

PROJECT: **Ogden Riverwalk – Elevated Deck**
1665 N Water Street
Milwaukee WI

TO: **City of Milwaukee Plan Commission**

SUBJECT: **Site Plan Review Overlay Zone**

DATE: **June 4, 2018**

PROJECT DESCRIPTION

The existing Riverwalk at the address listed above is in a state of disrepair. Ogden and Company worked with the city, DNR, and Port of Milwaukee in 2017 to obtain the required permits for repairing their section of Riverwalk (COM-RPR-17-00093). That project was a replacement only of the existing improvements along the Riverwalk.

Since the approval of the repair was issued, Ogden has been working on a small renovation to the interior of their building and has become very interested in adding a usable exterior deck that will connect the interior of their office to the River. This application for Plan Review is a request for the approval of this new deck.

The new deck would be in the exact same footprint as the previous exterior patio, but has two important differences from the previous plan:

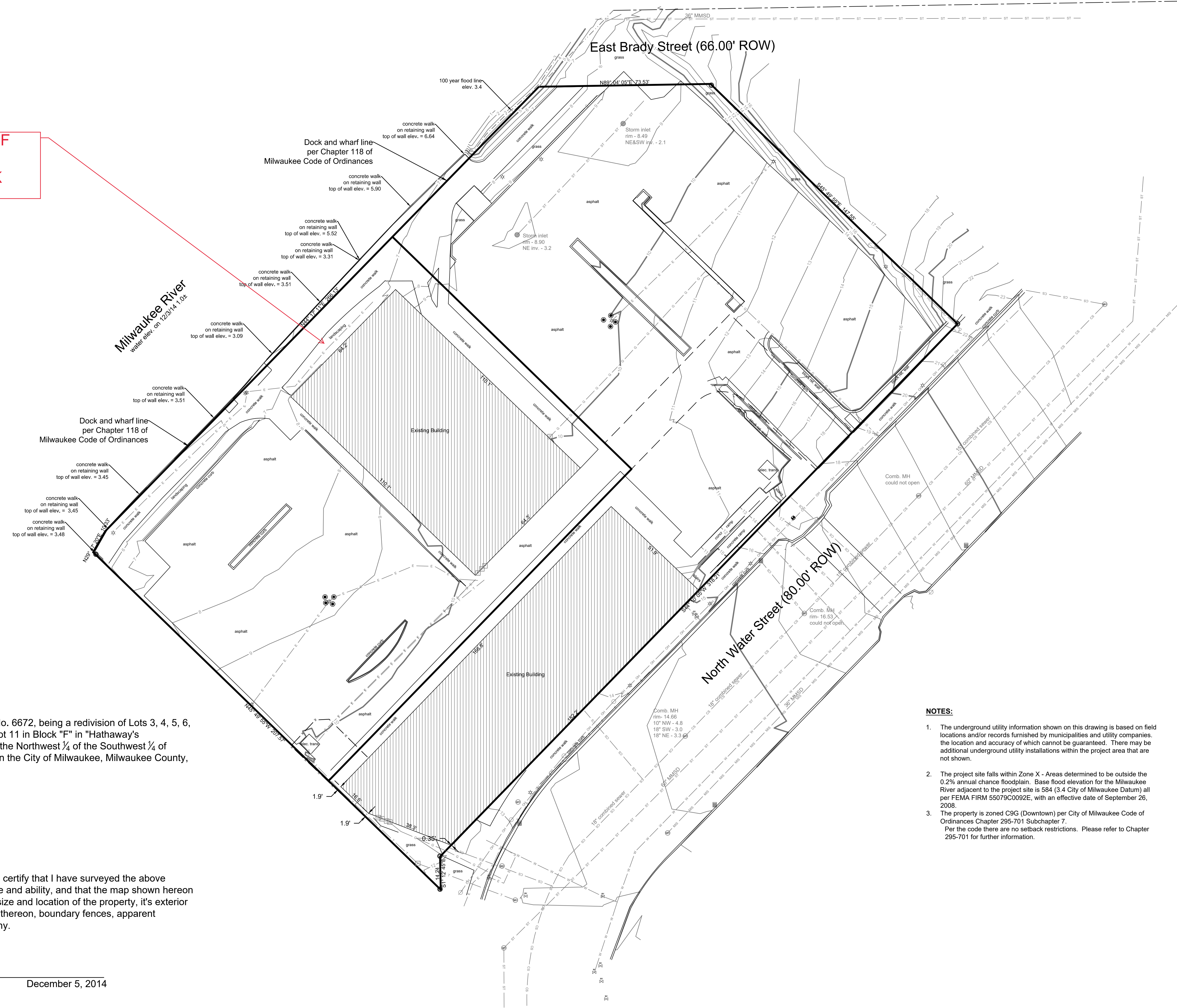
- 1) The deck will be elevated so that the surface is level with the first floor of the office building. This will allow people in the office building to use the deck and access the Riverwalk directly from the building facade along the river.
- 2) The deck will be constructed of an Ipe wood decking material with metal railing. The Ipe wood decking material will also extend below the surface of the deck to provide a skirting along the river side of the deck that will be attractive and prevent garbage from collecting under the deck.

