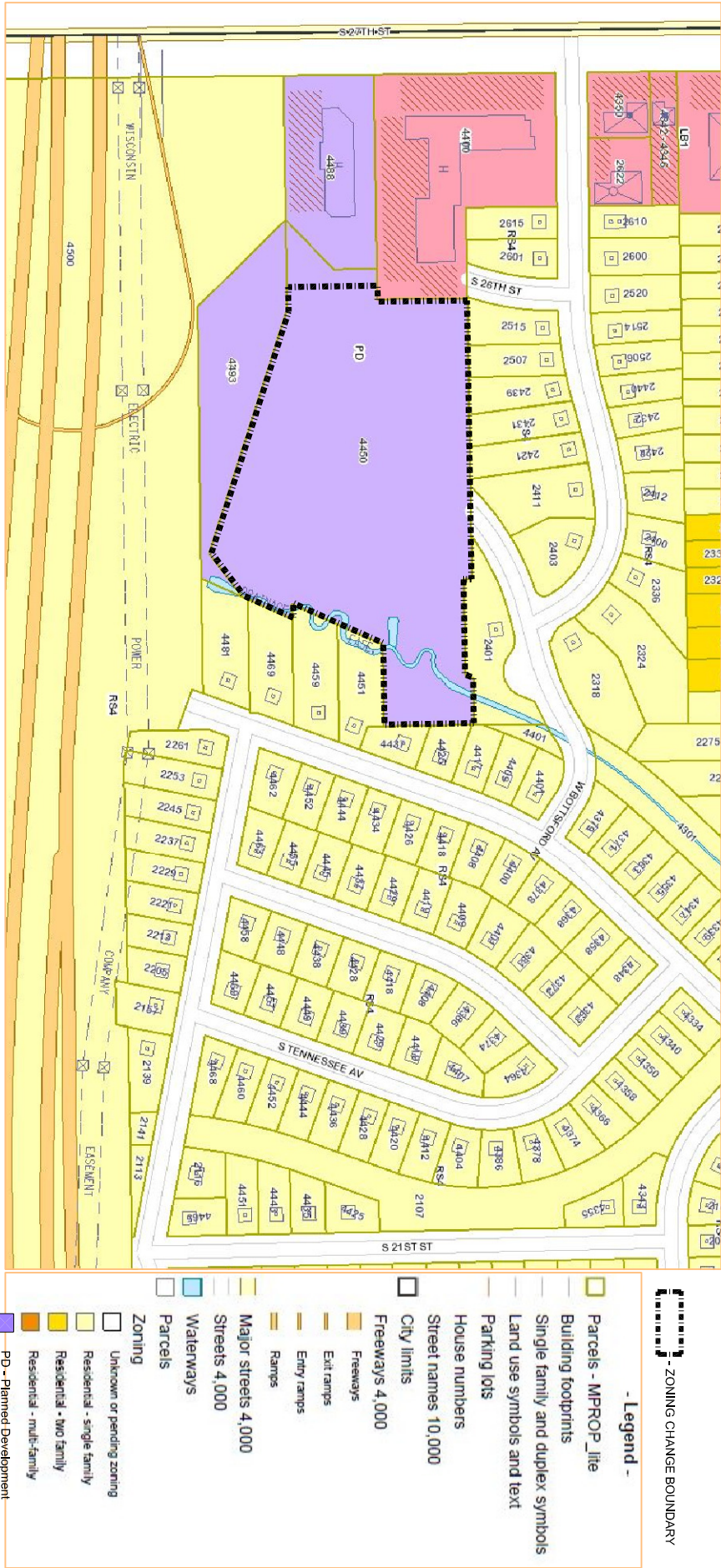


EXHIBIT "A"

BEING A PART PARCEL 4 OF CSM 4465 LYING WITHIN AND BEING A PART OF THE NORTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

