

# 1550 NORTH PROSPECT

MILWAUKEE, WISCONSIN

## PROJECT TEAM

### DEVELOPER:

DCH PROPERTIES, LLC  
6417 NORMANDY LANE  
MADISON, WI 53719  
(414) 227 2000

### ARCHITECT:

KAHLER SLATER  
111 W WISCONSIN AVE  
MILWAUKEE, WI 53203  
(414) 227-2200

### CIVIL ENGINEER/LANDSCAPE ARCHITECT:

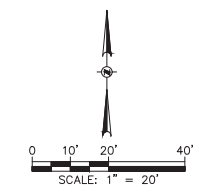
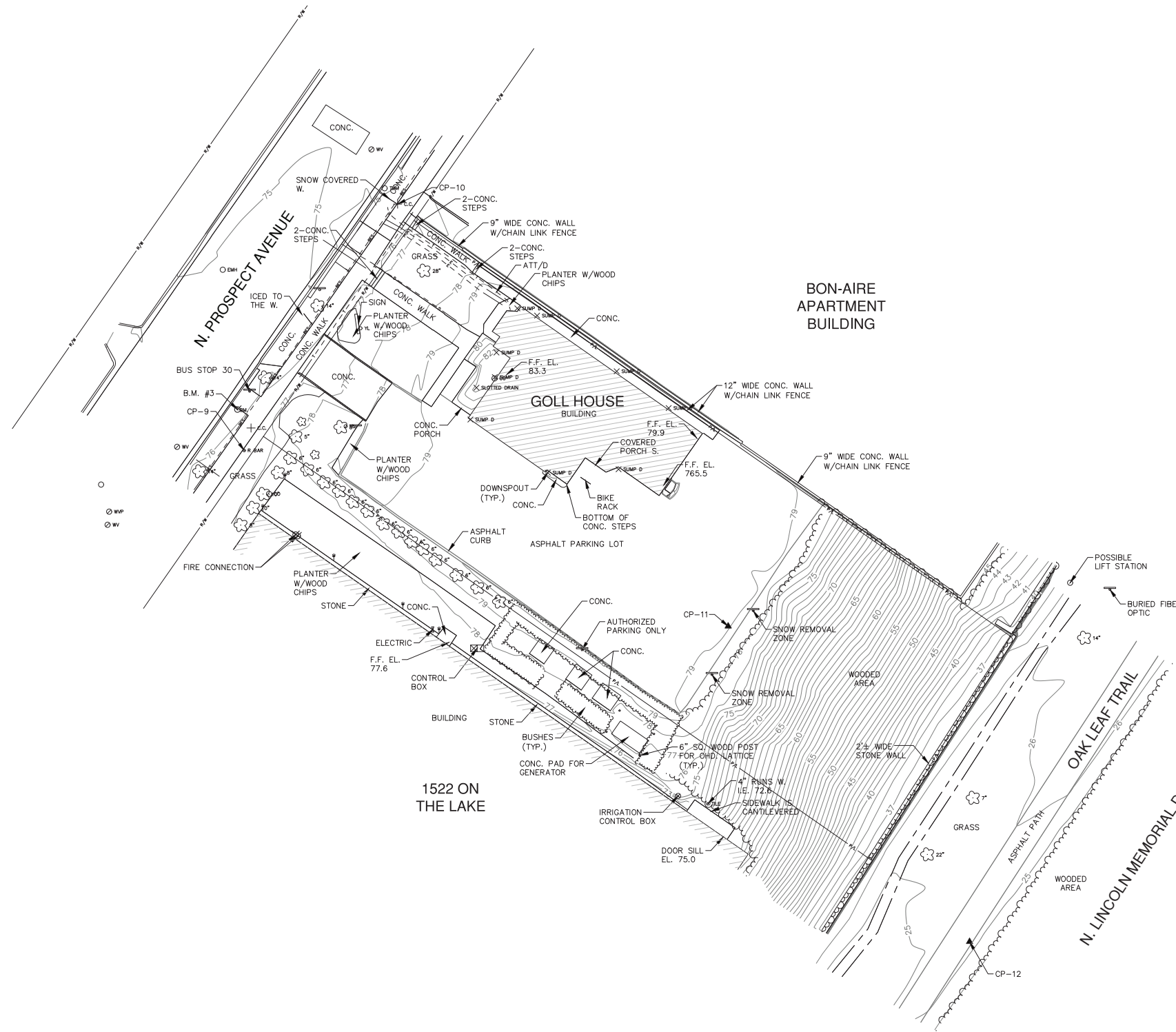
GRAEF  
125 S 84TH STREET, SUITE 401  
MILWAUKEE, WI 53214  
(414) 259-1500



## DETAILED PLANNED DEVELOPMENT - REVISED SUBMISSION

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**LEGEND**

- ▲ CONTROL POINT
- ⊠ REBAR
- MANHOLE
- ⊙ W/V WATER VALVE
- ⊕ F/H FIRE HYDRANT
- Y/L YARD LIGHT
- ⊙ IRRIGATION CONTROL BOX
- D/T DRAIN TILE
- C/O CLEANOUT
- ⊙ S/P D DOWNSPOUT
- + C/C CHISELED CROSS
- E/MH ELECTRIC MANHOLE
- T/MH TELEPHONE MANHOLE
- ⊙ W/V P WATER VALVE PIT
- ⊠ SIGN
- ⊕ BUSH
- ⊕ D/T DECIDUOUS TREE
- ⋯ EDGE OF BUSHES
- ⋯ EDGE OF WOODS
- - - - - BURIED CABLE TV LINE
- - - - - BURIED ELECTRIC LINE
- - - - - BURIED GAS MAIN
- - - - - BURIED COMBINED SEWER
- - - - - BURIED TELEPHONE LINE
- - - - - BURIED WATER MAIN
- - - - - BURIED BUREAU OF ELECTRICAL SERVICE LINE
- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING RIGHT OF WAY LINE

**SURVEY NOTES**

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN FEBRUARY, 2016. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), MILWAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983 (NAD83(2011)). ELEVATIONS ARE IN THE CITY OF MILWAUKEE VERTICAL DATUM, NGVD29 -580.603

**BENCHMARKS**

- B.M. - NORTHWEST FLANGE BOLT ON THE FIRE HYDRANT AT THE NORTHEAST CORNER OF N. WARREN AVE. AND E. ALBION ST. ELEVATION = 65.18
- B.M. #3 - CHISELED CROSS ON THE SOUTHWEST TOP FLANGE BOLT ON THE FIRE HYDRANT ON THE EAST SIDE OF N. PROSPECT AVE. FIRST HYDRANT NORTH OF E. ALBION ST. ELEVATION = 77.82

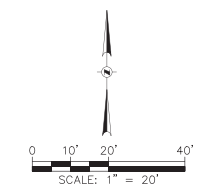
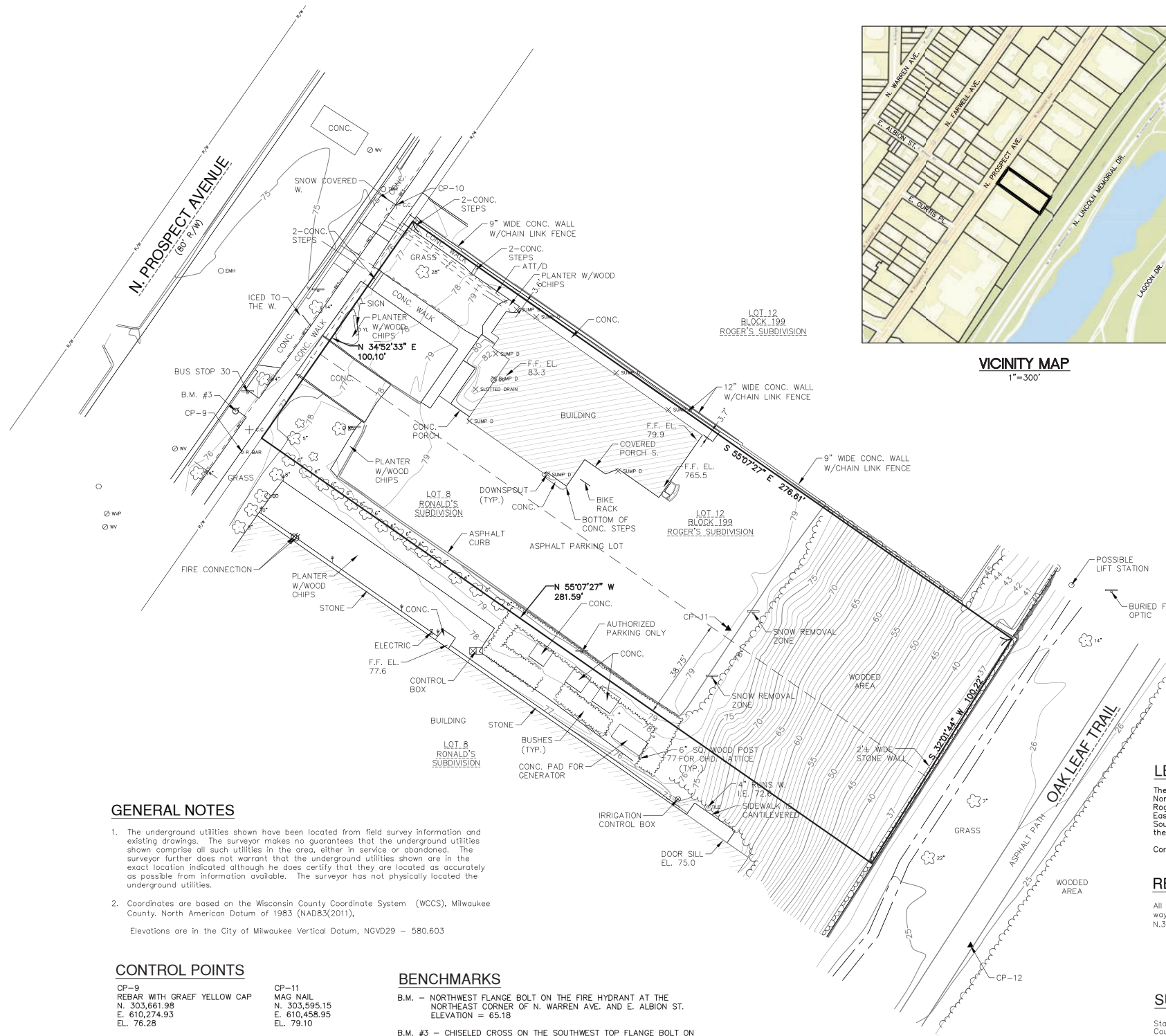
**CONTROL POINTS**

CP-9 REBAR WITH GRAEF YELLOW CAP N. 303,661.98 E. 610,274.93 EL. 76.28	CP-11 MAG NAIL N. 303,595.15 E. 610,458.95 EL. 79.10
CP-10 CHISELED CROSS N. 303,755.63 E. 610,333.26 EL. 74.45	CP-12 MAG NAIL N. 303,475.19 E. 610,550.73 EL. 25.34

**NOTICE:**  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

**DISCLAIMER:**  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**EXISTING FACILITIES SITE SURVEY**



**LEGEND**

▲	CONTROL POINT
R BAR	REBAR
○	MANHOLE
⊙ WV	WATER VALVE
⊙ FH	FIRE HYDRANT
○ YL	YARD LIGHT
⊙	IRRIGATION CONTROL BOX
○ DT	DRAIN TILE
○ CO	CLEANOUT
SUMP D	DOWNSPOUT
+ CC	CHISELED CROSS
○ EMH	ELECTRIC MANHOLE
○ TMH	TELEPHONE MANHOLE
⊙ WVP	WATER VALVE PIT
—	SIGN
⊙	BUSH
⊙	DECIDUOUS TREE
—	EDGE OF BUSHES
—	EDGE OF WOODS
—	BURIED CABLE TV LINE
—	BURIED ELECTRIC LINE
—	BURIED GAS MAIN
—	BURIED COMBINED SEWER
—	BURIED TELEPHONE LINE
—	BURIED WATER MAIN
—	BURIED BUREAU OF ELECTRICAL SERVICE LINE
— PA	EXISTING PROPERTY LINE
— RW	EXISTING RIGHT OF WAY LINE

**VICINITY MAP**  
1"=300'

**GENERAL NOTES**

- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Coordinates are based on the Wisconsin County Coordinate System (WCCS), Milwaukee County, North American Datum of 1983 (NAD83(2011)).  
Elevations are in the City of Milwaukee Vertical Datum, NGVD29 - 580.603

**CONTROL POINTS**

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ELEVATION = 77.82

**LEGAL DESCRIPTION**

The Southwesterly 1/2 of Lot 12 in Block 199 in Roger's Addition and the Northeastly 38.75 feet of Lot 8 in Ronald's Subdivision of Lot 11 in Block 199 in Roger's addition, in the Southeast 1/4 of Section 21, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, lying between the Southeastly line of the wider North Prospect Avenue and the Northwestly line of the right of way of the Chicago and Northwestern Railroad.  
Containing 27,937 square feet ( 0.64 acres), more or less.