As part of this project, Ogden will be replacing some of the aluminum storefront glazing with two doors along the west facade that will allow office users to access the deck. And, with the stair from the deck to the Riverwalk that will directly connect the deck with the Riverwalk, we believe this project will add to the vitality of the Riverwalk and provide an interesting node of activity along this stretch of the Riverwalk.

There will be wall sconces on the façade of the building that will add light to the deck, and, as part of the project that was approved in 2017, there will be string lights attached to poles mounted to the Riverwalk railing and connected to the building. There will be 9'-0" clearance below these string lights.

END OF PROJECT DESCRIPTION

LOCATION OF ELEVATED WOOD DECK

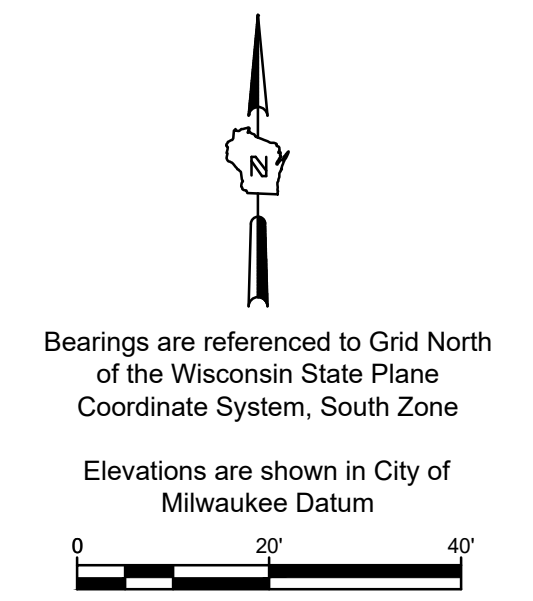


LEGEND

SECTION 1/4 SECTION LINE	PROPERTY LINE
LABORMENT	CHAIN LINK FENCE
GUARD RAIL	METAL FENCE
WOOD FENCE	TREES
TREES	OVERHEAD UTILITY LINE
ELECTRIC TELEPHONE	CABLE TV
FIBER OPTIC	SANITARY SEWER
FORCE MAIN	STORM SEWER
WATER MAIN	GAS
EXISTING MAJOR CONTOUR	EXISTING MINOR CONTOUR
MANHOLE	WELL
CATCH BASIN	REBAR FOUNDSET
CATCH BASIN (ROUND)	CHISELED CROSS FOUNDSET
ROOF DRAIN	PK NAIL FOUNDSET
HYDRANT	SPRING
WATER VALVE	MONUMENT
GAS VALVE	BENCHMARK
UTILITY POLE	SIEN
GUY WIRE	DECIDUOUS TREE (Diameter)
GUY POLE	CONIFEROUS TREE (Diameter)
GAS METER	BUSH
ELECTRIC METER	POST
UTILITY PEDESTAL	SOL BORING
HANDHOLE	MONITORING WELL
TRAFFIC SIGNAL	CULVERT END
	LIGHT POLE

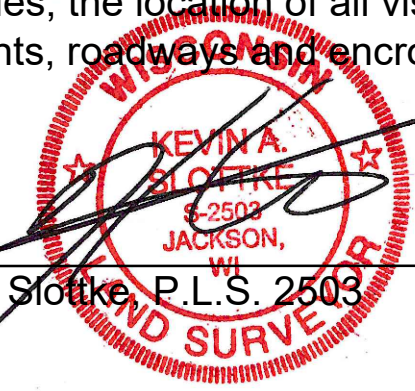
1661 & 1675 N. Water Street
 Milwaukee, Wisconsin

PLAT OF SURVEY



Legal description:
 Parcel 1 and Parcel 2 of Certified Survey Map No. 6672, being a redivision of Lots 3, 4, 5, 6, 7, 8, 9, 10 and the Northeasterly 10.00 feet of Lot 11 in Block "F" in "Hathaway's Subdivision" and accrued lands, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.
 Parcel 1 area - 26,625 Sq. Ft.
 Parcel 2 area - 37603 Sq. Ft.

I, Kevin A. Slotke, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.



Kevin A. Slotke, P.L.S. 2503 December 5, 2014

- NOTES:**
- The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies. The location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
 - The project site falls within Zone X - Areas determined to be outside the 0.2% annual chance floodplain. Base flood elevation for the Milwaukee River adjacent to the project site is 584 (3.4 City of Milwaukee Datum) all per FEMA FIRM 55079C0092E, with an effective date of September 26, 2008.
 - The property is zoned C9G (Downtown) per City of Milwaukee Code of Ordinances Chapter 295-701 Subchapter 7. Per the code there are no setback restrictions. Please refer to Chapter 295-701 for further information.