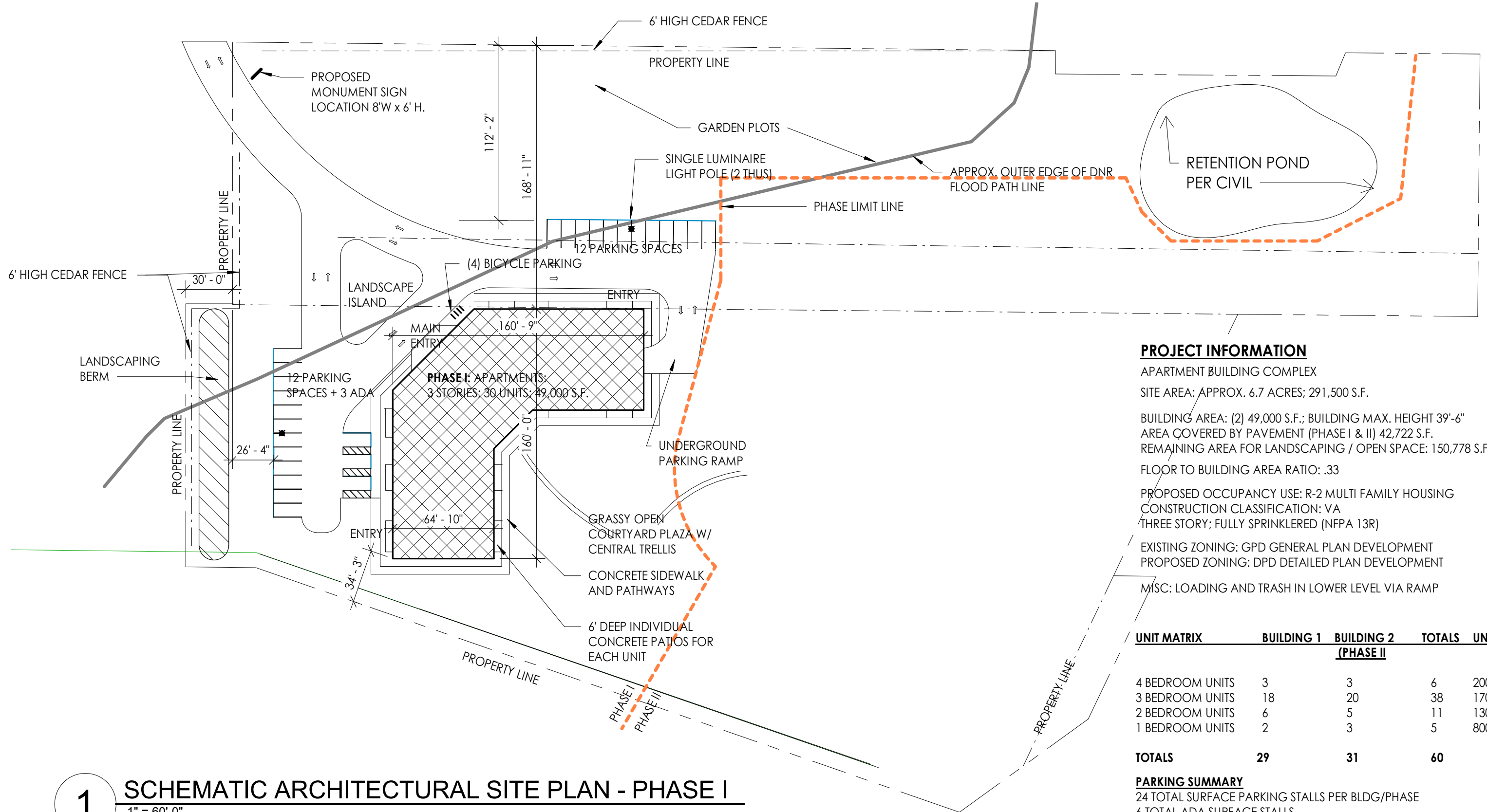
LEGAL DESCRIPTION

Being a redivision of Lots 3, 4, 5, and 6, in Block 2, in Smith Industrial Park, a recorded subdivision said lands lying within and being a part of the Southeast 1/4 of the Southeast 1/4 of Section 16, in Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin. Said lands are bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 19; thence N 88°57'50" E, a distance of 495.16 feet along the north line of said Southwest 1/4 to a point; thence S 01°02'10" E, a distance of 666.37 feet to a found 1" iron pipe at the northwest corner of Parcel 4 of CSM 4465 and the point of beginning. thence N 89°05'46" E, a distance of 525.05 feet along the north line of parcel 4 to a found 1" iron pipe; thence S 00°54'14" E, a distance of 15.00 feet to a found 1" iron pipe; thence N 89°05'46" E, a distance of 179.27 feet to a found 1" iron pipe; thence N 20°25'03" E, a distance of 16.10 feet to found 1" iron pipe on the north line of parcel 4 of CSM 4465 thence N 89°05'46" E, a distance of 86.18 feet to a found 1" iron pipe at the northeast corner of aforesaid Parcel 4; thence S 00°56'15" E, a distance of 168.27 feet to a found 1" iron pipe; thence S89°05'46" W, a distance of 153.67 feet to a point; thence S 23°56'18" W, a distance of 185.61' feet to a point; thence N 89°05'46" E, a distance of 27.52 feet to a found 1" iron pipe; thence S 23°56'18" W, a distance of 101.36 feet to a found 3/4" iron rod; thence S 52°40'52" W, a distance of 101.87 feet to a found 3/4" iron rod lying on the north r.o.w. line of Interstate I-894; thence N 72°16'26" W, a distance of 477.21 feet along said r.o.w to a found 3/4" iron rod; thence S 89°05'46" W, a distance of 46.60 feet to a point; thence N 00°54'14" W, a distance of 168.44 feet to a point; thence N 89°05'46" E, a distance of 30.00 feet to a found 1" iron pipe; thence N 00°38'18" W, a distance of 168.27 feet to the point of beginning. Said described lands containing 284,768 S.F. (6.5374 Acres), more or less of land.

PROPERTIES WITHIN CSM

Tax Key No: 5980484112
Address: 4450 S. 27th Street



PROJECT INFORMATION

APARTMENT BUILDING COMPLEX
 SITE AREA: APPROX. 6.7 ACRES; 291,500 S.F.
 BUILDING AREA: (2) 49,000 S.F.; BUILDING MAX. HEIGHT 39'-6"
 AREA COVERED BY PAVEMENT (PHASE I & II) 42,722 S.F.
 REMAINING AREA FOR LANDSCAPING / OPEN SPACE: 150,778 S.F.
 FLOOR TO BUILDING AREA RATIO: .33
 PROPOSED OCCUPANCY USE: R-2 MULTI FAMILY HOUSING
 CONSTRUCTION CLASSIFICATION: VA
 THREE STORY; FULLY SPRINKLERED (NFPA 13R)
 EXISTING ZONING: GPD GENERAL PLAN DEVELOPMENT
 PROPOSED ZONING: DPD DETAILED PLAN DEVELOPMENT
 MISC: LOADING AND TRASH IN LOWER LEVEL VIA RAMP

UNIT MATRIX	BUILDING 1	BUILDING 2 (PHASE II)	TOTALS	UNIT SF
4 BEDROOM UNITS	3	3	6	2000 SF
3 BEDROOM UNITS	18	20	38	1700 SF
2 BEDROOM UNITS	6	5	11	1300 SF
1 BEDROOM UNITS	2	3	5	800 SF
TOTALS	29	31	60	

