

Approved Conditionally by CPC on 11/12/2018

"Developer to work with the City on providing accessibility to the Riverwalk and to submit final east elevation inclusive of a sidelight next to the door on the ground level."

**830-834 N Plankinton Ave.**

830-834 N Plankinton Ave.  
Milwaukee, WI 53203

City Plan Commission Submittal  
Riverwalk Overlay District



NEW LAND

ENTERPRISES



KORB + ASSOCIATES ARCHITECTS



New Land Enterprises is please to present a new development at 830-34 Plankinton Avenue adjacent to the Milwaukee River. The seven story office building is planned to be the first modern mass timber building in Wisconsin, and will feature prominent views in the Milwaukee River corridor, including:

- First floor of the building is planned for a retail/restaurant tenant. With large amounts of glass facing the Riverwalk.
- Second floor terrace 10'x120' on the north side of the building that will have views along the river.
- Floors three to seven will have balconies on the east and west facade to activate the facades on both the River and street frontage.

The Riverwalk at this location is entirely built over the Milwaukee River. This development is proposing a connection to the Riverwalk with a stair and walk spanning from the dock wall to the Riverwalk. There will be controlled occupant access to the building through the storefront entrance door from the Riverwalk. The distance between the dock wall and the Riverwalk is about 1'-6".

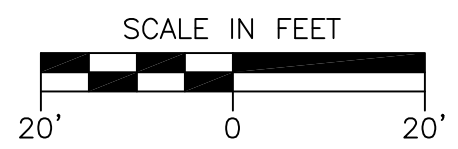
To accommodate this connection the existing Riverwalk will need modest modifications including removal of a section of guard rail and concrete curb. These modifications do not conflict with the existing trellis system one Riverwalk guardrail mounted planter will need to be relocated. All the modifications to the Riverwalk will be the responsibility of the developer.







- LEGEND**
- SIGN
  - SANITARY MANHOLE
  - HYDRANT
  - WATER OR GAS VALVE
  - STORM MANHOLE
  - ROUND CASTED INLET
  - SQUARE CASTED INLET
  - CURB CASTED INLET
  - LIGHT POLE
  - UNDERGROUND ELECTRIC
  - SANITARY SEWER
  - WATER LINE
  - STORM SEWER
  - NATURAL GAS
  - UNDERGROUND ELECTRIC
  - FIBER OPTIC
  - UNDERGROUND TELEPHONE



**JSD Professional Services, Inc.**  
 Engineers • Surveyors • Planners  
 MILWAUKEE REGIONAL OFFICE  
 N22 W22931 NANCY'S COURT SUITE 3  
 WAUKESHA, WISCONSIN 53186  
 262.513.0666 PHONE | 262.513.1232 FAX  
 www.jsdinc.com

