



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI 53202/phone 414-286-5712/fax 414-286-3004

Property 4243 W. NORTH AV. Sherman Boulevard HD
Description of work Install painted/opaque stained wood fence on south property line. Install bike rack at corner. Upgrade parking lot amenities per attached plans. Install metal picket fence along Sherman Boulevard south of driveway.
Date issued 9/7/2018 PTS ID 114625 COA: fences, bike rack, landscaping

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

Metal Fence at south of driveway on Sherman Boulevard shall be painted/powder-coated square pickets. A typical approvable example is attached, an exact match is not required.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Dean Doerrfeld of the Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: Dean.Doerrfeld@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Russell Stamper II, Contractor

New bike coral parking per MKE zoning requirements, surface mounted SARIS "Bike Dock" tube racks, black in color (or equal).

Existing bus stop enclosure

ADA path of travel from Van parking to front entry

New parking lot landscaping and 3ft metal fence buffering as required by MKE zoning

Existing Crabapple tree

new ADA parking

COA 2

Provide new parking striping as shown

Existing Crabapple tree

Site Work Scope Summary

- The proposed site work is being performed for compliance with MKE zoning requirements

Note: Parking lot continues to the East and is shared with neighboring property per a land agreement, parking within property limits of Finney property is for Finney use

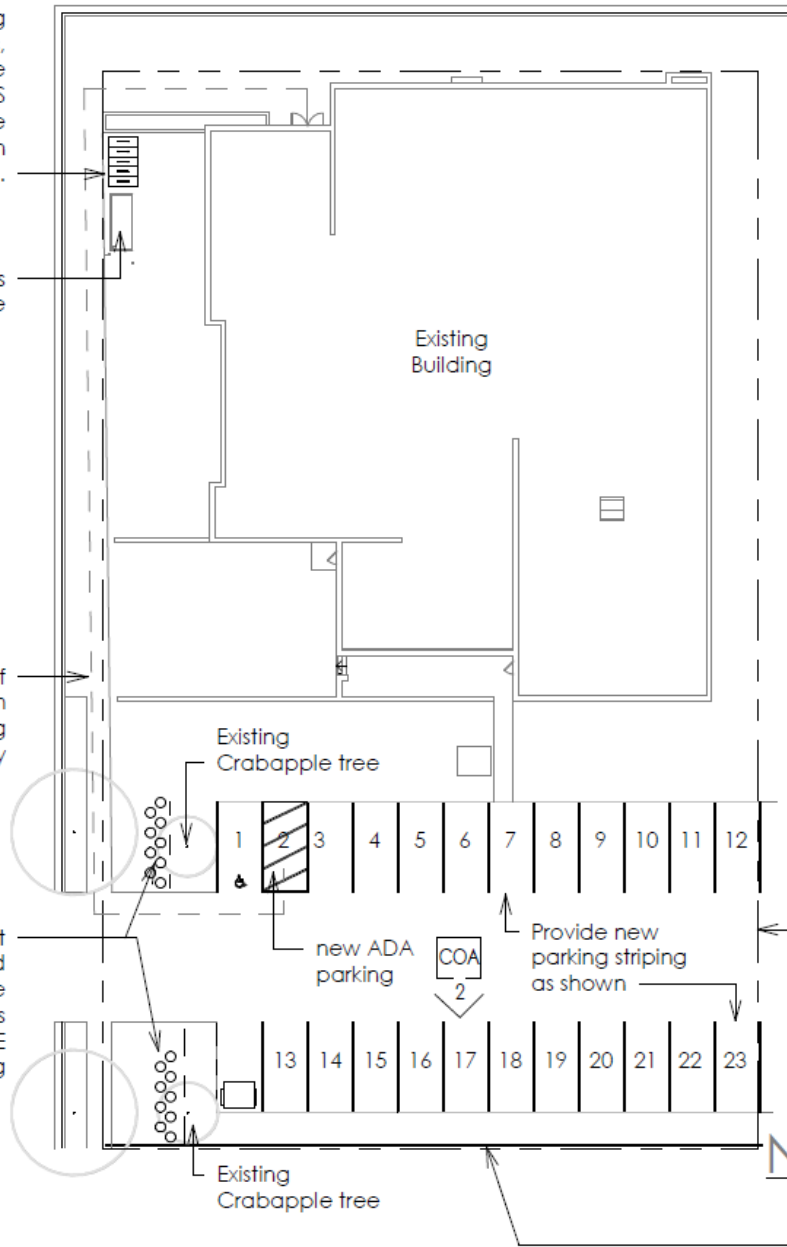
New 6 ft opaque, painted wood fence @ shared property line w/ adjacent residential property, fence to extend to edge of "Finney" property line, new landscape buffer @ owner side per MKE zoning requirements.

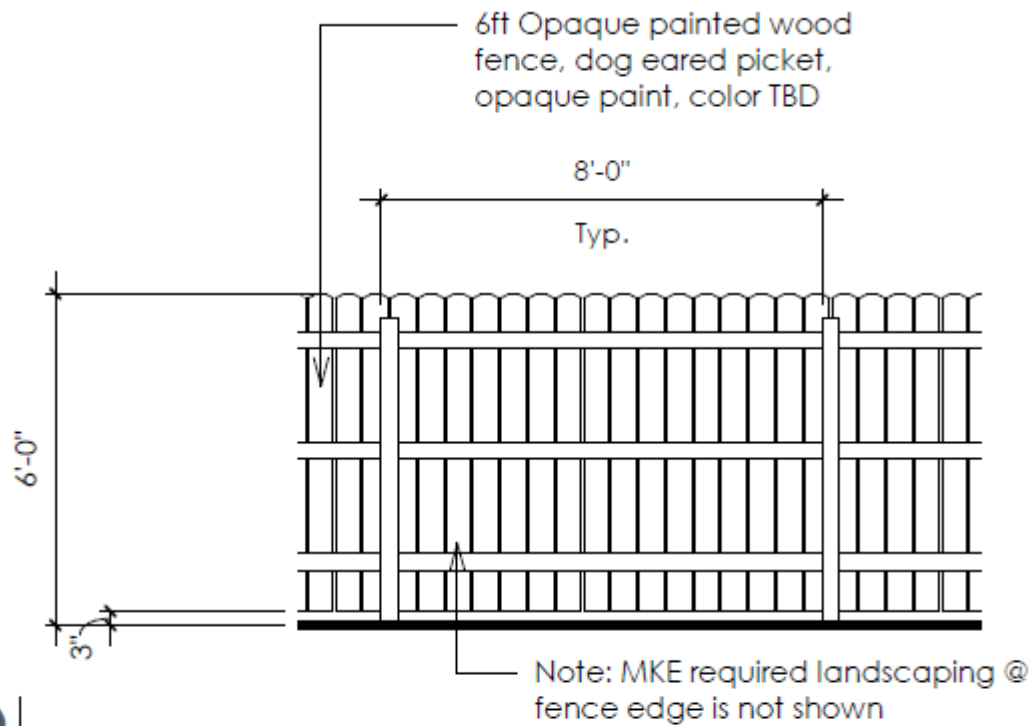
1

Site

Arch Site Plan

1/32" = 1'-0"