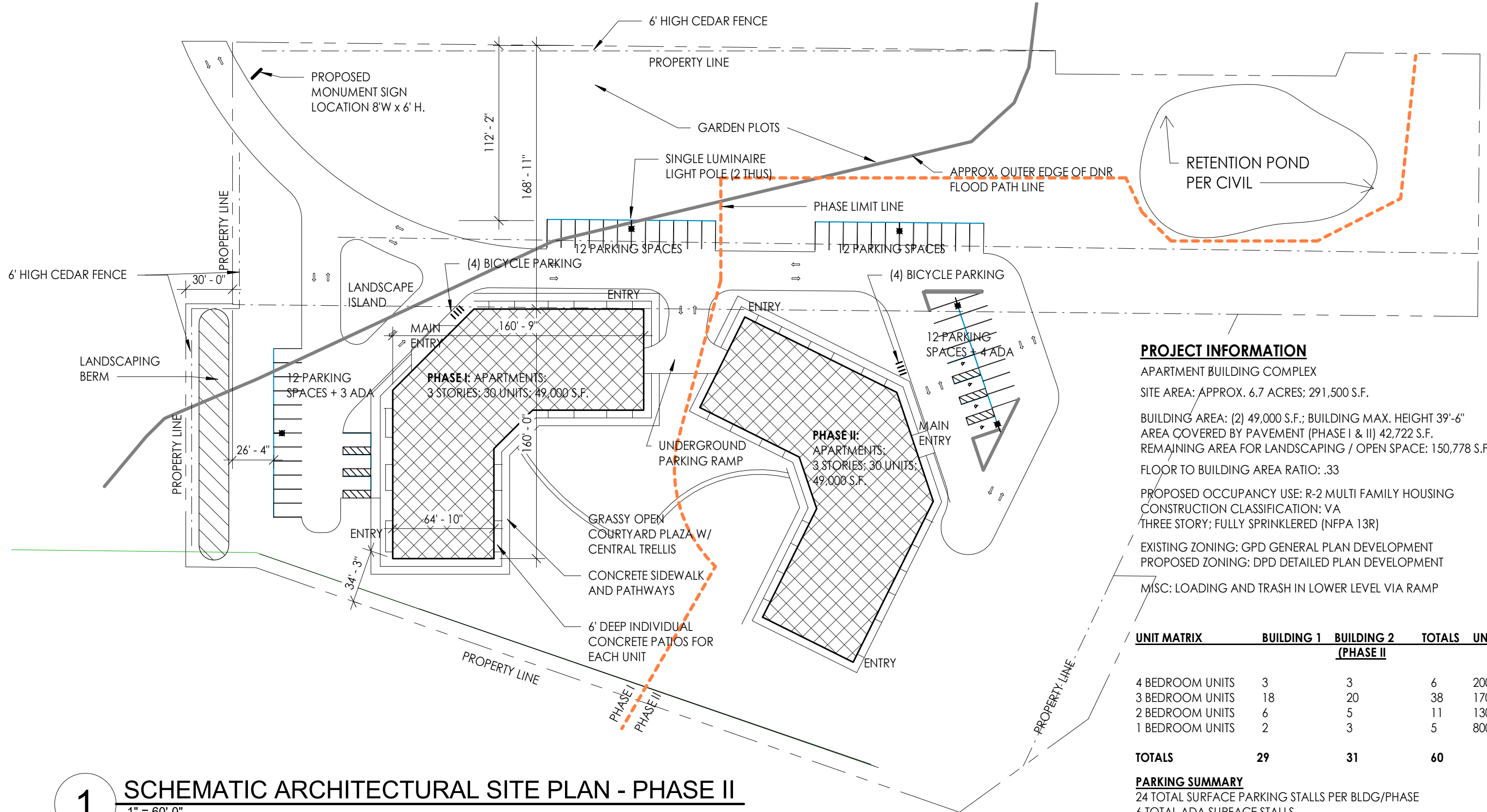
PARKING SUMMARY
 24 TOTAL SURFACE PARKING STALLS PER BLDG/PHASE
 6 TOTAL ADA SURFACE STALLS
 30 UNDERGROUND PARKING STALLS PER BUILDING W/ 2 ADA SPACES

1 SCHEMATIC ARCHITECTURAL SITE PLAN - PHASE I
 1" = 60'-0"



4500 S 26th Street Apartments - Nabil Salous
 ZONING CHANGE PROPOSAL

Milwaukee file# 161478
 OWNER: NABIL SALOUS
 9/12/17



PROJECT INFORMATION

APARTMENT BUILDING COMPLEX
 SITE AREA: APPROX. 6.7 ACRES; 291,500 S.F.
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3 BEDROOM UNITS	18	20	38	1700 SF
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1 BEDROOM UNITS	2	3	5	800 SF
TOTALS	29	31	60	

