

Exhibit A
File No. 191891 Detailed Planned Development known as Simon Landscape PD
4565 & 4569 South 20th Street
May 20, 2020 (updated September 3, 2020)

This Exhibit is followed by (9) sub-exhibits labeled A1 thru A9.

Previous File History

This site was zoned Detailed Planned Development (DPD file no. 151867) in 2016 by a previous applicant to allow construction of senior housing. That development was not constructed.

Project Summary

The DPD contains **two** properties, which will be described separately.

The property located at **4565 S. 20th Street**, the east parcel of the DPD, currently has a two-story brick structure that was previously used as a work-live dwelling along with an existing garage/ greenhouse. The DPD zoning will allow the following on this site:

1. The existing brick structure on 20th St. will continue to be used primarily as an office on the first floor and a single-family residence on the second floor. The tenant for the office area will be Direct Outdoor, which is also the applicant for the proposed billboard on the property. The proposed changes to the structure are as follows:

- a. A 329 sq. ft. solarium located on the south side of the house, as well as a 216 sq. ft. covered rear porch addition.
- b. See photos of the existing structure on pages 1 & 2 of elevations exhibit (Exhibit A7).
- c. Over time, other exterior changes may be necessary for this structure. Minor exterior changes may be submitted to City staff for their review and approval.

2. A proposed single-face 65 foot tall, off-premise LED billboard, approximately 200' west of 20th St. The billboard will be oriented away from the residences east of 20th St. The attached exhibit clearly shows the billboard is not visible from 20th St. as the property has an elevation 12 feet lower from 20th St. Additionally, since the billboard is to be located 200 feet west of 20th St and behind several 80 foot trees, it will be virtually impossible to be seen from 20th St.

The proposed billboard is a standard size 672 sq. foot billboard allowed along freeways by the City of Milwaukee and WisDOT regulations. The proposed billboard meets all WisDOT guidelines, as the property has a commercial use, there are no other billboards within 500 feet and since the proposed billboard does not exceed the 1,200 square footage size limitation, a permit approval is expected.

This proposed billboard also meets the spirit, purpose and intent of the City of a Milwaukee Sign Code, as the structure is not oriented to a residential district that is within 400 feet, is not located within 1,000 feet of another billboard, the property has a commercial use and the square footage is consistent with the City of Milwaukee code. The exceptions being sought by the applicant are for an increase of height and for a reduced setback of the billboard.

However, there unique topographical conditions that exist to grant relief for approval of both the height and setback. None of these unique conditions are self created or are based on an economic request.

The first unique condition is that the 894 freeway was excavated 17 feet lower at this particular location to allow freeway traffic to enter a newly built tunnel so the 894 freeway can connect with 94. This lower elevation and the associated hillside along with a 14 foot plus sound wall creates a visual impairment to see the billboard. Please see the attached exhibits of a standard freeway with visibility over a typical sound wall and the unique situation affecting this property.

The second condition is the need for a reduced setback to keep the billboard from having to be built at an increased height beyond which is being applied for and to not disrupt the service access pathway of the adjacent property. A greater setback will cause a substantial visibility problem and affect the development of the property.

Additional conditions of the City of Milwaukee signage code are:

1. (S295-407-4-b) No signs containing flashing, intermittent or moving sections or intermittent flashing lights, except for intermittent display of time and temperature, shall be permitted. We agree to comply to this regulation.
2. (s295-407-c-1). The display area of an off-premise signs, other than time and temperature displays, and each portion thereof may be changed not more frequently than once every 8 seconds. The digital display we are proposing will only change every 10 seconds.
3. (s295-407-c-4). Audio speakers and all forms of pyrotechnics are prohibited. Our proposal contains no audio speakers or pyrotechnics.
4. (s295-407-c-5-a). Nuisance lights on residential properties shall be prohibited pursuant to s. 80-19. Spill light shall be considered a nuisance when measurement in the nearest habitable area of the residential property at the location where the alleged nuisance occurs, reveals that such light produces 0.2 foot candles or more measured perpendicular to the ground at approximately 4 feet from the ground or floor surface at which the measurement is taken. For purposes of this section, spill light shall mean any artificial light flowing into an adjacent residential property. There is no spill light that would exceed the Milwaukee code on any adjacent residential property.
5. (s295-407-c-b). A permit holder may appeal the commissioner of neighborhood services' order to abate a nuisance order issued to s. 80-8 by submitting an appeal to the administrative review appeals board as provided by s. 320-11 no later than 30 days after the order is imposed. We understand this regulation.
6. (295-407-c-6). The commissioner of neighborhood services may enforce a light standard of 5,000 NITS (candles per square meter) during daylight hours, and 500 NITS (candles per square meter) between dusk to dawn. Our digital display will not exceed 5,000 NITS. It also has an automatic dimming unit for night time to keep the billboard in compliance.
7. (s295-407-c-7). If the commissioner of public works finds that an off-premise electronic automatic changing message sign is causing interference with traffic signals or controls, creates a confusing or dominating background which might reduce the clarity or effectiveness of a traffic control device, or otherwise obstructs a motorists line of sight with traffic signals or controls, the commissioner shall order the sign to be turned off, and the commissioner shall meet with the permit holder within 48 hours to determine action to rectify the operation of the sign so as to mitigate the interference. The permit holder may appeal the commissioner's order by submitting an appeal to the administrative review appeals board as

provided by s. 320-11 no later than 30 days after the order is imposed. There is no traffic signal in the area which could possibly be affected.

8. (s.295-407-c-8). The continuing operation of a malfunctioning sign that causes a glare shall be considered an acute traffic hazard. The commissioner of public works shall order the sign be turned off and the commissioner of public works shall order the sign to be turned off and the commissioner shall meet with the permit holder within 48 hours to determine action to rectify the operation of the sign so as to mitigate the hazard. Our billboards are monitored 24 hours a day and can be turned off remotely. Further, there is a breaker to turn off the billboard at the base of the billboard to turn it off manually. We will comply with this regulation.

See Exhibit A8, pages 1, 4-16 for additional information relating to the billboard.

3. The remodeling of an existing garage and a greenhouse into a hospitality suite. The Garden District has a long legacy of greenhouses operating in harmony with residential uses. More businesses are now offering multi-purpose environments as an incentive to spur creativity and inspire gardening in a relaxing at-work environment. We want to be a part of that movement as we are in the Garden District.

Therefore, we are proposing to remodel an existing garage into a hospitality suite that would augment the Garden District's future events and serve as a gathering space. This remodel includes a small expansion that would serve as a new entry point into the hospitality suite and provide two small bathrooms. The new expansion would add approximately 124 sq. ft. to an existing 1,575 sq. ft. building.

A hospitality suite is needed to attract guest speakers and to create a showroom environment of a mixed use with an attached greenhouse. The attached greenhouse would not be a part of the Hospitality suite.

By attracting national and international visitors to showcase Milwaukee's innovative green infrastructure, the Milwaukee community will benefit immensely. For too long there has been an insufficient number of green projects in a localized area to make educational seminars possible and to host visitors in a relaxed atmosphere.

Additionally, a portion of the existing (and attached) greenhouse will be remodeled to highlight new growing innovations. The greenhouse design that was submitted includes a 385 sq. foot expansion for taller fruit trees to be grown year-round. Within this expanded greenhouse area is a central viewing area to feature the diverse garden plantings located on Bryan Simon's adjacent property.

4. A replacement one story garage and office space. Also submitted for consideration is a new stand-alone building that would serve as a two-stall garage with an office space. The overall size is 28' x 52'. The garage would occupy 770 sq. ft. of 1,456 sq. ft. of the proposed space, with the office occupying the balance of the space.

Please note that the garage height of 18' will be uniform to the other existing buildings on the property, as the grade of the property has dropped over 12' from the 20th street frontage. See page 18-21 of elevations exhibit (Exhibit A7).

The proposed new garage is a necessary aspect that will be built to store materials needed to operate the greenhouse and hospitality suite. The garage will be built with compatible brick trim components to integrate with the design of the greenhouse and garage.

The office area will also have a special projection area that will be used to discuss the critical importance of future green infrastructure for all new and existing developments being proposed in the Garden District.

Milwaukee and MMSD are leaders in the water conservation effort and we would like to support the cause by having a multi-use property that can accommodate the ever-changing needs of the Garden District.

"Every attempt has been made to anticipate the needs of and changes to this site. However, from time to time, minor changes to the site and buildings might be necessary in order to accommodate the operations of the site. Minor changes will be submitted to DCD staff for review and if appropriate, approval."

The property located at 4569 S. 20th Street has existing greenhouses and accessory buildings. The owner, Bryan Simon, saw this property as the perfect opportunity to relocate Simon Landscape Company, a leader in green infrastructure, back to the Garden District. Rather than tear down the existing buildings and greenhouses, he chose to renovate and repurpose them in order to preserve the property's history. This site will showcase the ability to bring together multiple businesses (tenants listed below) at one location, while also demonstrating how green infrastructure can be integrated into a multi-use development.

The proposed DPD zoning will allow small scale farming, public programs for environmental education, food service related to programs, and indoor/outdoor storage of associated equipment, as well as other uses accessory to these uses, including but not limited to hosting events.

Site amenities will be as follows:

1. Existing structures will remain, and an additional building will be constructed as well.
More specifically: Existing and proposed buildings on the site include:
 - a. Existing Steel Building #6, is an existing 8000 sf steel framed warehouse. This building will be the main shop for Simon Landscape Company, and will provide storage for vehicles, tools, equipment, and supplies. This is where all employees will meet at the beginning and end of their workday.
 - b. Existing Building #5 is an existing two-story concrete block and wood framed structure that will be the future office of GRG Playscapes. Updates include the removal of an 8000-pound steam boiler, housed in a concrete pit, that was no longer functional or necessary. The single pane glass windows were removed and replaced with glass block. Two doors on the south side of the building, as well as a window on the west wall, were blocked in as they were no longer functional or necessary. A new boiler was installed to provide heat to the second floor offices. All of the floor board radiators were updated with new vales and shut-offs. A new air conditioning system was installed to replace the

old system that no longer functioned. The hardwood floors on the second floor were refinished, old electrical outlets were replaced, and all rooms were repainted. The exterior of the building has been completely renovated with a new asphalt shingle roof, vinyl siding, gutters, soffits, and composite window trim and fascia. A new cedar deck and staircase has been added to the southwest corner of the building, replacing a second story balcony. This staircase will provide additional access to the second floor, and provide outdoor space gathering space.

- c. Existing Greenhouse #7 (Areas 1-4) are fully automated and contain 17,000 sf of indoor growing space. These greenhouses are being leased to Cream City Wellness for hemp production and hemp related products. Recent updates include, new gas modine heaters, replacement of broken glass panels, replacement of old water and gas service lines, updated light fixtures, and new mechanized shade cloth.
 - d. Existing Greenhouse #3 (Areas 2-4) are much older and contain 10,000 sf of indoor growing space. The east half of the greenhouses will be leased to several micro farmers and are being renovated to create a beautiful indoor growing and gathering space. Vermicomposting operations will take place in the two outer bays, as well as the micro farming. The middle bay will be used as a café style gathering space for visitors and customers. The south bay of the garage will be used as a prepping area for any food or drink products that will be sold or served. Creative combinations of new concrete, paver bricks, decorative planters, and natural wood benches, will create a beautiful and unique environment. The west half of the greenhouses will be used for production of biochar in the winter months, and provide additional heat during the day to help offset the heating cost. Space has also been set aside for future use by a local coffee roaster or micro brewer. Doors on the east will lead out to a concrete terrace surrounded by a fieldstone wall and plantings. Doors on the east will lead to a cedar deck overlooking the bioswale, complete with ornamental log walls, stone boulder seat arrangements, and fully planted with several hundred native perennials, trees, and shrubs. This outdoor area will also feature an underground aqua-block cistern with a recirculating stream, wooden bridges, and a short grass prairie to provide habitat for birds, bees, and butterflies.
 - e. Proposed building #8 at west end of site above the engineered block retaining wall. This proposed 8100 sf steel framed building with and lean attached steel lean to, will be leased as the future production and storage facility for GRG Playscapes, who will also be leasing the office space in existing building #5. This new building will be fully improved with sewer, water, gas, and electric. Amenities will include (3) 20x16' overhead doors, (2) service doors, restrooms, and office space in the northeast corner of the building. The surrounding exterior feature concrete and gravel storage and parking.
2. A new 5' black ornamental steel fence with two 20' sliding gates run along the east and southeast property line. The fence is setback 5' from the existing sidewalk. Medium flowering shrubs and perennial will be planted between the fence and the sidewalk as a landscape buffer. No trees or tall evergreens will be planted in front of the greenhouses,

that could block full sunlight. A 6' chain link fence begins where the ornamental steel fence ends, and follows the property line west. My portion of the south fence ends even with the east wall of greenhouses #1-4. From that point to the southwest corner of the property line, the chain link fence is installed on and owned by the adjacent neighbor Layton Village Apartments. The decorative log wall, landscaping, and portion of the concrete drive is also installed on the adjacent property as part of an easement agreement between the two property owners. From the southwest corner the chain link fence continues north to the sound barrier wall. This portion of the fence is offset 5' from the property line.

3. Site Lighting will consist of six new pole lights on concrete bases. These lights will be located on the east ends of the front and back parking lots as noted on the overall site plan. Additional lighting will be placed at the east end of building #6 for security purposes.
4. The landscaping plan has been developed in accordance with City of Milwaukee requirements. Decorative rock walls and large boulders blanket the site. Numerous varieties of trees, shrubs, and perennials have been added to enhance the overall aesthetics and provide habitat for small mammals, birds, bees, and butterflies.
 - a. This site will feature three large bioswales and swaths of permeable pavers, capturing and filtering the rainwater before entering the City storm sewer. In addition, there will be two underground rainwater harvesting systems, providing water for a koi pond, a waterfall, and two above ground streams.
 - b. The landscaping plan is above and beyond what would be considered normal for the site. Several varieties of evergreens and deciduous trees will shield the south and west property lines. The bioswales will feature extensive natural log and boulder groupings, as well as numerous native perennials and grasses attracting birds and small mammals. Patches of shortgrass prairies will be installed to attract bees and butterflies.
5. Biochar will be produced in the winter to offset the heating cost of the greenhouses. The source material for the biochar is bark scraps from GRG Playscapes. Vermicomposting operations, utilizing hemp biomass from Cream City Wellness, will produce natural fertilizer and soil amendments for the various plants and vegetables that will be grown year-round in the renovated greenhouses.

While all anticipated elements relating to this site are incorporated into this DPD, minor changes or alterations may be necessary to accommodate the operations on the site. Proposed changes may be reviewed and approved by City staff provided they are considered accessory to the overall operations and are completely internal to the site.

At this time, anticipated tenants are as follows:

GRG Playscapes (tenant) - GRG Playscapes serves children by crafting outdoor play environments that inspires self discovery. GRG makes custom products and provides construction services to public and private clients in the Milwaukee, Madison and Chicago region. GRG intends to process materials, create and ship products and house our administrative staff at the 20th St. location.

Focused on sustainability, much of the wood used to construct our playscapes is Black Locust, an invasive tree species that is locally harvested and processed. Black Locust is known for its rot resistance, density, and structural integrity - making it the perfect material for playgrounds. GRG removes the bark and treats all of our Black Locust with a lifetime non-toxic preservative to create the most durable and aesthetically pleasing product on the market.

Cream City Wellness (tenant) - Cream City Wellness is a Wisconsin based family hemp company who is a 100% seed to shelf operation. Everything produced is by the Cream City Wellness team. They follow strict organic farming and cultivation practices and follow these guidelines in their product production efforts. Cream City Wellness looks forward to working with Simon Landscaping in utilizing their vermicomposting business for their organic and sustainable hemp farming operation. Cream City Wellness can contribute to the vermicompost by composting their plant matter making this a full circle sustainable partnership. Cream City Wellness recycles their soil for their crop cycles and is currently working on receiving their organic certification.

Following are district standards and statistics for each of the parcels that are part of this DPD zoning.

4565 South 20th Street - District Standards (s. 295-907):

Uses:	Terms taken from “use” tables in current zoning code: live-work unit, general office, parking lot (accessory use), off-premise sign (electronic billboard), single-family residence, hospitality suite (assembly hall), and uses accessory to these uses.
Design standards:	See details regarding the design of the structures on this property in the sections above and below.
Density (sq. ft. of lot area/dwelling unit):	1 dwelling unit in the primary building 3 buildings on property 30,022 sf lot per 6,750 sf buildings = 4.45
Space between structures:	Varies – Addressed in Site Plan (Exhibit A3).
Setbacks (approximately, from property lines):	North: 10 ft East: 10 ft South: 10 ft West: 10 ft
Screening:	None proposed along street side – view from street is encouraged. See Landscape Plan (Exhibit A6).
Open space:	See Site Plan (Exhibit A3).
Circulation, parking and loading:	Pedestrian access: See Site Plan (Exhibit A3). Automobile access and parking: A single/existing curb cut at 20 th Street will provide all vehicular access. A new garage will be constructed at the west end of the parcel. Off-site or street parking is not required for daily operations. See Site Plan (Exhibit A3). Bicycle parking: A rack for eight bikes will be located in front of existing garage. See Landscape Plan (Exhibit A6).

	<p>Loading: Delivery vehicles will load/unload on site and will not park in the street.</p>
Landscaping:	<p>Proposed Landscaping: See Landscape Plan (Exhibit A6). The existing, large tree along South 20th Street on the north side of the property will remain.</p> <p>All required vegetation will be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation will be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition will be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features will be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>
Lighting:	<p>Site lighting will comply with s. 295-409 of the zoning code for cut off requirements.</p>
Utilities:	<p>No known need for changes. Any new, exposed equipment will be screened with landscape elements as allowed by utility provider.</p> <p>Any utilities needed for digital billboard will be coordinated directly with utility company.</p>
Signs (type, square footage, quantity and placement):	<p>Freestanding signs: Entrance sign facing the curb cut along 20th Street with tenant logo and The Garden District sign. See signage exhibit (Exhibit A8).</p> <p>Building wall signs: Two building signs will be on the Hospitality Suite. See signage exhibit (Exhibit A8).</p> <p>Temporary signs: none.</p> <p>Other signs: Off-premise sign (Digital billboard) facing freeway – see Site Plan and signage exhibit (Exhibits A3 & A8).</p> <p>Illumination: none.</p>

4565 S. 20th Street - Site Statistics:

Gross land area:	30,022 sf
Maximum amount of land covered by principal buildings (approx.):	6,750 sf (22% of overall site) (1,870 house, 3,480 sf hospitality/greenhouse, 1,400 garage)
Maximum amount of land devoted to parking, drives and parking structures (approx.):	4,600 sf (15% of overall site)
Minimum amount of land devoted to landscaped open space (approx.):	18,672 sf (62% of overall site)

Max proposed dwelling unit density (lot area per dwelling unit):	30,022 sf lot per 1,870 sf house = 16.05
Proposed number of buildings:	(3) total comprised of: (1) ext'g stone house (1) ext'g concrete garage (to be converted to hospitality/greenhouse suite) (1) new concrete garage/office
Max dwelling units:	One – single-family live-work building.
Bedrooms per unit:	Two.
Parking spaces provided (approx):	Automobile spaces: 2 for residential and 5 for non-residential Ratio per residential unit: 2:1 Spaces per 1000 sq ft for non-residential uses: 5 Bicycle spaces: 8 Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).

4569 S. 20th Street – District Standards (s. 295-907):

Uses:	Terms taken from “use” tables in current zoning code: retail establishment (general), gardening supply or landscape center, event space (assembly hall; food, beverage and alcohol services to be provided by licensed vendors), food processing, contractor’s shop, contractor’s yard, plant nursery, greenhouse, community garden, commercial farming enterprise, seasonal market, general office, personal instruction school, and uses accessory and ancillary to these uses.
Design standards:	See details regarding the design of the structures on this property in the sections above and below.
Density (sq. ft. of lot area/dwelling unit):	N/A; no dwelling units.
Space between structures:	Varies – Addressed in Site Plan (Exhibit A3).
Setbacks (approximately – from property line):	North: 10 ft East: 10 ft South: 10 ft West: 10 ft
Screening:	None proposed along street side – view from street is encouraged. See Landscape Plan (Exhibit A6).
Open space:	See Site Plan (Exhibit A3).
Circulation, parking and loading:	Pedestrian access: Walking path will connect to public way at 20th Street. Automobile access and parking: A single/existing curb cut at 20th Street will provide all vehicular access. Several parking areas exist or

	<p>will be placed adjacent to various buildings. Off-site or street parking is not required for daily operations.</p> <p>Bicycle parking: One 8-bike capacity rack will be located on site. See Landscape Plan (Exhibit A6).</p> <p>Loading: Delivery vehicles will load/unload on site and will not park in the street.</p> <p>See Site Plan (Exhibit A3).</p>
Landscaping:	<p>Proposed Landscaping: See Landscape Plan (Exhibit A6).</p> <p>All required vegetation will be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation will be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition will be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features will be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>
Lighting:	<p>Site lighting will comply with s. 295-409 of the zoning code for cut off requirements.</p>
Utilities:	<p>No known need for changes. Any new, exposed equipment will be screened with landscape elements as allowed by utility provider.</p>
Signs (type, square footage, quantity and placement):	<p>Freestanding signs: Pole Sign (8'x8'x2'). See signage exhibit (Exhibit A8). The pole sign has been reviewed with no objections by the neighbor to the south, and is proposed to be within the required setback zone. Sign will follow the provisions set forth in s. 295-407-4 of the zoning code.</p> <p>Building wall signs: None.</p> <p>Temporary signs: Banners on decorative fence.</p> <p>Other signs: Directional Sign (5'x8'x2').</p> <p>Illumination: Low Voltage Lighting.</p>

4569 South 20th Street - Site Statistics:

Gross land area:	147,641 sf
Maximum amount of land covered by principal buildings (approx.):	43,980 sf (30% of overall site) (storage 4,520, storage 8,200 sf, office 1,320, greenhouse 18,400, greenhouse 11,540)
Maximum amount of land devoted to parking, drives and parking structures (approx.):	43,500 sf (29% of overall site)

Minimum amount of land devoted to landscaped open space (approx.):	60,161 sf (41% of overall site)
Max proposed dwelling unit density (lot area per dwelling unit):	(not applicable – not a residential development)
Proposed number of buildings:	(5) total comprised of: (1) new steel storage building (1) ext'g steel storage building (1) ext'g concrete office building (2) ext'g greenhouses
Max dwelling units:	0
Bedrooms per unit:	N/A
Parking spaces provided (approx):	Automobile spaces: 44 Ratio per residential unit: n/a Spaces per 1000 sq ft for non-residential uses: 44 Bicycle spaces: 8 Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).

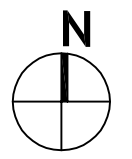
Time Limit on Zoning:

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to GPD at that time unless the criteria identified in 295-907-c-11-a and –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.