2. Add dock wall note	7/17/17	KAS
1. Add utility info	2/19/15	KAS
NO. REVISION	DATE	BY
DRWNG NO.	15024-PLAT.dwg	
DRAWN BY:	KAS	
DATE:	December 5, 2014	
PROJECT NO:	15024	
CHECKED BY:	BMR	
SHEET NO.:		

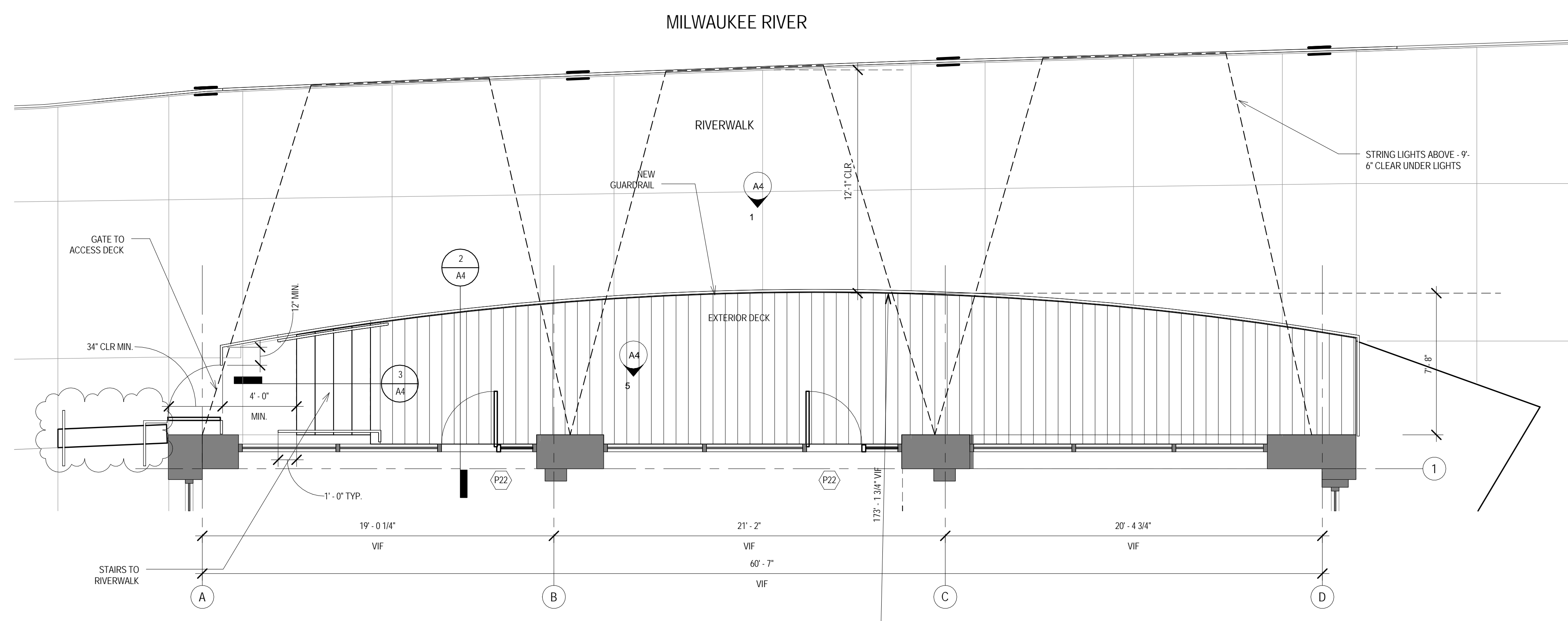
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

CONSULTANTS:

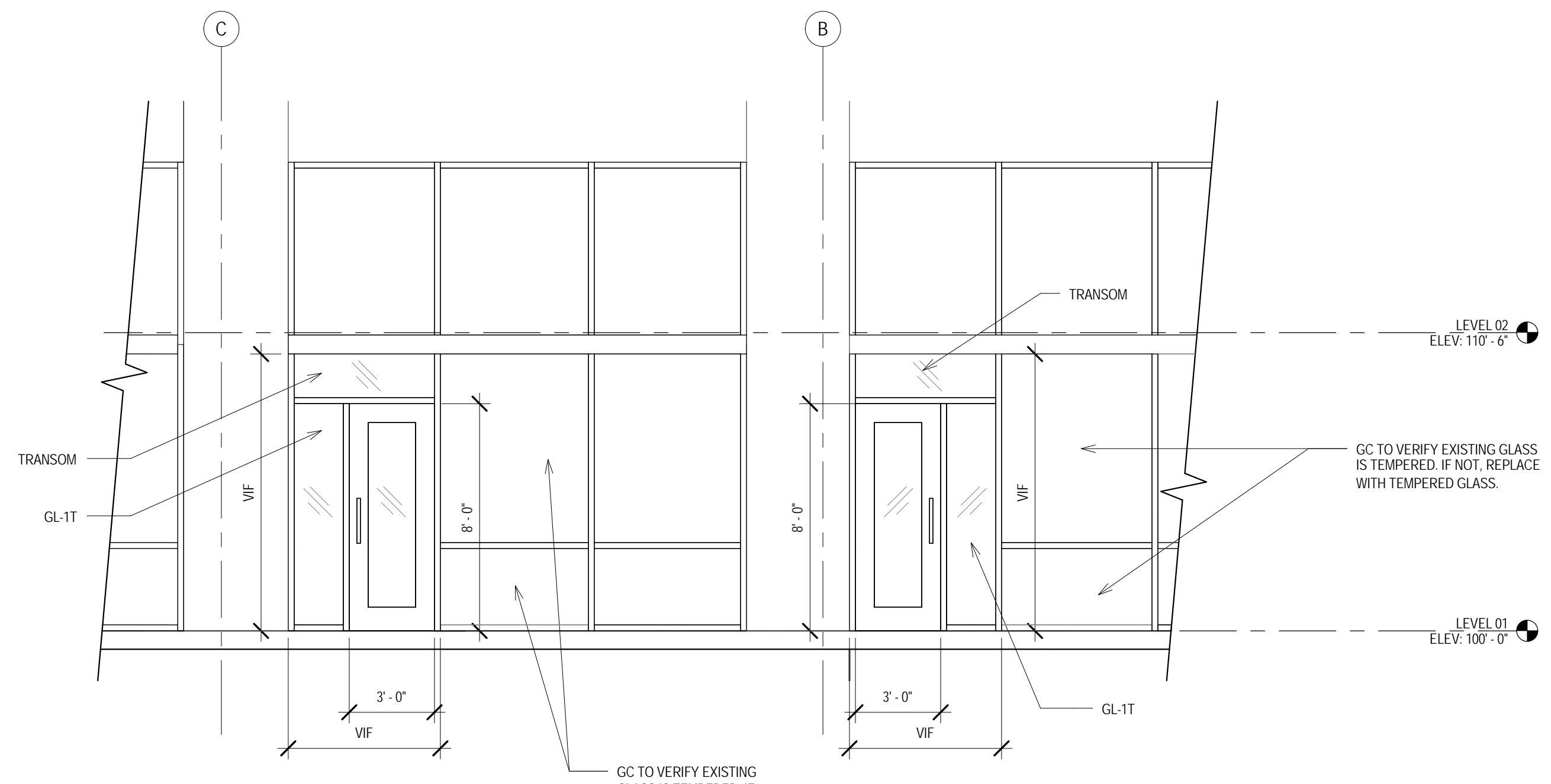
OGDEN RIVERWALK RESTORATION
 1665 N. WATER STREET
 MILWAUKEE, WI 53202

REVISIONS:
 1 06/04/18 ADDENDUM 1

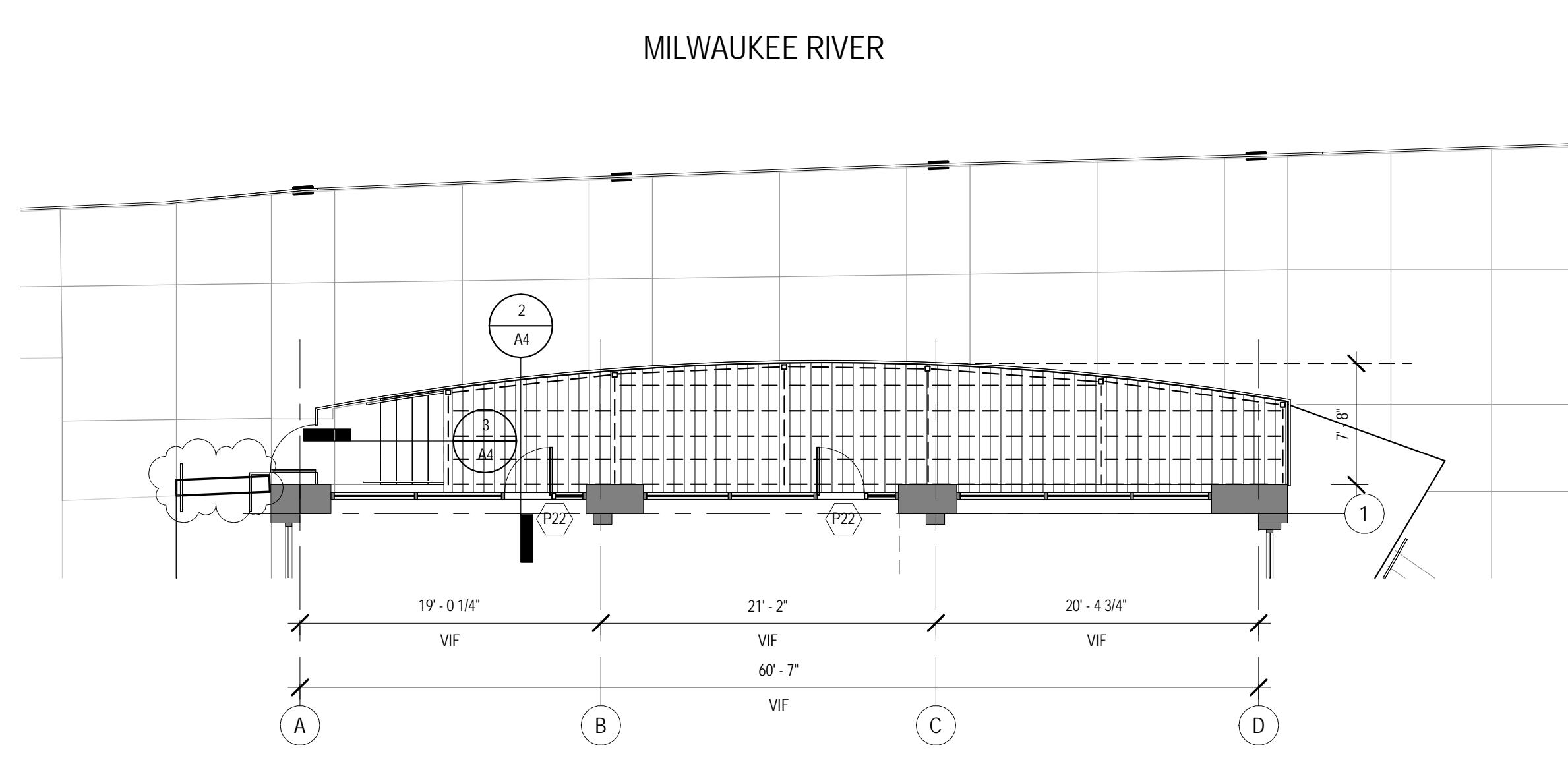
SCALE	VARIES
PROJECT NUMBER	1705-002
SET TYPE	PERMIT SET
DATE ISSUED	07/11/17
SHEET NUMBER	A4