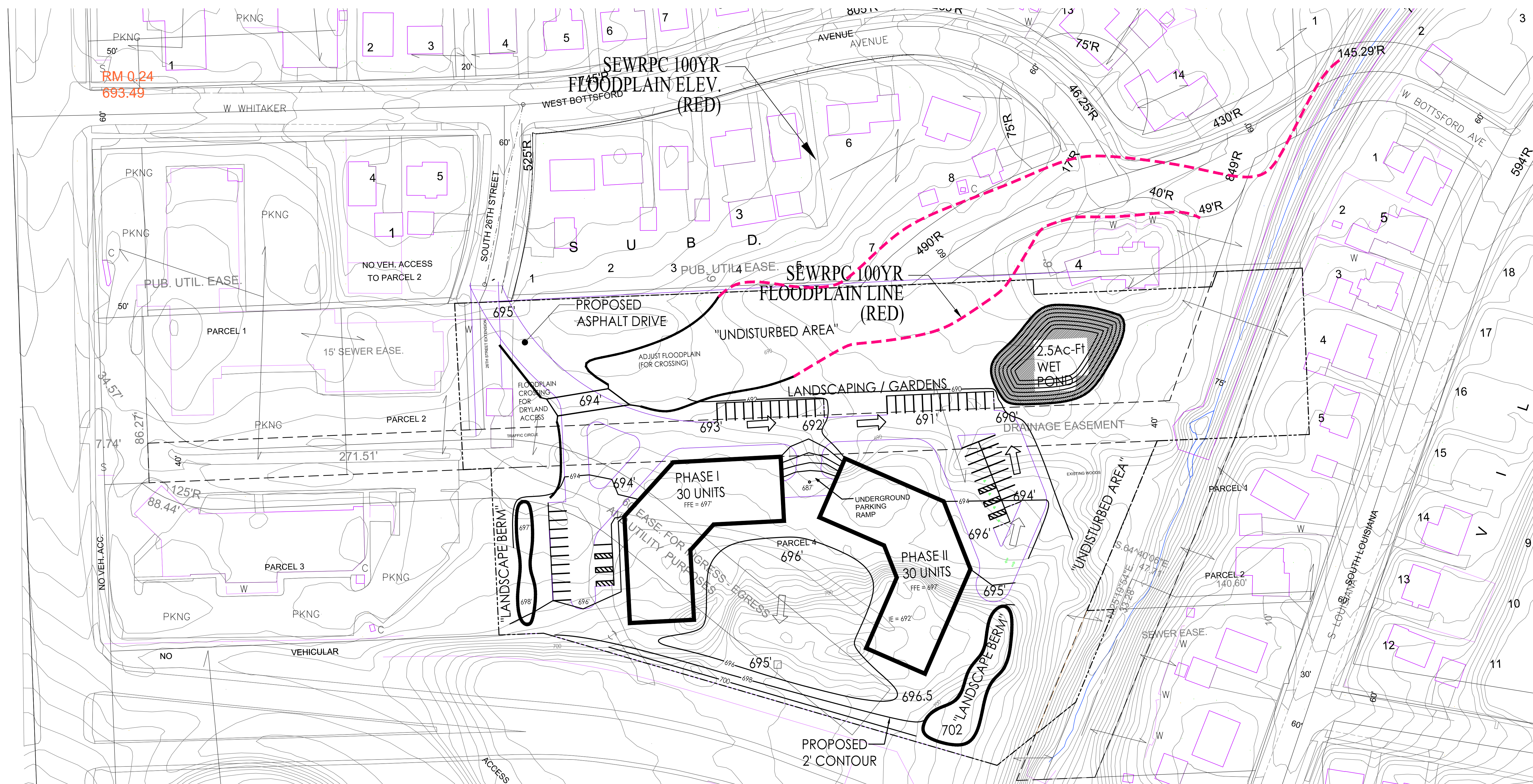
PARKING SUMMARY
 24 TOTAL SURFACE PARKING STALLS PER BLDG/PHASE
 6 TOTAL ADA SURFACE STALLS
 30 UNDERGROUND PARKING STALLS PER BUILDING W/ 2 ADA SPACES

1 SCHEMATIC ARCHITECTURAL SITE PLAN - PHASE II
 1" = 60'-0"



4500 S 26th Street Apartments - Nabil Salous
 ZONING CHANGE PROPOSAL

Milwaukee file# 161478
 OWNER: NABIL SALOUS
 9/12/17



RM-Q.24
693.49

SEWRPC 100YR
FLOODPLAIN ELEV.
(RED)

SEWRPC 100YR
FLOODPLAIN LINE
(RED)

2.5Ac-Ft
WET
POND

PHASE I
30 UNITS
FFE = 697'

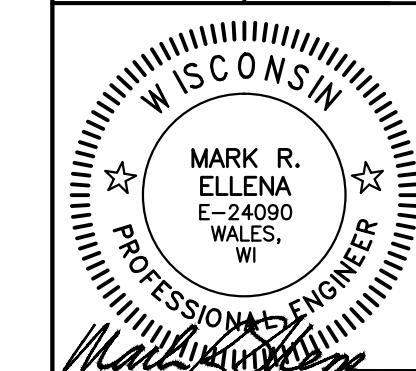
PHASE II
30 UNITS
FFE = 697'

PROPOSED
2' CONTOUR

REVISIONS	DATE	BY

EEC
ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway • Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Fax: 866-457-2584 • Email: m.ellena@eeceng.com