PROJECT:  
**830-834 N. PLANKINTON AVENUE**  
 MILWAUKEE, WISCONSIN

SHEET TITLE:  
**INTERIOR BASEMENT PARTY WALL SURVEY**

JSD PROJECT NUMBER:  
 16-7192  
 DRAWN BY: CHECKED BY:  
 CJH CWR  
 DATE:  
 3/23/2016

SHEET NUMBER:  
**S-1**





Riverwalk looking South



Rear of site - River Side



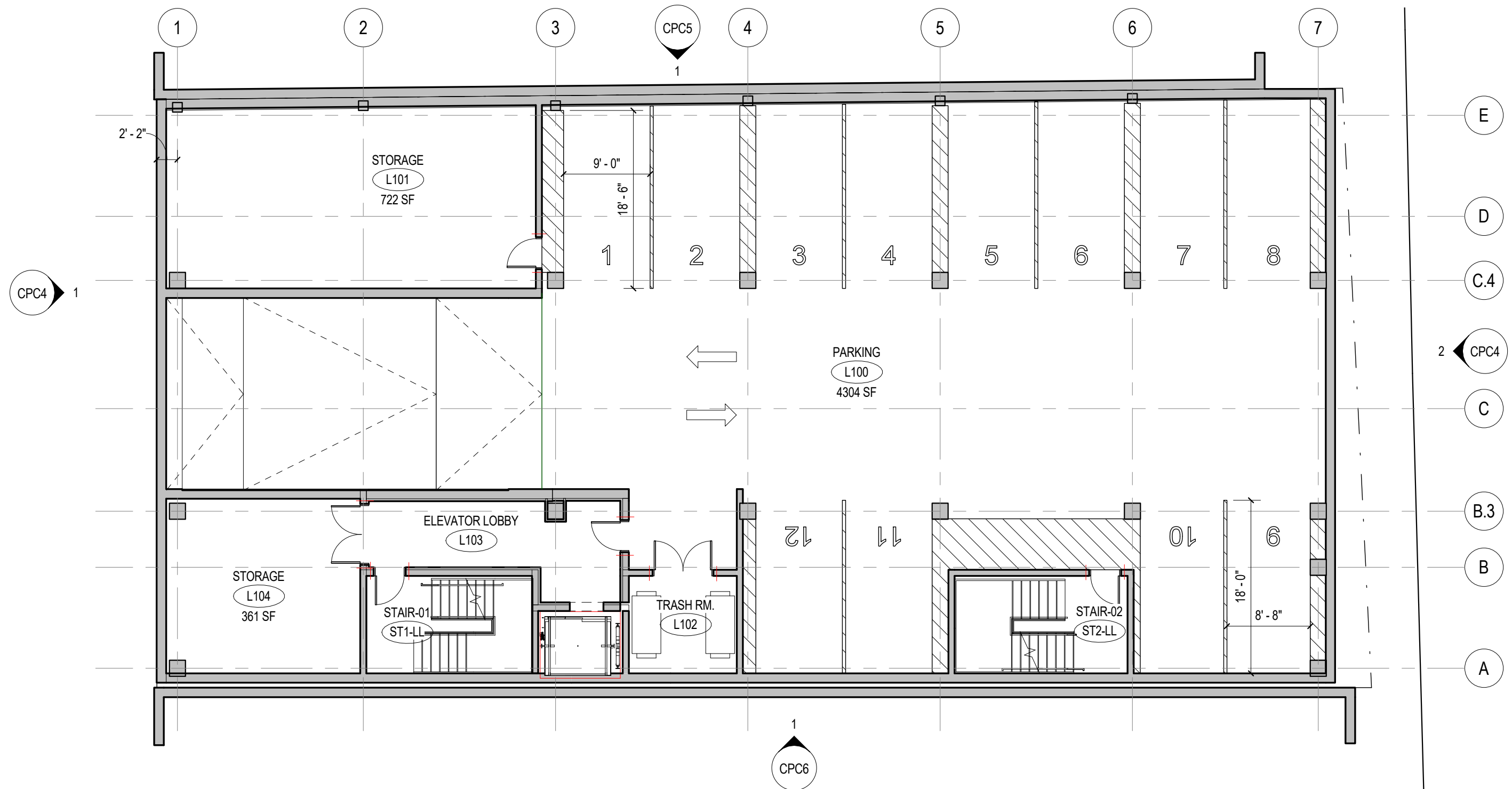
Sidewalk on Plankinton - Looking South



Front of Site - Plankinton Side

Site/ Context Photos





CPC0 Lower Level Plan

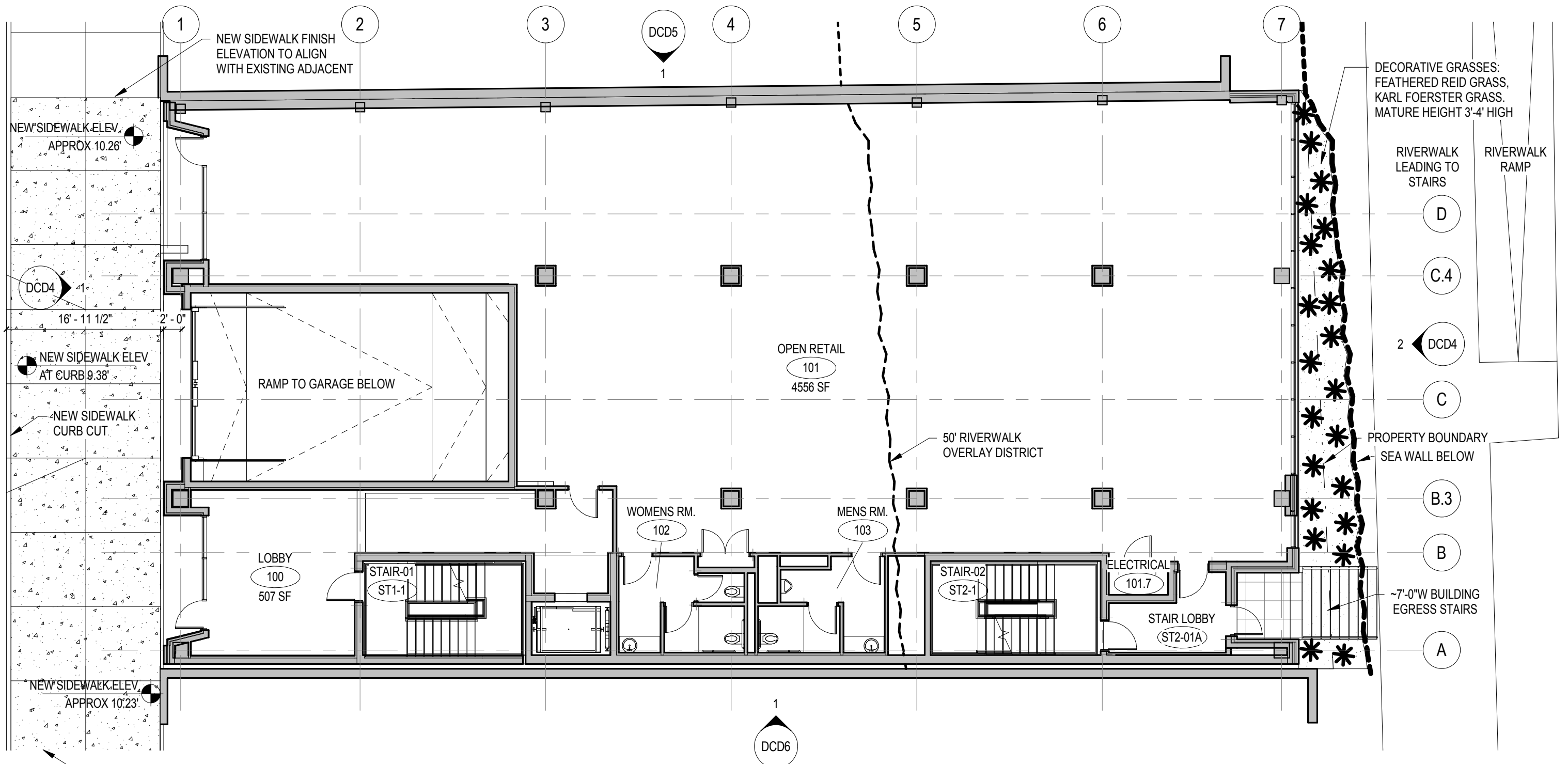
3/32" = 1'-0"