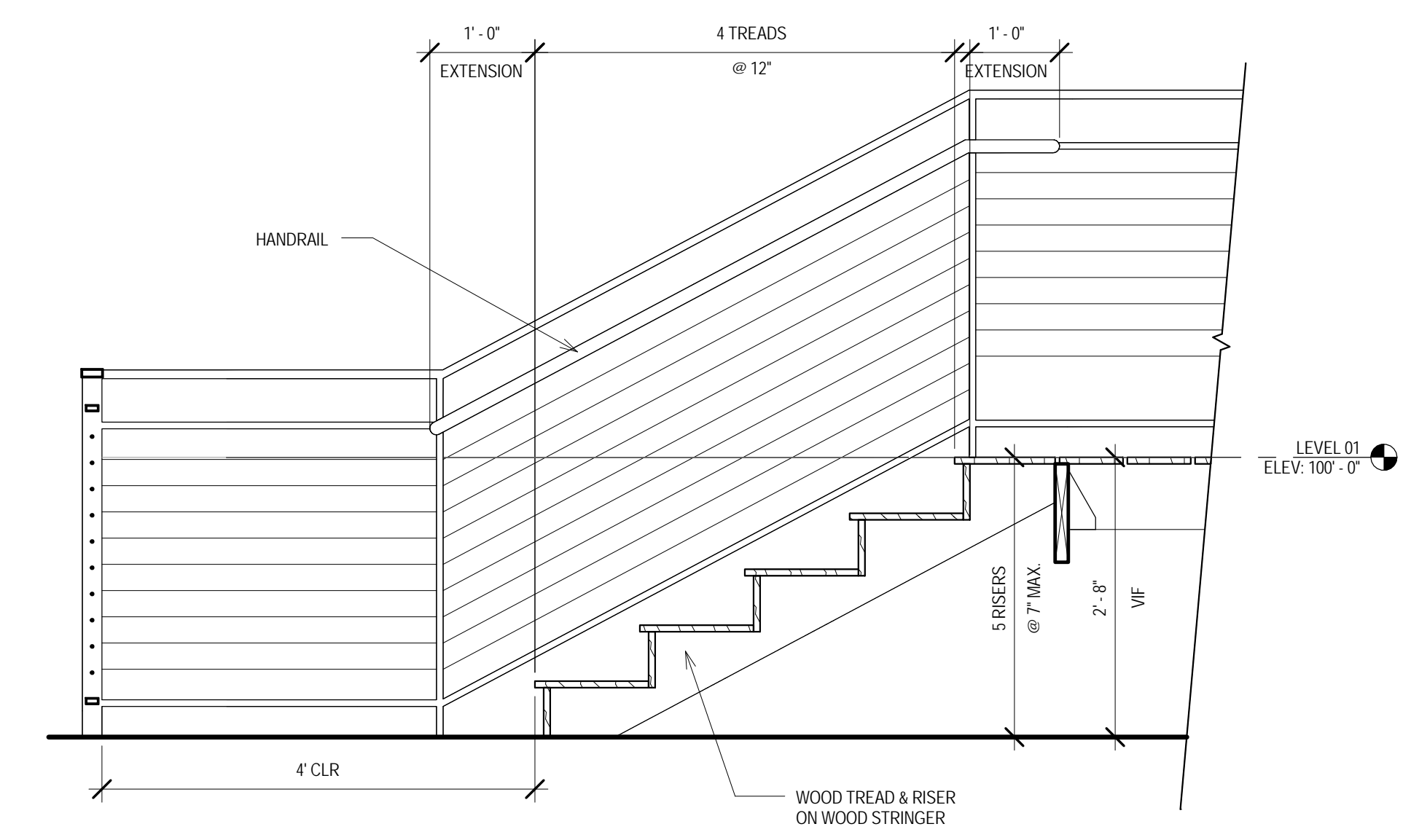
6 NEW WORK PLAN - DECK
 Scale: 1/4" = 1'-0"