FOUNTAIN APARTMENT BUILDING
City of Milwaukee, Wisconsin



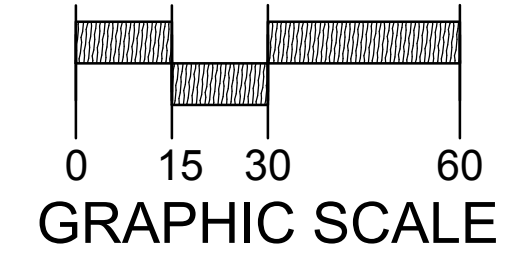
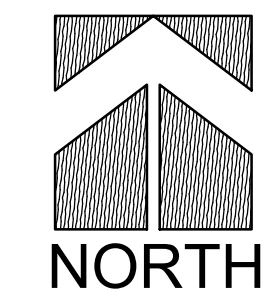
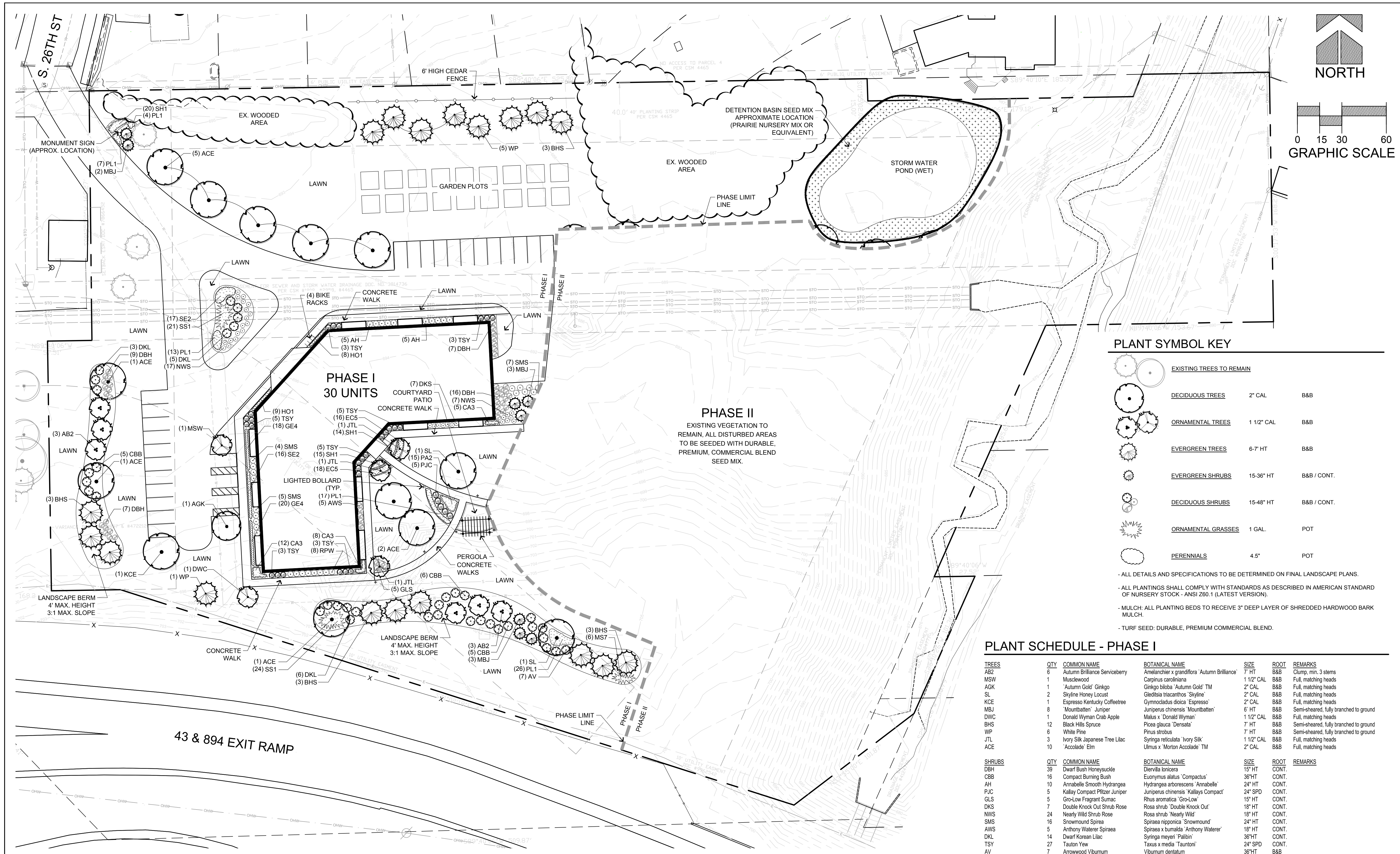
PRELIMINARY SITE GRADING PLAN

SCALE: 1" = 50' DATE: 07/14/17

DESIGNED BY: MRE, PE PROJECT NO:

APPROVED BY: DATE C100

THE BASE INFORMATION AS SHOWN HEREON WAS PROVIDED BY SEWRPC. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



PLANT SYMBOL KEY

- EXISTING TREES TO REMAIN**
- DECIDUOUS TREES 2" CAL B&B
 - ORNAMENTAL TREES 1 1/2" CAL B&B
 - EVERGREEN TREES 6-7 HT B&B
 - EVERGREEN SHRUBS 15-36" HT B&B / CONT.
 - DECIDUOUS SHRUBS 15-48" HT B&B / CONT.
 - ORNAMENTAL GRASSES 1 GAL. POT
 - PERENNIALS 4.5" POT

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION).
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

PLANT SCHEDULE - PHASE I

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AB2	6	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7 HT	B&B	Clump, min. 3 stems
MSW	1	Muscledwood	Carpinus caroliniana	1 1/2" CAL	B&B	Full, matching heads
AGK	1	'Autumn Gold' Ginkgo	Ginkgo biloba 'Autumn Gold' TM	2" CAL	B&B	Full, matching heads
SL	2	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	2" CAL	B&B	Full, matching heads
KCE	1	Espresso Kentucky Coffeetree	Gymmodendron dioica 'Espresso'	2" CAL	B&B	Full, matching heads
MBJ	8	'Mountbatten' Juniper	Juniperus chinensis 'Mountbatten'	6" HT	B&B	Semi-sheared, fully branched to ground
DWC	1	'Donald Wyman' Crab Apple	Malus x 'Donald Wyman'	1 1/2" CAL	B&B	Full, matching heads
BHS	12	Black Hills Spruce	Picea glauca 'Densata'	7 HT	B&B	Semi-sheared, fully branched to ground
WP	6	White Pine	Pinus strobus	7 HT	B&B	Semi-sheared, fully branched to ground
JTL	3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1 1/2" CAL	B&B	Full, matching heads
ACE	10	'Accolade' Elm	Ulmus x 'Morton Accolade' TM	2" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	39	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
CBB	16	Compact Burning Bush	Euonymus alatus 'Compactus'	36" HT	CONT.	
AH	10	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.	
PJC	5	Katly Compact Pfitzer Juniper	Juniperus chinensis 'Katlyns Compact'	24" SPD	CONT.	
GLS	5	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
DKS	7	Double Knock Out Shrub Rose	Rosa shrub 'Double Knock Out'	18" HT	CONT.	
NWS	24	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.	
SMS	16	Snowmound Spiraea	Spiraea nipponica 'Snowmound'	24" HT	CONT.	
AWS	5	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" HT	CONT.	
DKL	14	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	36" HT	CONT.	
TSY	27	Tauton Yew	Taxus x media 'Tautoni'	24" SPD	CONT.	
AV	7	Arrowwood Viburnum	Viburnum dentatum	36" HT	B&B	
RPW	8	Red Prince Weigela	Weigela florida 'Red Prince'	24" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	25	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL	POT	24" Spacing
MS7	6	Silberfeder Silver Feather Grass	Miscanthus sinensis 'Silberfeder'	1 GAL	POT	36" Spacing
PA2	15	Hamel Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamel'	1 GAL	POT	24" Spacing
SS1	45	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	24" Spacing
SH1	49	Prairie Dropseed	Sporobolus heterolepis	1 GAL	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	34	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
GE4	38	Rozanne Cranebill	Geranium x 'Rozanne' TM	4 1/2"	POT	18" Spacing
HO1	17	Francee Hosta	Hosta fortunei 'Francee'	4 1/2"	POT	24" Spacing
PL1	67	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	24" Spacing
SE2	33	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	4 1/2"	POT	24" Spacing