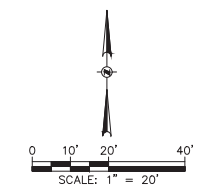
**REFERENCE BEARING**

All bearings are referenced to the southeast right of way line N. Prospect Avenue which is assumed to be N.34°52'33"E.

**SURVEYOR'S CERTIFICATE**

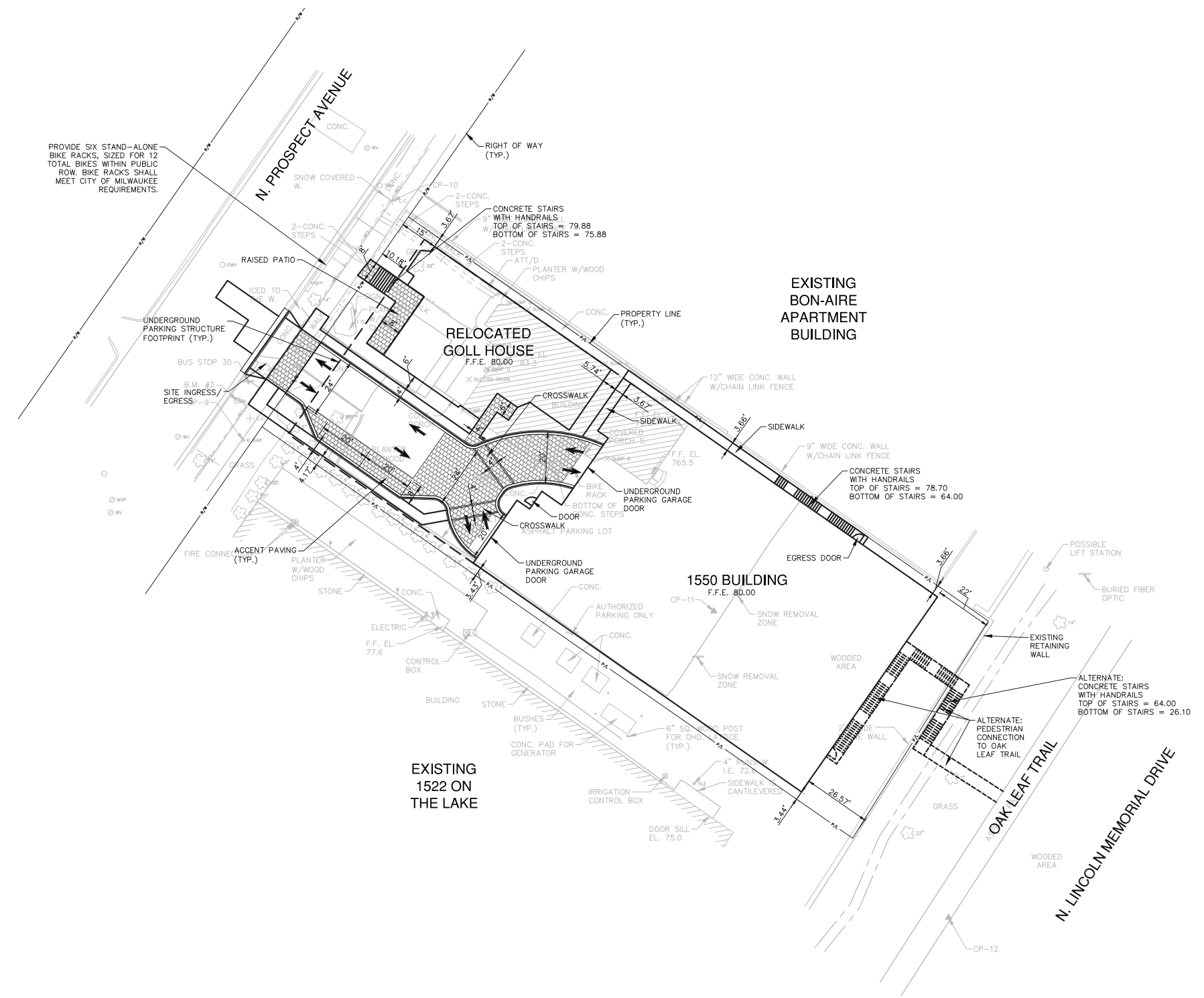
State of Wisconsin )  
County of Milwaukee ) SS  
I certify that I have surveyed the above described property and that the map hereon is a true representation thereof, showing the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments, if any.  
This survey is made for the exclusive use of the present owner(s) of the property, and also those who purchase, mortgage or guarantee title thereto, within one year from the date hereof.  
Dated this 17th Day of February, 2016.  
Michael J. Ratzburg S-2236

**PROPOSED PROJECT BOUNDARY DESCRIPTION**



**SITE PLAN NOTES**

1. SURFACE PARKING SHALL INCLUDE 2 PARALLEL PARKING STALLS. THESE STALLS SHALL BE UTILIZED FOR TEMPORARY PARKING.
2. GARBAGE AND RECYCLING CONTAINERS SHALL BE LOCATED IN UNDERGROUND GARAGE.

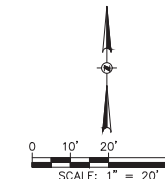


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**DISCLAIMER:**  
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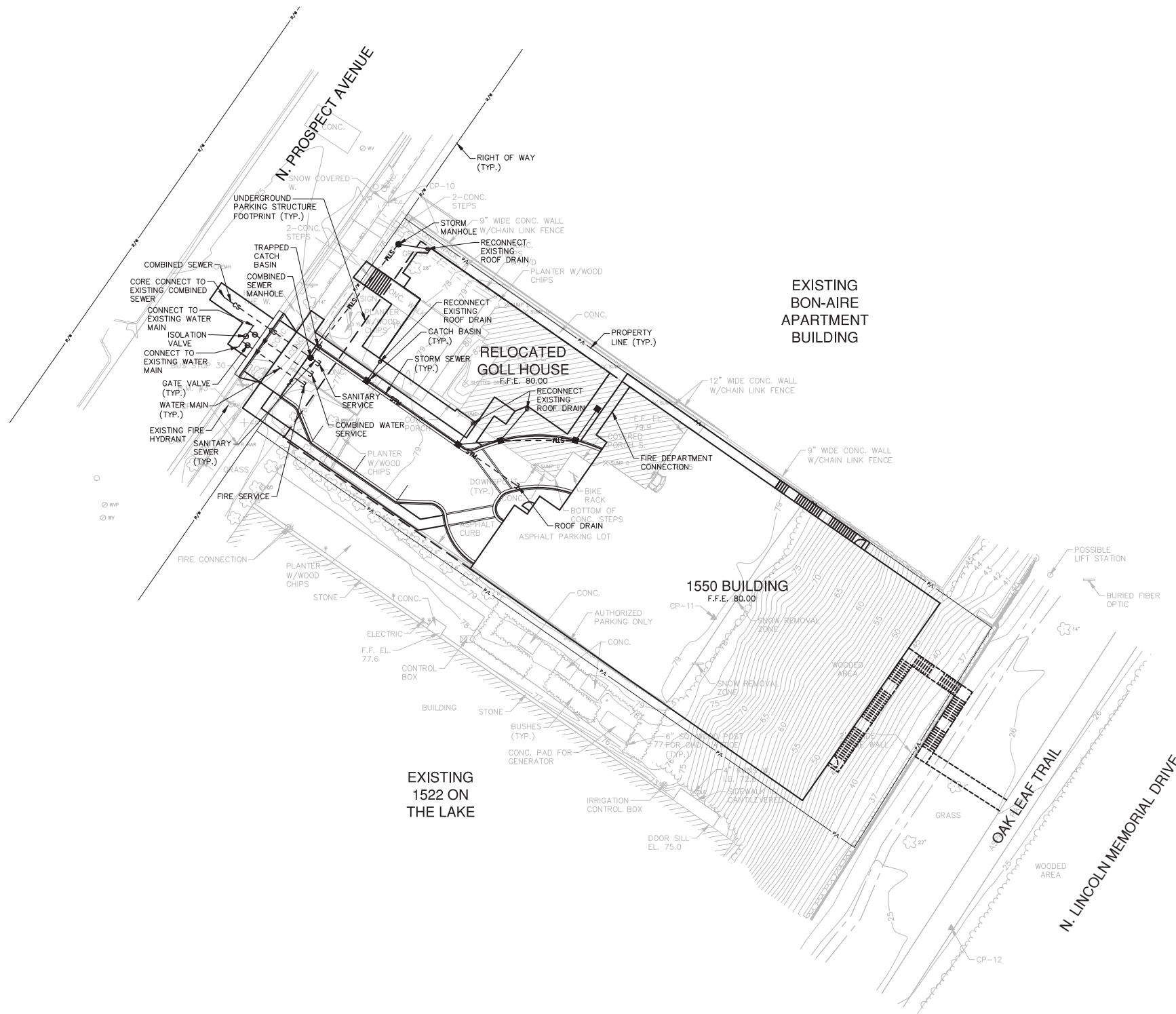
**PROPOSED SITE PLAN**

07-11-2016 | DPD-04



**UTILITY NOTES**

1. GAS, ELECTRICAL, AND COMMUNICATION UTILITY ROUTING AND DESIGN SHALL BE COMPLETED BY THE RESPECTIVE UTILITY COMPANIES.

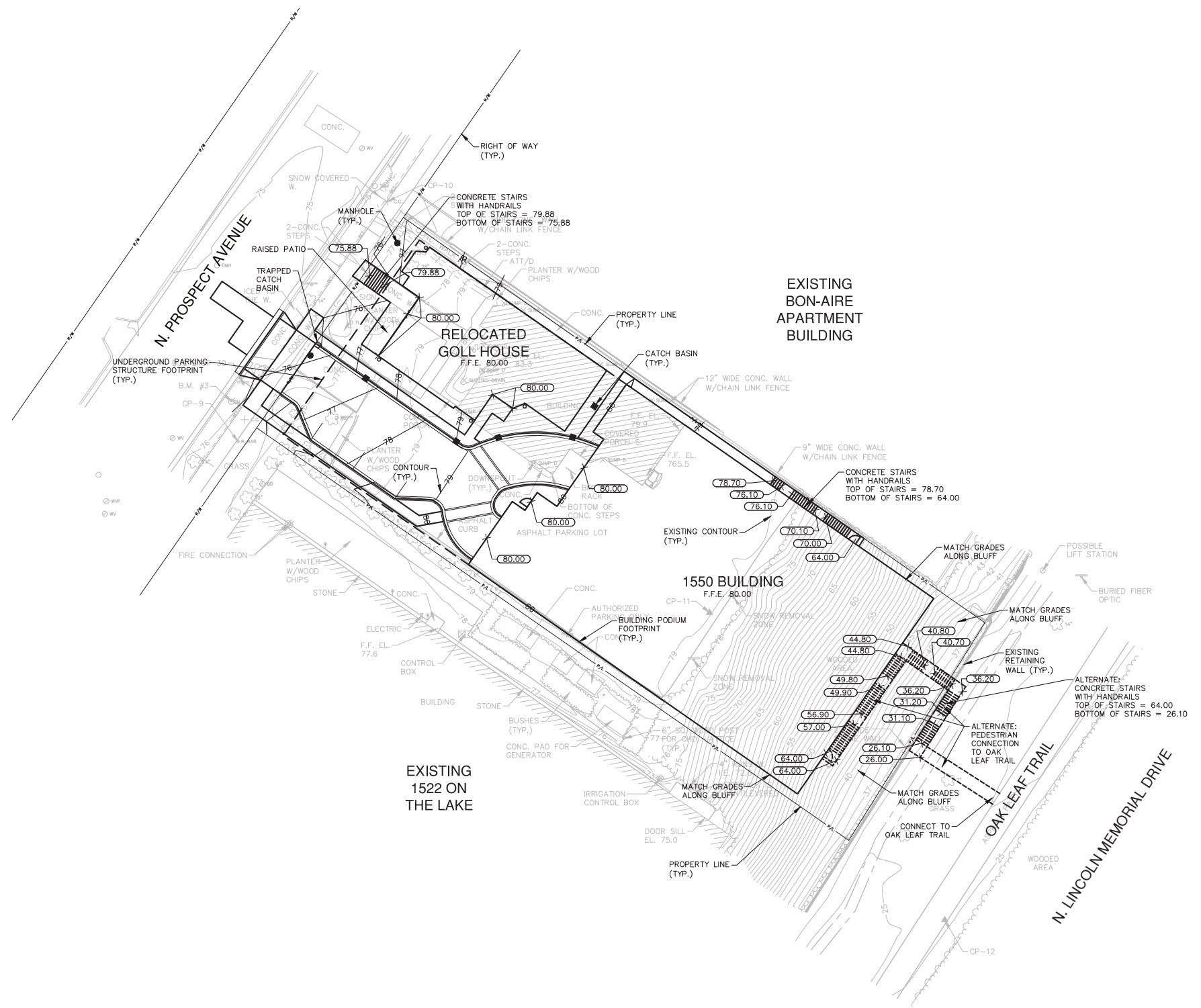
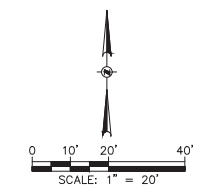