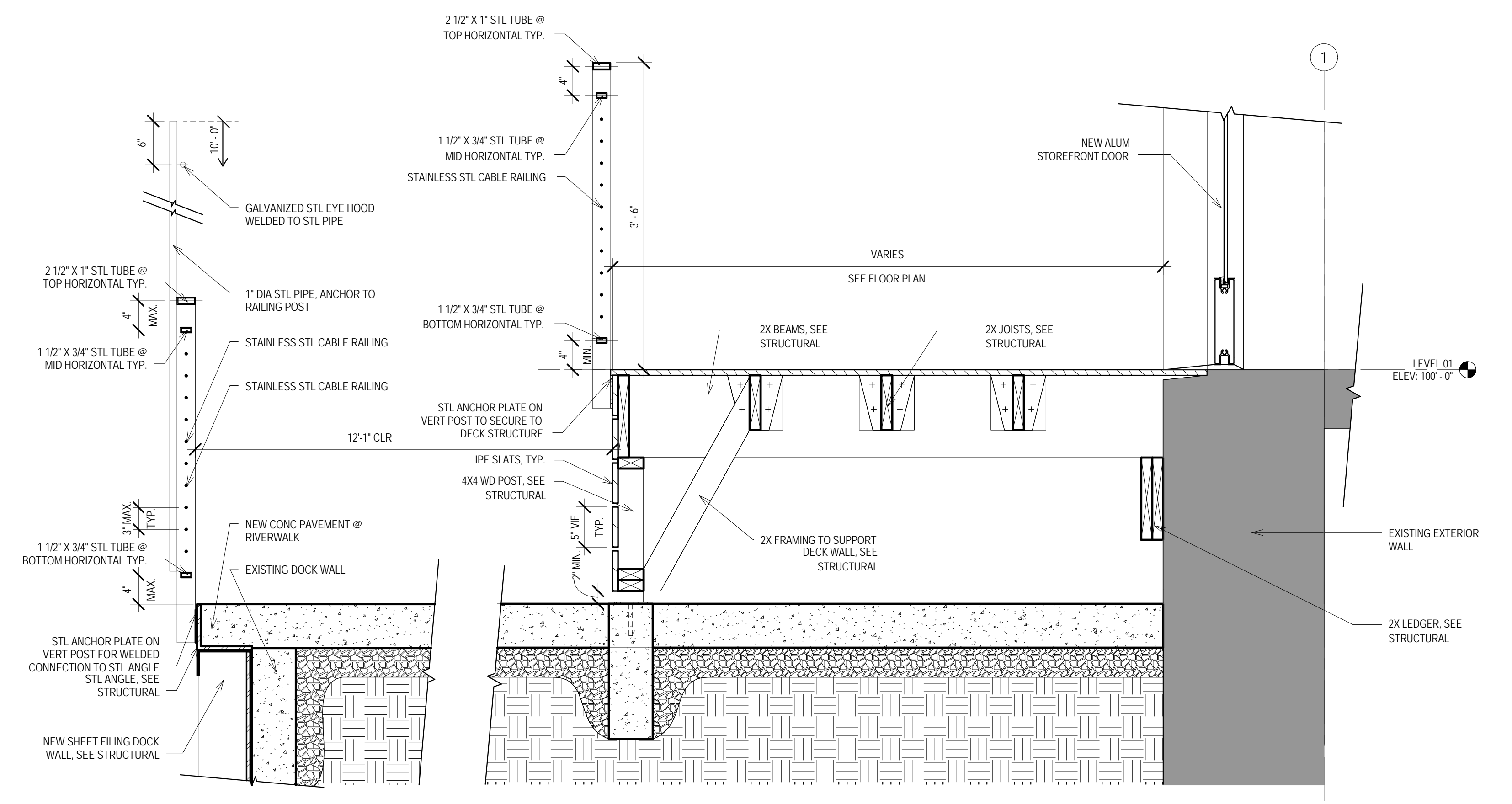
5 ELEV @ DECK DOORS
 Scale: 1/4" = 1'-0"