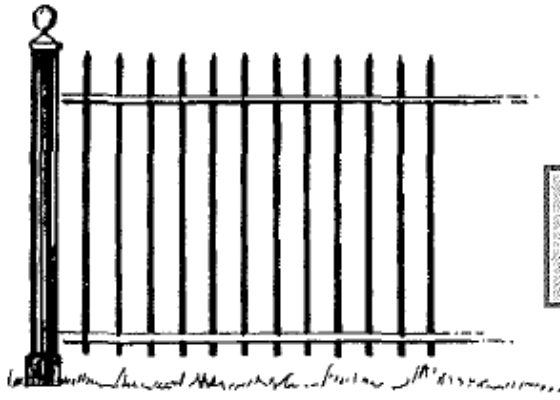




2 Typical Fence @ Lot
Elevation

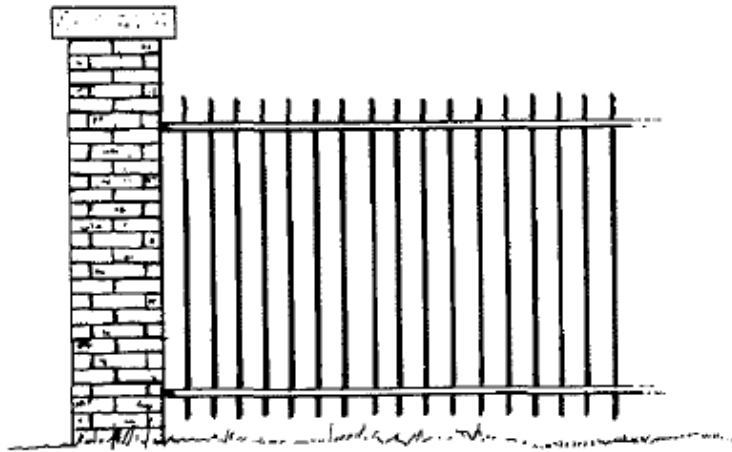
1/4" = 1'-0"

Meta Sample metal picket fences and model of bike rack



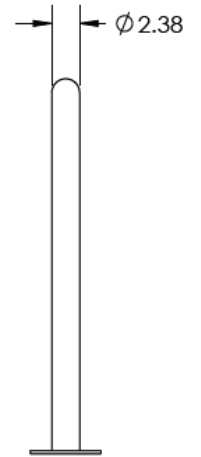
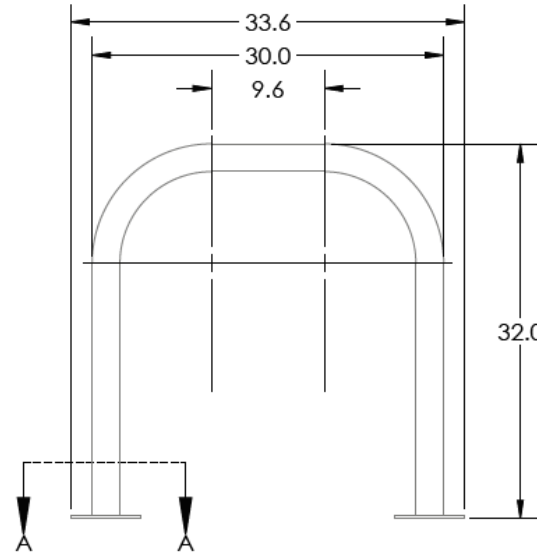
The key to designing metal picket fence the pickets too far

A basic metal picket fence
1880-1900

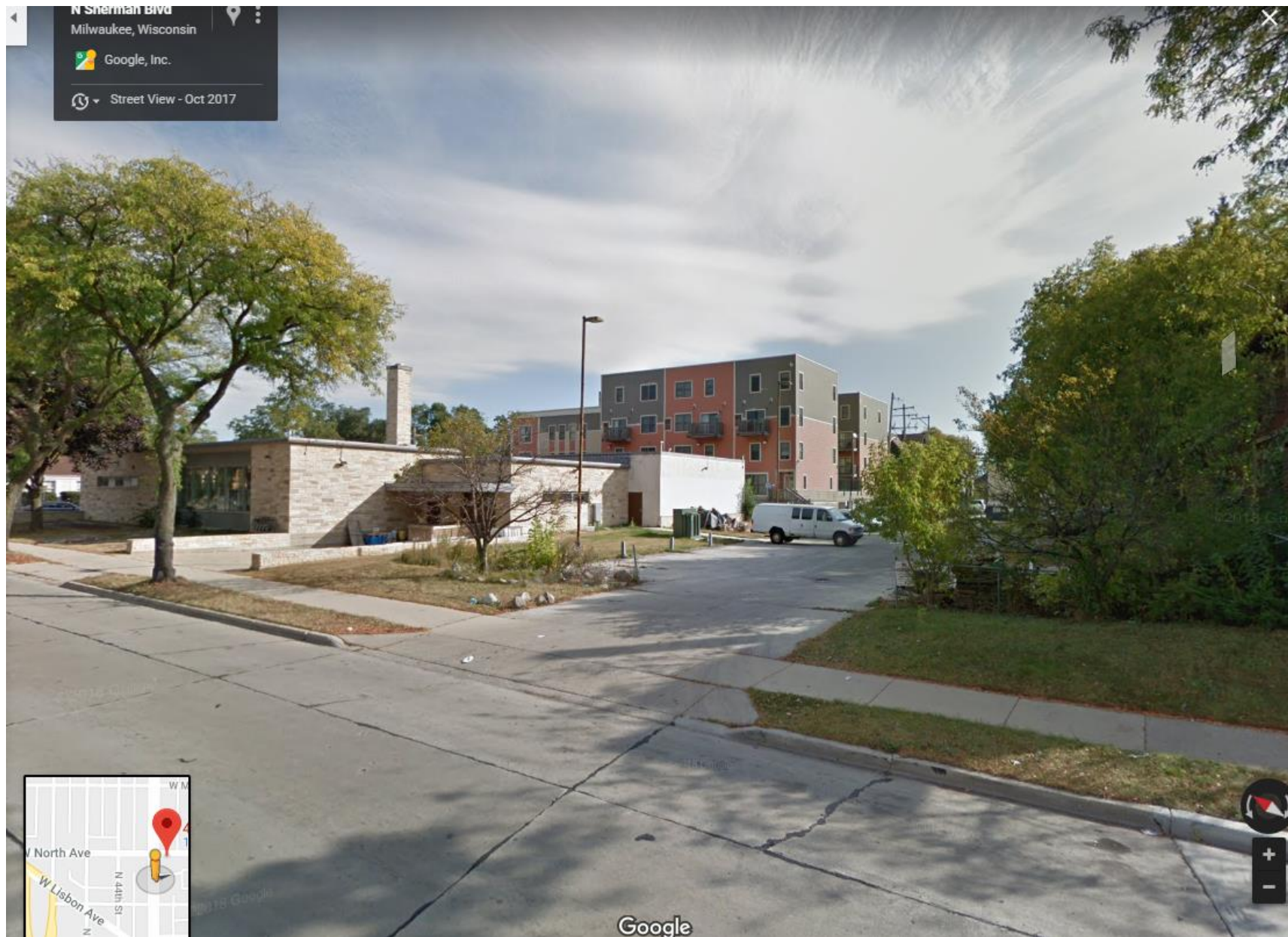


A basic tall estate type picket fence
with masonry piers
1880-1940

2113



2113 Shown



Current conditions at driveway.