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

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DESCRIPTION

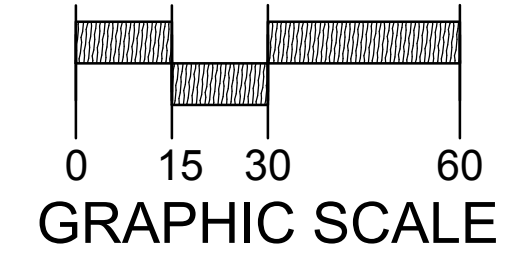
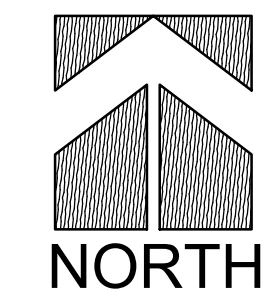
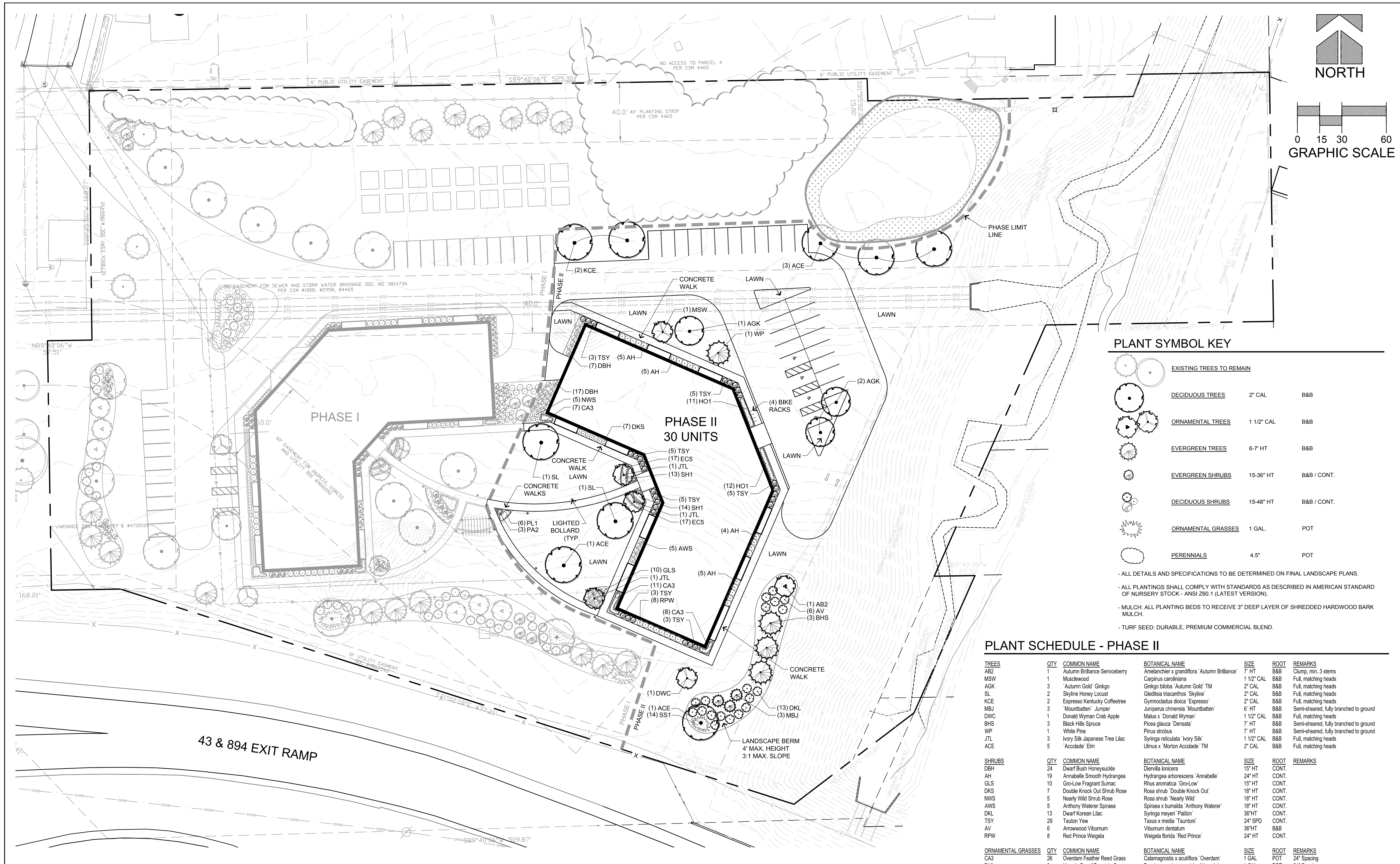
DATE

**4500 S. 26TH STREET APARTMENTS
NABIL SALOUS**

R.A. Smith National
Beyond Surveying
and Engineering
www.rasmithnational.com

**PRELIMINARY LANDSCAPE PLAN
PHASE I**

© COPYRIGHT 2017
R.A. Smith National, Inc.
DATE: 06/22/2017
SCALE: 1" = 30'
JOB NO. 3170078
PROJECT MANAGER:
TOM MORTESEN / PL, ASLA
DESIGNED BY: TM / LJH
CHECKED BY: TM
SHEET NUMBER
L100