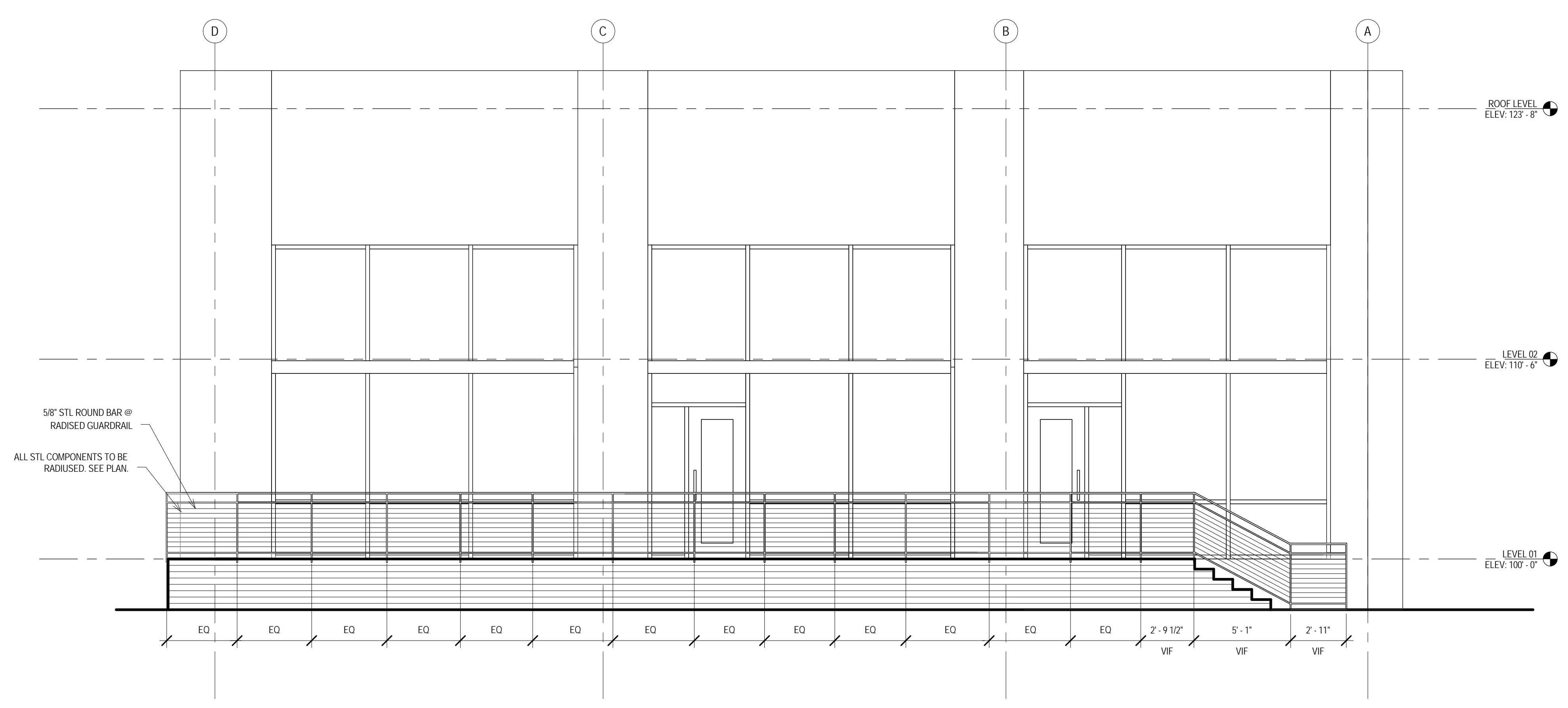
4 NEW WORK PLAN - DECK FRAMING PLAN
 Scale: 1/8" = 1'-0"



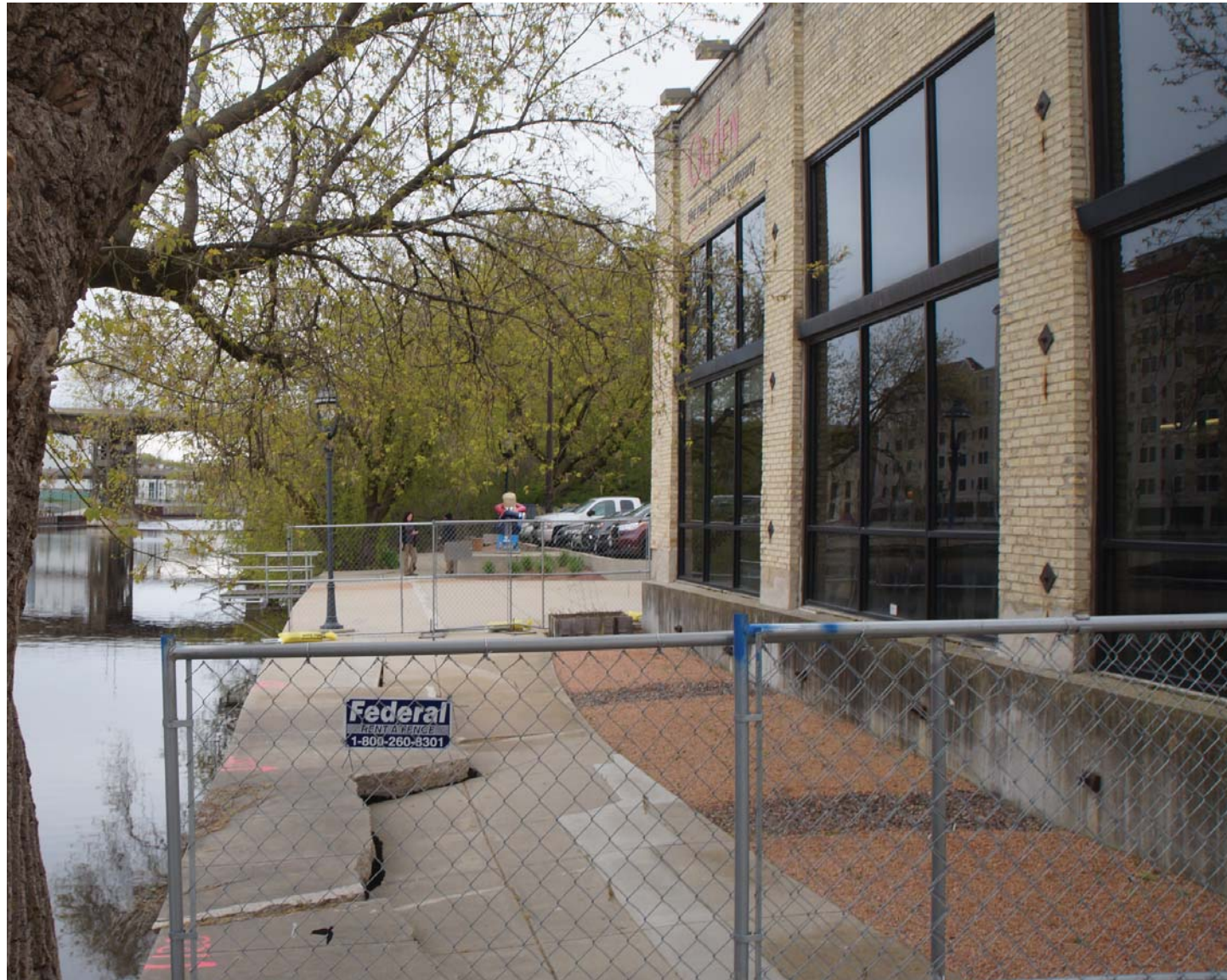
3 SECT @ STAIR
 Scale: 3/4" = 1'-0"