Bike rack installation area.

Finney Mercantile + Future Restaurant



Project Narrative:

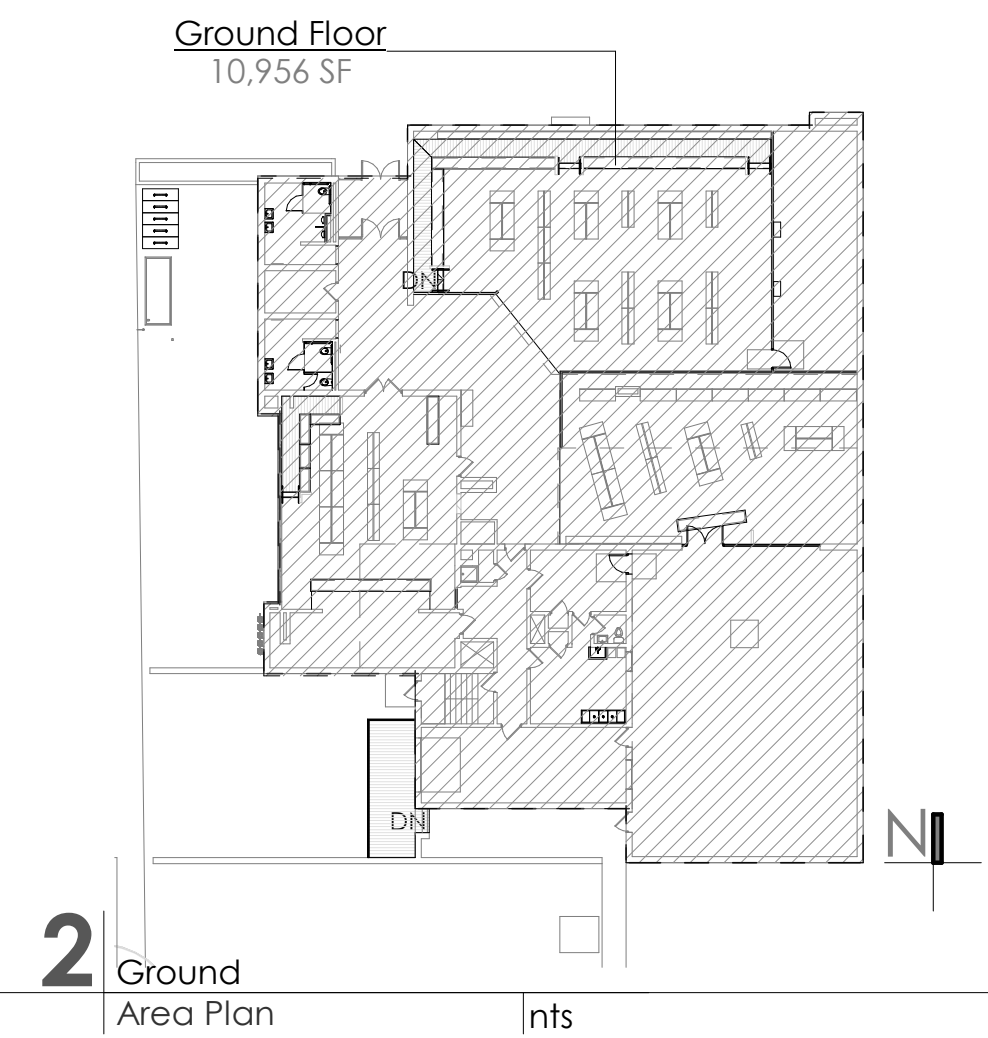
Existing building was most recently a public municipal library. Building is to be renovated to become a multi-use building with shared mercantile areas at the front of the building and future restaurant spaces at the rear. This will be a change of occupancy. Uses will be separated, building will not be sprinklered.

Zoning and Code Data:

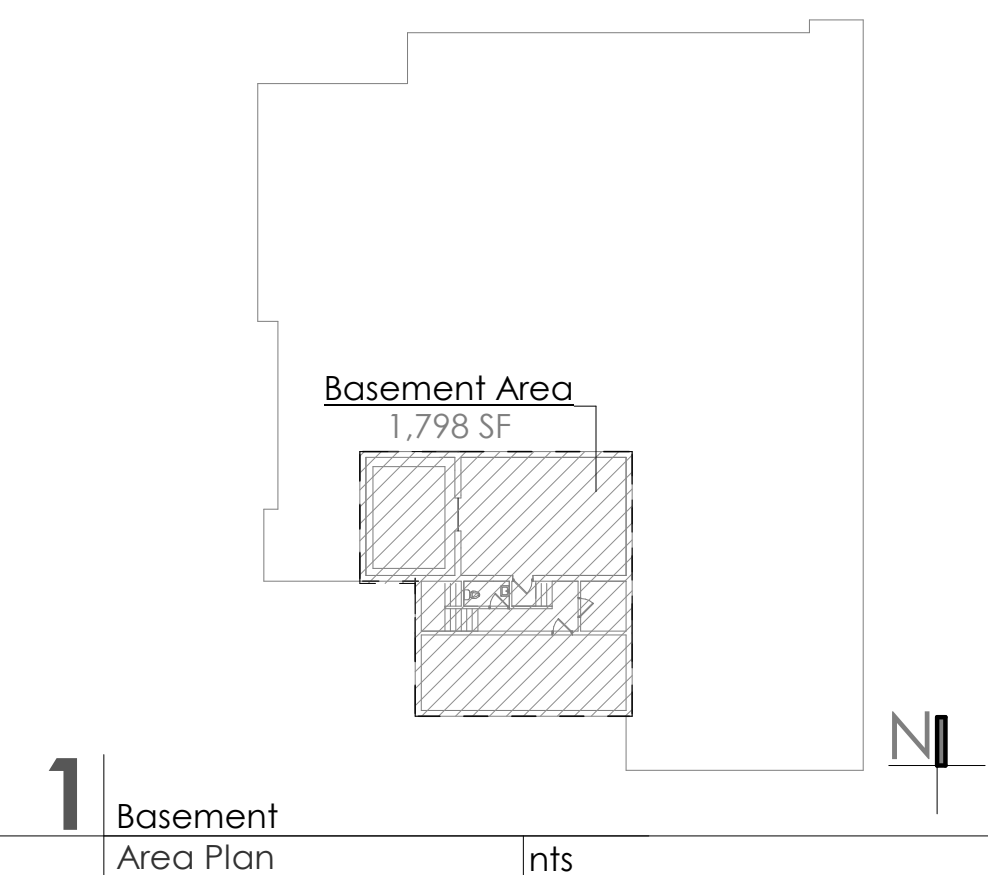
Project Zoning:	LB2
Aldermanic District:	15
Code:	2015 IBC + IEBC (Wisconsin Enrolled)
Classification of Work:	change off occupancy, Alteration III
Sprinkler:	None
Occupancy:	A-3 (Library / Original); M/A-2 Separated Proposed
Class of Construction:	IIB (Non-Combustible assembly - no rated assemblies)
Toilet Counts:	Mercantile
	1 W/C : 500 (Male and Female, each)
	1 Lav : 750 (Male and Female, each)
	1 D/F : 1,000 (Total)
	1 Service Sink : Minimum