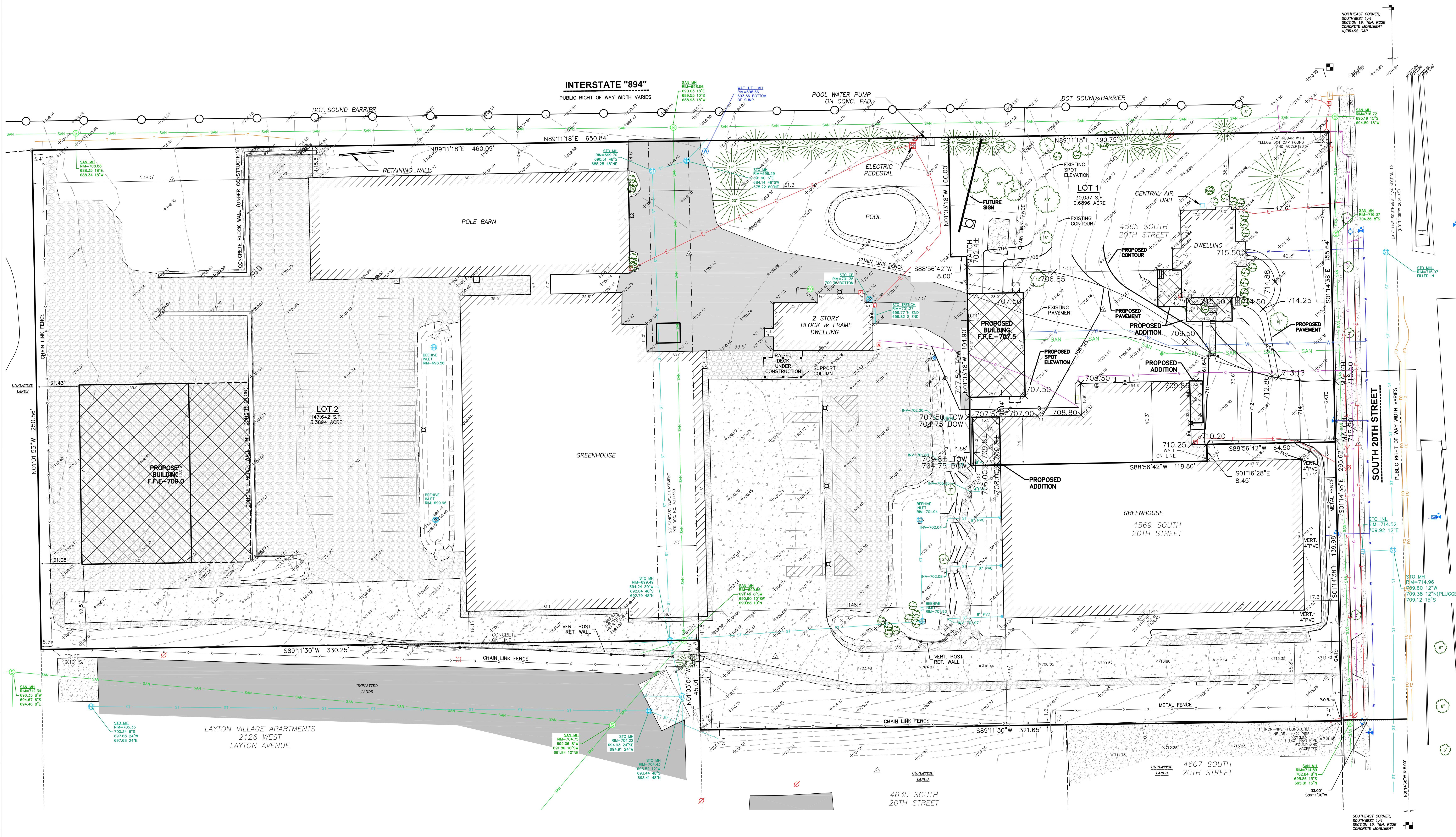
SIMON LANDSCAPE PD - 4565 & 4569 SOUTH 20TH STREET

VICINITY PLAN
Scale: NTS
April 14, 2020
Engberg Anderson Project No. 203178



PLAT OF SURVEY

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST SECTION 19, TOWN 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.



LEGEND

⊙ CHISELED "X" SET	⊙ ROUND CASTED INLET	--- EASEMENT LINE
⊙ MAG NAIL SET	⊙ SQUARE CASTED INLET	--- LANDSCAPE LIMITS
⊙ RAILROAD SPIKE SET	⊙ CURB INLET	--- FENCE LINE
⊙ GOVERNMENT CORNER	⊙ GAS VALVE	--- STONE WALL
⊙ CHISELED "X" FOUND	⊙ MANHOLE - UNVERIFIED TYPE	--- EDGE OF PAVEMENT
⊙ 1" IRON PIPE FOUND	⊙ ELECTRIC PEDESTAL	--- CONCRETE CURB & GUTTER
⊙ 2" IRON PIPE FOUND	⊙ ELECTRIC METER	--- EDGE OF GRAVEL
⊙ PK/MAG NAIL FOUND	⊙ ELECTRIC TRANSFORMER	--- EDGE OF PAVEMENT
⊙ 3/4" REBAR FOUND	⊙ AIR CONDITION UNIT	--- SANITARY SEWER
⊙ CONTROL POINT	⊙ LIGHT POLE	--- WATER LINE
⊙ BENCHMARK	⊙ POWER POLE W/GUY	--- STORM SEWER
⊙ FINISHED FLOOR SHOT LOCATION	⊙ YARD LIGHT	--- NATURAL GAS
⊙ FLAG POLE	⊙ TELEPHONE PEDESTAL	--- OVERHEAD ELECTRIC
⊙ MAIL BOX	⊙ DECIDUOUS TREE	--- FIBER OPTIC
⊙ SIGN	⊙ CONIFEROUS TREE	--- OVERHEAD TELEPHONE
⊙ SANITARY MANHOLE	⊙ CLEAN OUT	--- UNDERGROUND TELEPHONE
⊙ WATER MANHOLE	⊙ HYDRANT	--- OVERHEAD CABLE
⊙ WATER VALVE	⊙ CURB STOP/SERVICE VALVE	--- UNDERGROUND CABLE
⊙ SPRINKLER VALVE BOX	⊙ SETBACK LINE	--- INDEX CONTOUR
⊙ STORM MANHOLE	⊙ SECTION LINE	--- INTERMEDIATE CONTOUR
	⊙ PROPERTY LINE	--- SPOT ELEVATION
		--- BITUMINOUS PAVEMENT
		--- RETAINING WALL
		--- CONCRETE PAVEMENT
		--- BUILDING
		--- EDGE OF BITUMINOUS



- NOTES**
- FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 28, 2020.
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOVD29).
 - CONTOUR INTERVAL IS ONE FOOT.
 - SPOT ELEVATIONS IN CURBED AREAS REFERENCE THE PAVEMENT EDGE ELEVATIONS.
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
 - THIS PARCEL IS ZONED SPECIAL - PLANNED DEVELOPMENT PER CITY OF MILWAUKEE.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - STRUCTURAL FOUNDATION PLANS WERE NOT PROVIDED TO JSD PROFESSIONAL SERVICES FOR THIS SURVEY. DIMENSIONS ARE AS PROVIDED BY CHRISTINE FLETCHER DATED 5/4/2020 AND LABELED AS "FLOOR PLAN".

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE N01°14'38"W ALONG THE EAST LINE OF SAID 1/4 SECTION 615.00 FEET; THENCE S89°11'30"W 330.25 FEET TO A POINT ON THE WEST LINE OF SOUTH 20TH STREET, BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING S89°11'30"W 321.65 FEET; THENCE N01°05'04"W 45.01 FEET; THENCE S89°11'30"W 330.25 FEET; THENCE N01°01'53"W 250.56 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE "894"; THENCE N89°11'18"E ALONG SAID SOUTH LINE 650.84 FEET TO A POINT ON THE WEST LINE OF SAID S. 20TH ST.; THENCE S01°14'38"E ALONG SAID WEST LINE 295.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 177,879 SQUARE FEET OR 4.0790 ACRES.

FUTURE LEGAL DESCRIPTION

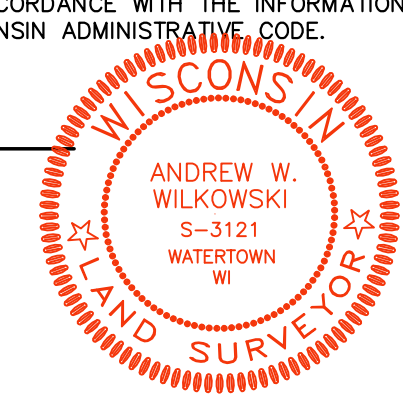
LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. _____ RECORDED IN THE MILWAUKEE COUNTY REGISTER OF DEEDS AS DOCUMENT NO. _____ BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-3121, HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED AND COMPLIES WITH THE REQUIREMENTS OF CHAPTER AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ANDREW W. WILKOWSKI, S-3121
PROFESSIONAL LAND SURVEYOR

MAY 12, 2020
DATE



CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU

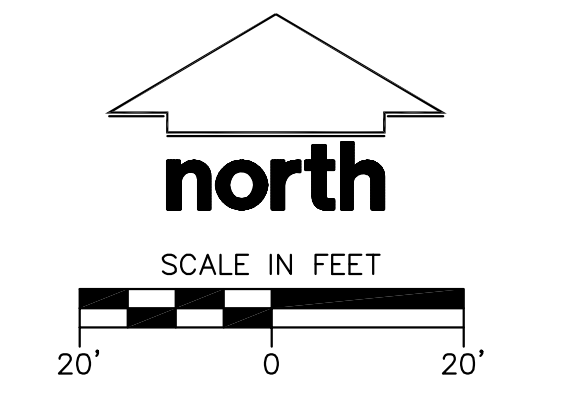
MILWAUKEE REGIONAL OFFICE
N238 W1610 BUSSE ROAD, SUITE 100
WAUWATOSA, WISCONSIN 53186
P. 262.513.0666

CLIENT:
DION-SIMON INVESTMENTS

CLIENT ADDRESS:
**4569 S. 20TH STREET
MILWAUKEE, WI 53221**

PROJECT:
20TH STREET SITE

PROJECT LOCATION:
**MILWAUKEE, WI
MILWAUKEE COUNTY**



BEARINGS ARE REFER TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 19, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM BEARING (SOUTH ZONE)(NAD27) BEARING OF N01°14'38"W.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN WISCONSIN:

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE PLANE COORDINATE SYSTEM BEARING (SOUTH ZONE)(NAD27) BEARING OF N01°14'38"W.

THE INFORMATION SHOWN ON THIS PLAT CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS THEY MAY BE NECESSARY TO AVOID DAMAGED UTILITIES.

PLAN MODIFICATIONS

#	Date	Description
1		
2		
3		
4		
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15		

Design/Drawn: DHS
Approved: AWW

SHEET TITLE:
PLAT OF SURVEY FOR PERMIT

MAP NO: E-#
SHEET NUMBER:

EX. A2

CREATE THE VISION TELL THE STORY

MADISON | MILWAUKEE | WAUSAU
APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ONE OUTDOOR, LLC

CLIENT ADDRESS:
**758 N. BROADWAY
MILWAUKEE, WI 53202**

PROJECT:
4565 S. 20TH STREET

PROJECT LOCATION:
**MILWAUKEE, WI
MILWAUKEE COUNTY**

PLAN MODIFICATIONS:

#	Date:	Description:
1	04-14-20	CLIENT SUBMITTAL
2	05-05-20	CLIENT REVISIONS
3	05-11-20	CLIENT REVISIONS
4	05-19-20	CLIENT SUBMITTAL
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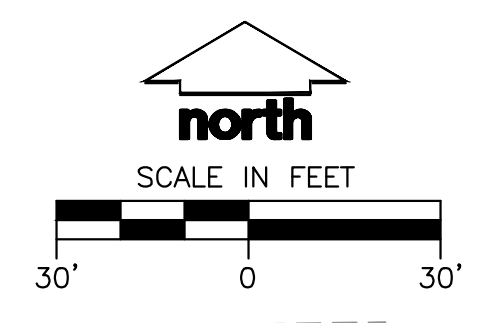
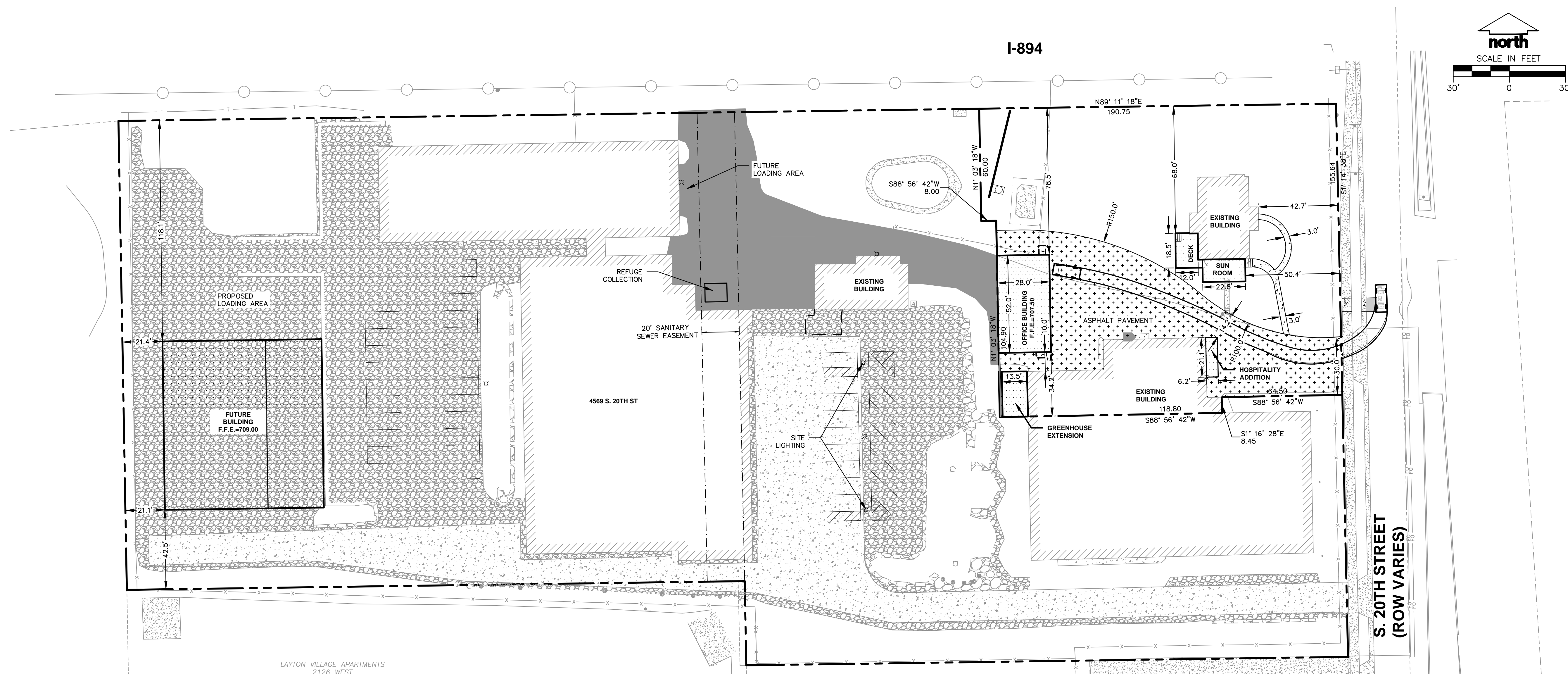
Design/Drawn: JJS/SJK
Approved: JLL
Date: 03-24-20

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

EX. A3

JSD PROJECT NO: 15-6961C



PAVEMENT STRUCTURE

	LIGHT DUTY ASPHALT PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 2" HMA BINDER COURSE (3 LT 58-28 S) 1.5" HMA SURFACE COURSE (5 LT 58-28 S)
	CONCRETE SIDEWALK 6" CRUSHED AGGREGATE BASE COURSE (1 1/4" DENSE GRADED LESTONE) 5" CONCRETE

SITE INFORMATION BLOCK

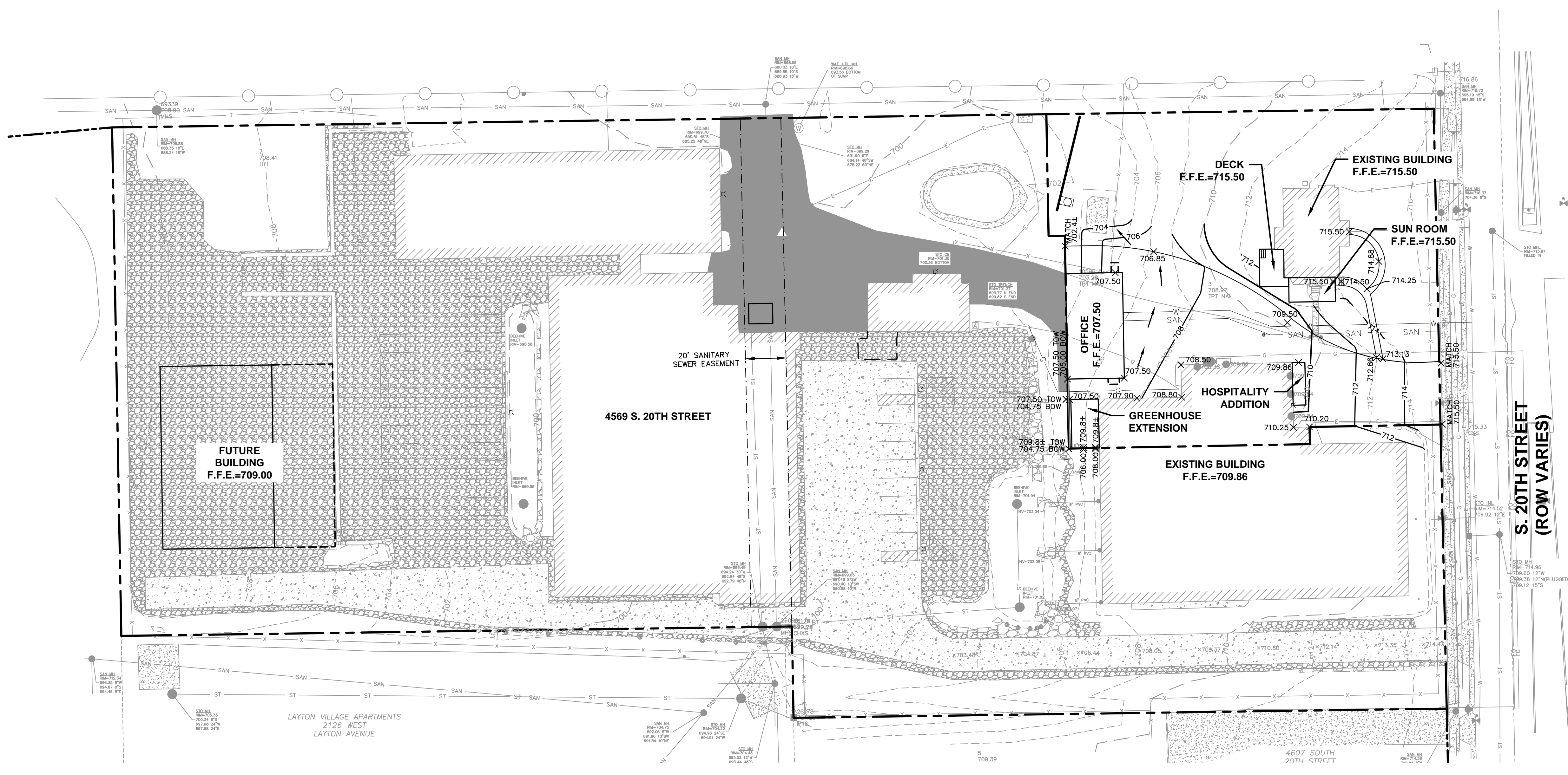
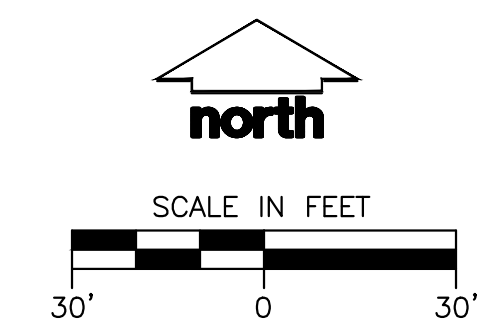
SITE ADDRESS	4565-4569 S. 20TH STREET
PROPERTY ACREAGE	4.075 ACRES
4565 S. 20TH STREET - PROPOSED STRUCTURES	
SUN ROOM (330 SF)	9.0' HEIGHT
DECK (220 SF)	2.8' HEIGHT
HOSPITALITY SUITE ADD'T (132 SF)	15.1' HEIGHT
GREENHOUSE EXTENSION (385 SF)	15.0' HEIGHT
OFFICE (1,456 SF)	18.0' HEIGHT
PARKING	
OFFICE	2 GARAGE STALLS
SETBACKS	
NORTH, SOUTH, EAST WEST = 10 FEET	
4569 S. 20TH STREET - PROPOSED STRUCTURES	
EQUIPMENT AND SUPPLY (7,650 SF)	
PARKING	
EXISTING GREENHOUSE	15 STALLS (1 ADA)
EQUIPMENT AND SUPPLY	22 STALLS
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	127,519 SF
EXISTING PERVIOUS SURFACE AREA	50,160 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.72
PROPOSED IMPERVIOUS SURFACE AREA	130,799 SF
PROPOSED PERVIOUS SURFACE AREA	46,880 SF
PROPOSED IMPERVIOUS SURFACE AREA RATIO	0.74

PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, AND APPLICABLE CITY OF MILWAUKEE ORDINANCES.
 - ALL PAVING DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS**
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.

LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RETAINING WALL
- FENCE
- WATERMAIN
- SANITARY SEWER
- SITE LIGHTING



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APPLETON | KENOSHA | CHICAGO
COEUR D'ALENE

MILWAUKEE REGIONAL OFFICE
W238 N610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
ONE OUTDOOR, LLC

CLIENT ADDRESS:
**758 N. BROADWAY
MILWAUKEE, WI 53202**

PROJECT:
4565 S. 20TH STREET

PROJECT LOCATION:
**MILWAUKEE, WI
MILWAUKEE COUNTY**

GENERAL NOTES

- EXISTING CONDITIONS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY JSD PROFESSIONAL SERVICES ON 3/31/16.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- REFER TO SHEET C3.0 FOR ADDITIONAL NOTES AND DETAILS.

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF MILWAUKEE ORDINANCE.