2 SECT @ DECK
 Scale: 1" = 1'-0"



1 ELEV OF RAIL @ DECK
 Scale: 1/4" = 1'-0"



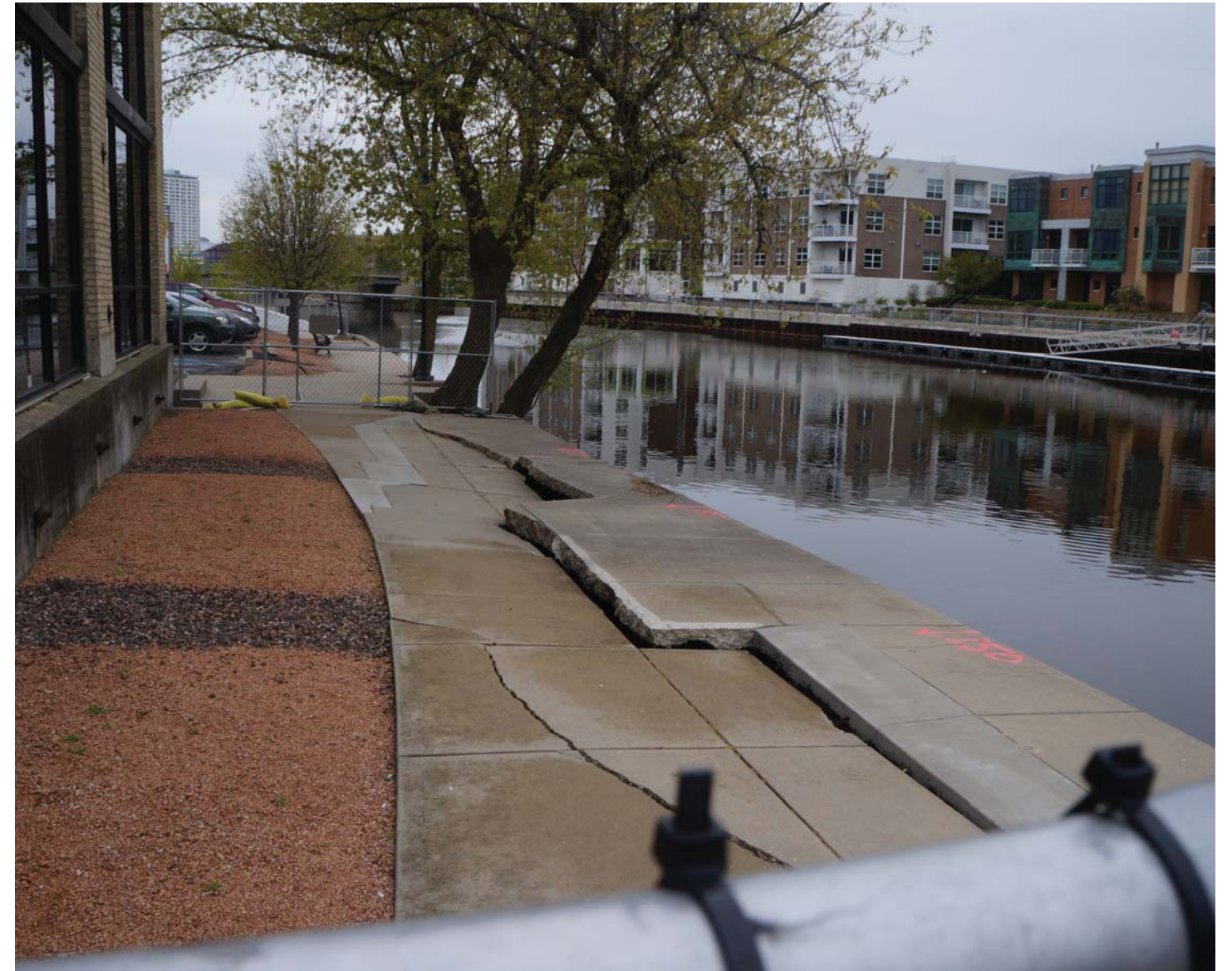
VIEW ONE



VIEW TWO



VIEW THREE



VIEW FOUR