Owner **Matt Bohlmann**
 Finney Incubator
 mattbohlmann@att.net
 414.688.6639
 4243 West North Avenue
 Milwaukee, WI 53208

Architecture **Solid State Architecture**
 Jeffrey P Folstad
 www.solid-state-arch.com
 414.231.3801
 1422 North 4th Street
 Milwaukee, WI 53212



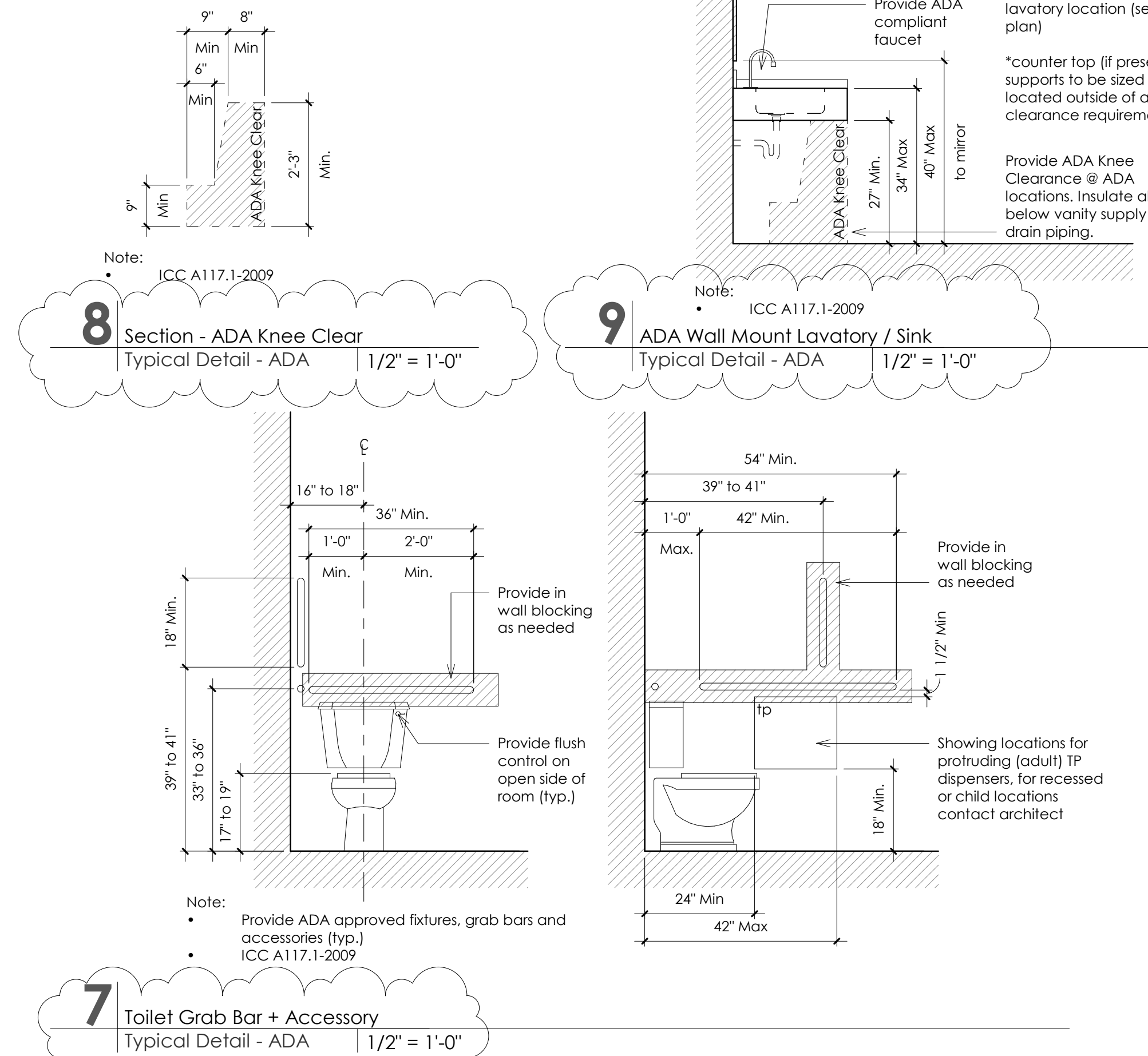
2 Ground Area Plan | 1/2" = 1'-0"



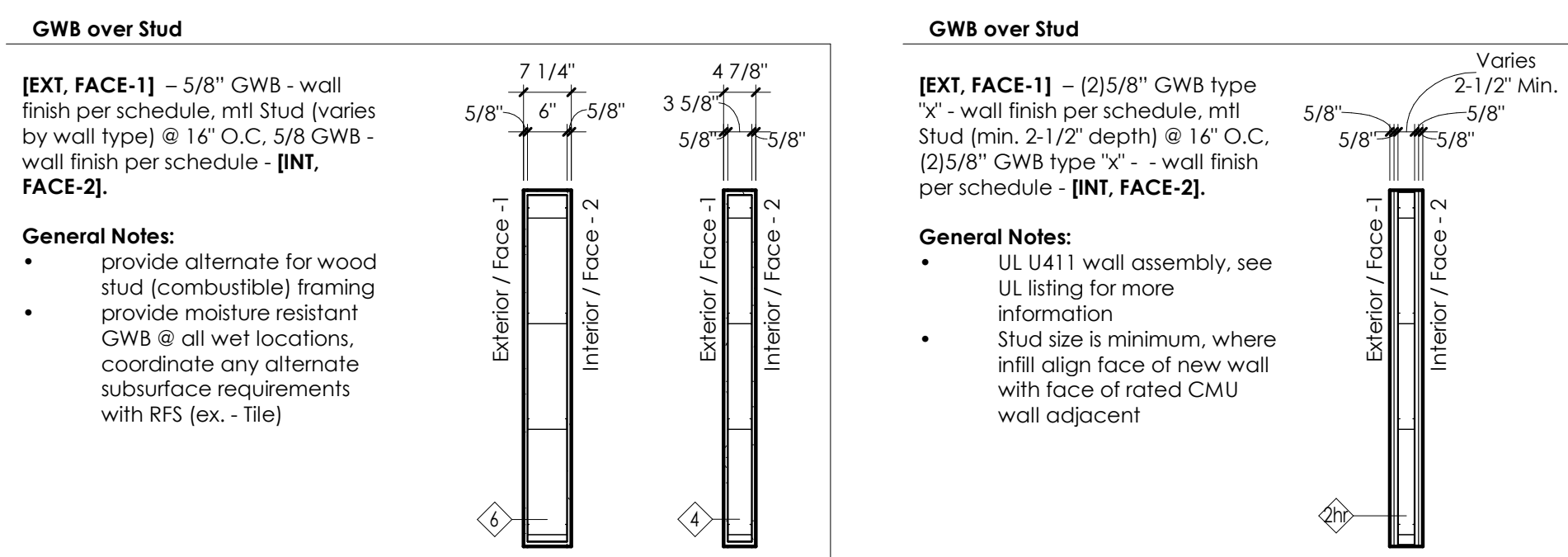
1 Basement Area Plan | 1/2" = 1'-0"