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**PROPOSED UTILITY PLAN**

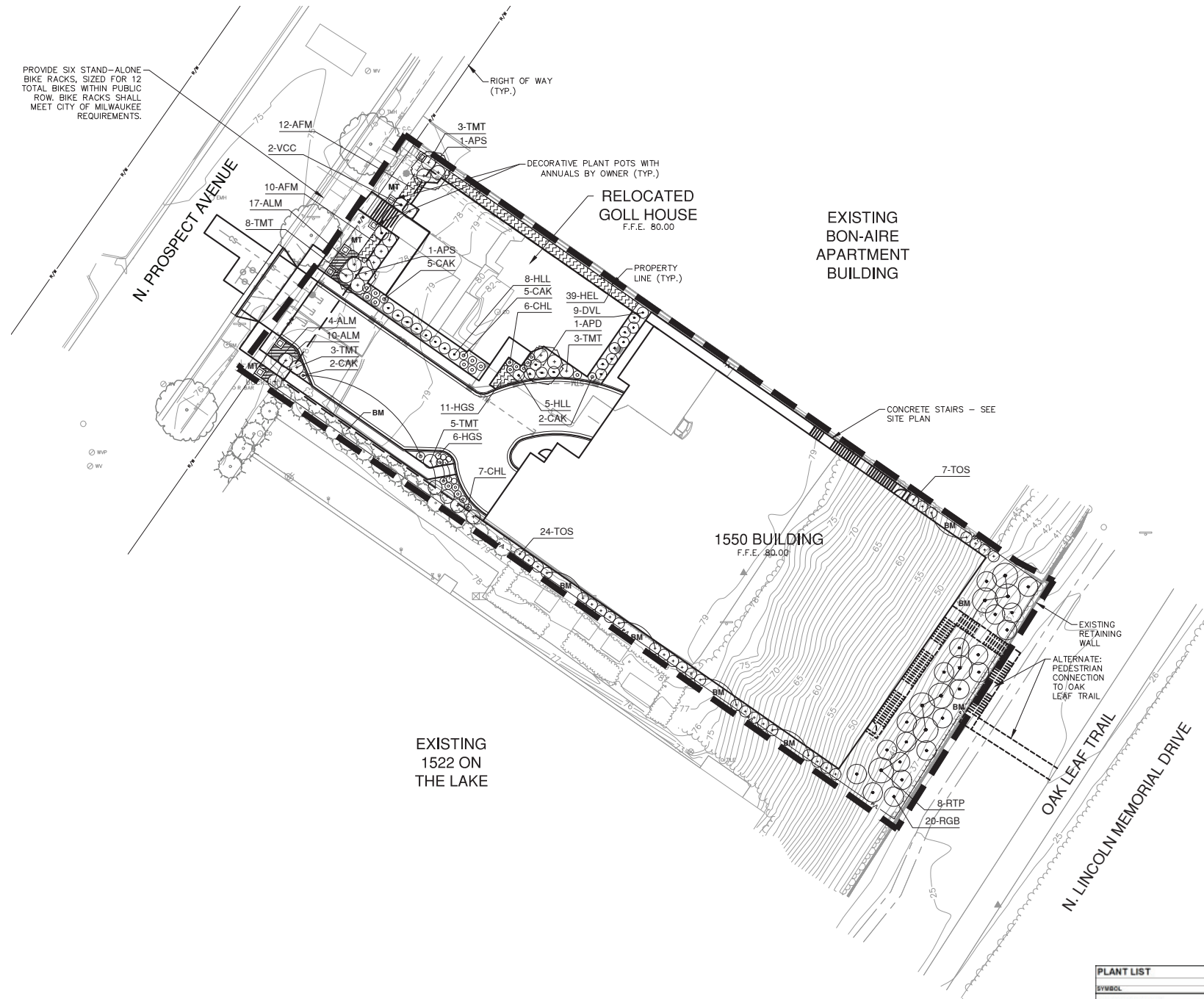
07-11-2016 | DPD-05



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**PROPOSED GRADING PLAN**



### LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- PROPOSED ALUMINUM EDGER
- EXISTING TREES TO REMAIN
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- MANICURED TURF - SOD
- SHREDDED BARK MULCH

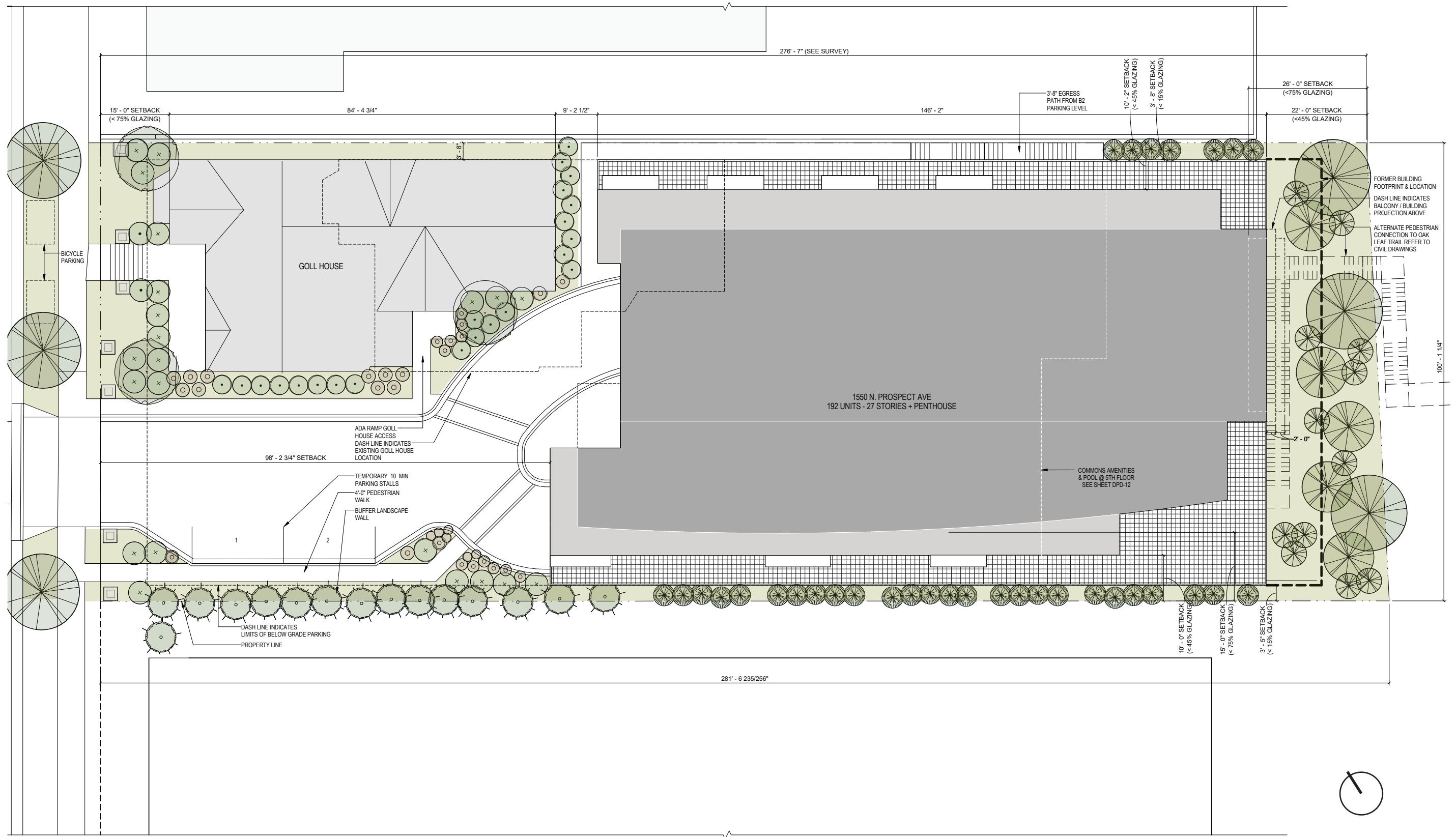
- ### LANDSCAPING NOTES:
- PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/COMMON NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
  - PLANT MATERIALS ARE TO BE FURNISHED FREE OF PESTS OR PLANT DISEASES. PLANTS ARE SUBJECT TO OWNER'S ACCEPTANCE PRIOR TO INSTALLATION.
  - PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
  - FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND ALL TREES NOT INSTALLED IN PAVED AREAS.
  - MAINTAIN 72-INCH DIAMETER MINIMUM CLEAR SOIL AREA AROUND TREES IN MANICURED TURF AREAS. MULCH TREE RING WITH SPECIFIED DEPTH OF HARDWOOD BARK MULCH. SEE PLANTING DETAILS.
  - UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
  - PLANTING AREAS, INCLUDING PREPARED BEDS, SHALL RECEIVE SOIL AMENDMENTS.
  - SEPARATE PLANTING BEDS FROM ADJACENT TURF AREAS WITH ALUMINUM EDGING.
  - PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
<b>ORNAMENTAL TREES</b>					
APS	<i>Aster spicatus</i>	Korean Magic	8' clump BB	as shown	20ft x 15ft
APD	<i>Aster spicatus</i>	Princess Diana Serotivary	8' clump BB	as shown	15ft x 25ft
<b>DECIDUOUS SHRUBS</b>					
DVL	<i>Diervilla lonicera</i>	Dear! Bush Honeyuckle	18" H	4'	4ft x 4ft
HLL	<i>Hydrangea paniculata</i> Little Lime	Overal Length Hydrangea	18" H	4'	3' x 3' x 3' x 3'
RGB	<i>Rhus glabra</i>	Smooth Sumac	24" H	7'	12ft x 12ft
WFP	<i>Wickstroemia cuneata</i>	Magnum Sumac	24" H	4'	25ft x 25ft
VCC	<i>Viburnum coccineum</i> compactum	Compact Koreanspie Viburnum	24" H	4'	5ft x 5ft
<b>EVERGREEN SHRUBS</b>					
TUT	<i>Taxus media</i> Taivonal	Taivonal Spreading Yew	24" H	4'	3' x 4ft x 4ft
TOS	<i>Thuja occidentalis</i> Shragoff	Emerald Arborvitae	8" H	4'	10-15ft x 3-5ft
<b>PERENNIALS</b>					
AFM	<i>Athyrium filix-femina</i>	Lady Fern	1 gal	24"	36ft x 24ft
ALM	<i>Alchemilla mollis</i>	Lady's Mantle	1 gal	24"	15ft x 24ft
HEL	<i>Hebe x Exoniiflora</i>	Sheepscot Hebe	1 gal	24"	36ft x 24ft
HOS	<i>Hosta</i> Gold Standard	Gold Standard Hosta	1 gal	24"	30ft x 24ft
<b>ORNAMENTAL GRASSES &amp; BEDGES</b>					
CAK	<i>Calamagrostis scutelliflora</i> Var. Flower	Feather Reed Grass	1 gal	30"	5ft x 30ft
CHL	<i>Chloranthus</i> var. white	Northern Sea Olive	1 gal	30"	4ft x 30ft