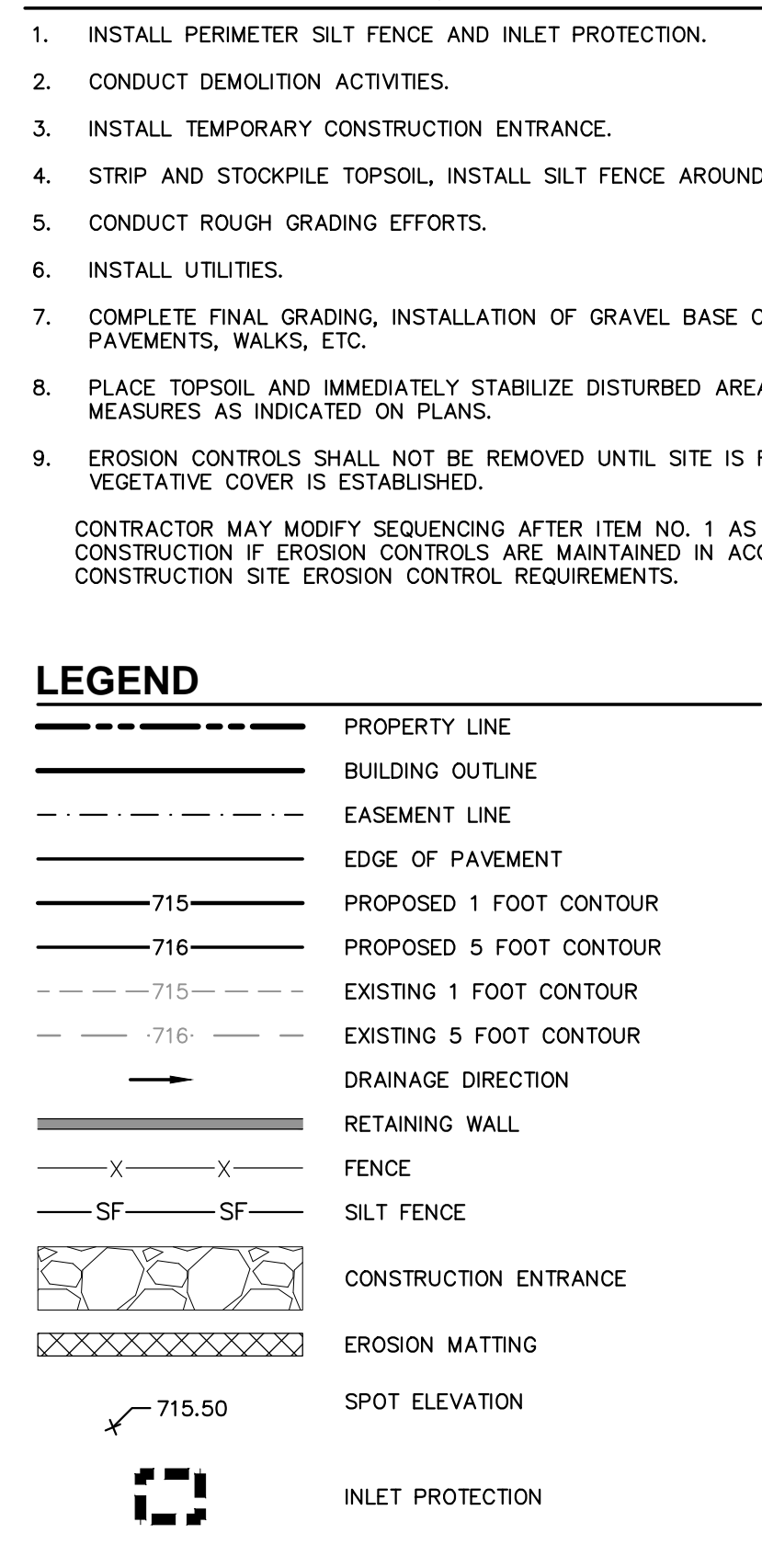
EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE CITY OF MILWAUKEE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF MILWAUKEE ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF MILWAUKEE PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS, ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SHEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF MILWAUKEE.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE AND INLET PROTECTION.
 - CONDUCT DEMOLITION ACTIVITIES.
 - INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
 - STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 - CONDUCT ROUGH GRADING EFFORTS.
 - INSTALL UTILITIES.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENTS, WALKS, ETC.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
 - EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

LEGEND



PLAN MODIFICATIONS:

#	Date:	Description:
1	04-14-20	CLIENT SUBMITTAL
2	05-05-20	CLIENT REVISIONS
3	05-11-20	CLIENT REVISIONS
4	05-19-20	CLIENT SUBMITTAL
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Design/Drawn: JJS
Approved: JLS

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
EX. A4



File: R:\2015\1526861\DWG\1526861_C3 SHEET Grading.dwg Layout: EK_A4 User: akrynski Plotter: May 13, 2020 - 7:38am Xref's:

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Landscape

Expanding on the focus on health and sustainability inside the office, our vision is to apply this philosophy to the exterior landscape.

The existing property has an entry feature as shown on page 4, and plantings along the east and north side of the house. The entry feature includes signage to identify the business at 4565 S. 20th and to proudly display that we are part of the Garden District.

One critical element in the landscape plan is the integration of trees. We envision the planting of a combination of Red Bud trees and Flowering Crab trees in the front and side yards. A total of 16 new trees will be planted. See page 5.

A recirculating stream will be installed that runs from the front yard in the backyard. The stream will feature varied flow rates adaptable to the area wildlife. The front yard will have a wider stream with minimal depth where the backyard will have a higher flow due to the drop in grade. See page 3.

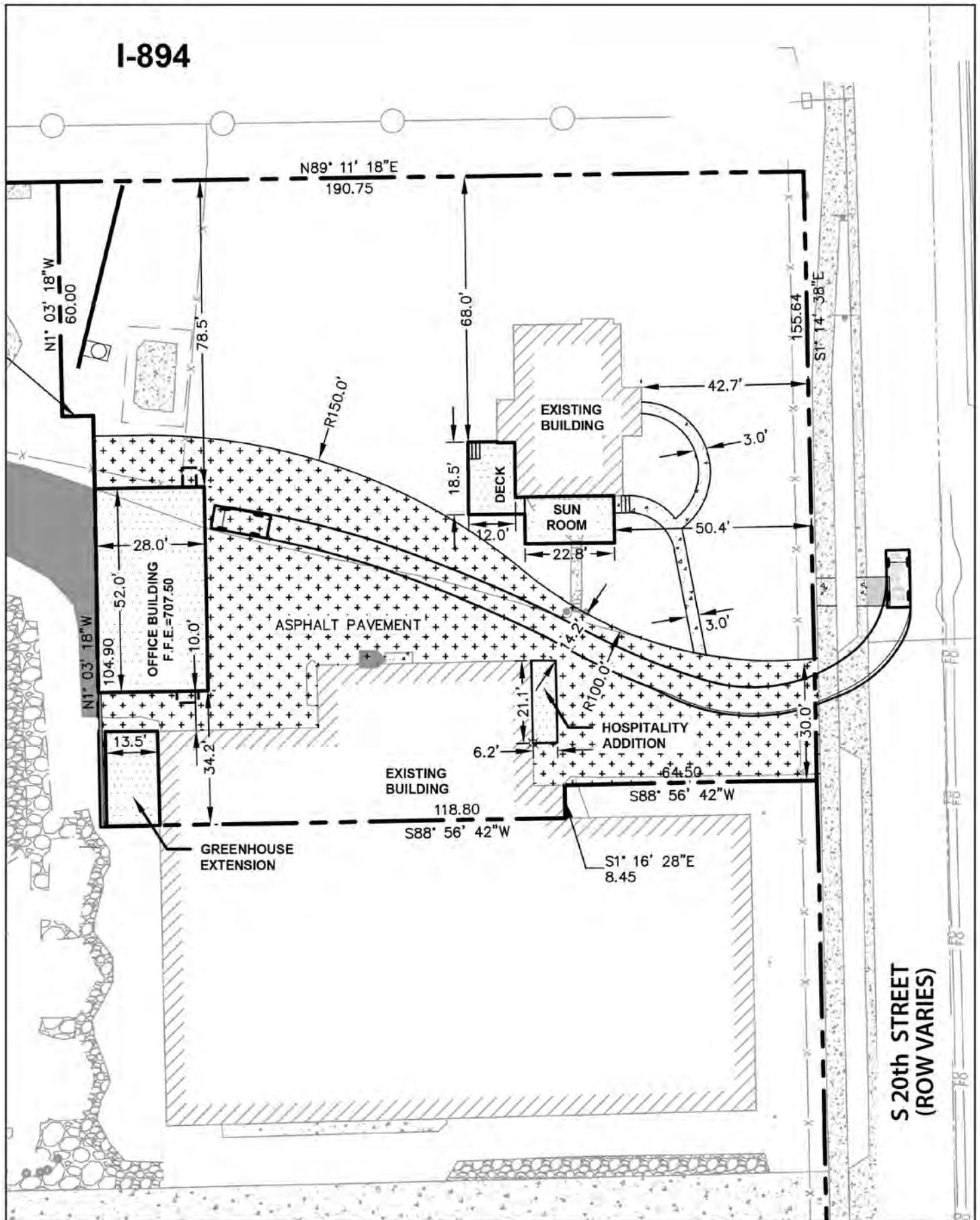
The new sidewalk will integrate a small bridge over the stream before connecting to the driveway.

A covered sitting area will be created along the west end of the property at the base of the stream.

A compost area will be created near the north property line.

On the north end of the property we intend to create a butterfly and firefly habitat. Lattice will surround the top and sides to act as a wind shield for their protection.

A bike rack will be added to the front of the existing garage. It will be able to service (8) bikes. See page 6.



S 20th STREET
(ROW VARIES)

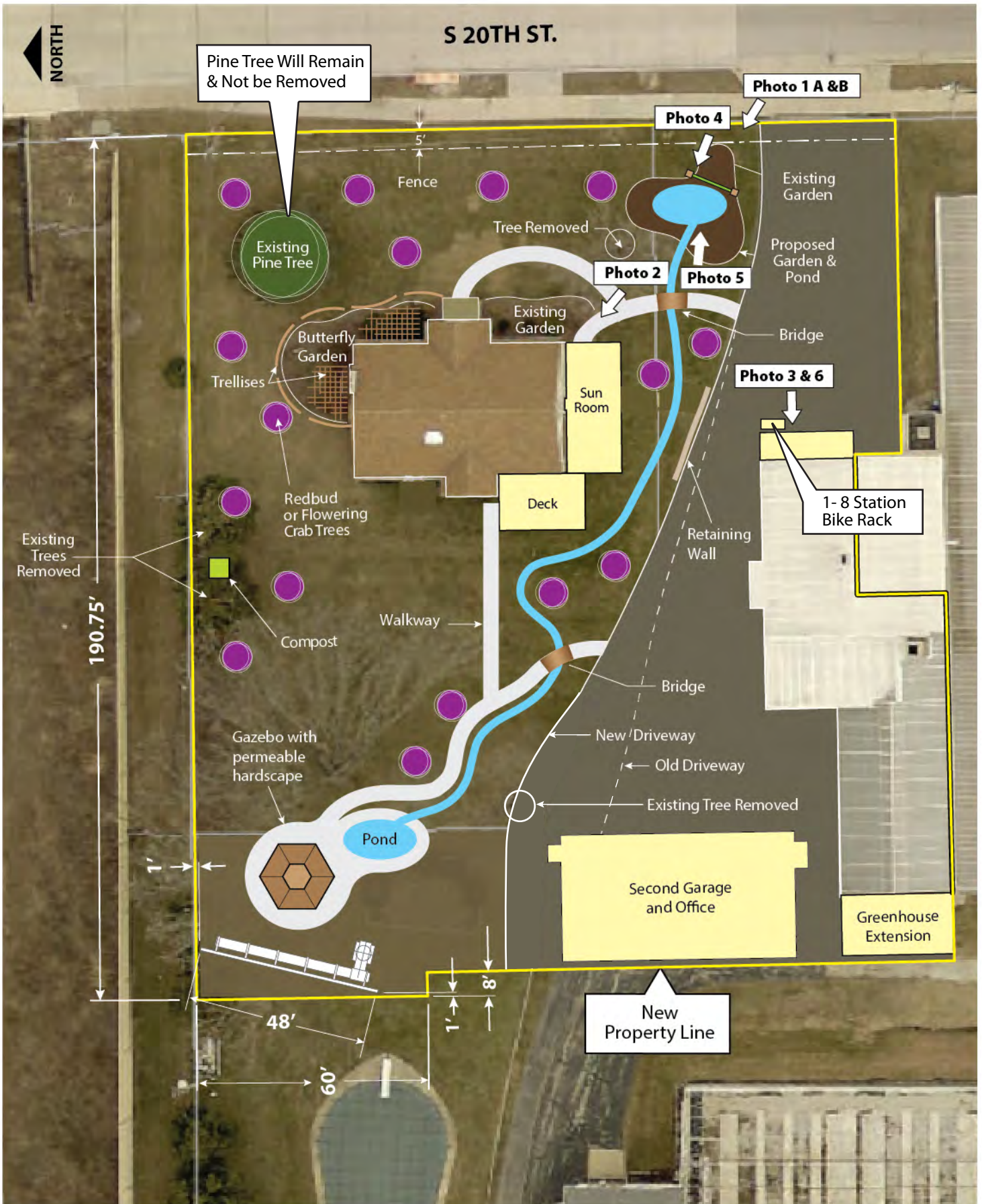


Exhibit A6, page 3 of 8

LANDSCAPING PROPOSAL FOR GREEN CORRIDOR -

4565 S. 20th St. Milwaukee, WI 53221
4/15/20

PHOTO 2



- 1 Remove existing sidewalk, add brick retaining wall, and widen driveway.
- 2 New deck
- 3 Add solarium with heated floor
- 4 Remove bay window and retain archway
- 5 Remove existing brick, insulate and add vinyl siding
- 6 Reface solarium exterior face with existing brick

- 7 Add new concrete porch with metal railings
- 8 New sidewalk with bridge
- 9 Tree removed
- 10 Stream
- 11 Garden / pond (See Landscape Plan)
- 12 Redbud and Flowering Crab Trees

TREES FOR LANDSCAPING OF 4565 S. 20TH ST.

REDBUD TREE



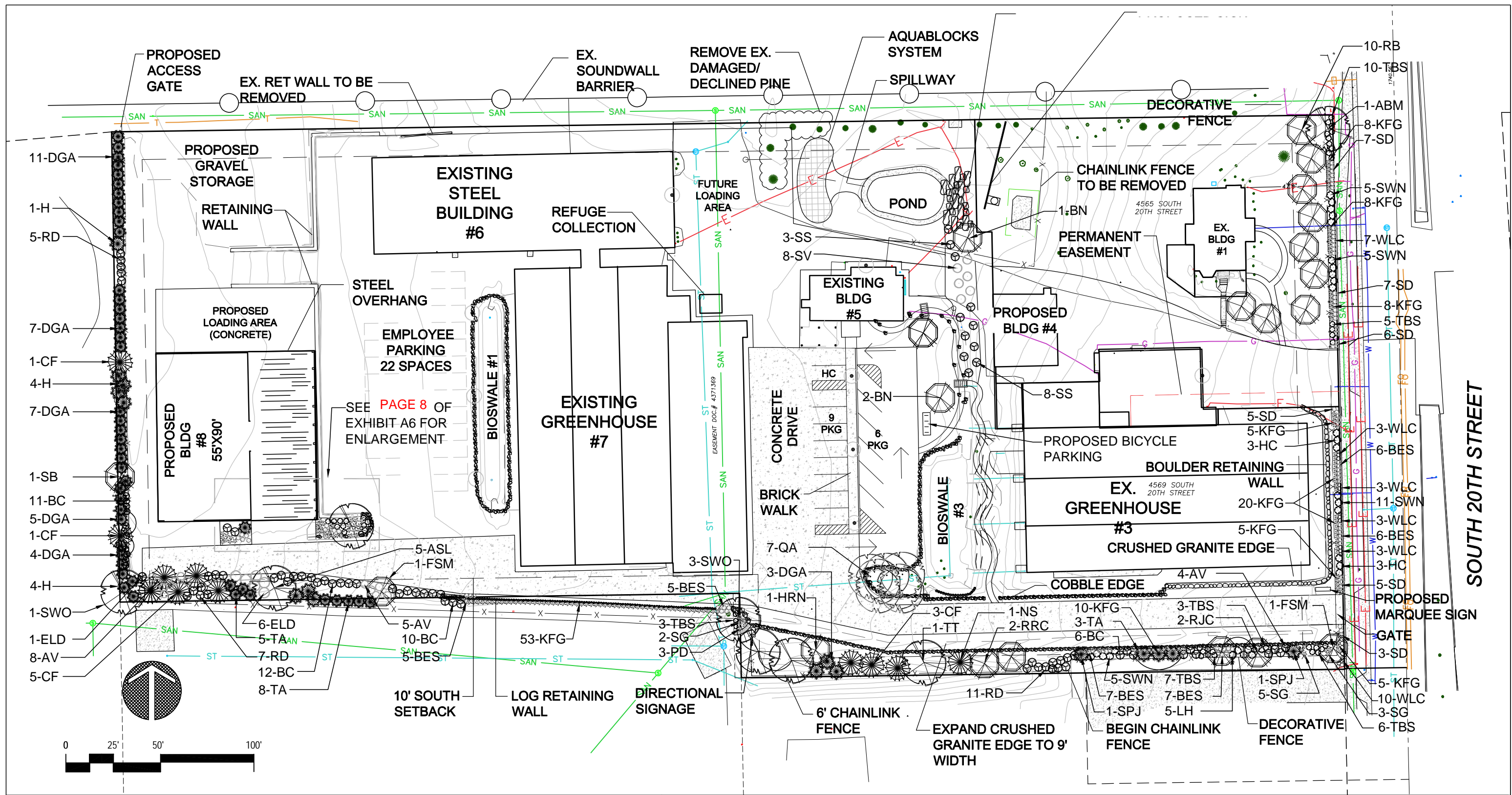
FLOWERING CRAB TREE



PHOTOS FOR 4565 S. 20TH ST. PROPERTY -

PHOTO 3: Bike Rack



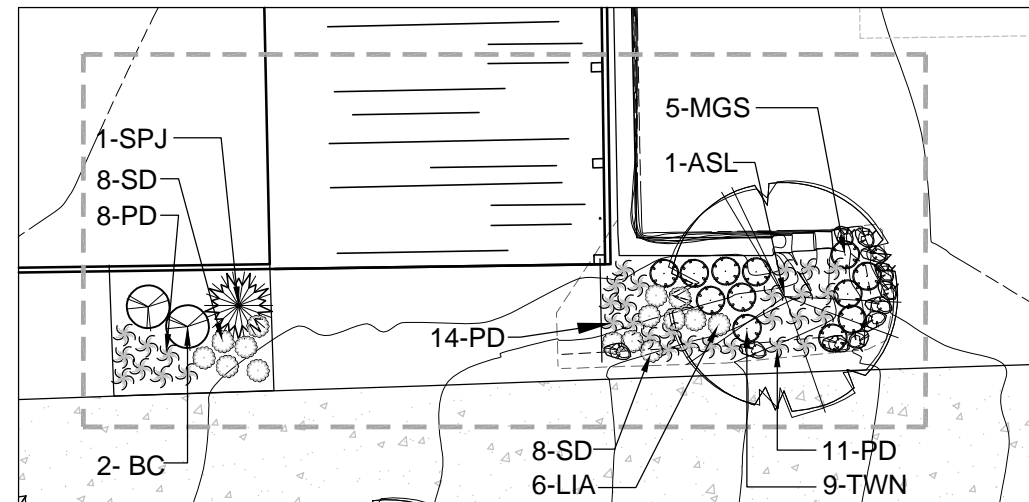


DEVELOPMENT @ 4525-69 S. 20TH ST

EXHIBIT A6 - LANDSCAPE PLAN

PLANT SCHEDULE

SYM.	BOTANICAL NAME	SCIENTIFIC NAME	SIZE	QTY.
DECIDUOUS TREE				
ABM	Acer x freemanii 'Autumn Brilliance'	AUTUMN BRILLIANCE MAPLE	2" CAL	1
SB	Amelanchier grandiflora	SERVICEBERRY	6' Ht. BB	1
BN	Betula nigra	RIVER BIRCH	6' Ht. BB	2
HRN	Carpinus caroliniana	HORNBEAM	6' Ht. BB	1
FSM	Carpinus caroliniana 'JN Upright'	FIRESPIRE MUSCLEWOOD	6' Ht. BB	2
RB	Cercis canadensis	REDBUD	6' Ht. BB	9
TT	Liriodendron tulipifera	TULIP TREE	2" CAL	1
RRC	Malus x 'Royal Raindrops'	ROYAL RAINDROP CRABAPPLE	6' Ht. BB	2
RPC	Malus x 'Red Jewel'	RED JEWEL CRABAPPLE	6' Ht. BB	2
QA	Populus tremuloides	QUAKING ASPEN	2" CAL	7
ASL	Tilia americana 'MkSentry'	AMERICAN SENTRY LINDEN	2" CAL	2
SWO	Quercus bicolor	SWAMP WHITE OAK	2" CAL	4
EVERGREEN TREES				
CF	Abies concolor	CONCOLOUR FIR	6' Ht. BB	10
DGA	Thuja occidentalis 'Dark Green'	DARK GREEN ARBORVITAE	6' Ht. BB	37
H	Tsuga canadensis	HEMLOCK	6' Ht. BB	9
NS	Picea abies	NORWAY SPRUCE	6' Ht. BB	1
SPJ	Juniperus x 'JNBlue Select'	STAR POWER JUNIPER	6' Ht. BB	3
TA	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	6' Ht. BB	15
DECIDUOUS SHRUBS				
AV	Viburnum dentatum	ARROWWOOD VIBURNUM	#5 CONT.	17
BC	Aronia melanocarpa	BLACK CHOKEBERRY	#5 CONT.	39
ELD	Sambucus canadensis	ELDERBERRY	#5 CONT.	7
HC	Cotoneaster lucidus	HEDGE COTONEASTER	#5 CONT.	6
LH	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	#5 CONT.	5
MGS	Spiraea japonica 'Mini Gold'	MINI GLOW SPIREA	#3 CONT.	5
RD	Cornus sericea	REDOSIER DOGWOOD	#5 CONT.	23
SS	Rhus typhina	STAGHORN SUMAC	#5 CONT.	11
SV	Syringa vulgaris 'Charles Joley'	CHARLES JOLEY LILAC	#5 CONT.	8
SWN	Physocarpus opulifolius 'Summer Wine'	SUMMER WINE NINEBARK	#5 CONT.	20
TBS	Spiraea betulifolia 'Tor'	TOR BIRCHLEAF SPIREA	#3 CONT.	31
TWN	Physocarpus opulifolius 'Tiny Wine'	TINY WINE NINEBARK	#3 CONT.	9
PERENNIALS				
BES	Rudbeckia fulgida	BLACK EYED SUSAN	1 GAL.	40
KFG	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER GRASS	1 GAL.	132
LIA	Liatris spicata	LIATRIS SPICATA	1 GAL.	6
PD	Sporobolous heterolepis	PRAIRIE DROPSEED	1 GAL.	33
SD	Hemmorocallis x 'Stella D'oro'	STELLA D'ORO DAYLILY	1 GAL.	49
SG	Panicum virgatum 'Shenandoah'	RED SWITHGRASS	1 GAL.	8
WLC	Nepeta racemosa 'Walkers Low'	WALKERS LOW CATMINT	1 GAL.	22



LANDSCAPE ENLARGEMENT OF SOUTH PLANTING AT BLDG #8

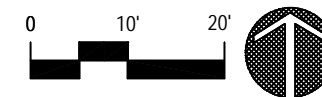


EXHIBIT A6 - LANDSCAPE PLAN

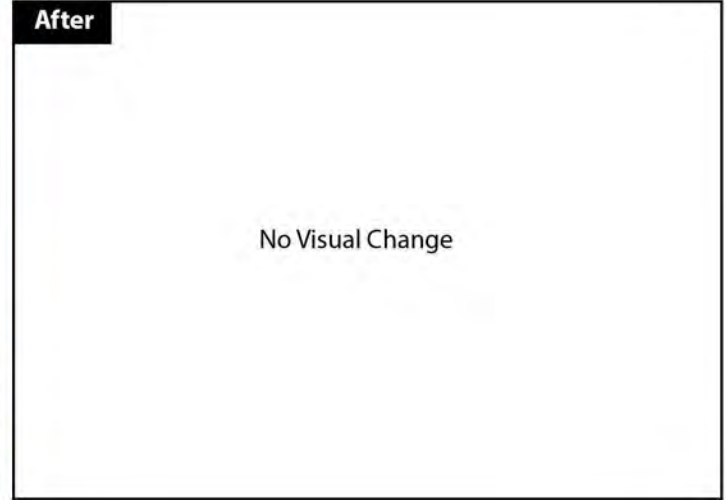
DEVELOPMENT @ 4525-69 S. 20TH ST

EXHIBIT A7

Elevations of each side of the exterior of any new building or structure being proposed, including materials, colors and window specifications. If the project is a rehabilitation of or an addition to an existing building, both existing and proposed elevations shall be provided if any exterior modification is proposed.