Sheet List:

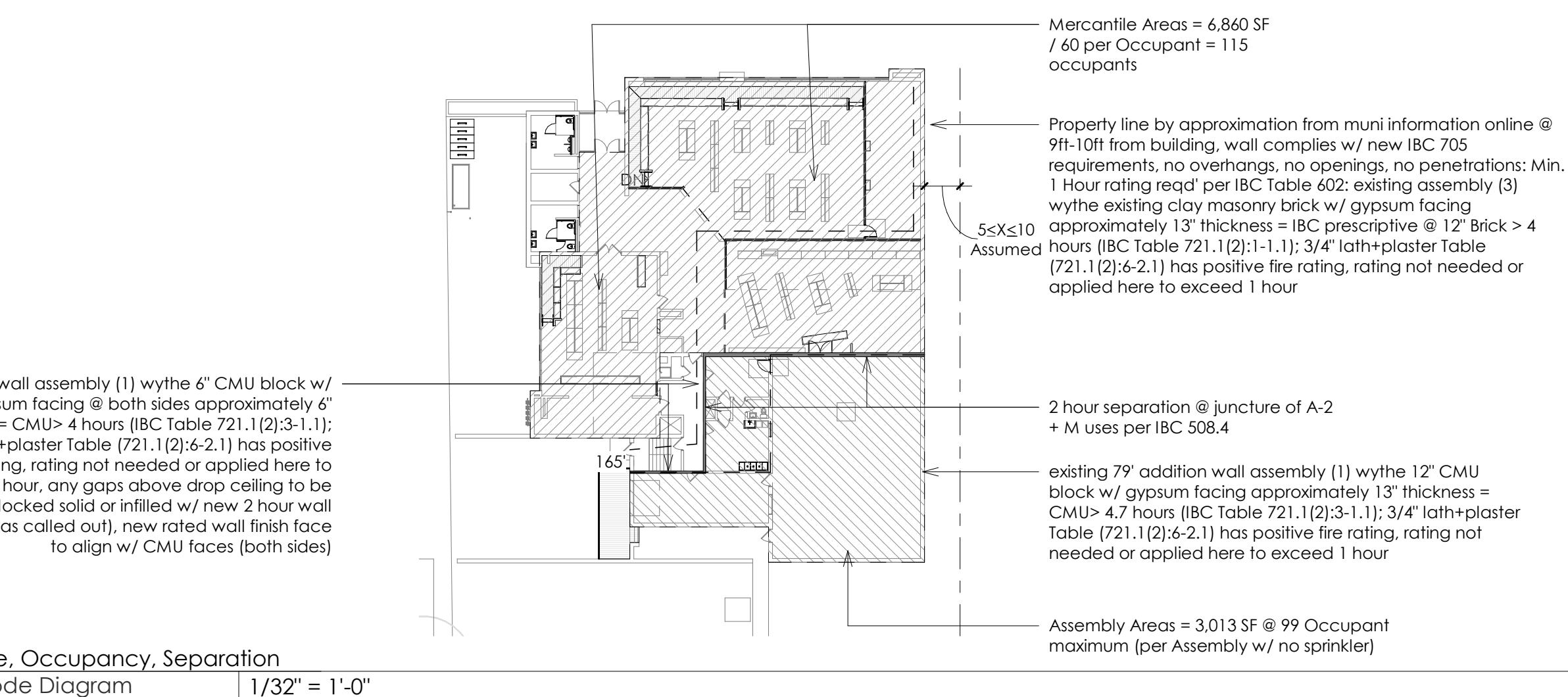
Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
T0.0	Title + Demo	Addenda 02	08.23.18
A0.0	Site	Addenda 02	08.23.18
A1.0	Plans, Schedules	Addenda 02	08.23.18



Interior Walls:



4 Wall Types Wall Types | 1/2" = 1'-0"



3 Use, Occupancy, Separation Code Diagram | 1/32" = 1'-0"

Project General Notes

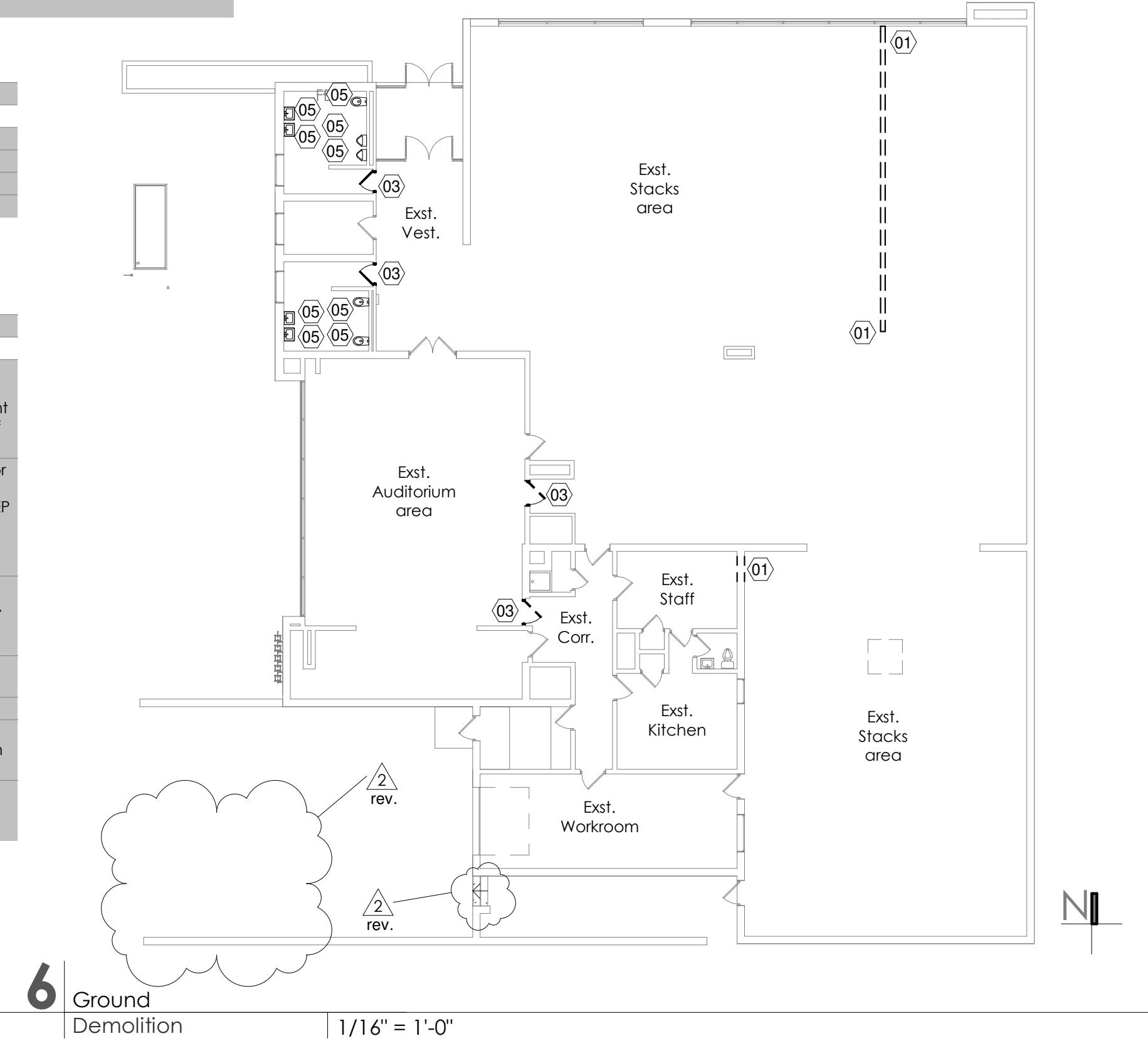
Letter	Note
a	Contractor shall have visited the site of work and become familiar with existing conditions prior to submitting a proposal. Claims for additional compensation due to unfamiliarity with existing conditions will not be considered.
b	Prior to any excavations, GC to contact digger's hotline (800-242-8511) and coordinate marking of all site and site adjacent utilities.
c	Dimensions from existing conditions are from face of finished wall to face of finished wall (Nominal).
d	Dimensions from new work is from face of framing to face of framing.
e	The project shall be kept clean and orderly. Coordinate regular debris removal with all trades. No burning of any materials is permitted.
f	Coordinate all portions of the work as described in the contract documents. Notify the owner in writing for resolution of all discrepancies prior to construction.
g	Contractor and subcontractors are responsible for obtaining current contract documents prior to commencement of work.
h	Refer to MEP trade drawings (by MEP designer or MEP design/build contractor) for design and scope of MEP work. Any MEP items or scope shown on architectural drawings are for design intention only. MEP designers or MEP design/build contractors are ultimately responsible to design and document code approved MEP work and coordinate final approvals from the owner and all relevant municipalities.