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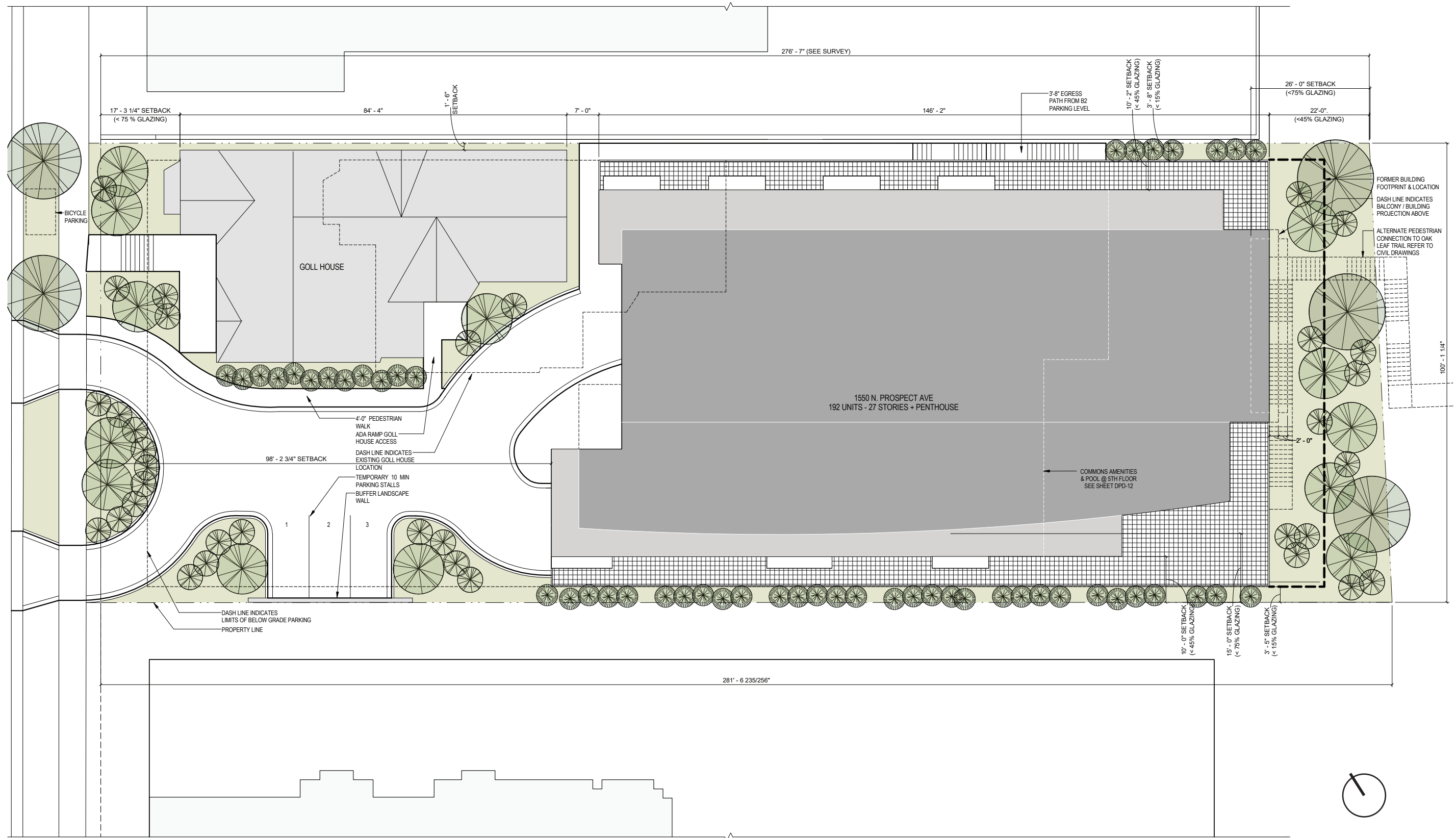
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## PROPOSED LANDSCAPE PLAN