PLANT SYMBOL KEY

EXISTING TREES TO REMAIN		
	DECIDUOUS TREES	2" CAL B&B
	ORNAMENTAL TREES	1 1/2" CAL B&B
	EVERGREEN TREES	6-7' HT B&B
	EVERGREEN SHRUBS	15-36" HT B&B / CONT.
	DECIDUOUS SHRUBS	15-48" HT B&B / CONT.
	ORNAMENTAL GRASSES	1 GAL. POT
	PERENNIALS	4.5" POT

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION).
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

PLANT SCHEDULE - PHASE II

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AB2	1	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7' HT	B&B	Clump, min. 3 stems
MSW	1	Musclewood	Carpinus caroliniana	1 1/2" CAL	B&B	Full, matching heads
AGK	3	'Autumn Gold' Ginkgo	Ginkgo biloba 'Autumn Gold' TM	2" CAL	B&B	Full, matching heads
SL	2	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	2" CAL	B&B	Full, matching heads
KCE	2	Espresso Kentucky Coffeetree	Gymnodia dioica 'Espresso'	2" CAL	B&B	Full, matching heads
MBJ	3	'Mountbatten' Juniper	Juniperus chinensis 'Mountbatten'	6" HT	B&B	Semi-sheared, fully branched to ground
DWC	1	Donald Wyman Crab Apple	Malus x Donald Wyman	1 1/2" CAL	B&B	Full, matching heads
BHS	3	Black Hills Spruce	Picea glauca 'Densata'	7' HT	B&B	Semi-sheared, fully branched to ground
WP	1	White Pine	Pinus strobus	7' HT	B&B	Semi-sheared, fully branched to ground
JTL	3	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1 1/2" CAL	B&B	Full, matching heads
ACE	5	'Accolade' Elm	Ulmus x Morton Accolade TM	2" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	24	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
AH	19	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.	
GLS	10	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
DKS	7	Double Knock Out Shrub Rose	Rosa shrub 'Double Knock Out'	18" HT	CONT.	
NWS	5	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	18" HT	CONT.	
AWS	5	Anthony Waterer Spiraea	Spiraea x bumalda 'Anthony Waterer'	18" HT	CONT.	
DKL	13	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	36" HT	CONT.	
TSY	29	Tauton Yew	Taxus x media 'Tautoni'	24" SPD	CONT.	
AV	6	Arrowwood Viburnum	Viburnum dentatum	36" HT	B&B	
RPW	8	Red Prince Weigela	Weigela florida 'Red Prince'	24" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	26	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL	POT	24" Spacing
PA2	3	Hameln Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 GAL	POT	24" Spacing
SS1	1	Little Bluestem Grass	Schizachyrium scoparium	1 GAL	POT	24" Spacing
SH1	27	Prairie Dropseed	Sporobolus heterolepis	1 GAL	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	34	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High TM'	4 1/2" POT	POT	18" Spacing
HO1	23	Francee Hosta	Hosta fortunei 'Francee'	4 1/2" POT	POT	24" Spacing
PL1	6	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2" POT	POT	24" Spacing

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 16745 WEST BLUEMOUND ROAD, SUITE 200
 BROOKFIELD, WI 53005

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 Toll Free (800) 242-9511
 Milwaukee Area (262) 432-7910
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

DESCRIPTION

DATE

R.A. Smith National
 Beyond Surveying and Engineering
 www.rasmithnational.com

**4500 S. 26TH STREET APARTMENTS
 NABIL SALOUS**

**PRELIMINARY LANDSCAPE PLAN
 PHASE II**

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 R.A. Smith National, Inc.
 DATE: 06/22/2017
 SCALE: 1" = 30'
 JOB NO. 3170078
 PROJECT MANAGER:
 TOM MORTESEN PLA, ASLA
 DESIGNED BY: TM / LJH
 CHECKED BY: TM
 SHEET NUMBER
 L101



APPROXIMATE VIEW FROM INNER COURTYARD

4500 S 26th Street Apartments - Nabil Salous
ZONING CHANGE PROPOSAL



Milwaukee file# 161478
OWNER: NABIL SALOUS
2/24/17



APPROXIMATE VIEW FROM NORTHERN PROPERTY BOUNDARY

4500 S 26th Street Apartments - Nabil Salous
ZONING CHANGE PROPOSAL



Milwaukee file# 161478
OWNER: NABIL SALOUS
2/24/17



TYPICAL EXTERIOR MATERIALS

- PREFINISHED WOOD FASCIA & CORNICE BOARD
- PREFINISHED WOOD LAP SIDING
- VINYL SINGLE HUNG WINDOWS
- PREFINISHED WOOD WINDOW TRIM
- VINYL BALCONY RAILING (6' x 12' WIDE BALCONY)
- PRECAST STONE SILL
- PREFINISHED WOOD WINDOW TRIM
- SMOOTH FACE STONE VENEER

2 WEST ELEVATION
 SCALE: 1/16" = 1'-0"
 (NORTH ELEVATION IDENTICAL BUT MIRRORED)



1 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"
 (EAST ELEVATION IDENTICAL BUT MIRRORED)