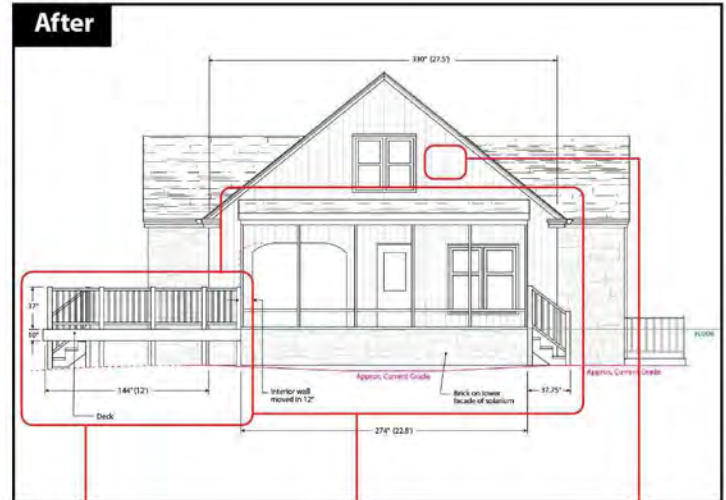
HOUSE - 4565 S. 20TH ST.

North Elevation



Window replaced with energy efficient version. Same size and color trim.

South Elevation



Bay window removed. Stairs removed.

Deck
Material: Wood



Solarium
Material: Metal / glass
Metal Color: TBD
Facade: Brick (same as house)



Siding
Wood

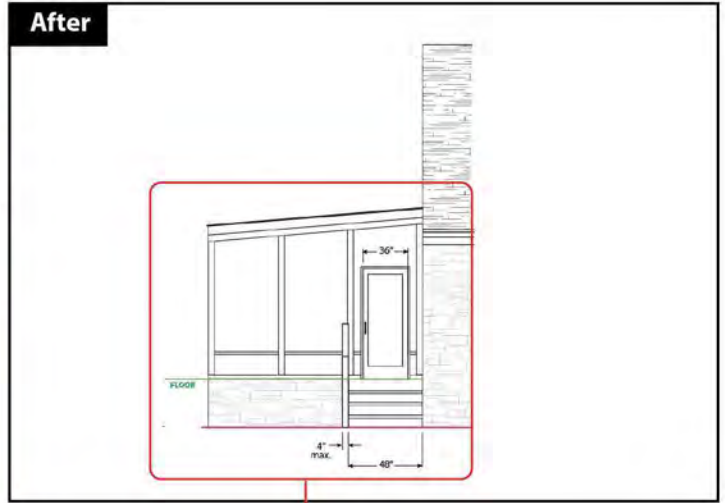


EXHIBIT A7

East Elevation



Bay window removed on south side. Not visible in this photo.



Solarium
Material: Metal/glass
Frame Color: TBD
Facade: Brick



Stairs/railing
Material: Wood



West Elevation



Bay window removed on south side.



Deck
Material: Wood



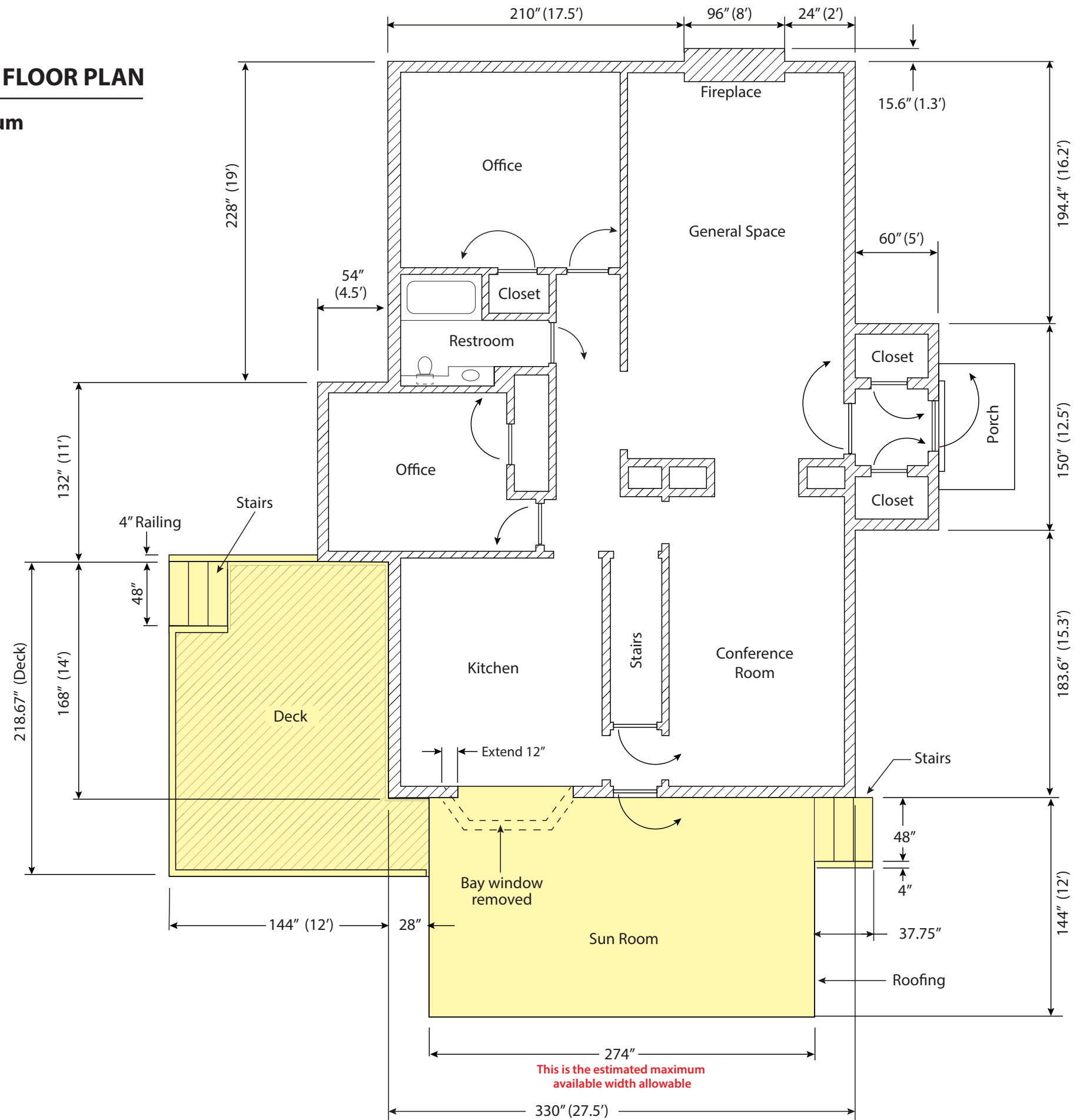
Solarium
Material: Metal/glass
Color: TBD
Facade: Brick



4565 S. 20th STREET: 1ST FLOOR PLAN

Additions are deck and solarium

5/4/20

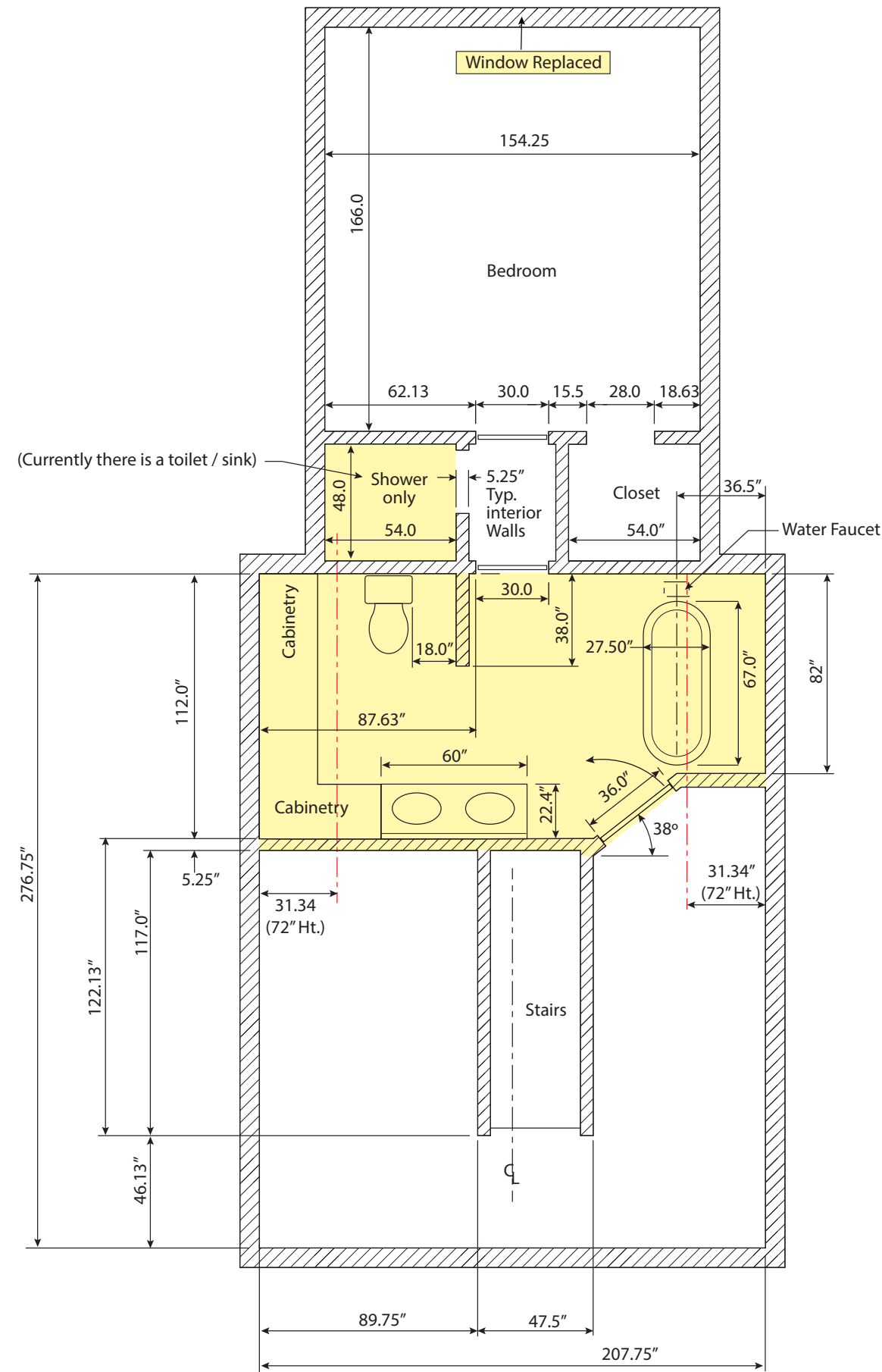


4565 S. 20th STREET: 2ND FLOOR PLAN

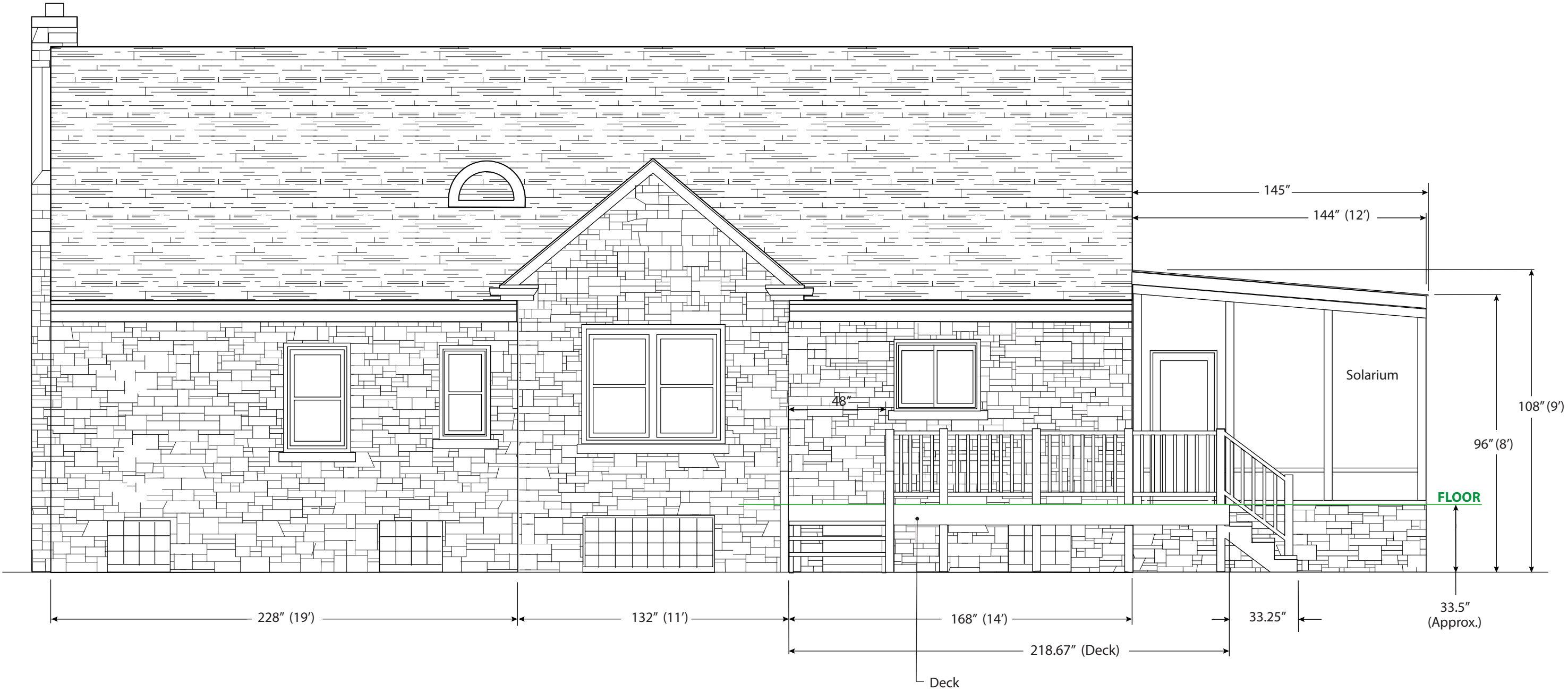
Bathroom addition & remodel

5/4/20

**NOTE: 1st floor & 2nd floor scale not the same.
Enlarged for legibility.**



WEST ELEVATION

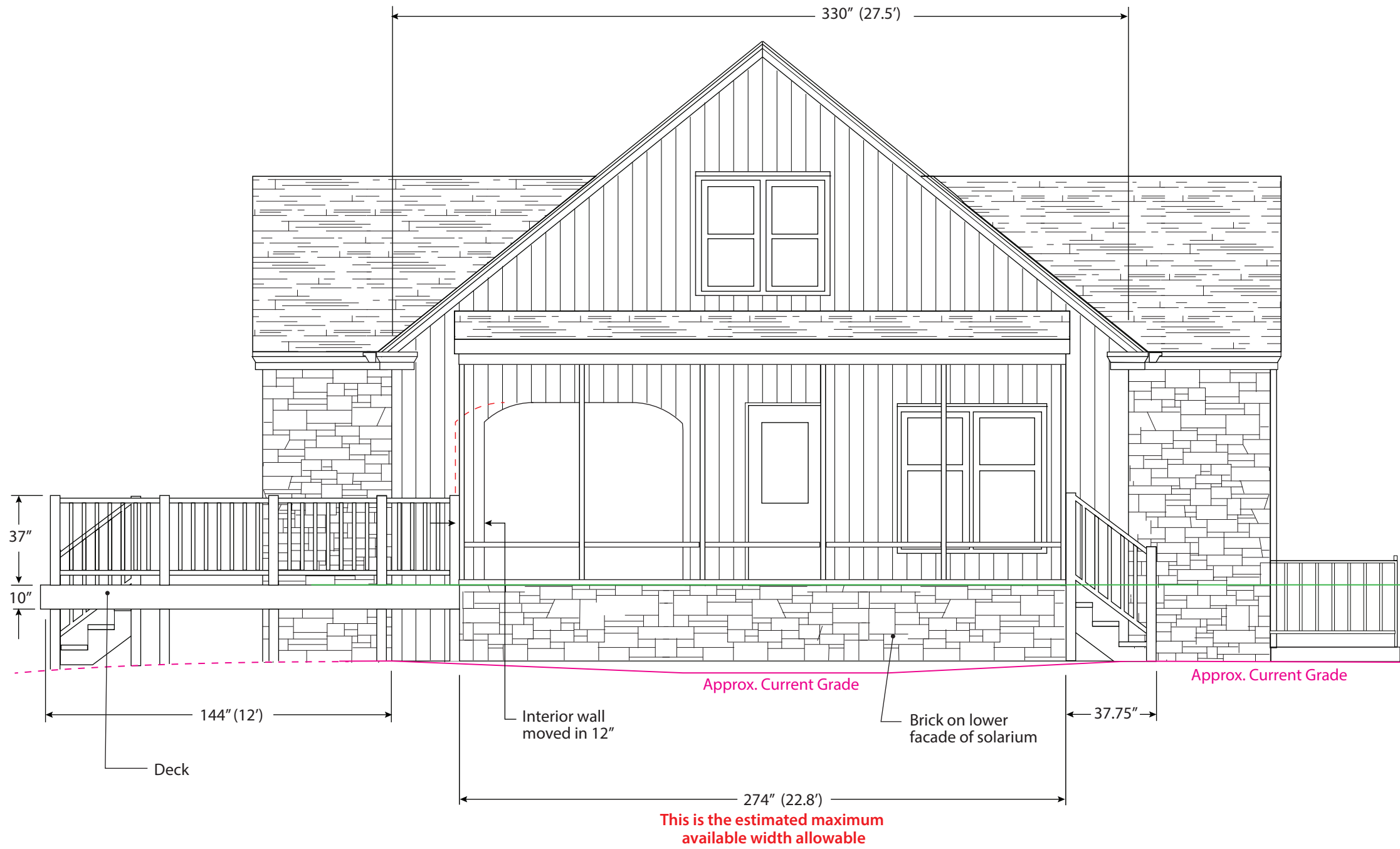


4565 S. 20th STREET: HOUSE

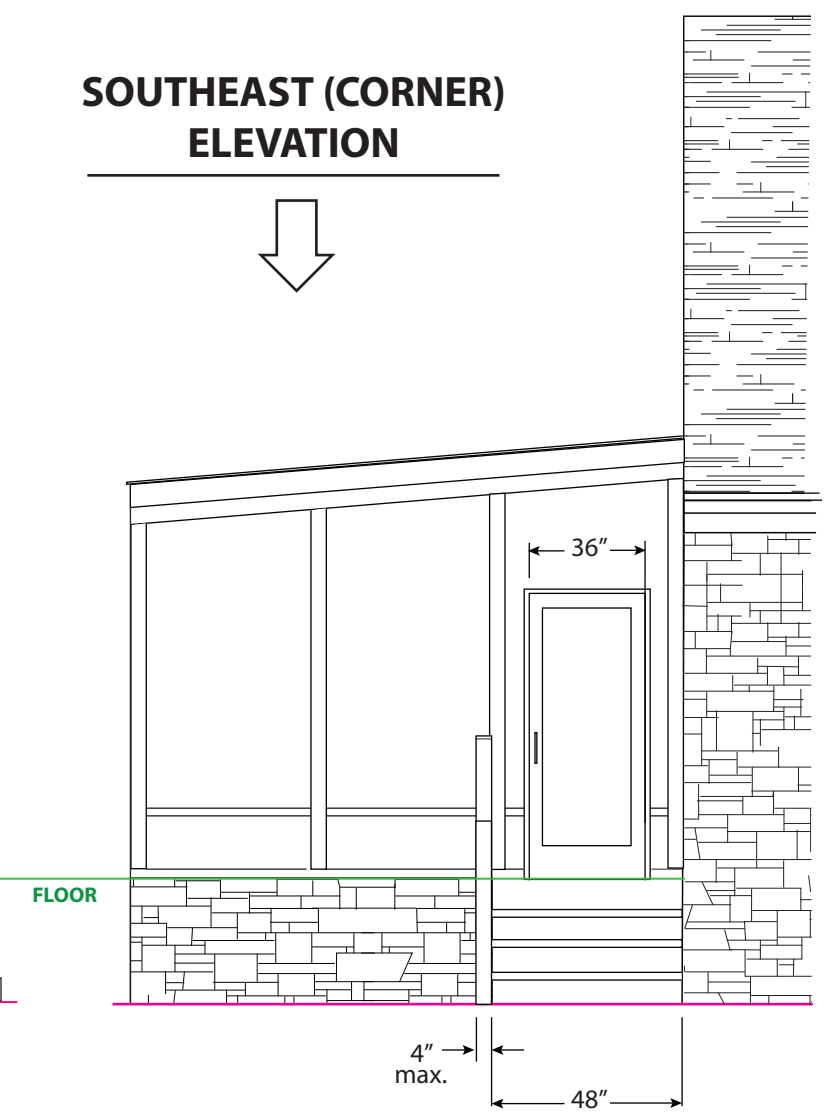
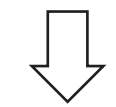
Additions are deck and solarium

5/4/20

SOUTH ELEVATION



SOUTHEAST (CORNER) ELEVATION



4565 S. 20th STREET: HOUSE
Additions are deck and solarium

EXHIBIT A7

Hospitality Suite - 4565 S. 20TH ST.