834 N. PLANKINTON

18010\_07



Building Plans

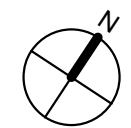


DCD1 First Floor Plan - Site Plan

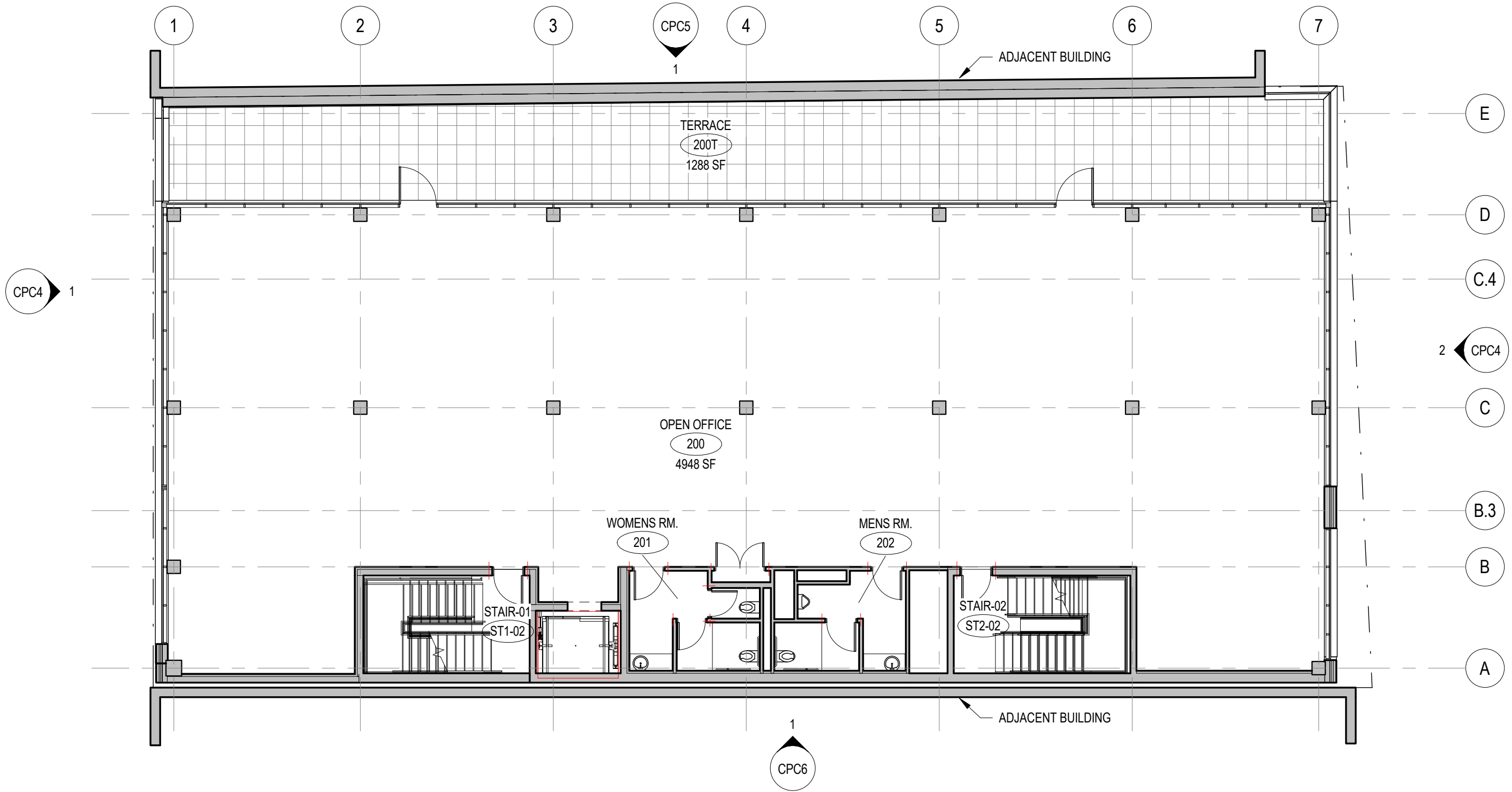
3/32" = 1'-0"