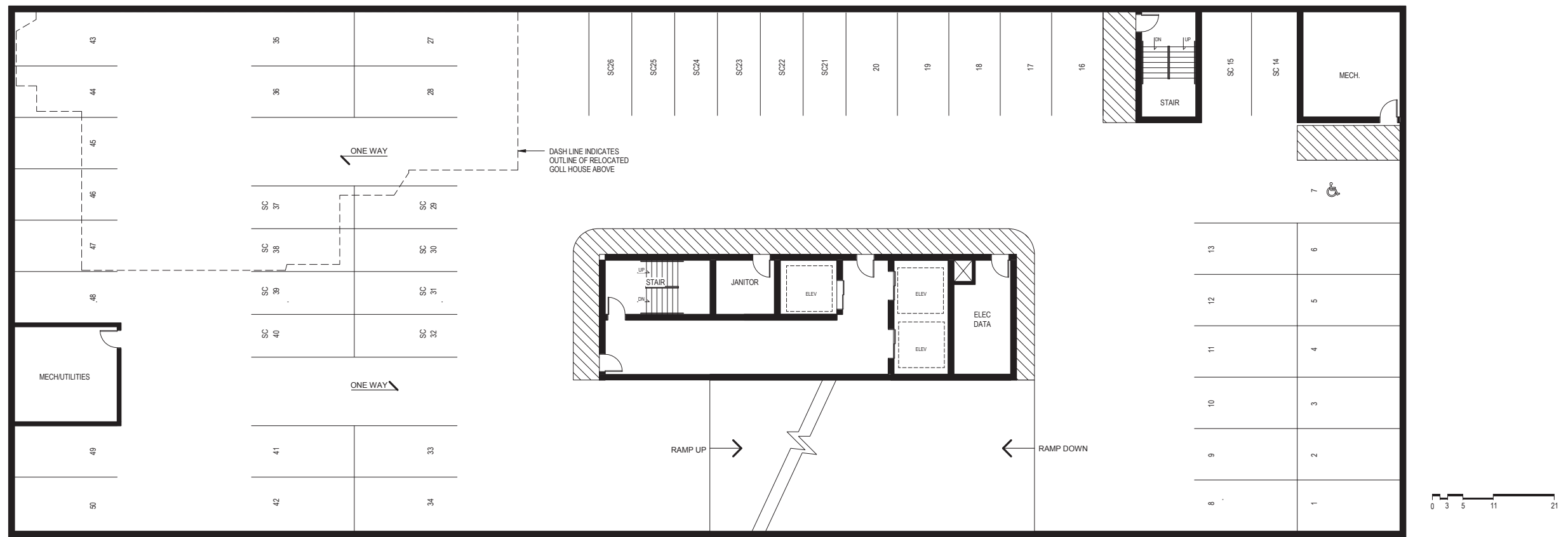


**ARCHITECTURAL SITE PLAN**

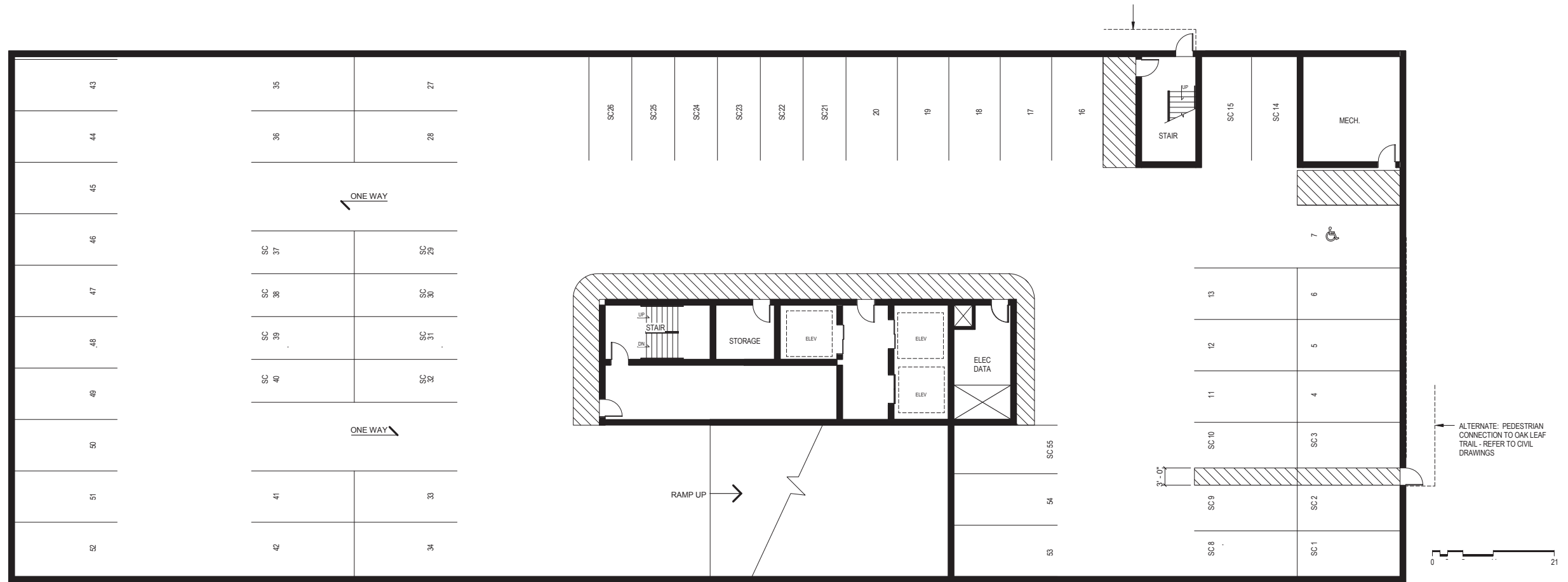




**ARCHITECTURAL SITE PLAN - ALTERNATE**

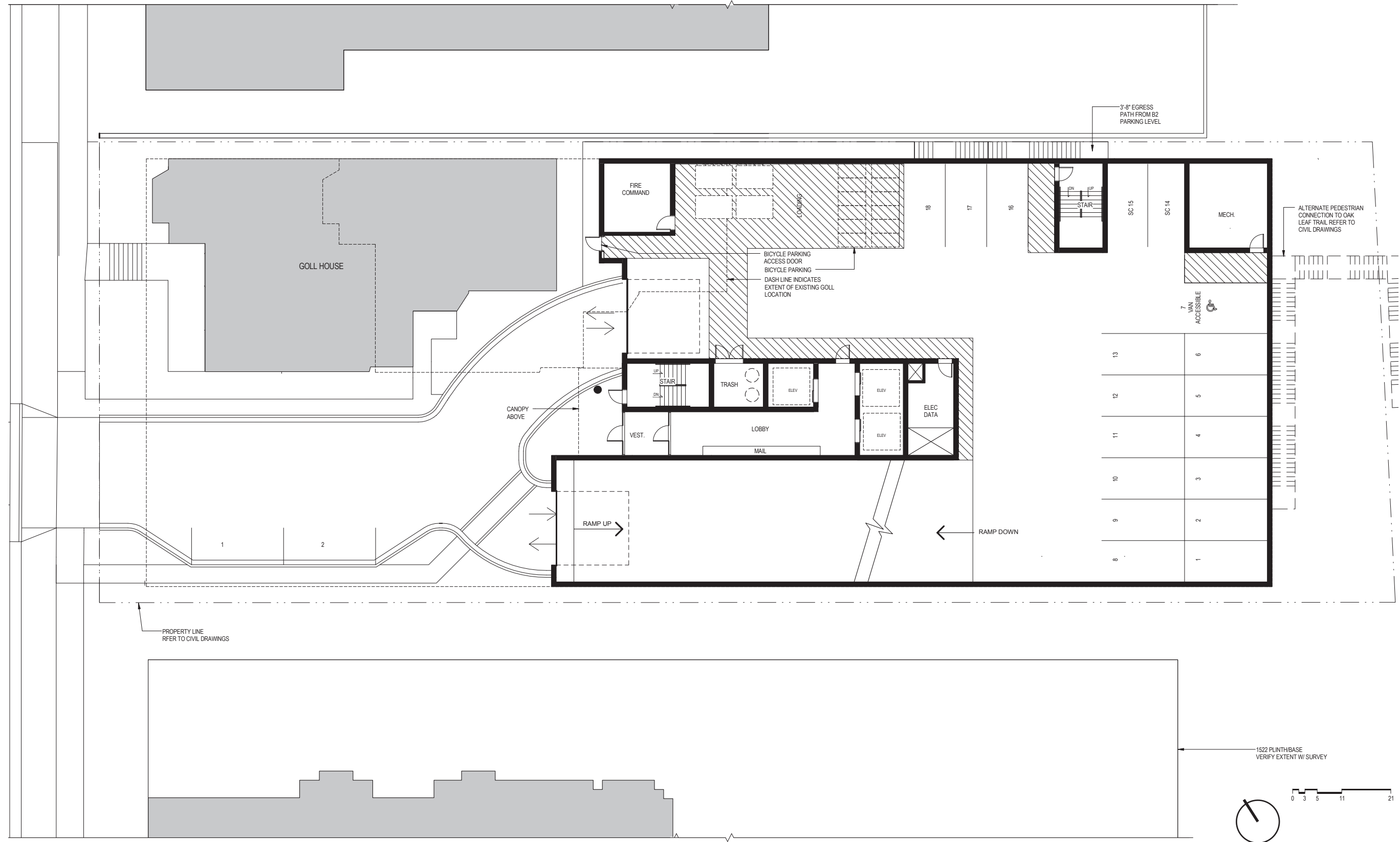


BELOW GRADE PARKING B1



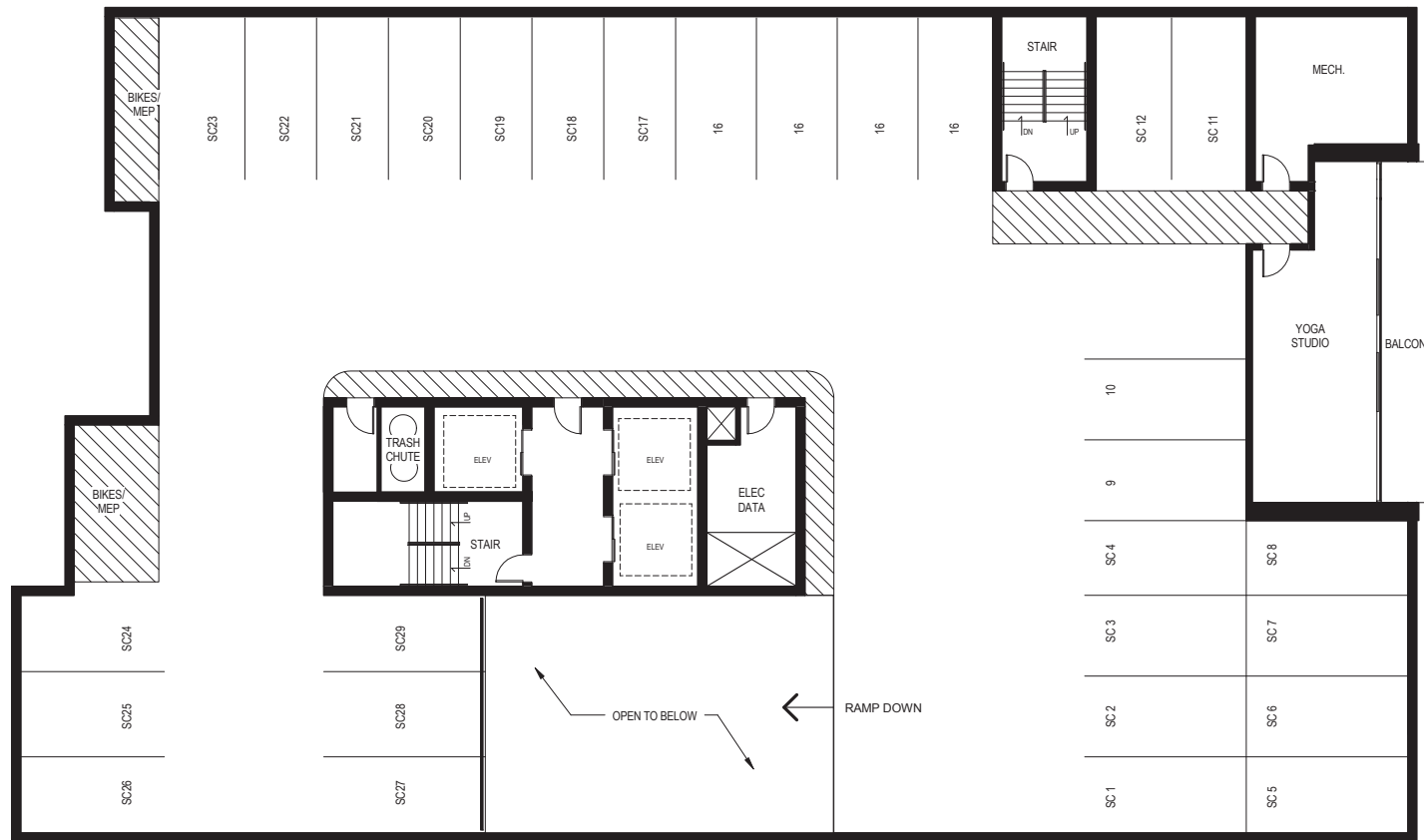
BELOW GRADE PARKING B2

BELOW GRADE PARKING PLANS (B1-B2)

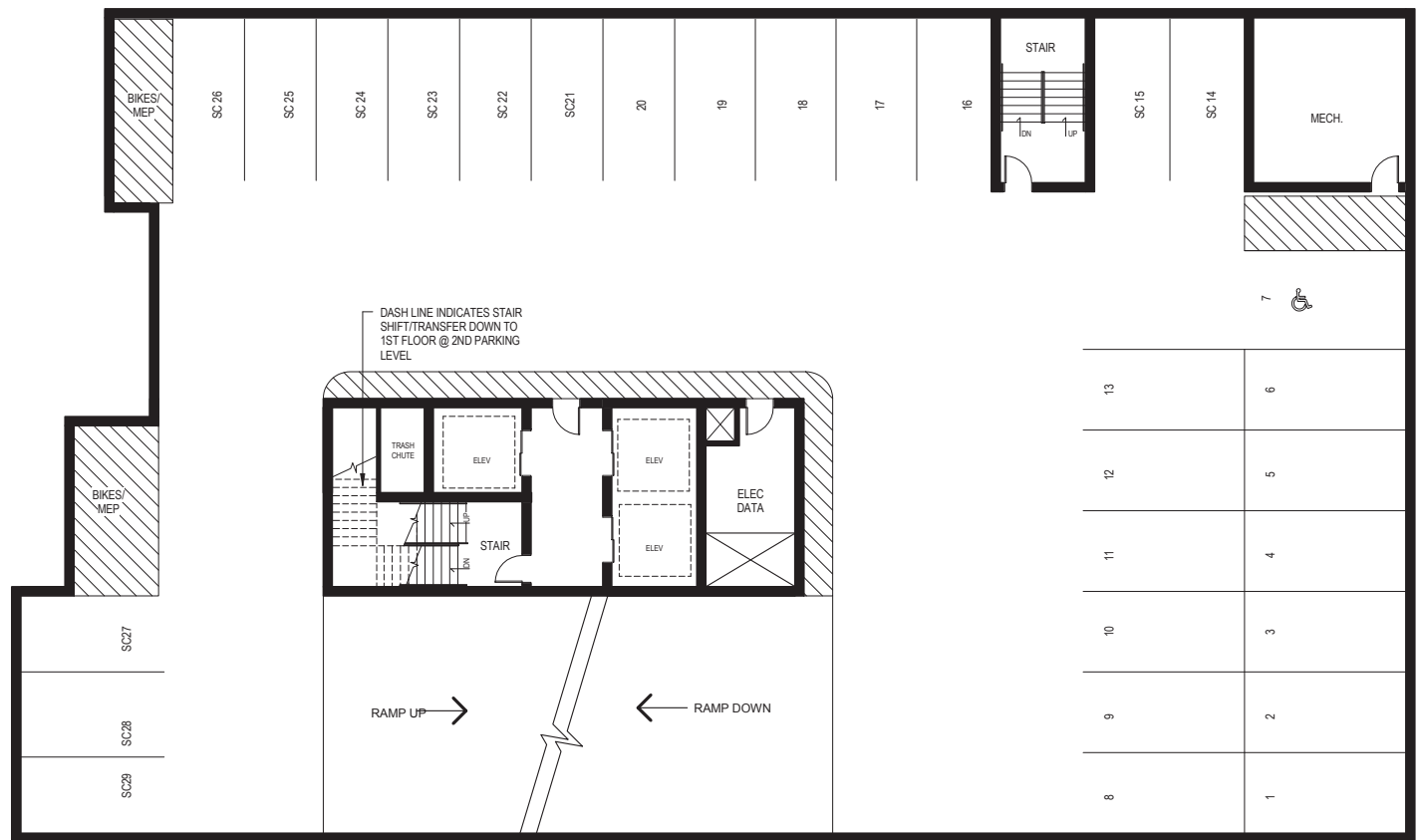


**FIRST FLOOR PLAN**

07-11-2016 | DPD-10

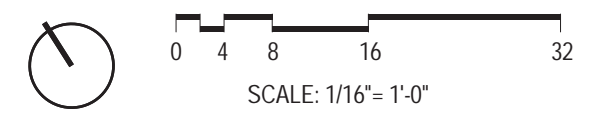
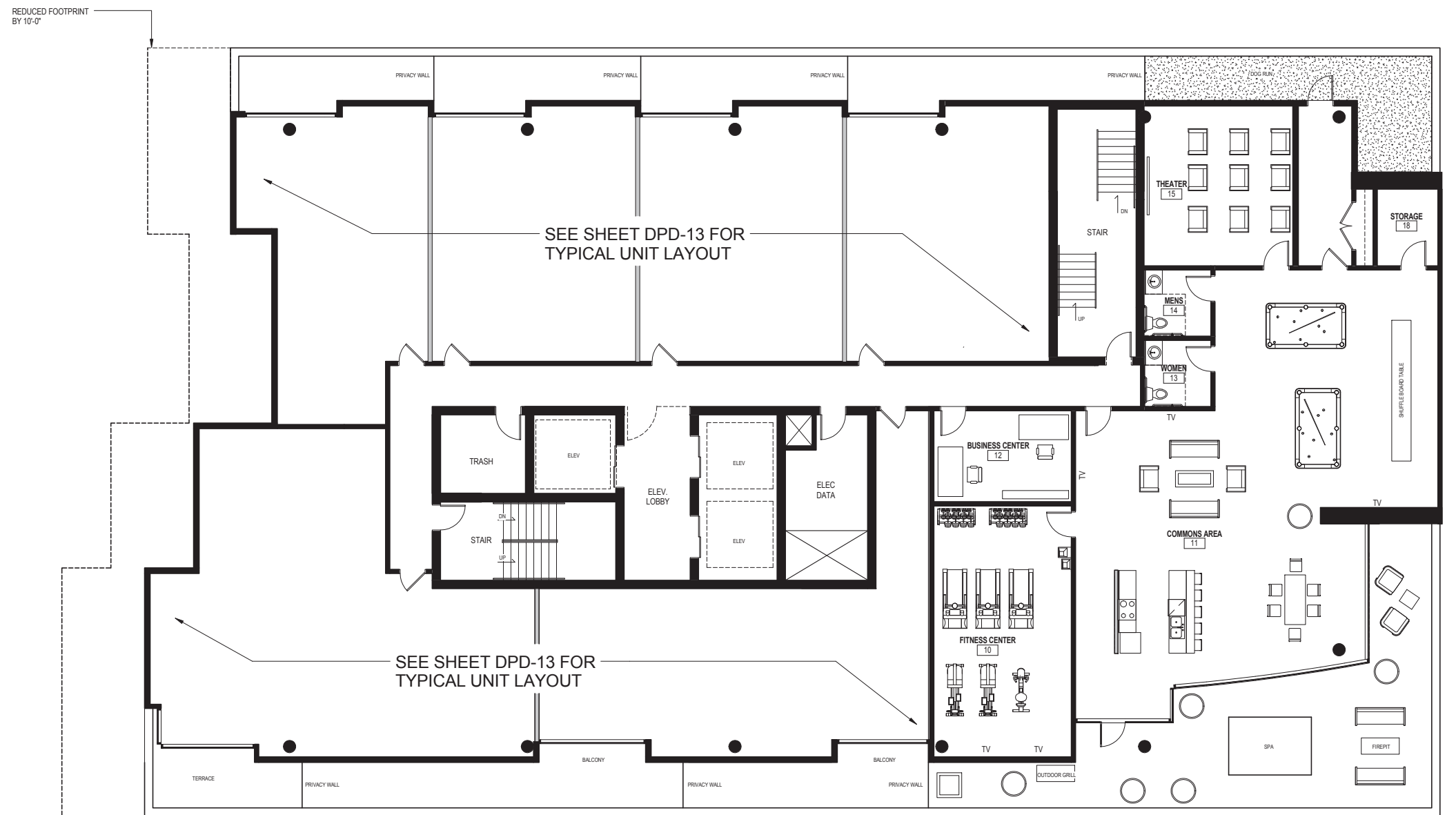


4th FLOOR PARKING LEVEL



TYPICAL ABOVE GRADE PARKING PLAN (FLOOR 2-3)

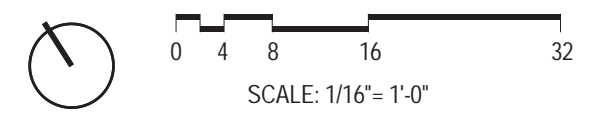
ABOVE GRADE PARKING PLANS (2-4)



**5TH FLOOR COMMONS AMENITIES**



TYPICAL FLOOR PLAN (FLOORS 6-15)



TYPICAL FLOOR PLAN (FLOORS 16-20)