East Elevation

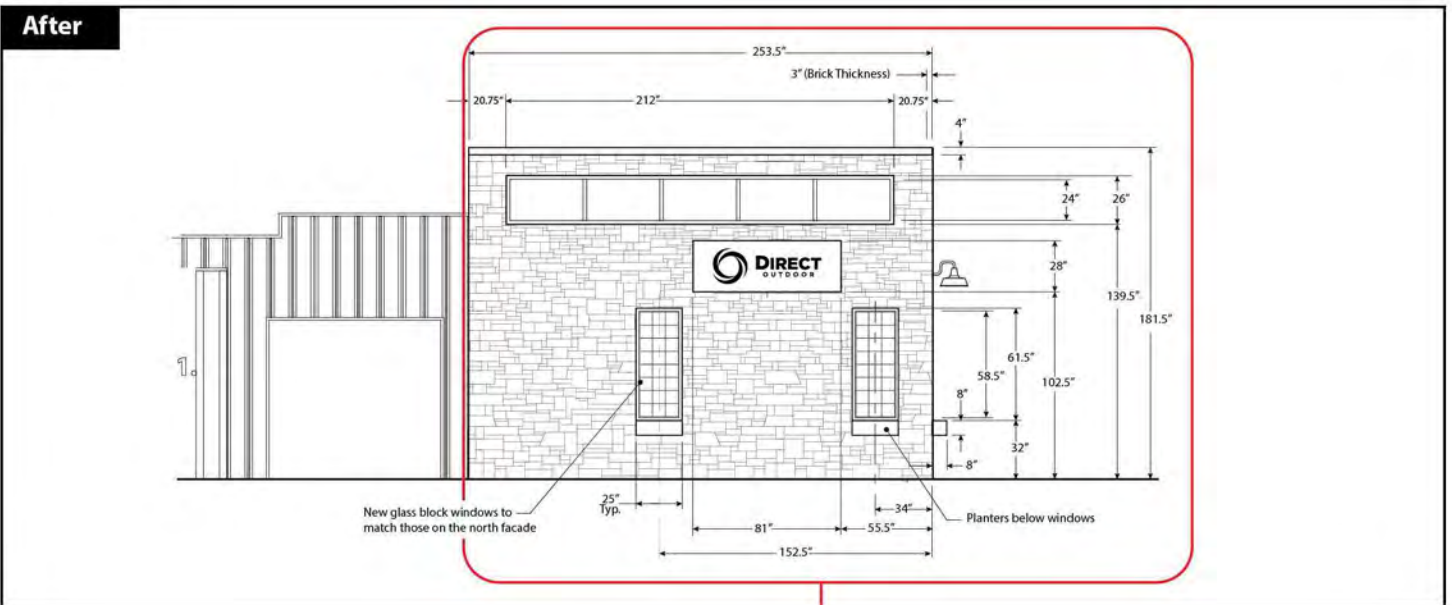
Before



Existing garage doors removed, 6' addition added in front.

East Elevation

After



Facade

- Material: Brick (same as house)
- New: 2 - Glass block windows with wood planters
- New: 1 Custom window (top) Frame color TBD
- New: Direct Outdoor sign

EXHIBIT A7

North Elevation

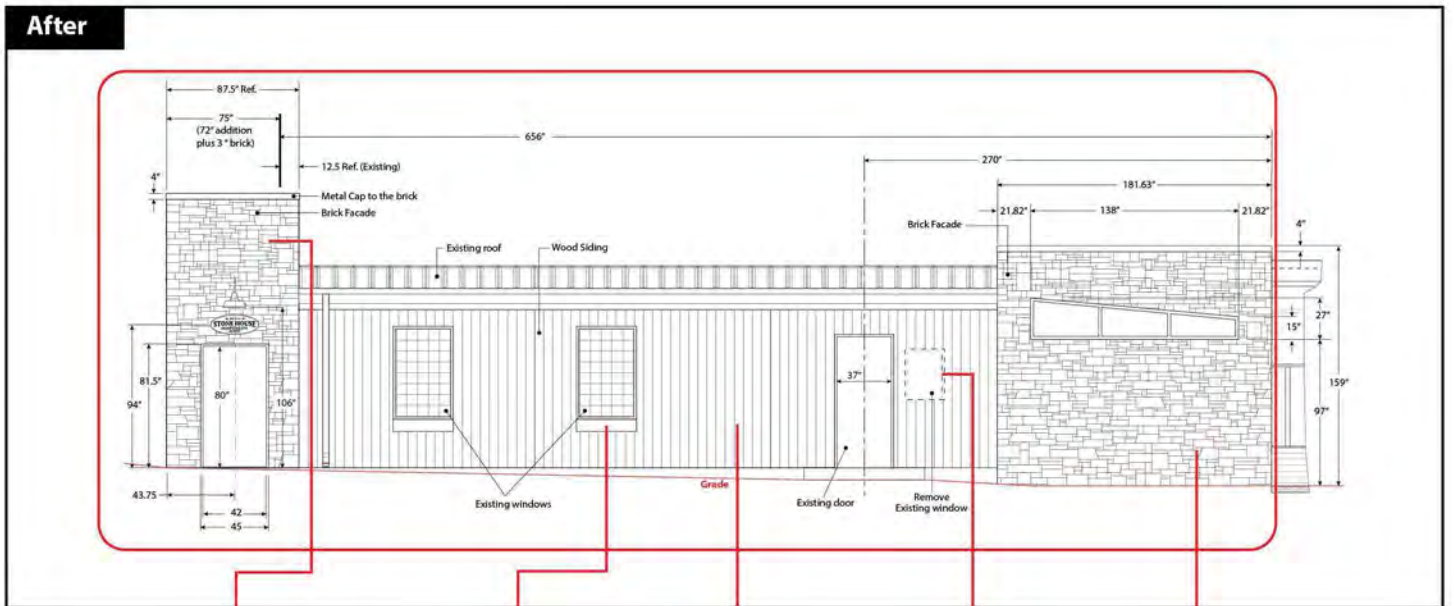


New addition

Window removed

Door removed

North Elevation



Facade

Material: Brick (same as house)
 New: Door - Color TBD
 New: Direct Outdoor sign
 New: Exterior Light

Planter Boxes (both windows)
 Material: Wood

Facade
 Material: Wood
 Gutters: Color TBD

Window
 New: Remove

Facade
 Material: Brick
 New: Custom window
 Frame color: TBD

EXHIBIT A7

North Elevation



North Elevation

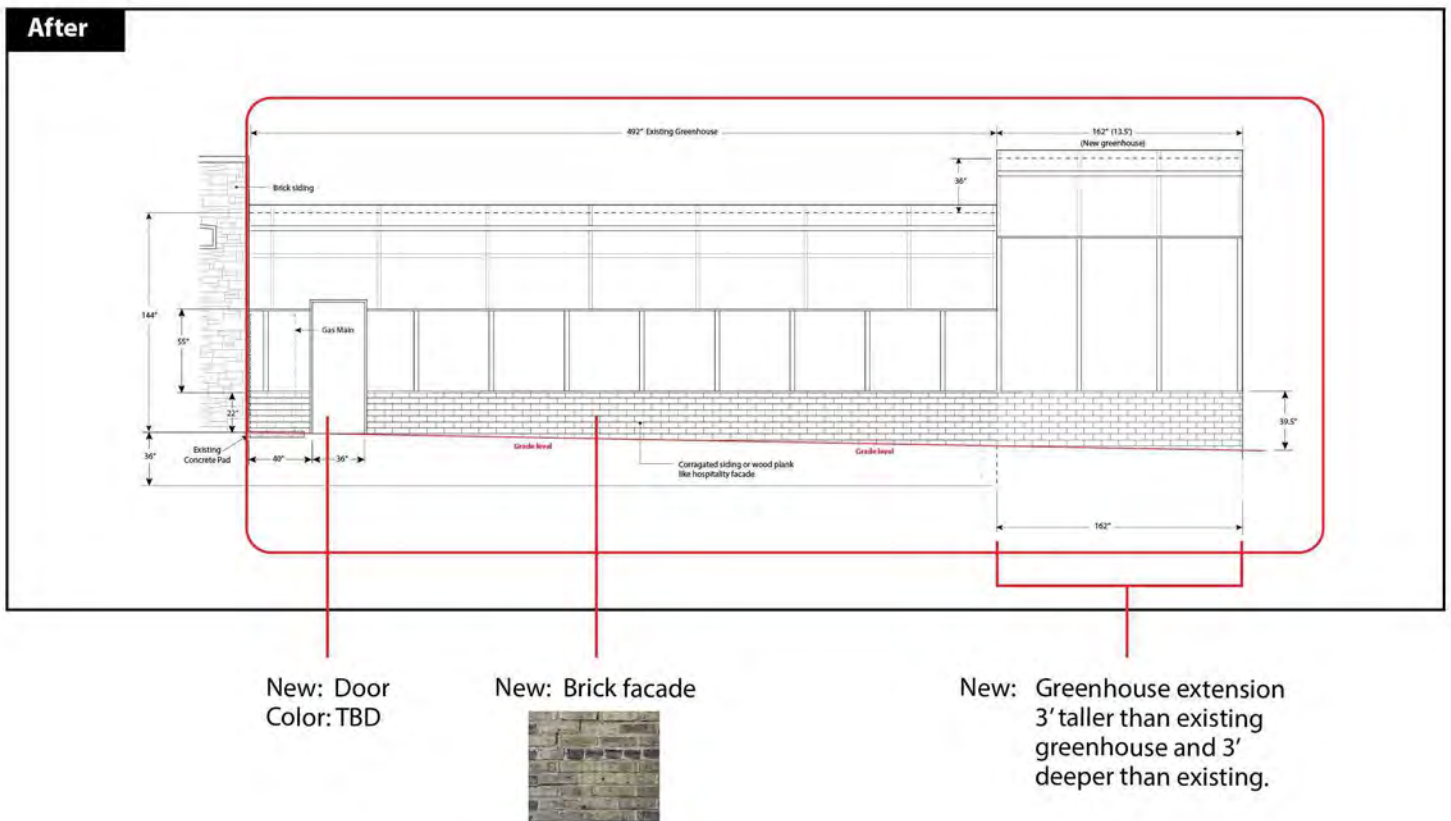
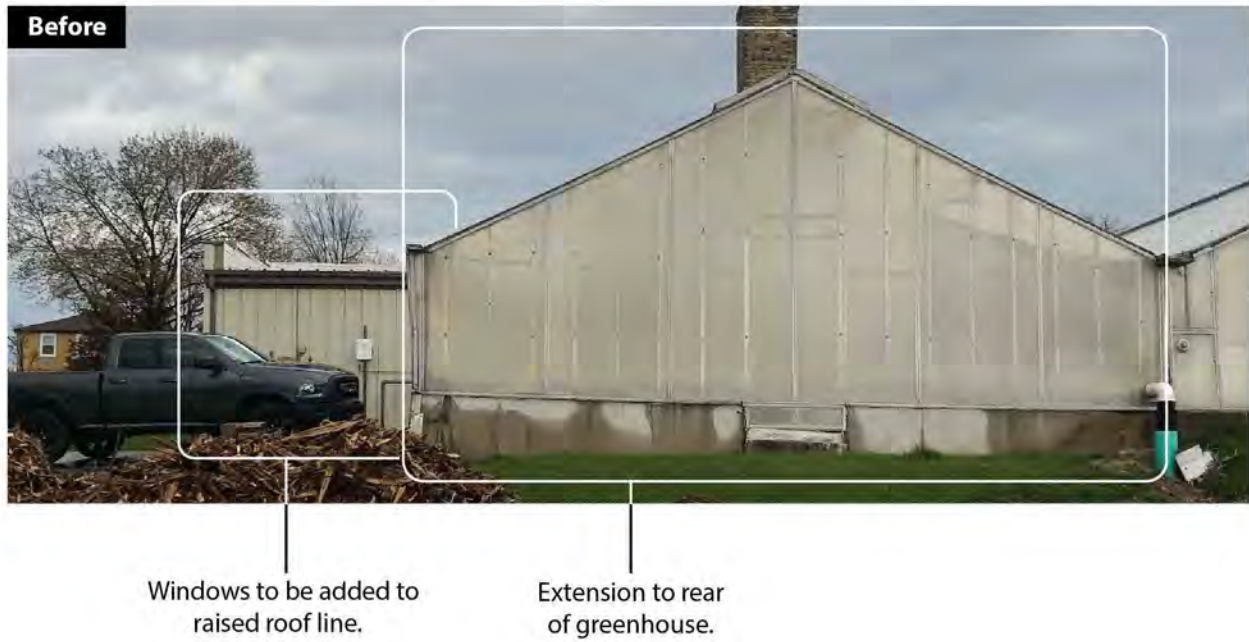
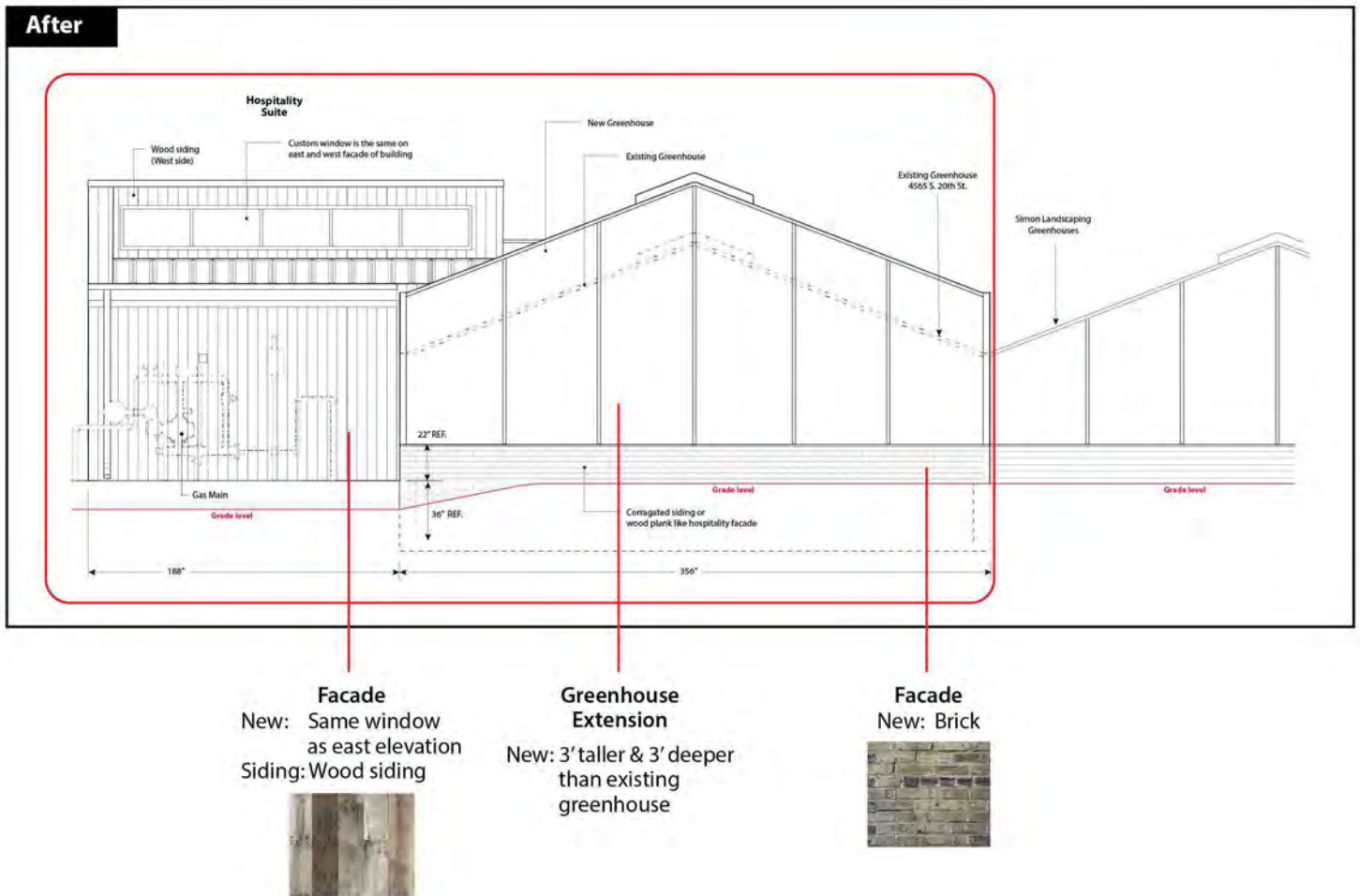


EXHIBIT A7

West Elevation



West Elevation



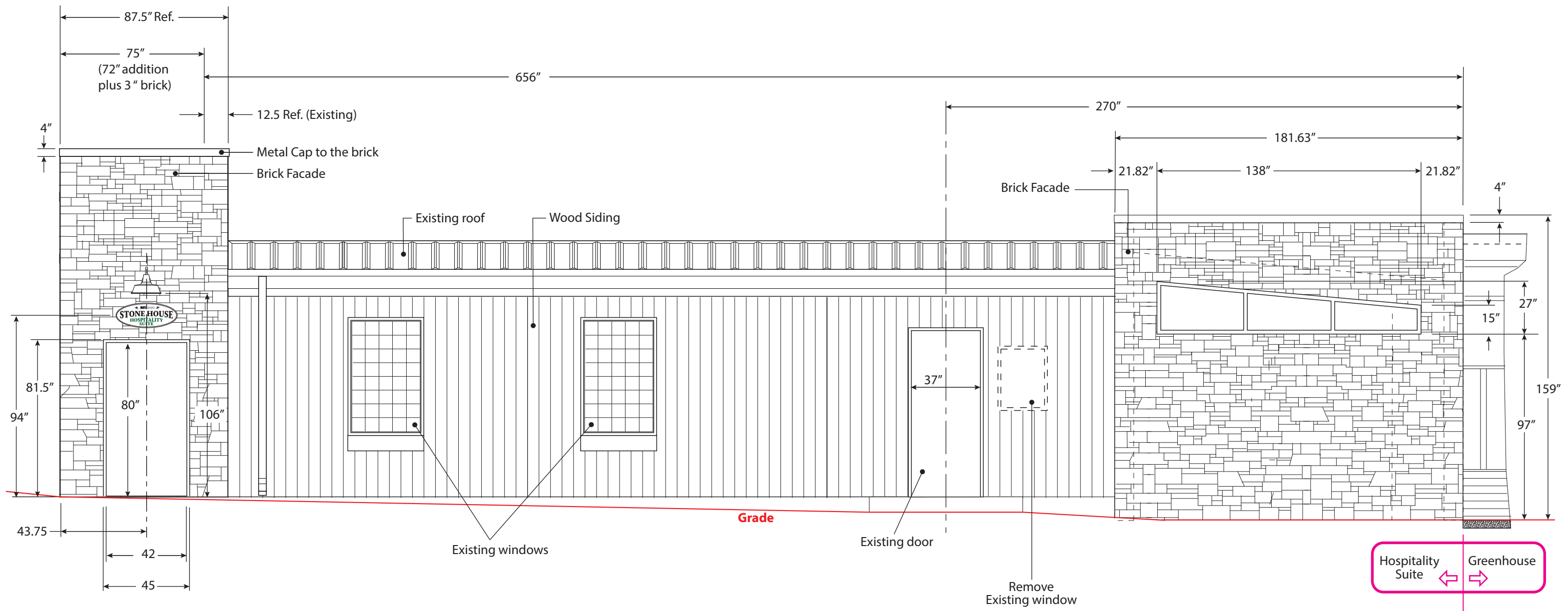
Facade
New: Same window as east elevation
Siding: Wood siding



Greenhouse Extension
New: 3' taller & 3' deeper than existing greenhouse

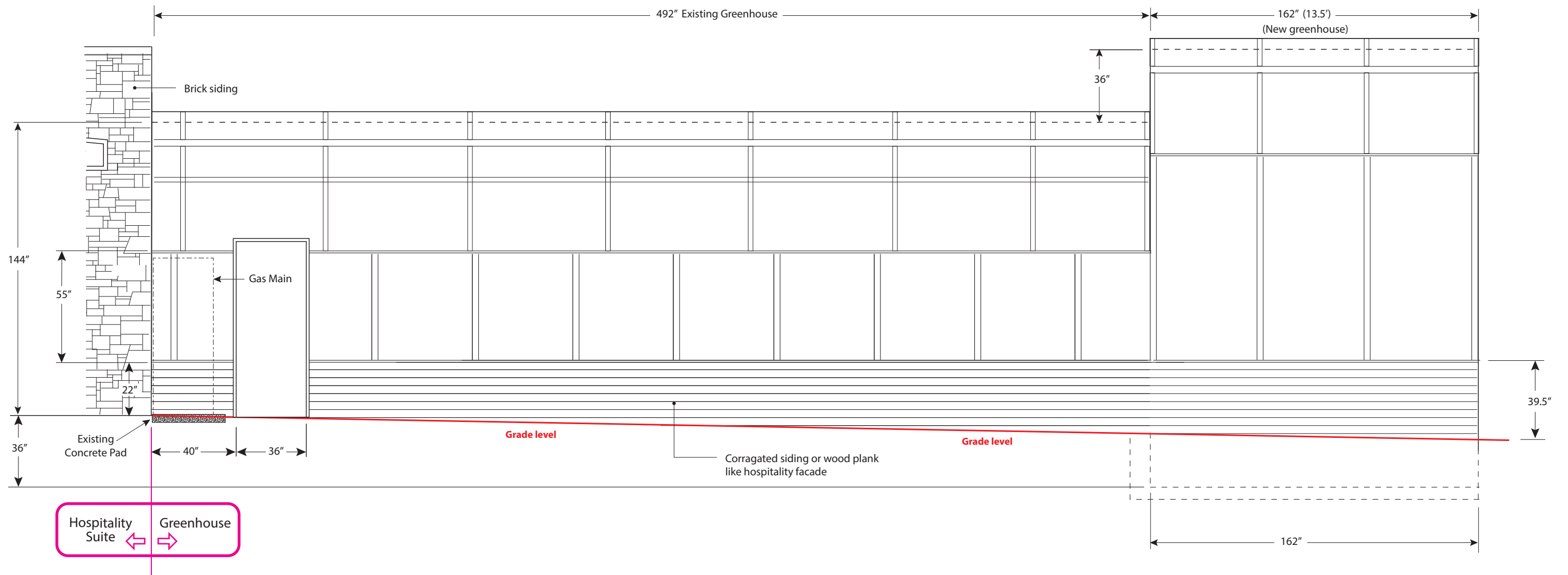
Facade
New: Brick





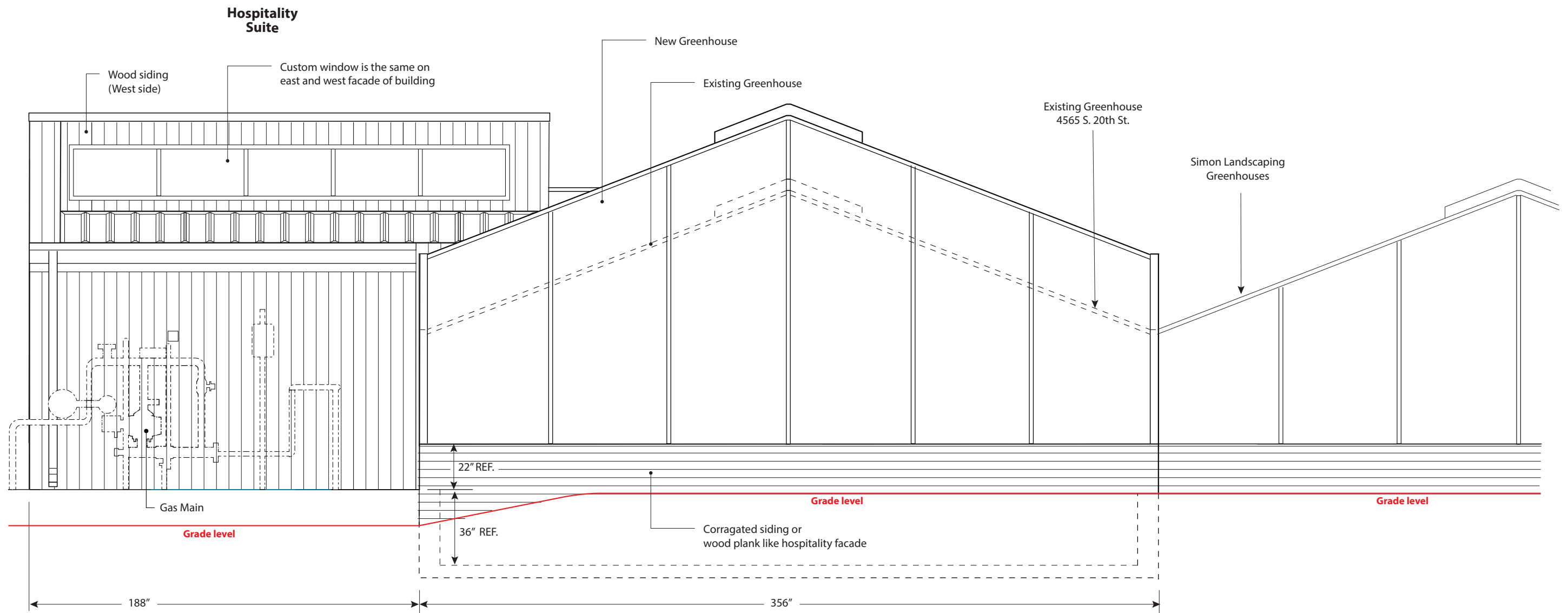
4565 S. 20th STREET HOSPITALITY SUITE: NORTH ELEVATION (1 of 2)