Demo Keyed Notes

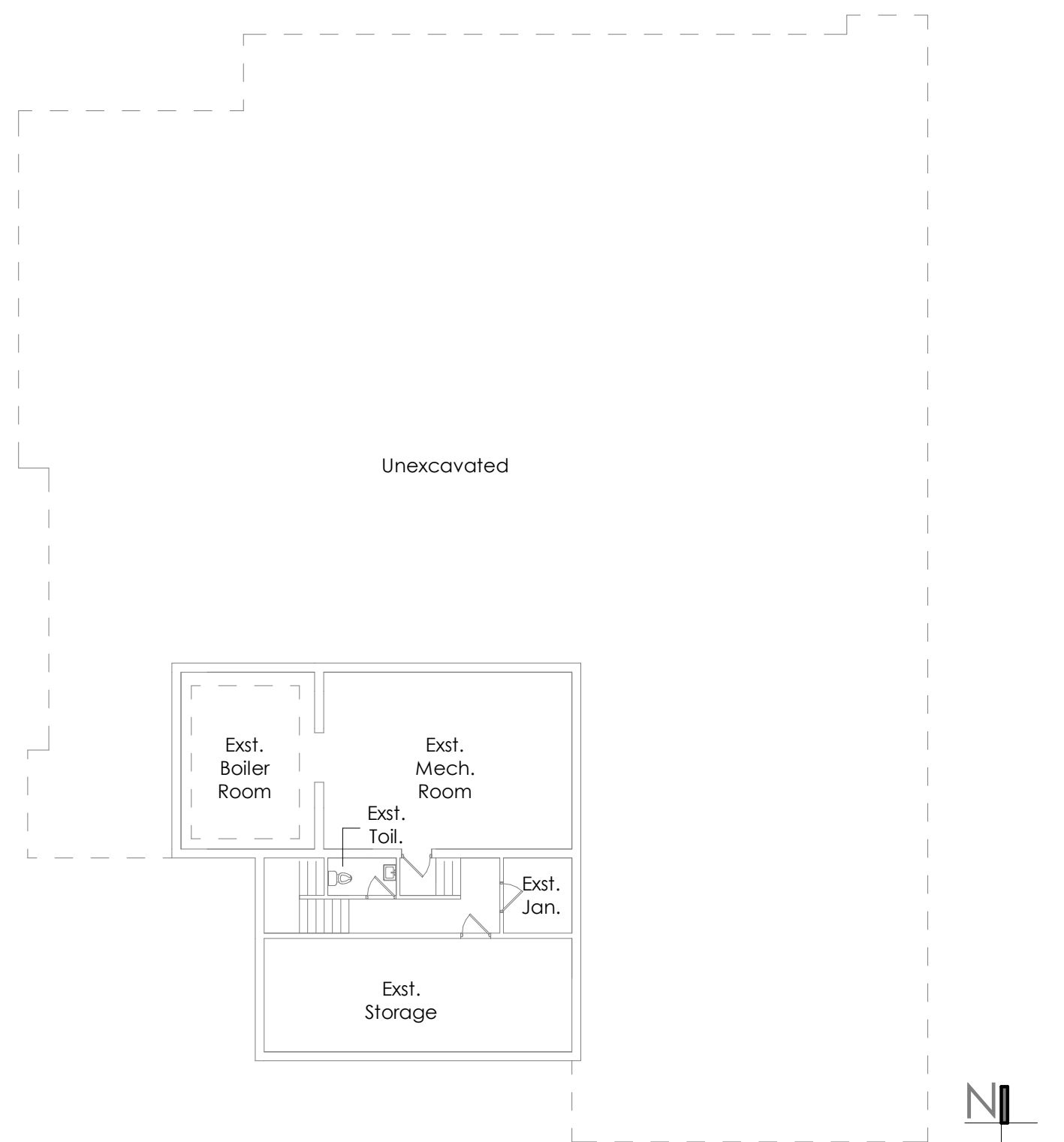
Tag	Text
01	Remove existing wall as shown
02	Remove existing window as shown.
03	Remove existing door as shown.
05	Remove existing plumbing fixture.

Demolition General Notes

Letter	Note
a	The contractors are responsible for the removal of all demolition and construction debris generated from the work, taking care to prevent overloading of floor assembly and protection of adjacent existing construction.
b	Refer to plumbing, HVAC and Electrical plans for additional demolition items and notes. GC is to coordinate work with MEP requirements and MEP Design Build Contractors. MEP work and MEP demolition is not shown on architectural drawings.
c	Substantial portions of existing slab + substrate are to be removed for new plumbing trenching. Coordinate demolition location and scope of concrete floor demolition with plumbing.
d	Verify exact composition of existing walls to be removed.
e	Shore all bearing elements as required.
f	Notify architect immediately if any asbestos or asbestos suspected materials are uncovered on site.
g	All copper and scrap materials removed during demolition are to be turned over to owner after removal.