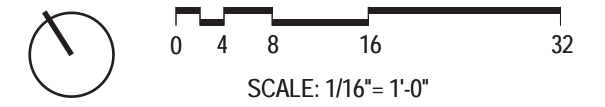
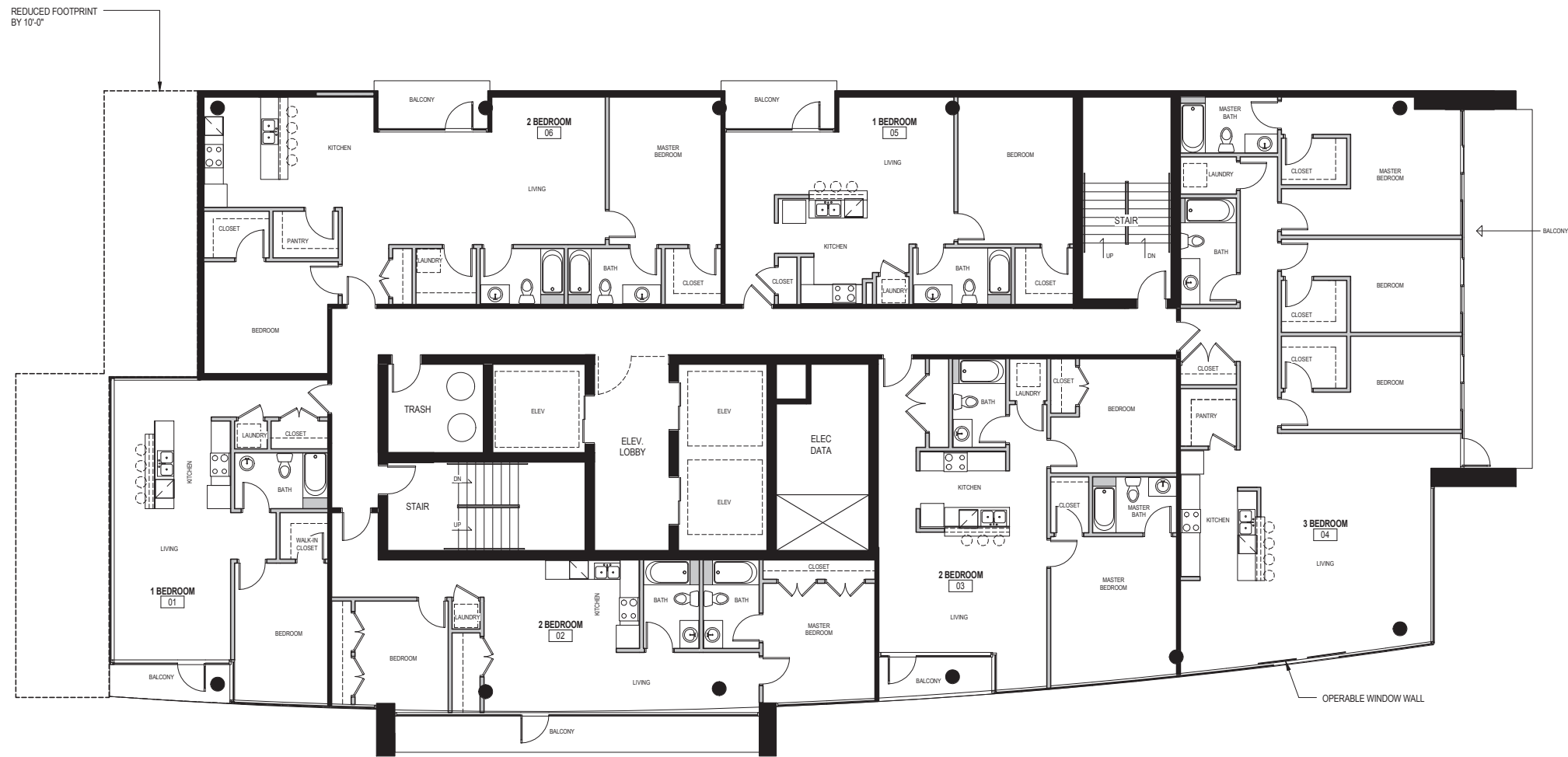


**TYPICAL FLOOR PLAN (FLOORS 21-24)**

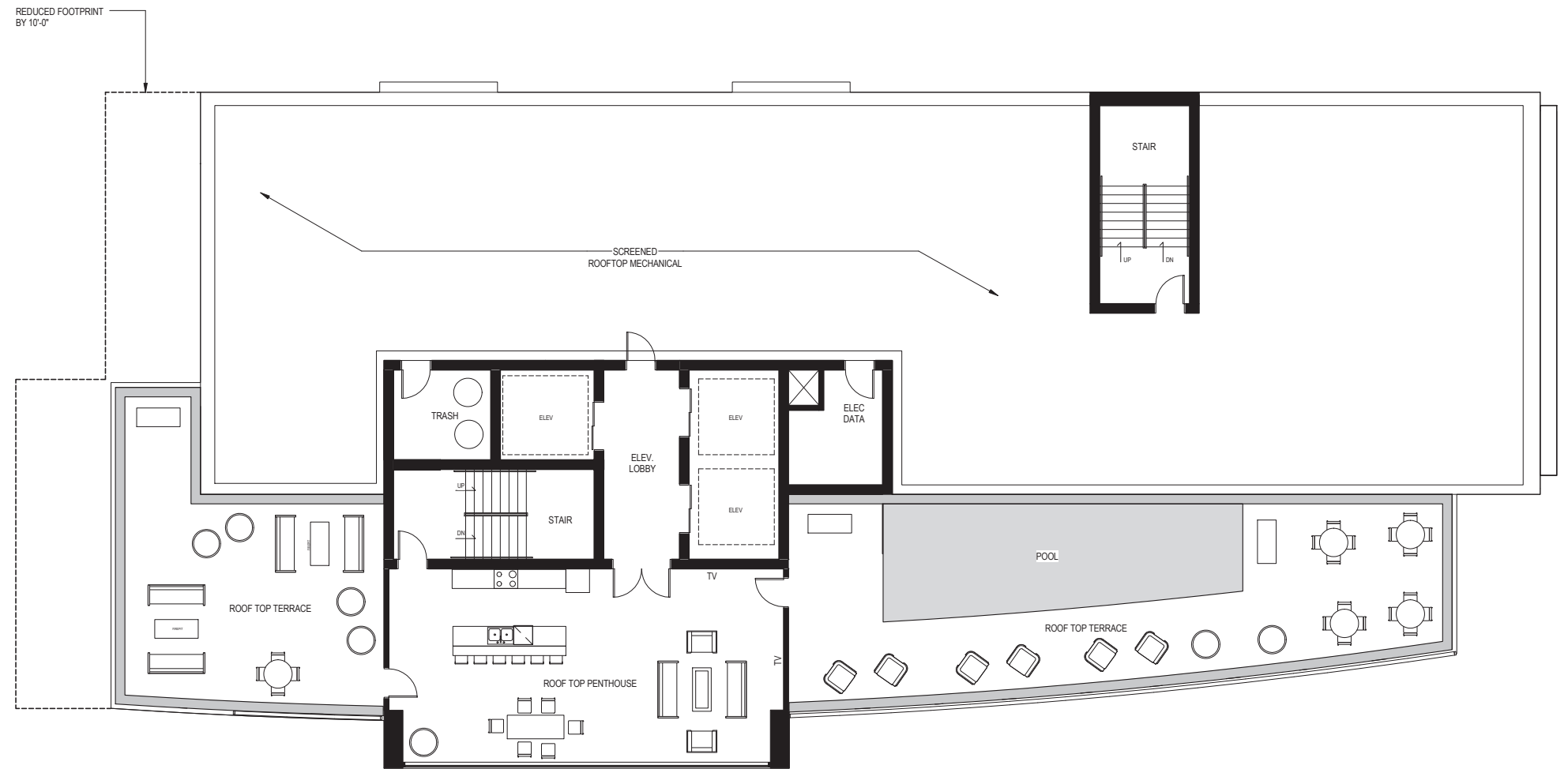




TYPICAL FLOOR PLAN (FLOORS 25)

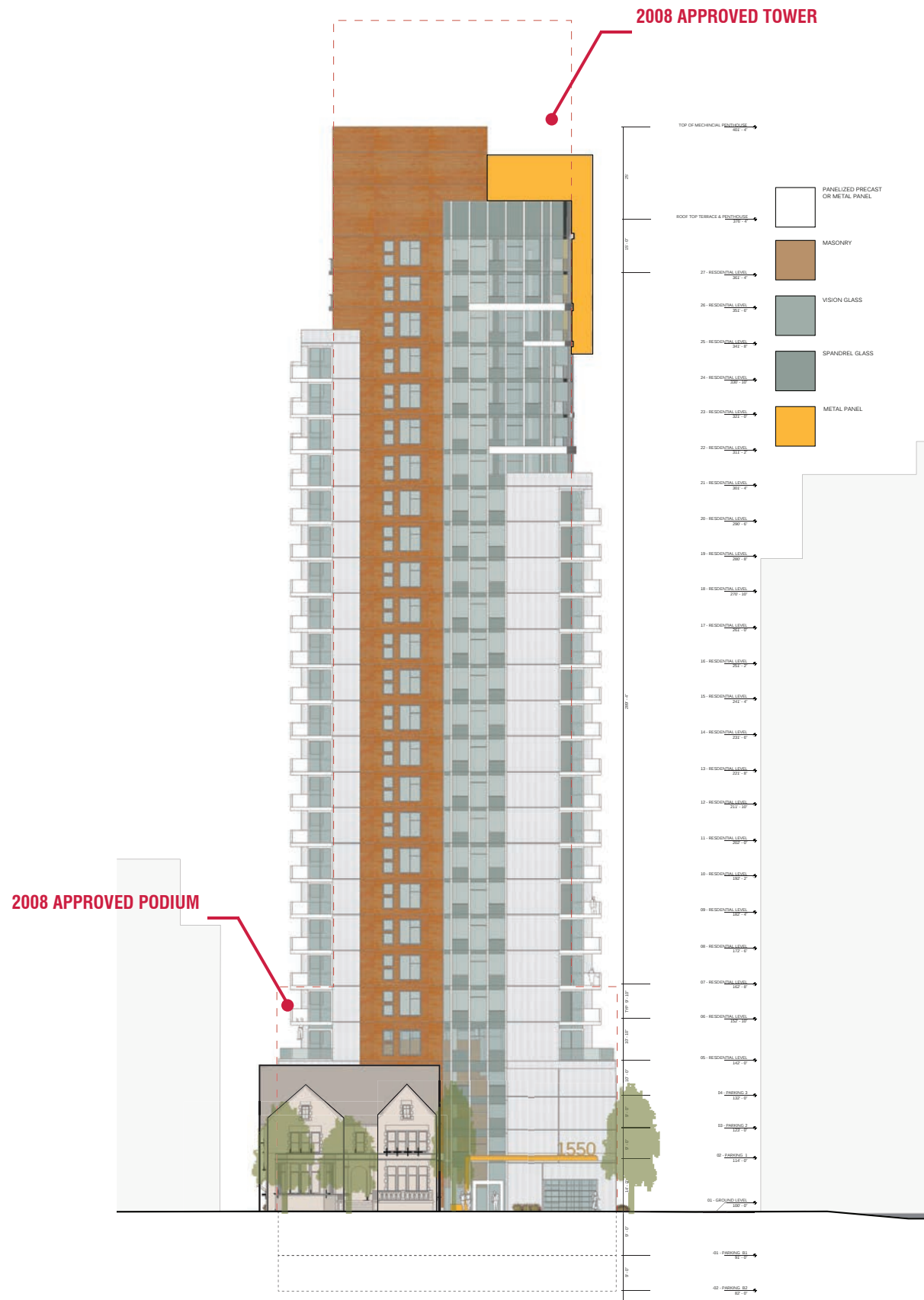


TYPICAL FLOOR PLAN (FLOORS 26-27)