5/4/2020



4565 S. 20th STREET HOSPITALITY SUITE: NORTH ELEVATION (2 of 2)

5/4/2020



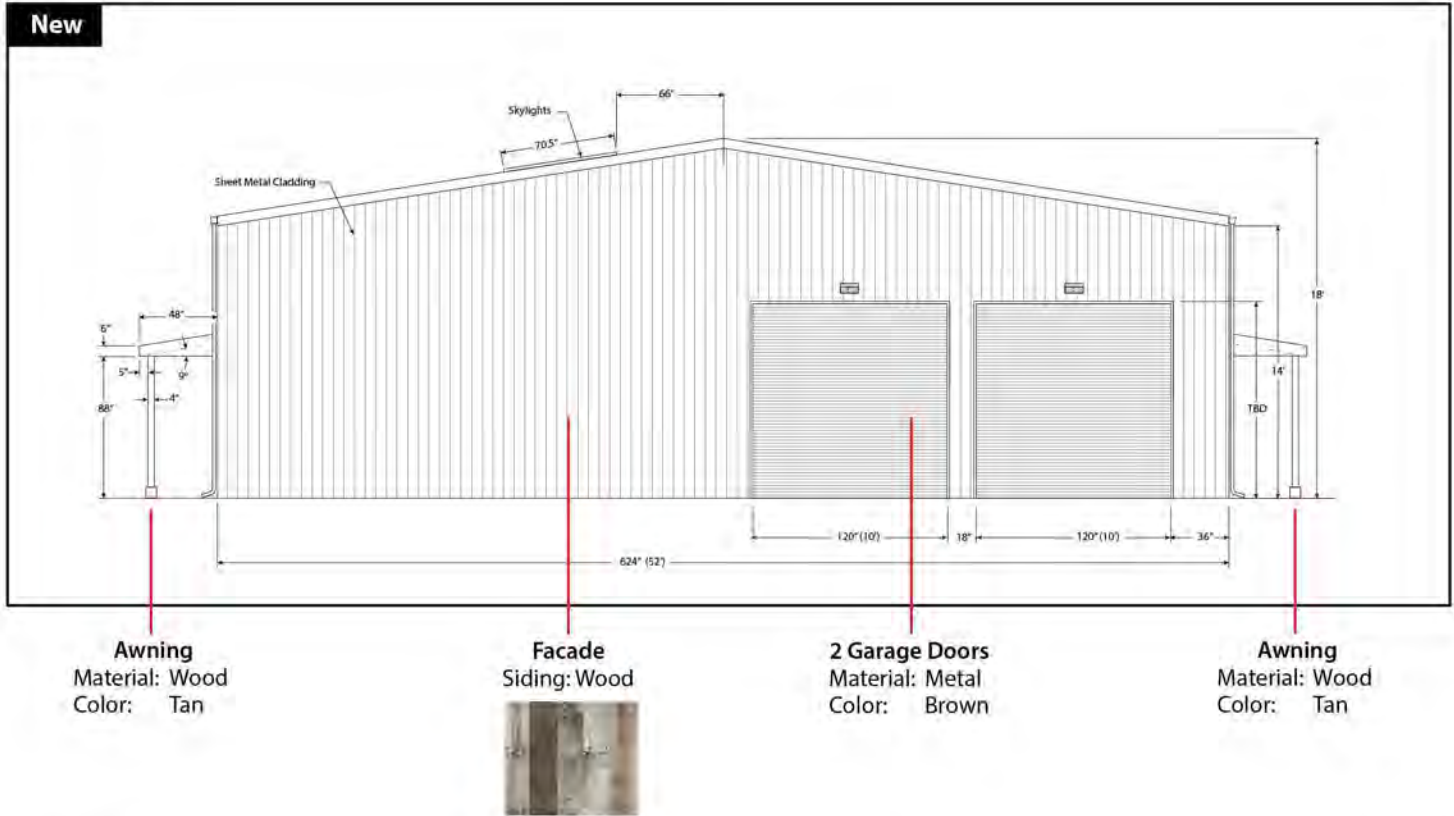
4565 S. 20th STREET HOSPITALITY SUITE: WEST ELEVATION

5/4/2020

EXHIBIT A7

Replacement Garage & Office - 4565 S. 20TH ST.

East Elevation



West Elevation

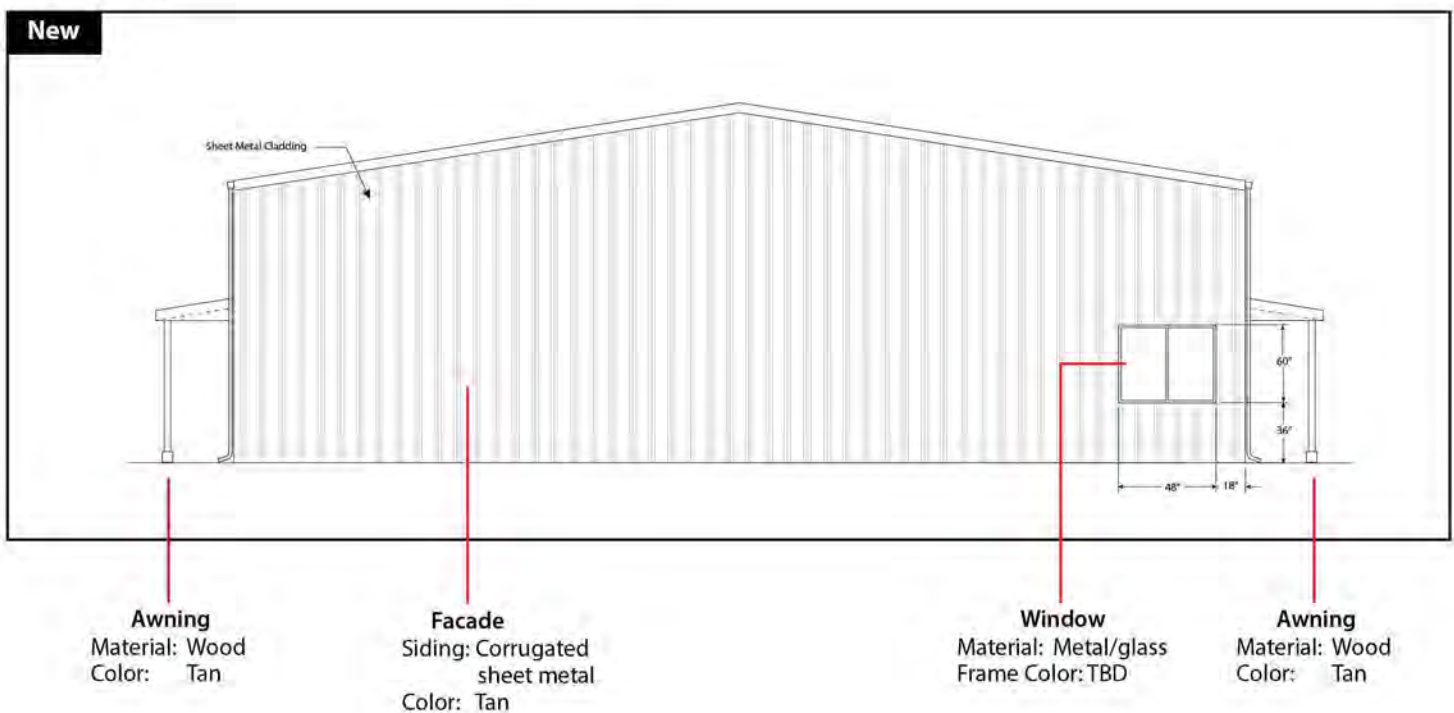
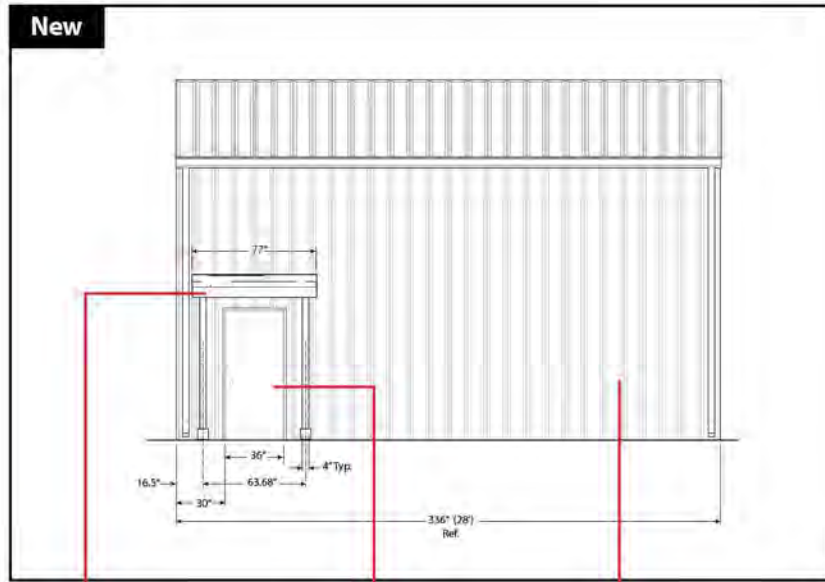


EXHIBIT A7

North Elevation

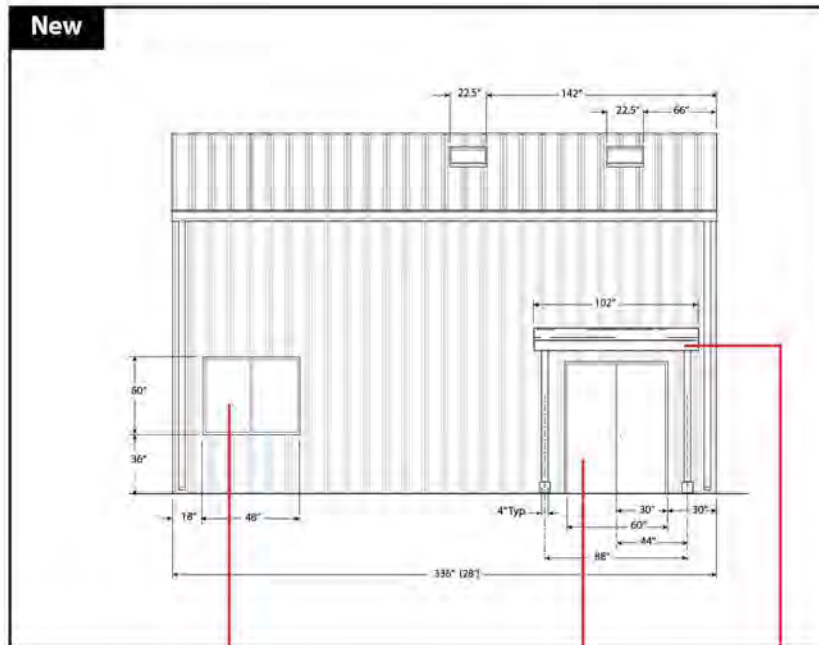


Awning
Material: Wood
Color: Tan

Door
Material: Metal
Color: Tan

Facade
Siding: Corrugated
sheet metal
Color: Tan

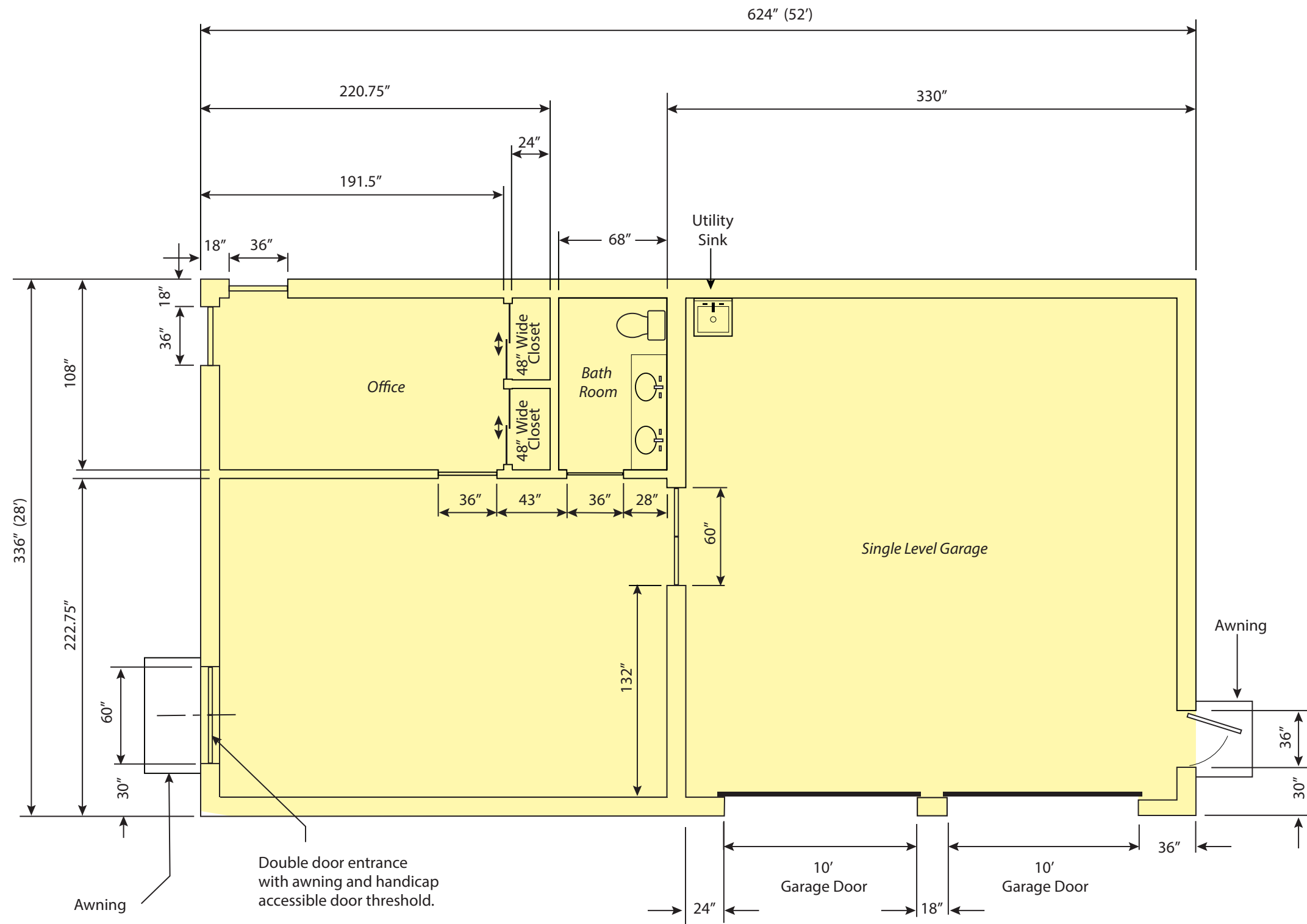
South Elevation



Window
Material: Metal/glass
Frame Color: TBD

Door
Material: Metal
Color: Tan

Awning
Material: Wood
Color: Tan



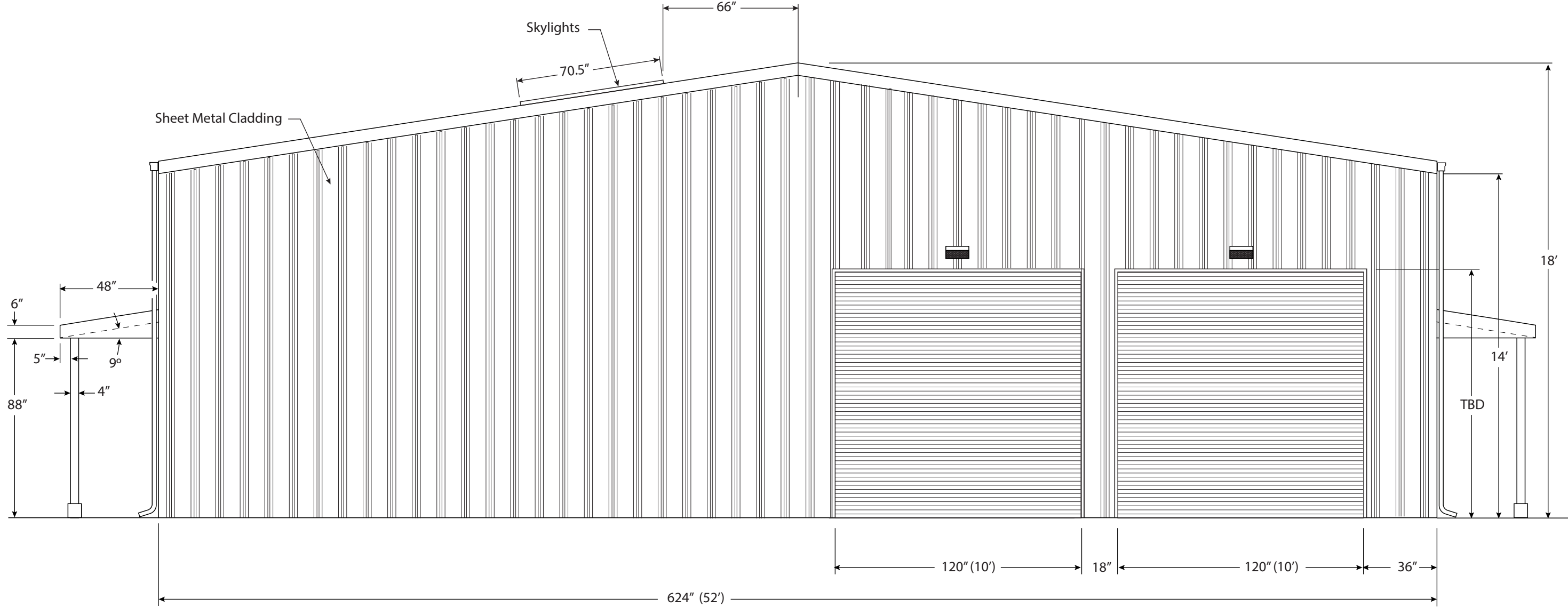
REPLACEMENT GARAGE & OFFICE: FLOOR PLAN

5/4/2020

NOTES:

Interior walls are shown as 5.25" thick, exterior walls are shown as 12" thick.
 Exterior Dimension: 52' X 28' = 1,456 Sq. Ft.