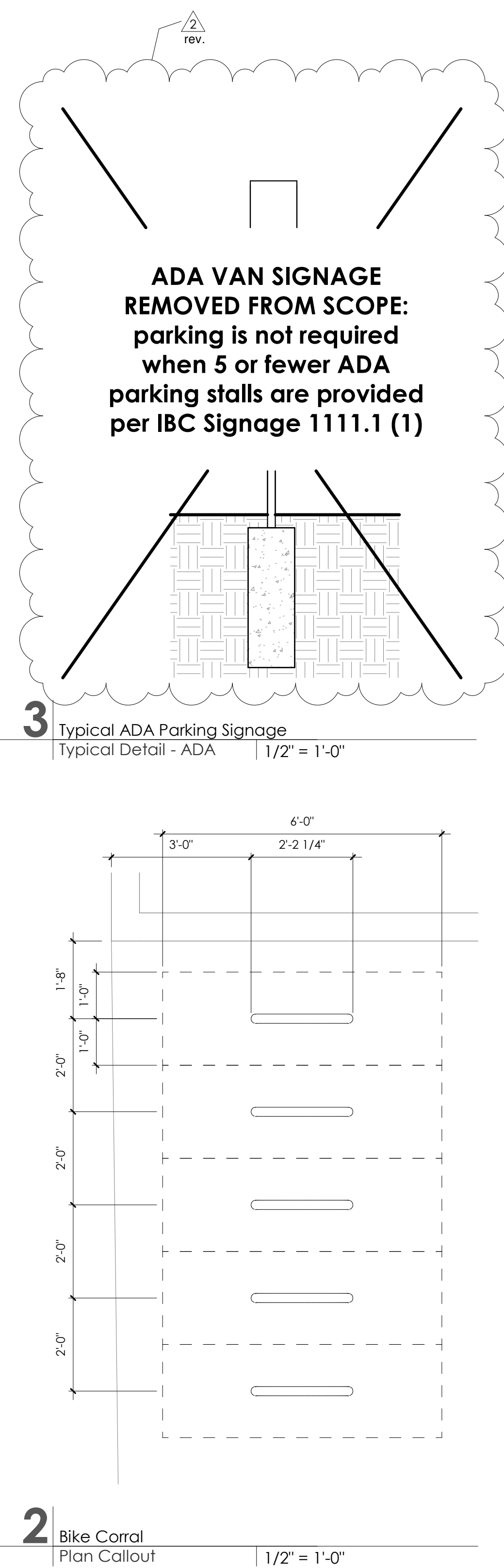
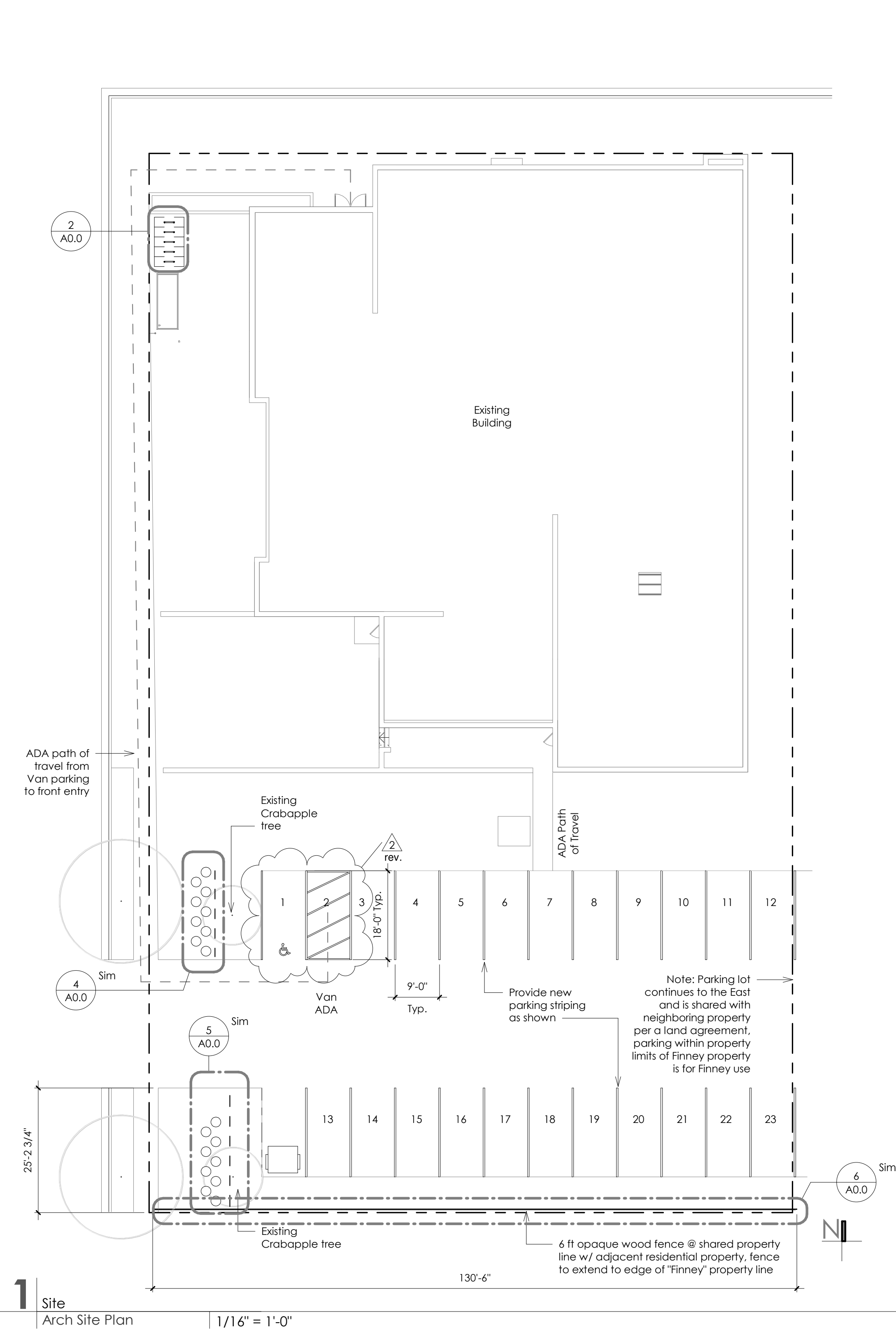
6 Ground Demolition | 1/16" = 1'-0"