3 SIDE ELEVATION
 SCALE: 1/16" = 1'-0"
 (OTHER SIDE ELEVATION IDENTICAL)



**STEPHEN
 PERRY
 SMITH**
 ARCHITECTS, INC.

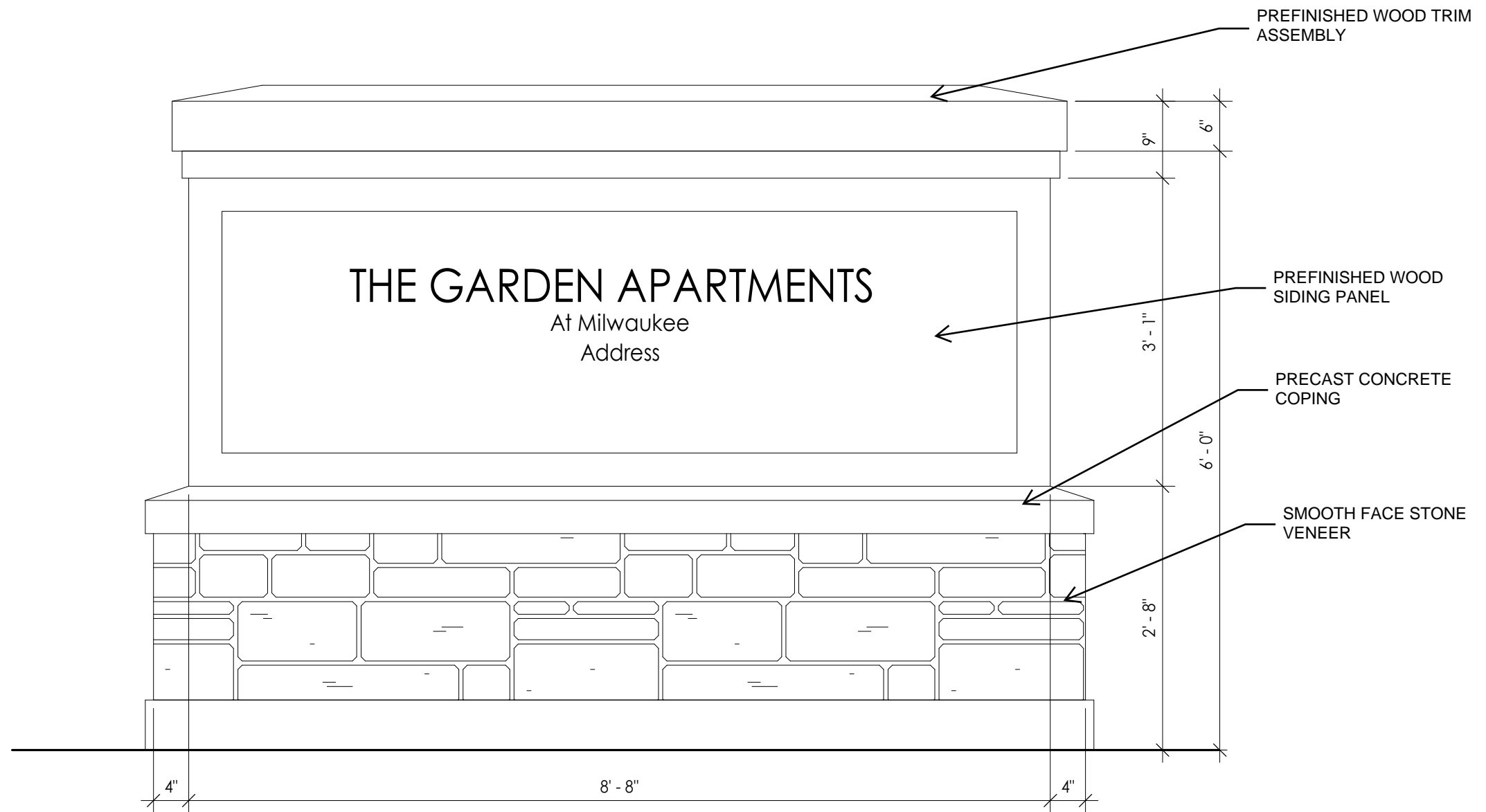
4500 S 26th Street Apartments - Nabil Salous
 ZONING CHANGE PROPOSAL

Milwaukee file# 161478

MANAGED BY MT

07/19/17

PLM-4



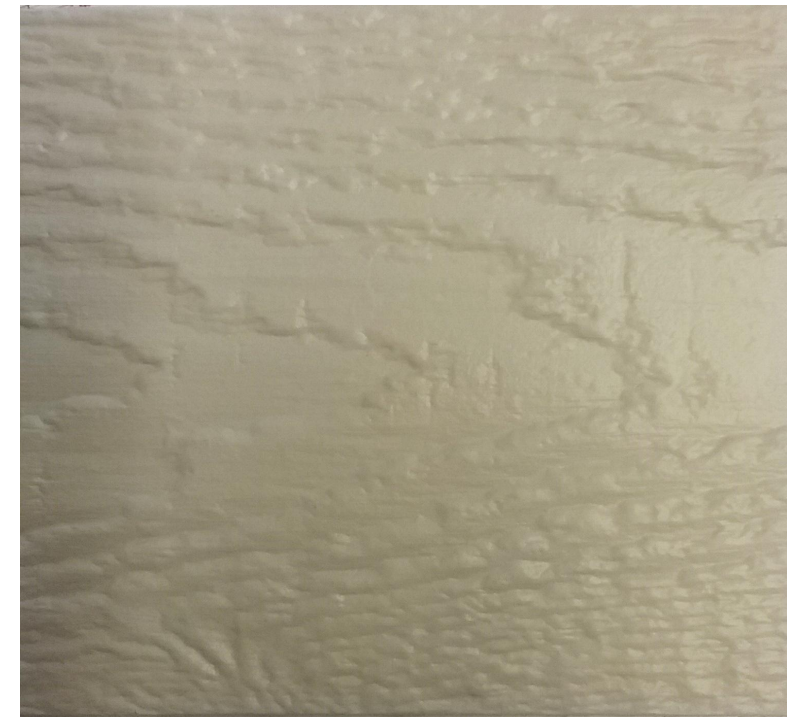
1 **PROPOSED MONUMENT SIGN**
 SCALE 3/4" = 1'-0" Note: Font and color TBD. Sign to be lit by landscape lighting both sides



SMOOTH FACE STONE SAMPLE



LP SMARTSIDE "AUTUMN GOLD"
LAP SIDING



LP SMARTSIDE "COBBLESTONE"
LAP SIDING



BALCONY EXAMPLE



CEDAR FENCE EXAMPLE