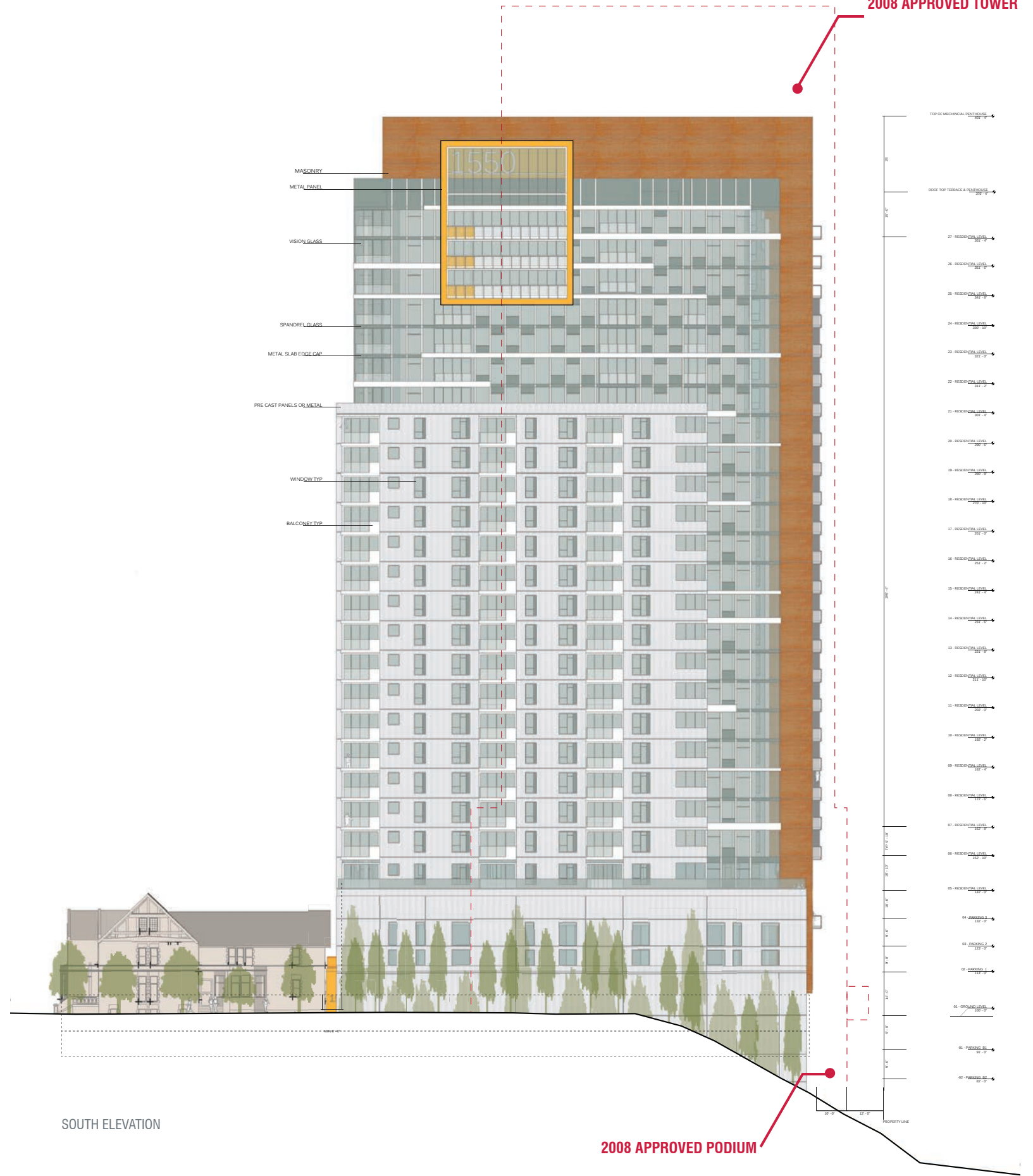
SCALE: 1/16" = 1'-0"

**PENTHOUSE LEVEL**



0 10 20 40 80  
SCALE: 1" = 40' - 0"

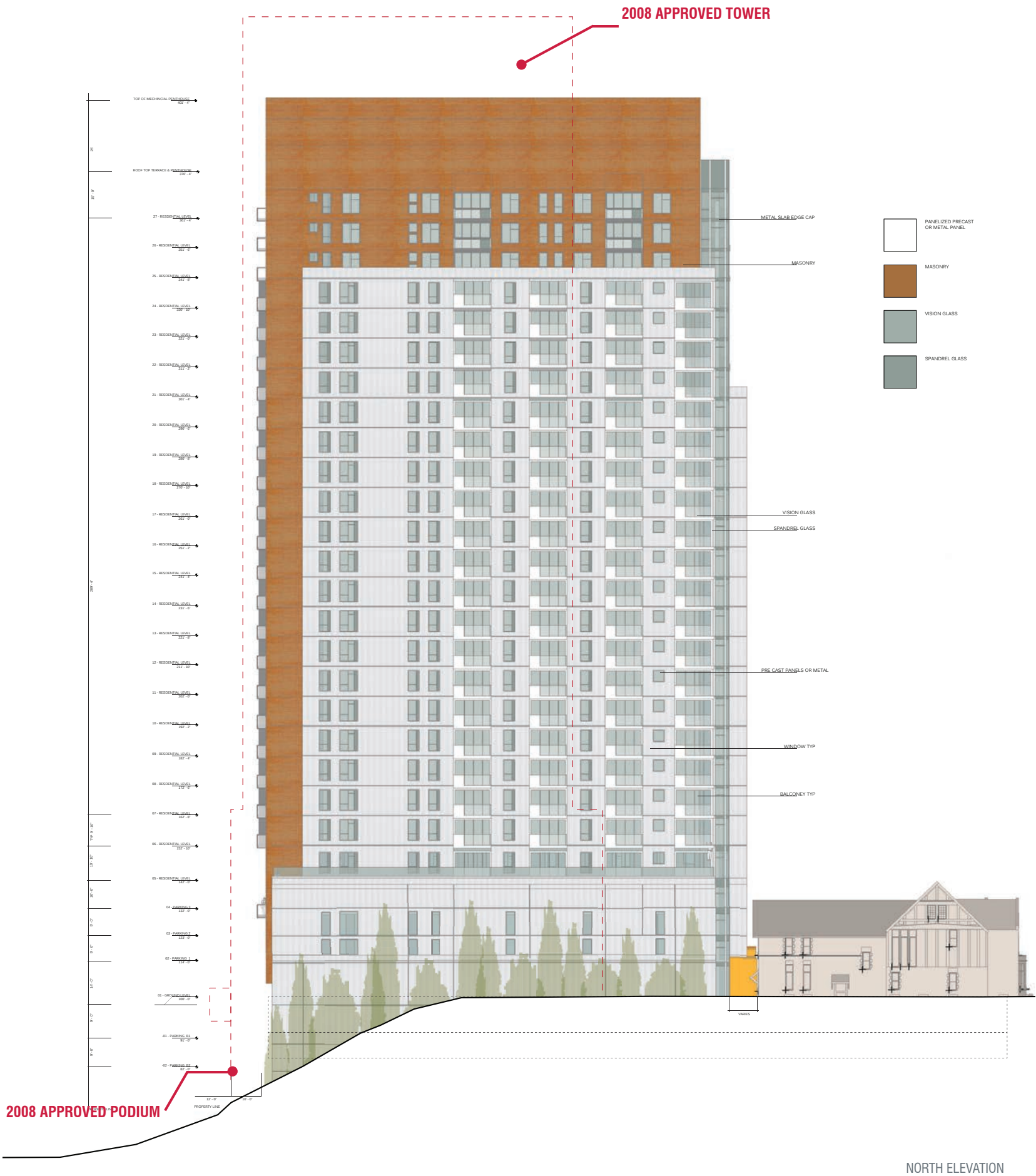
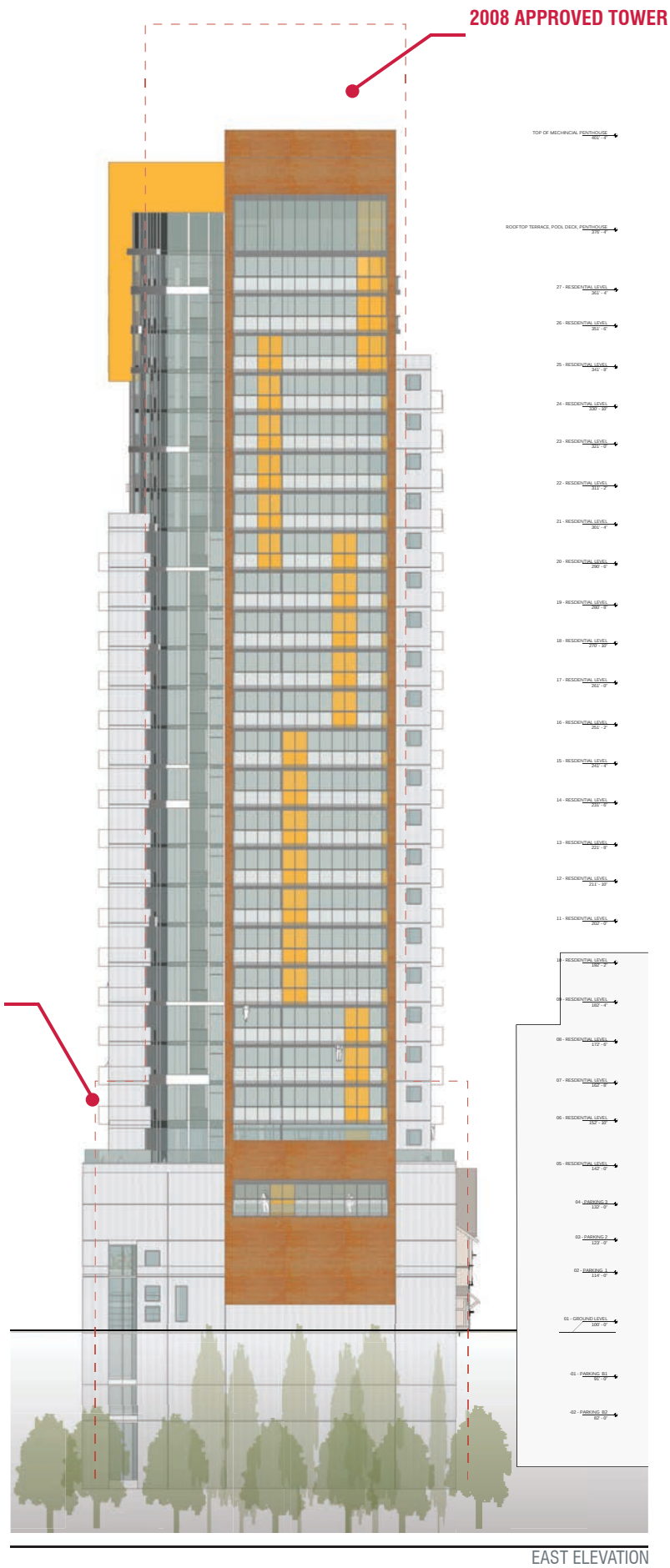
WEST ELEVATION