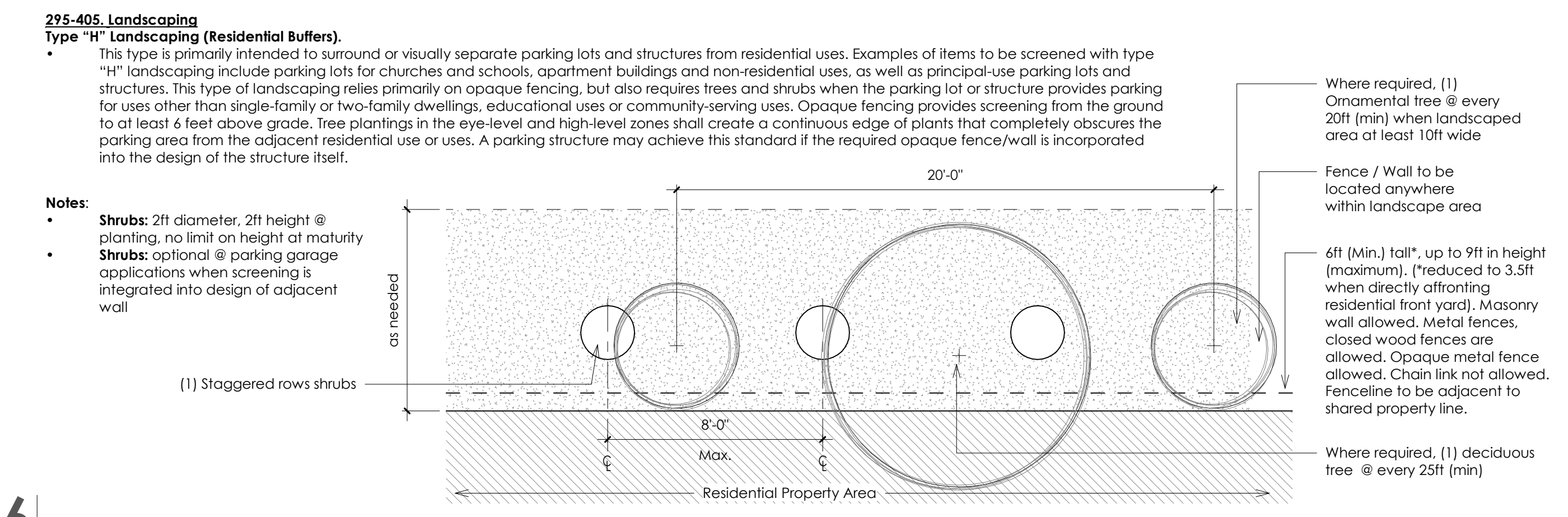
5 Basement Demolition | 1/16" = 1'-0"

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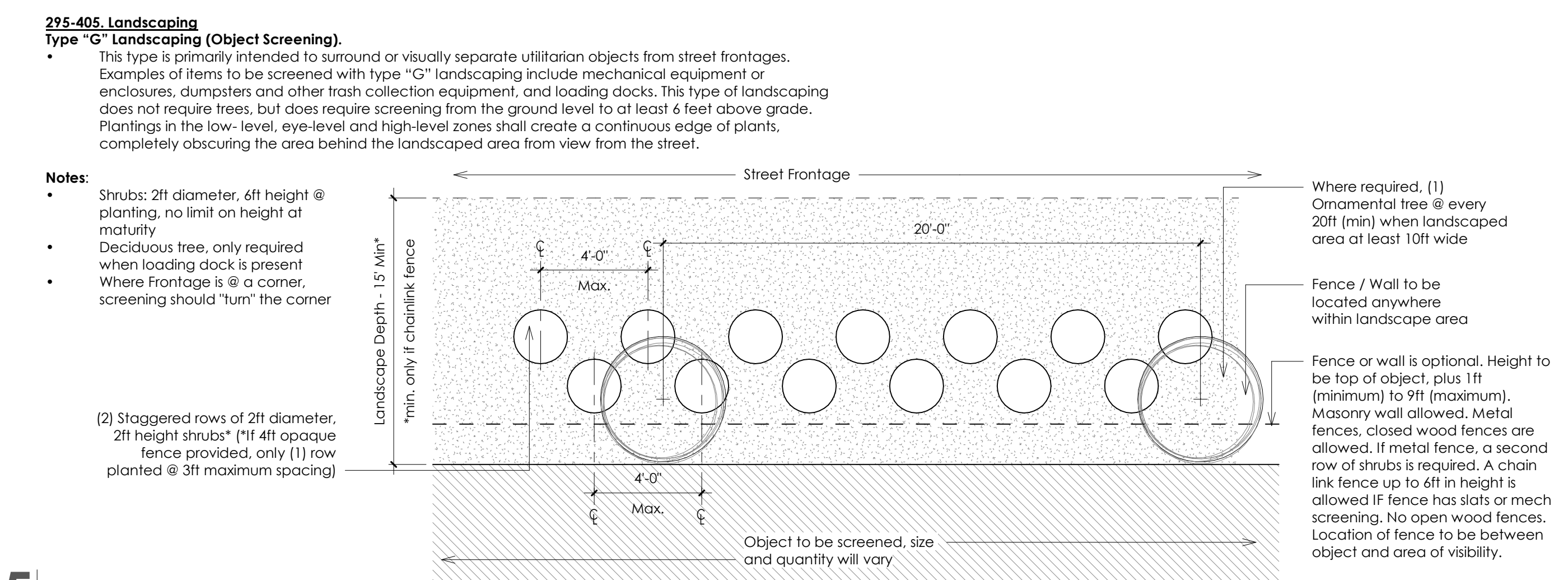
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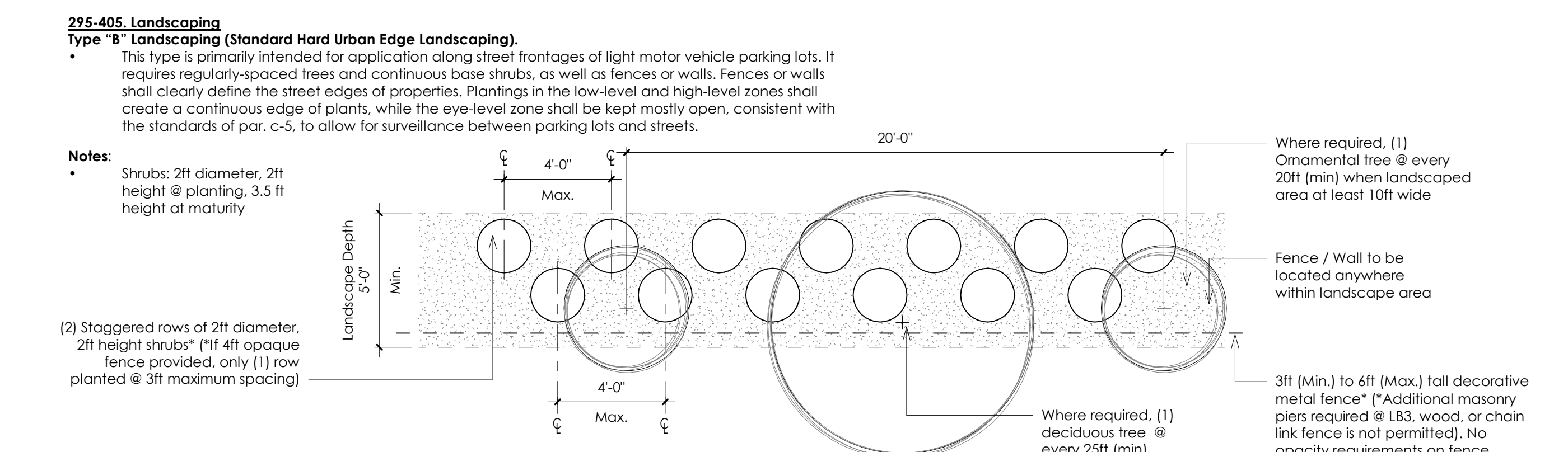
APPROVED
 By Tim Askin-HPC at 12:01 pm, Sep 07, 2018



6 Type "H" Perimeter Landscape
MKE Landscape | 1/4" = 1'-0"



5 Type "G" Perimeter Landscape
MKE Landscape | 1/4" = 1'-0"



4 Type "B" Perimeter Landscape
MKE Landscape | 1/4" = 1'-0"