EAST ELEVATION

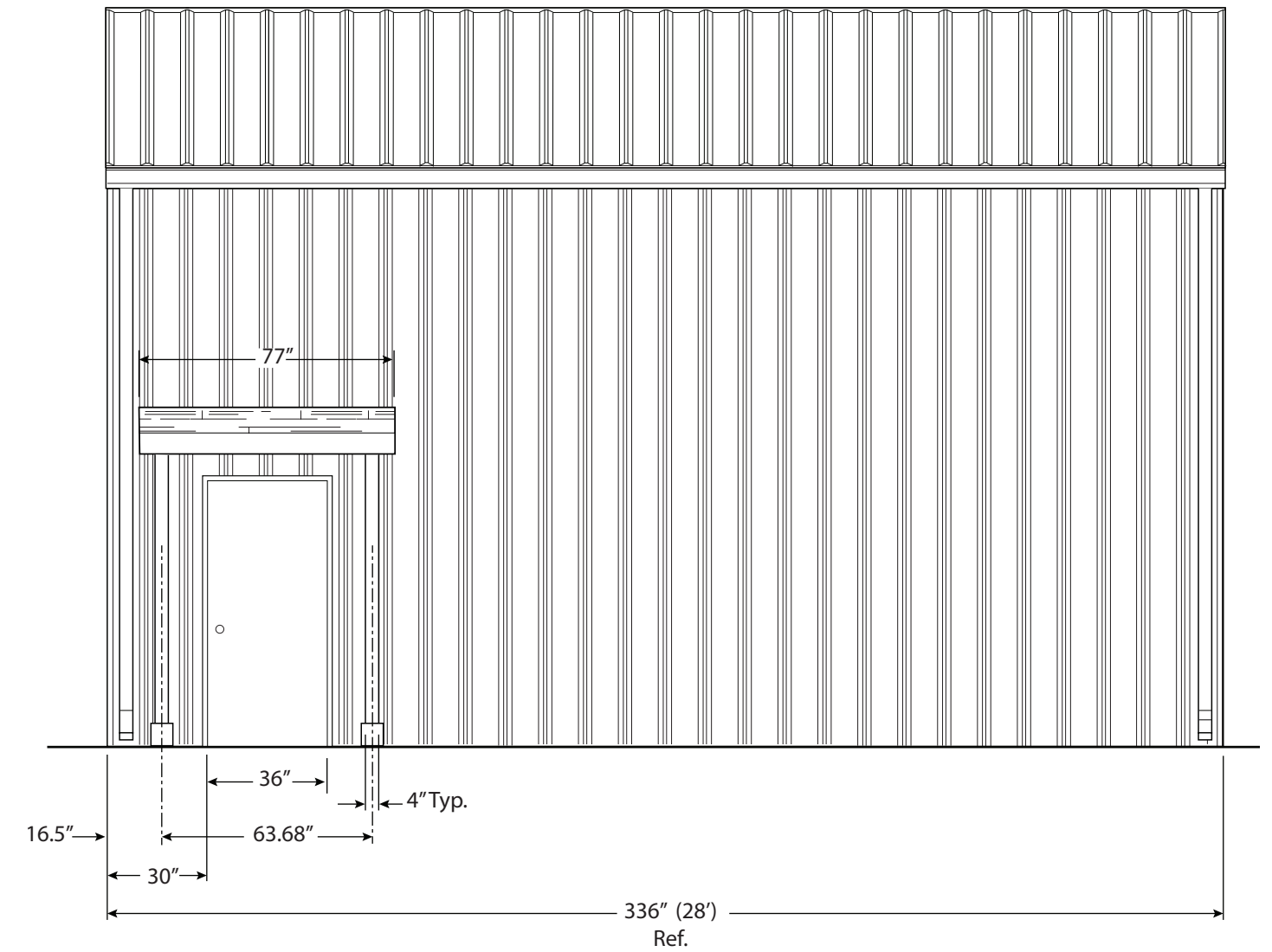
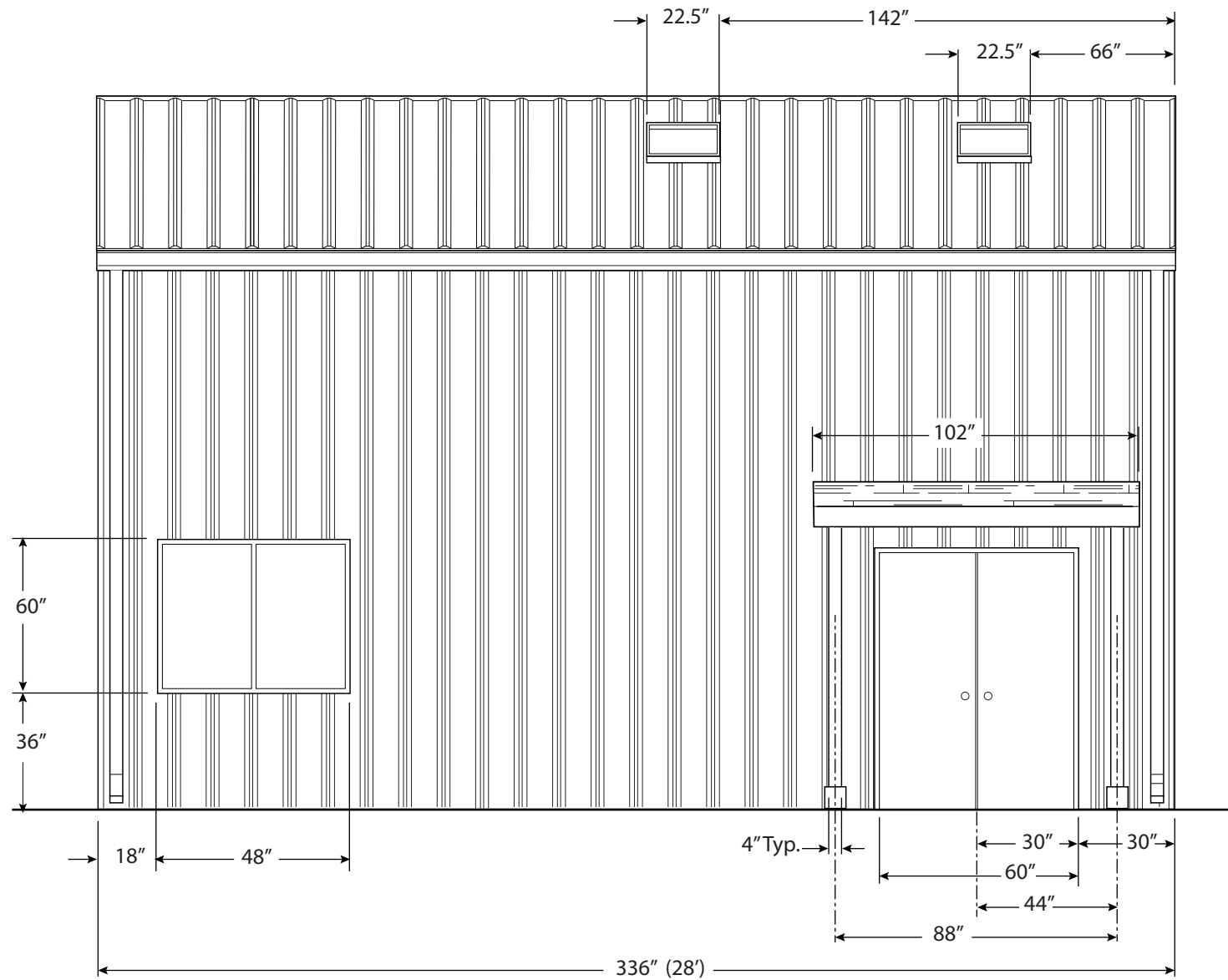


4565 S. 20th ST. REPLACEMENT GARAGE & OFFICE

5/4/2020

SOUTH ELEVATION

NORTH ELEVATION

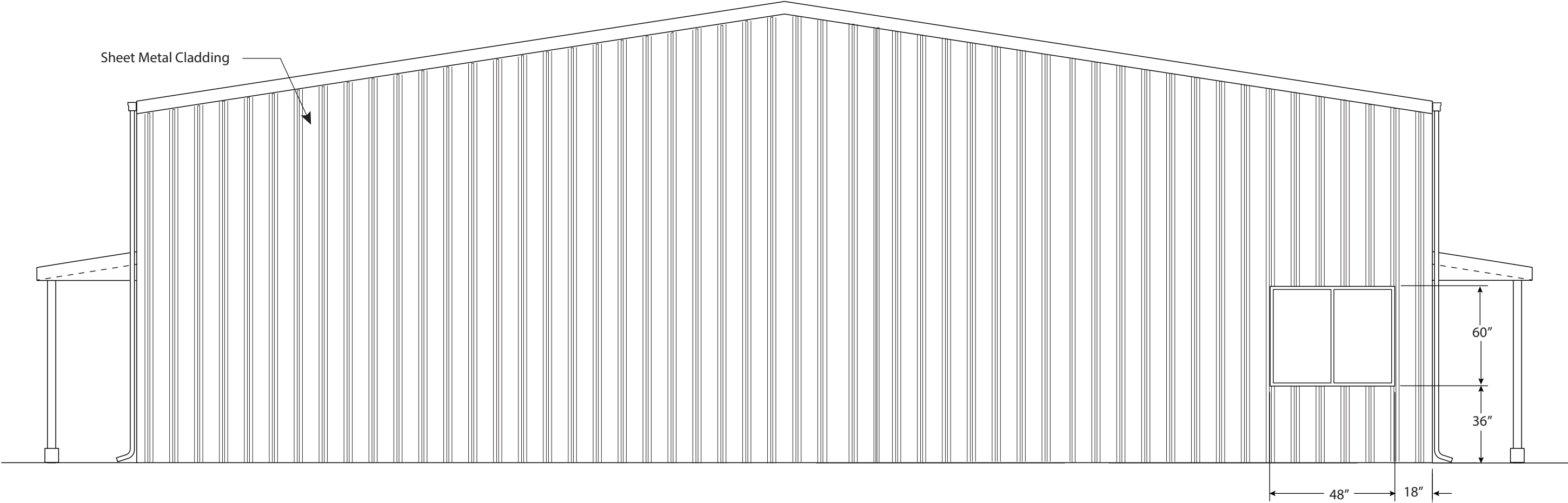


4565 S. 20th ST. REPLACEMENT GARAGE & OFFICE

5/4/2020

WEST ELEVATION

WEST ELEVATION: OFFICE / GARAGE



4565 S. 20th ST. REPLACEMENT GARAGE & OFFICE

5/4/2020



About Us

AAMB will design the custom building solution you need. Whether is an agricultural steel building, residential steel building, commercial steel building, warehouse and mini storage or marijuana steel building **AAMB** is committed with detailed engineering and quality to give you a lifetime product.

We use only the highest quality, heavy-grade steel, backed by a 25-year mill warranty. Every Metal Buildings we ship is prefabricated, pre-cut, pre-drilled, pre-welded and pre-engineered for the simplest and fastest metal building erection in the industry. All American Made Buildings, has been the leading full-service manufacturer of custom-designed steel buildings and mini storage units for 35 years. AAMB offers a variety of custom-designed metal building kits for a multitude of end-use applications. When you choose to do business with **AAMB**, you are making the choice of not only receiving a superior product, but also gaining the experience of outstanding customer service. Our Straight Wall or I Beam Division delivers the finest, most advanced system available in the world today. Our all steel rigid-frames are manufactured at more than 25 high-tech factories. We use only the highest quality, heavy-grade steel available anywhere, and our straight-wall are all backed by a mill warranty.



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Advantages

- Fully customizable to meet your exact business needs – from choosing the size, floorplan, color, and more. You can design your building exactly the way you want it.
- The construction process of steel buildings is much faster to design and erect than traditional buildings.
- Excellent Resale Value – High-quality steel buildings are almost ageless. Steel structures can be taken apart, moved, and/or sold easily.
- It requires little to no maintenance – Steel is a highly durable material, needing much less maintenance and lasting much longer than any other building material.
- Steel buildings save energy – Did you know that buildings consume one-third of all energy in the United States? Energy soars out windows, doors, joints, and roofs of poorly constructed industrial buildings. Aging wood structures are particularly susceptible to air leaks. Steel buildings do not have these problems.
- Steel is Eco friendly – it is 100% recyclable, unlike the conventional construction materials.



ALL AMERICAN MADE BUILDINGS

"A Steel Building Company You Can Trust!"

AAMB Color Chart



How Steel Structures work

There are five main types of structural components that make up a steel frame—*tension members, compression members, bending members, combined force members and their connections*. Tension members are usually found as web and chord members intrusses and open web steel joists. Ideally tension members carry tensile forces, or pulling forces, only and its end connections are assumed to be pinned. Pin connections prevent any moment (rotation) or shear forces from being applied to the member.

PROPOSED STRUCTURE - WEST END OF 4569 SOUTH 20th STREET

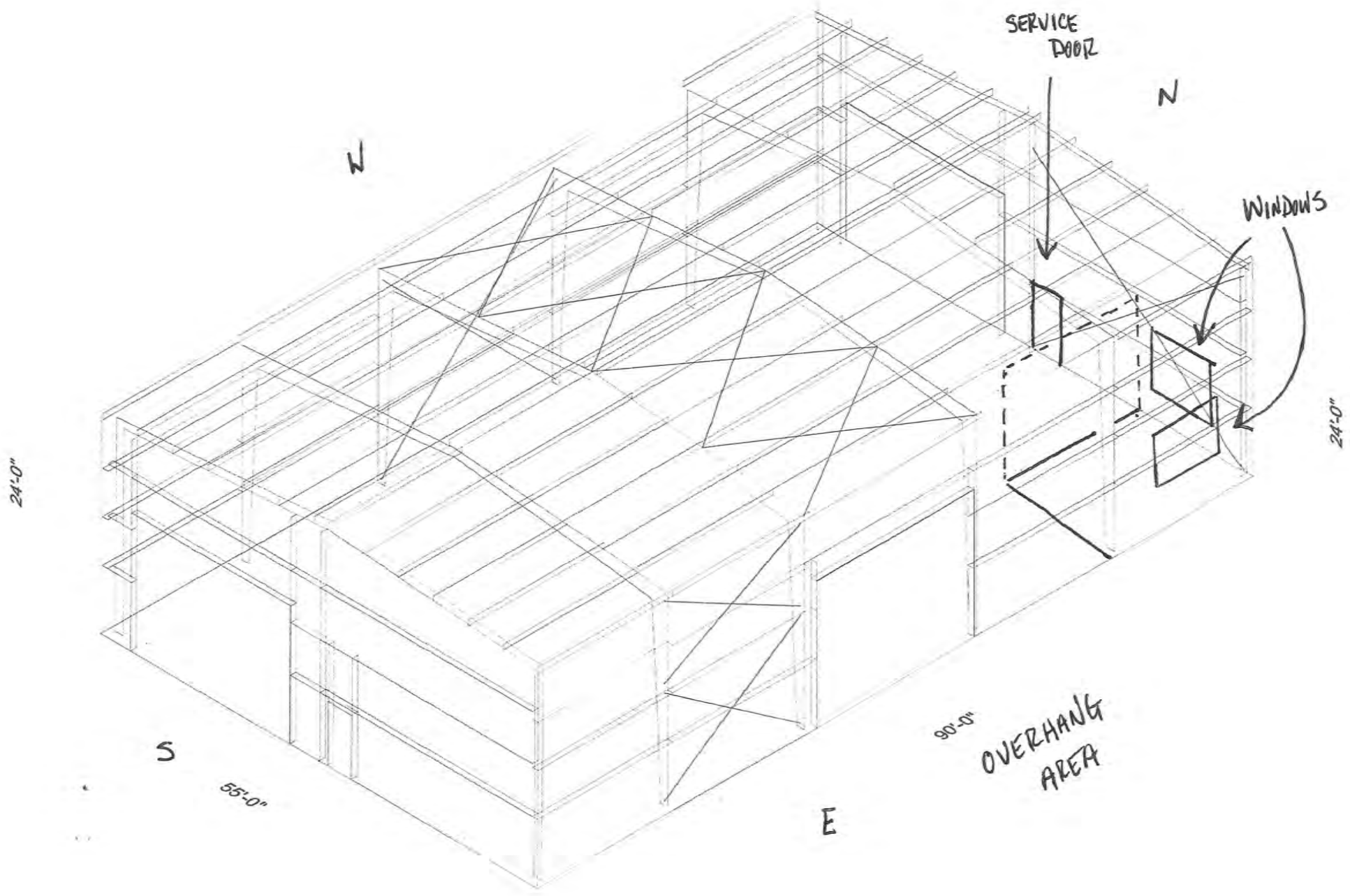


EXHIBIT A8

Signage Plan and Proposed Billboard

The proposed LED billboard is specifically and geographically designed to be compatible with the City of Milwaukee code and neighborhood.

Given that there are residential neighbors to the east of 20th Street, the option of a double-sided sign was not considered. In fact, the location of the billboard was shifted 190 feet to the west behind a grouping of 80-foot high trees, which will shield any site lines of the billboard from 20th St. Further, the billboard will be oriented to the freeway, lower in height than the trees, with a viewing angle in an opposite direction from the neighbors. The attached photo illustrates that not even the backside of the billboard can be seen from 20th St.

a. Additionally, a full flag design (with a minimal width footing design) was selected in order to minimize the impact to the root structure of the existing trees. The placement of the column is 45 feet away from the nearby mature trees.

A billboard is a critical component of the project, as we want to promote upcoming green events that we intend to host.

The other three signs are located at the entry of the property and above the entrance to the existing garage. See attached photos.

Further, there is not a substantial detriment to the adjacent property, nor will it impair or be contrary to the spirit, purpose and intent of the provisions of the Milwaukee City code.

There is no self-imposed difficulty or an economic hardship due to the placement of the off-premise billboard. The placement site of the billboard was specifically selected so as not to cause harm to the mature trees on the property, and so that the location is not visible to the residential district east of 20th St.

b. There are unique topography circumstances for the property that require the off-premise sign to be 65' feet in height. Specifically, there is a sound wall that blocks the vision from the freeway and the dramatic 12' slope of the property from 20th St. requires a 65' height for the billboard to be seen. See attached billboard illustrations.

The proposed off premise usage does not affect the public health, safety or welfare of the neighborhood due to the isolation of the billboard location within the 4-acre property.

The use, value and enjoyment of other properties in the neighborhood will not be substantially impaired or diminished by the installation or maintenance of the off-premise signage, as its position is exclusively oriented to the freeway.

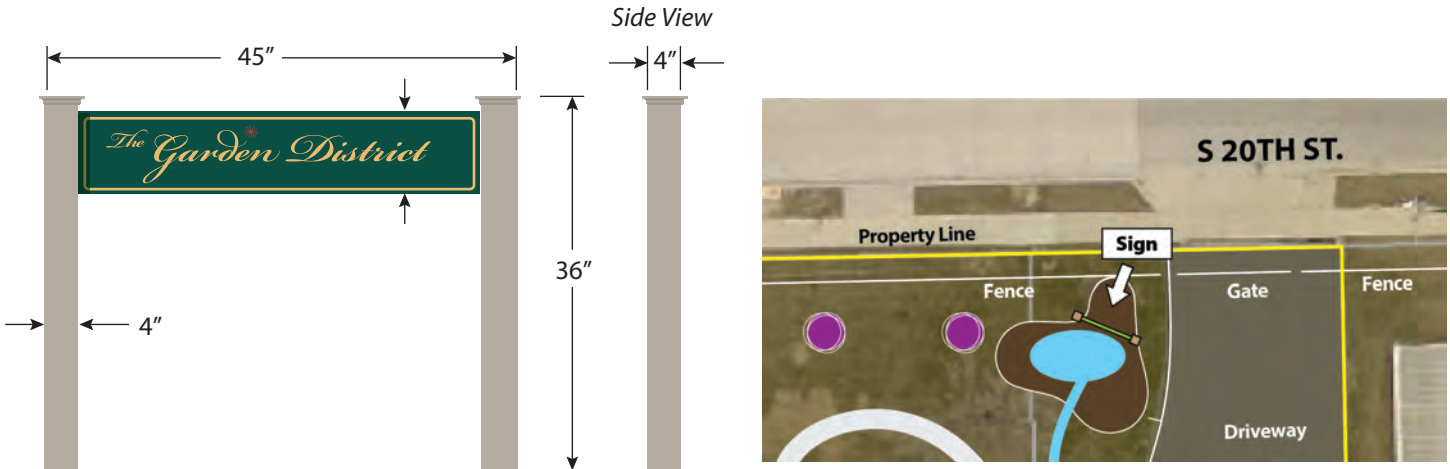
There are no traffic and pedestrian safety issues, as the property is fenced off with easy access from 20th St.

Our proposal is consistent with the Comprehensive Plan of the City, as the signage will display Garden District advertisements and events, in addition to local and national advertisers. There is a deed restriction in the easement agreement that prevents any sexual or controversial advertisements.

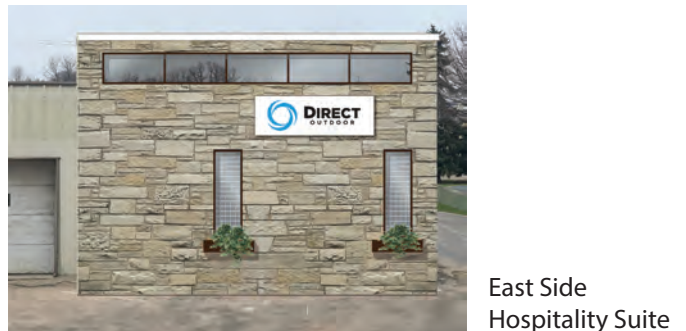
EXHIBIT A8

Plans showing the location, size and type of any existing and proposed signs. Detailed information about all proposed freestanding and wall signs, including materials, proposed message and exact dimensions of each sign face, shall be provided.

- 1) This sign will be located on the east entrance of the property, just inside the fenced area. This sign will have "The Garden District" logo to indicate that 4564 S. 20th is part of the Garden District property. The dimensions are 45" X 36" X 4". The material will be 2 - 4" x 4" wood posts with a painted, machined urethane foam sign between.

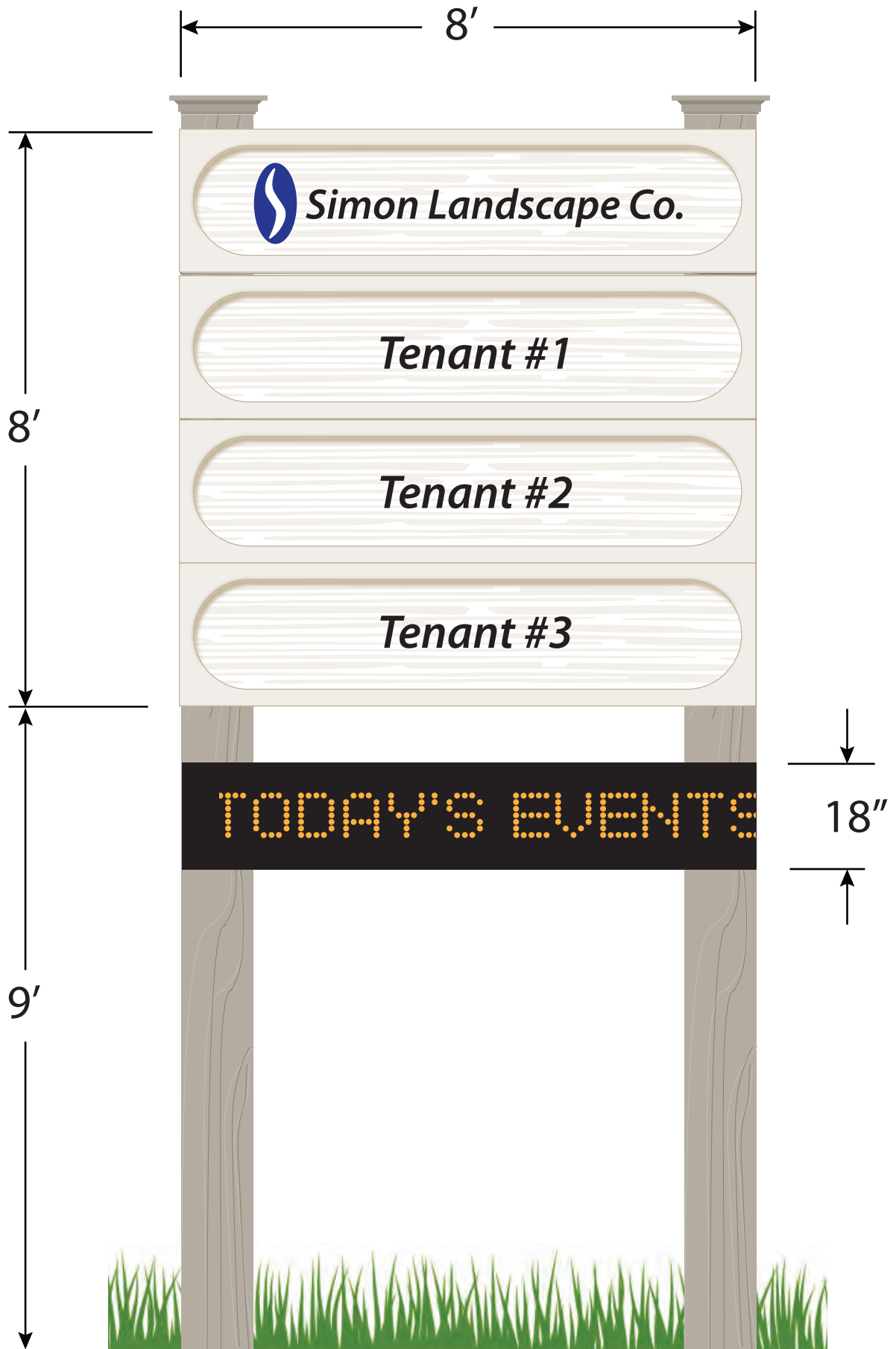


- 2) This sign will indicate the name of the company at this location. It will be mounted on the east side of the "Hospitality Suite". The size is 81" (L) X 28.5" (H) X 2" (W). The material will be painted, machined urethane foam.