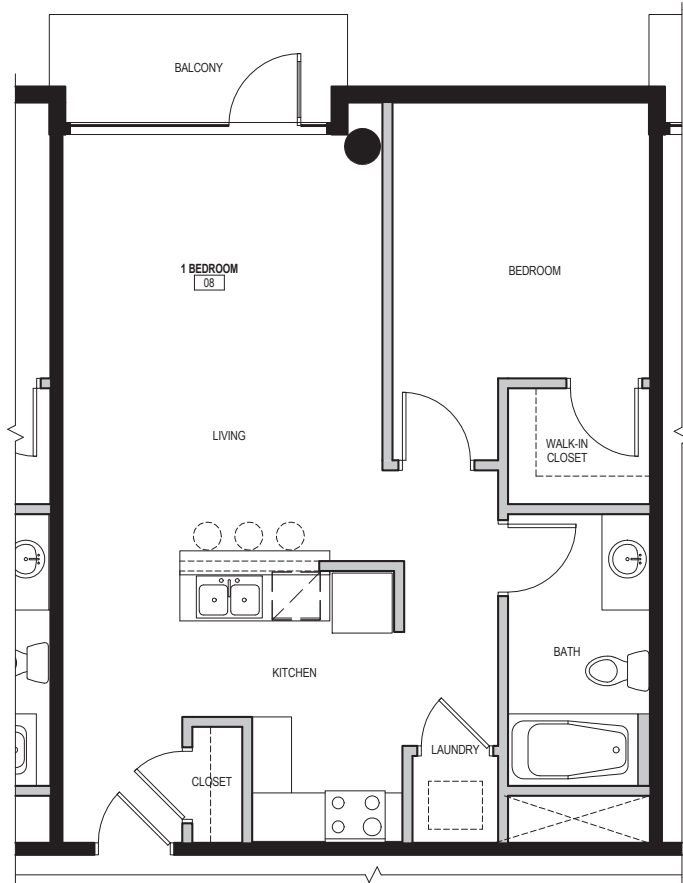


SOUTH ELEVATION

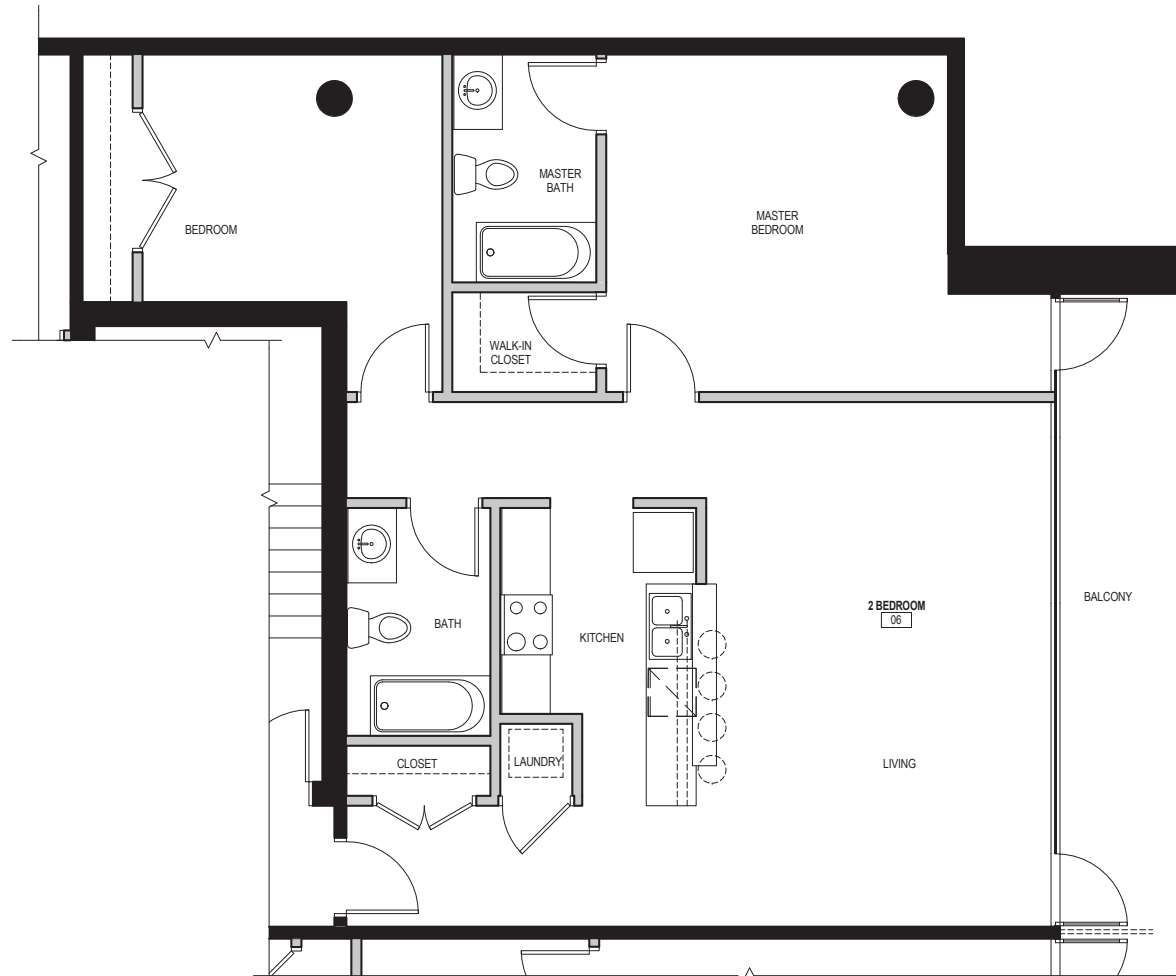
2008 APPROVED PODIUM

0 10 20 40 80  
SCALE: 1" = 40' - 0"

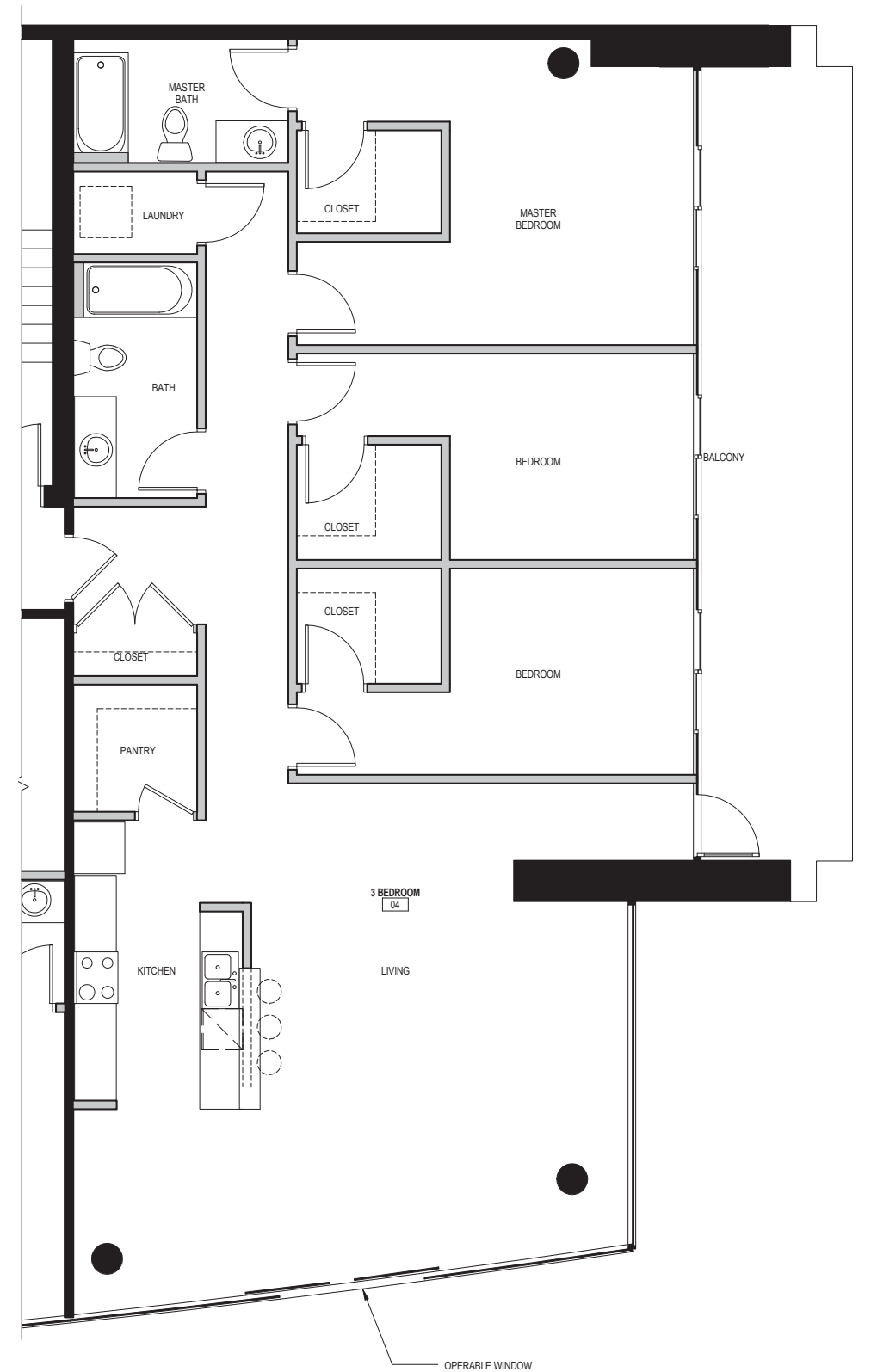




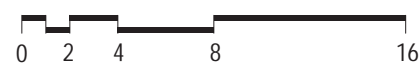
1 BEDROOM



2 BEDROOM



3 BEDROOM



SCALE: 1/8" = 1'-0"

TYPICAL ENLARGED UNIT PLANS

**EXHIBIT A**  
 DETAILED PLAN DEVELOPMENT STATISTICAL SHEET  
 DCH PROPERTIES, LLC  
 1550 NORTH PROSPECT AVENUE

2.b-1-a	Gross Land Area	27,938 sf	0.64 ac	
2.b-1-b	Maximum Amount of Land Covered by Principal Buildings (Goll House - 4000 sf; New - 14,000 sf)	18,000 sf	0.42 ac	65% of total
2.b-1-c	Maximum Amount of Land Devoted to Parking, Drives and Parking Structures	8000 sf	0.18 ac	29% of total
2.b-1-d	Minimum Amount of Land Devoted to Landscaped Green Space	4500 sf	0.10 ac	16% of total
2.b-1-e	Total Area Devoted Solely to Non - Residential Uses (note: a restaurant of up to 4,000 sf may be located within the Goll House)	0 sf	0.0 ac	0% of total
2.b-1-f	Maximum proposed dwelling unit density of residential and/or total square footage devoted to non-residential uses: 300 dwelling units per acre (lot area = 146 sf per unit) with 2000 gsf of commercial office and 4,000 sf of restaurant.)			
2.b-1-g	Maximum number of dwelling units per building.  New Structure: 192 Goll House: 8			
2.b-1-h	Bedrooms per unit:  290 max. bdrms at New Structure (1.5/unit) 16 max. bdrms at Goll House (2.0/unit)			
2.b-1-i	Proposed Number of Buildings: Two (one existing (Goll House) to be repositioned and one new construction).			
2.b-1-j	Parking Spaces Provided:	Surface:	2	
		Structured:	210	
		Total:	212	
		Parking Ratio:	Approximately 1.1 stall per dwelling unit	



VIEW FROM PROSPECT



VIEW FROM BLUFF SIDE

**EXHIBIT B - EXTERIOR RENDERINGS**





BLUFF EXPERIENCE



ENTRY EXPERIENCE

**EXHIBIT B - EXTERIOR RENDERINGS**



SOUTHEAST CORNER



NORTHEAST CORNER



SOUTHEAST CORNER

**EXHIBIT B - EXTERIOR RENDERINGS**

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NORTH SIDE



WEST SIDE



APPROACHING SOUTH SIDE



SOUTH SIDE



APPROACHING EAST SIDE



EAST SIDE

**EXHIBIT C - SITE PHOTOGRAPHS**

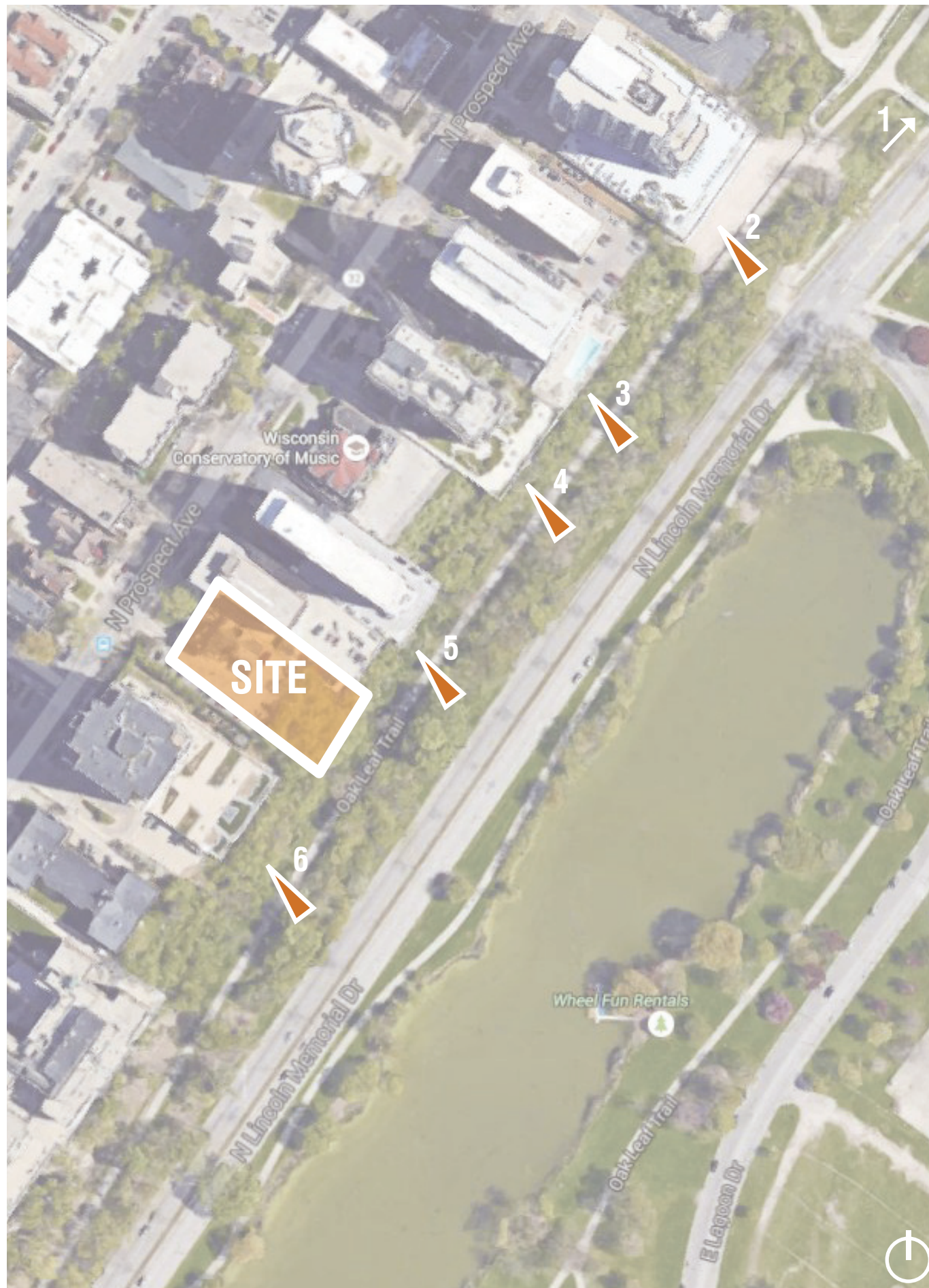


SITE APPROACH FROM NORTH



SITE APPROACH FROM SOUTH





1 (North of Brady St Bridge)



2



3



4



5



6

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PARK LAFAYETTE



ST JOHN'S ON THE LAKE



NM RESIDENTIAL TOWER



THE COUTURE



KILBOURN TOWER



THE MODERNE

EXHIBIT D - BUILDING PRECEDENTS

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