- 3) The third and final sign will be on the north side of the "Hospitality Suite". The dimensions are 32" X 13" X 2". It also will be painted, machined urethane foam.







20TH STREET P.U.D. PLAN

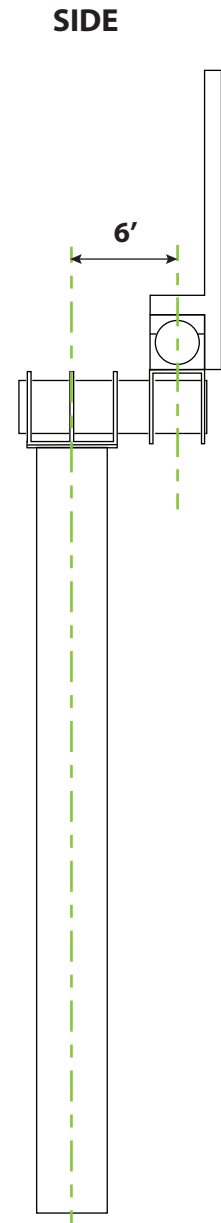
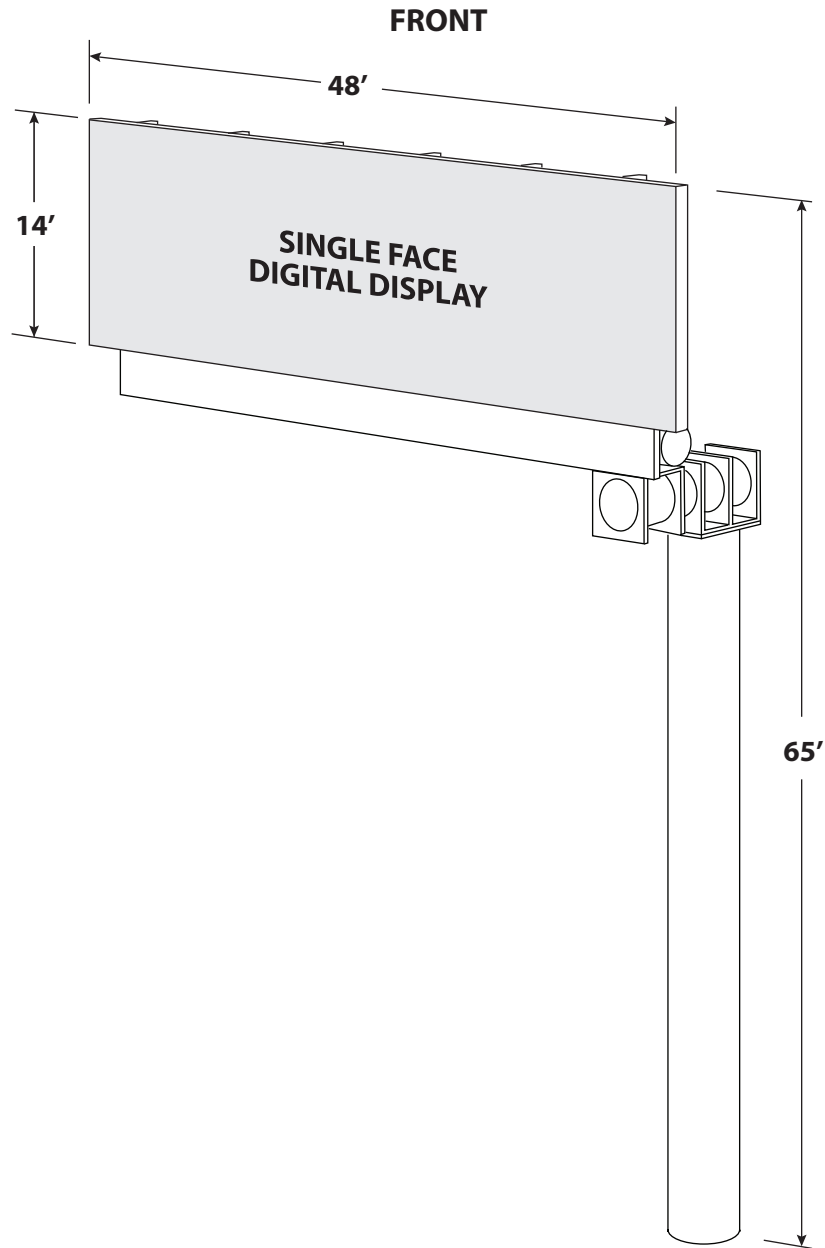
LOOKING WEST

The billboard is several hundred feet to the west (behind the existing trees.) The billboard cannot be seen from 20th Street. This tree will not be removed.



20TH STREET



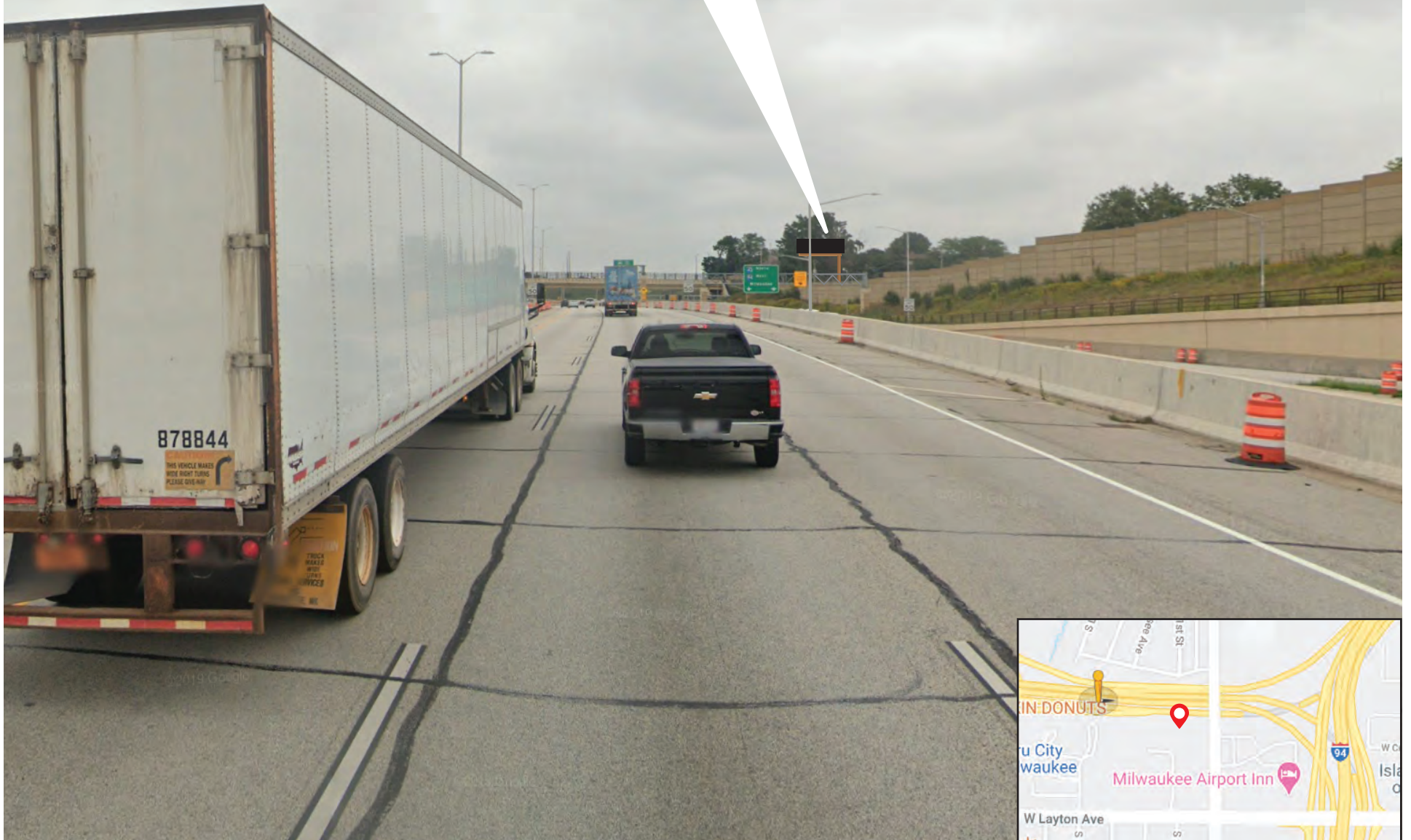




- * No other billboards in this zone
- * Code only requires that no other billboard be within 1,000' to the west of the proposed billboard

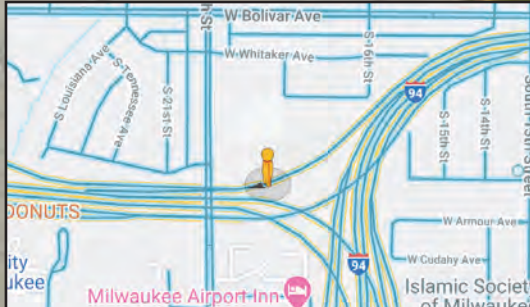
GOING EAST ON 894

**Proposed billboard
view - approx. 925'**



GOING WEST ON 894

Billboard can't be seen as it is behind these trees, as it is not oriented or facing westbound 894 traffic.



GOING WEST ON 894

Billboard can't be seen as it is behind these trees, as it is not oriented or facing westbound 894 traffic.





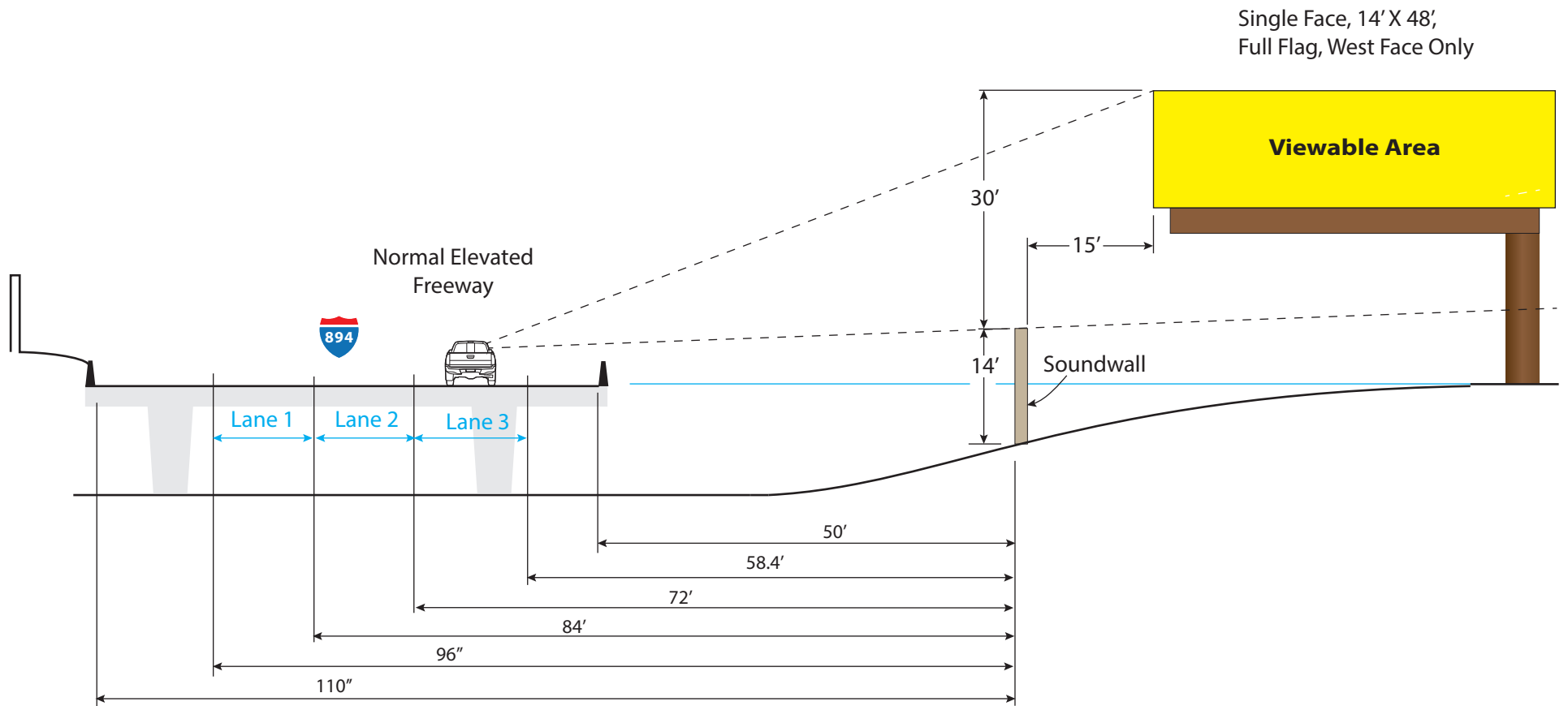
Single Face, 14' X 48',
Full Flag, West Face Only
45' Above Sound Wall

20th Street

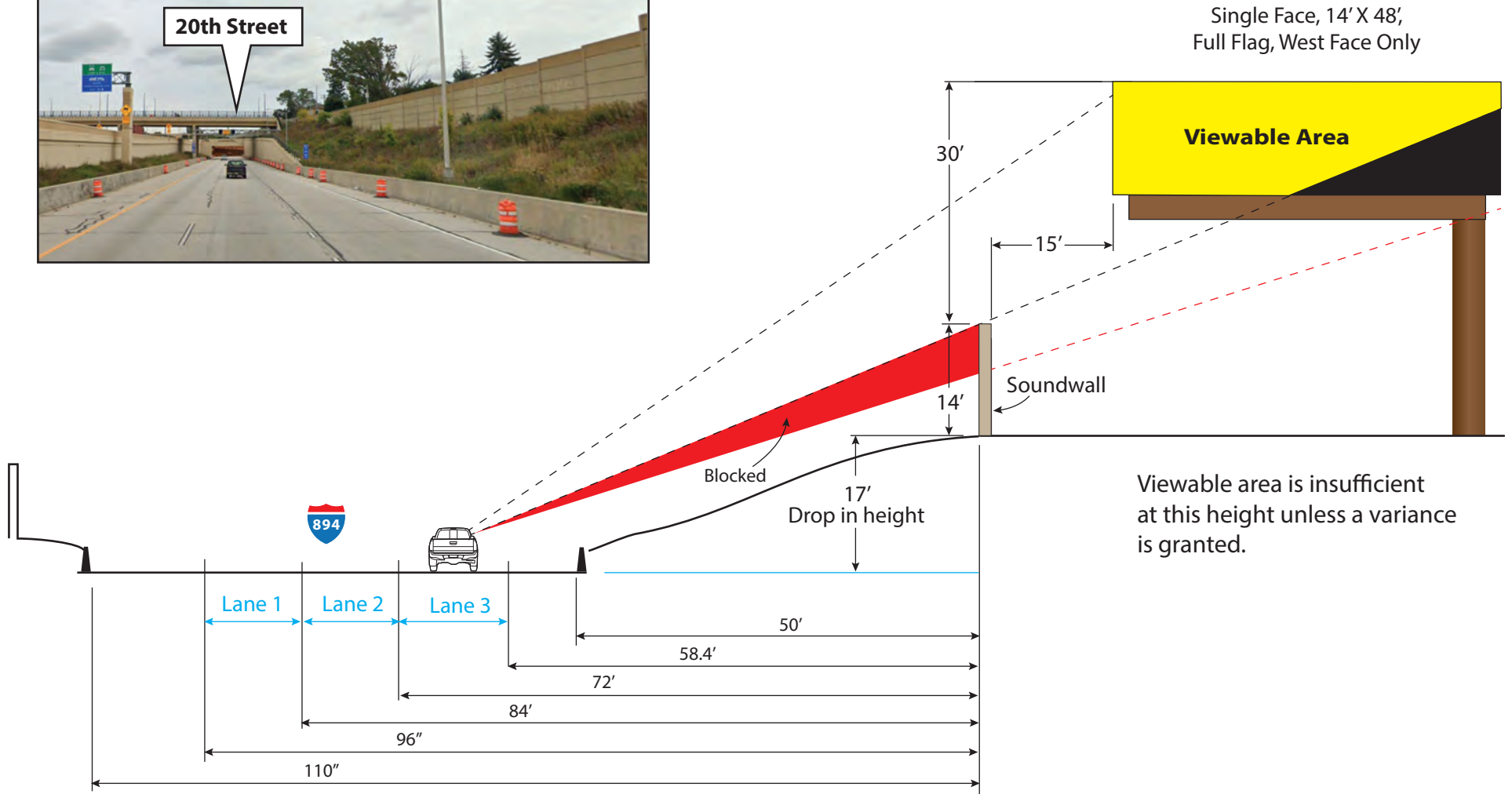
17'

NORTH
43
94
RAMP
WN

4565 S. 20TH ST. PROPOSAL: Standard Viewing Angle / Billboard on a Freeway

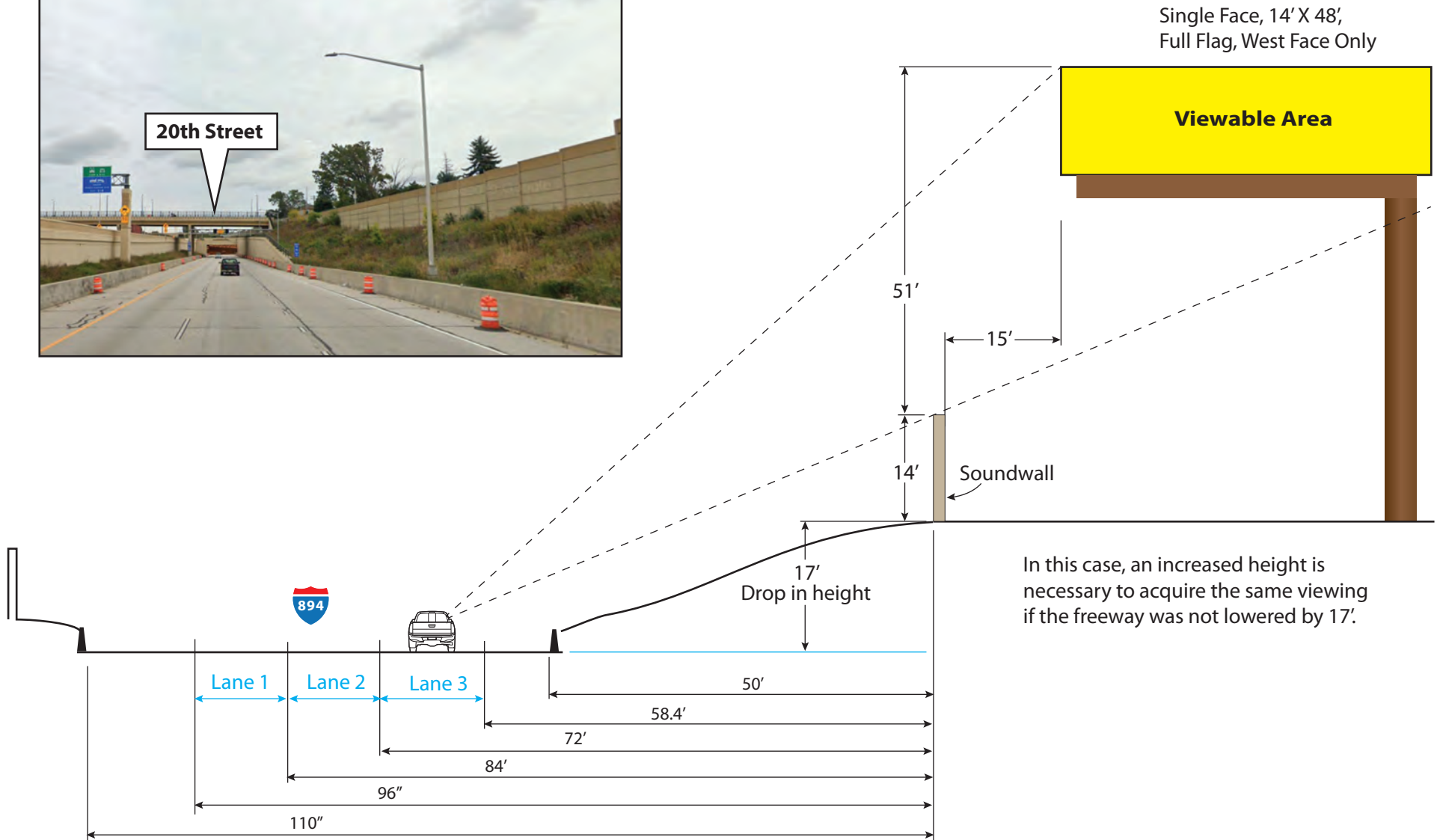


4565 S. 20TH ST. PROPOSAL: Billboard 30' Above Soundwall



Viewable area is insufficient at this height unless a variance is granted.

4565 S. 20TH ST. PROPOSAL: Billboard 51' Above Soundwall



In this case, an increased height is necessary to acquire the same viewing if the freeway was not lowered by 17'.

EXHIBIT A9 REFERENCE IMAGES (clock-wise around property) – 4165 & 4569 South 20th Street



BUILDING 1 – looking west from sidewalk along property line



BUILDING 1 – looking west from sidewalk



BUILDING 2 – looking west from sidewalk



BUILDINGS 2 & 3 – looking southwest from sidewalk



BUILDING 3 – looking west from sidewalk along property line



BUILDINGS 3 & 1 – looking north from sidewalk along property line



BUILDINGS 7, 6, 5, & 3 – looking north from center of south property line



BUILDINGS 7, 6, & 5 – looking northwest from center of south property line



BUILDING 3 – looking northeast from center of south property line



BUILDING 8 (future) – looking west from center of south property line



BUILDINGS 4 (future), 6, & 7 – looking north from southwest corner of property



BUILDINGS 8 (future), 6, & 7 – looking east along north property line



BUILDINGS 1 & 5 – looking east from center of north property line



BUILDINGS 1 & 5 – looking east from center of north property line – includes pond (10)



BUILDINGS 5, 1, 2, & 3 – looking east from center of property



BUILDINGS 2 & 3 – looking east from center of property