834 N. PLANKINTON

18010\_07



Building Plans

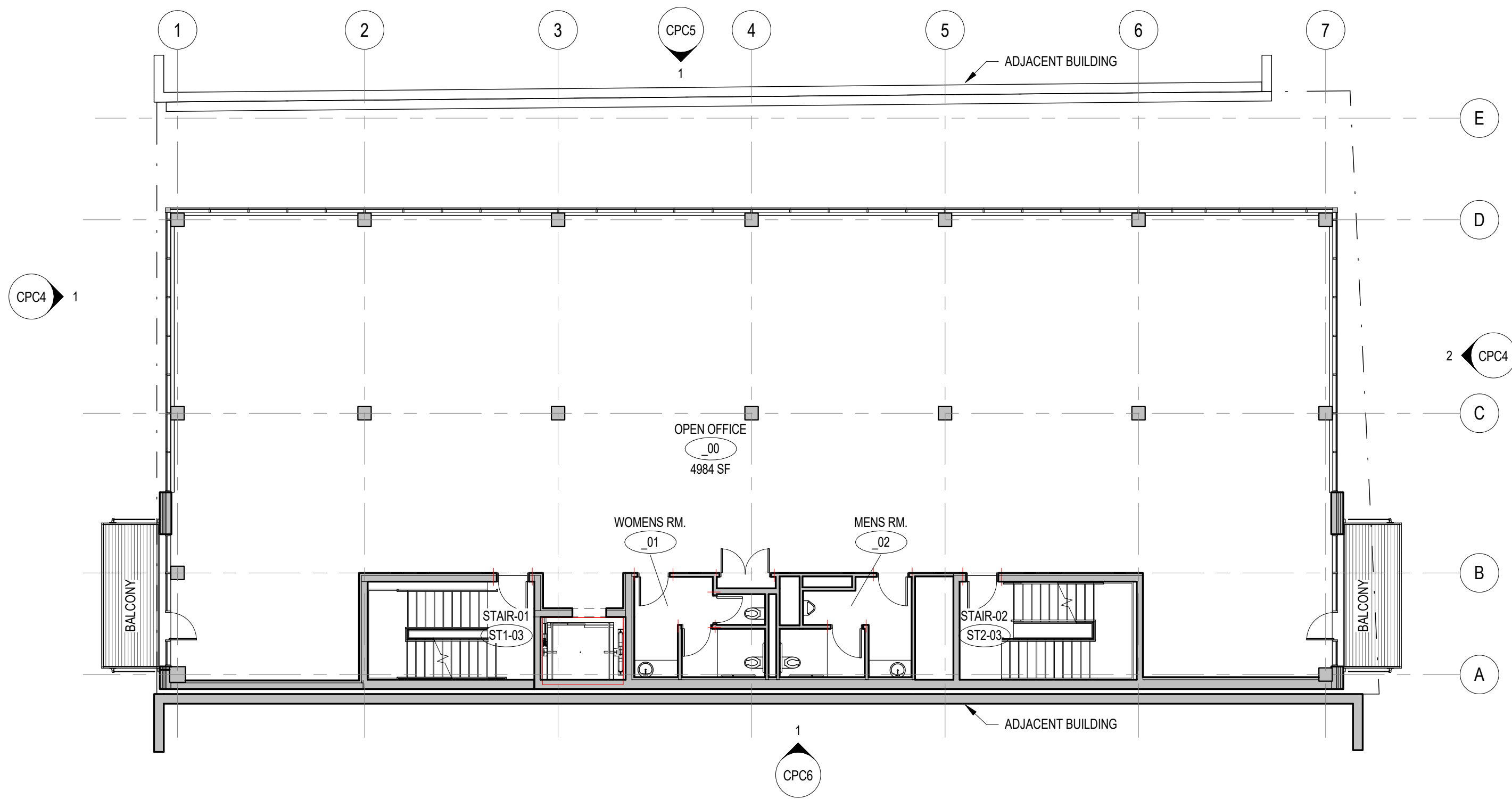


CPC2 Second Floor Plan

3/32" = 1'-0"

834 N. PLANKINTON  
18010\_07

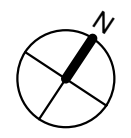
**KA**  
KORB + ASSOCIATES ARCHITECTS  
Building Plans



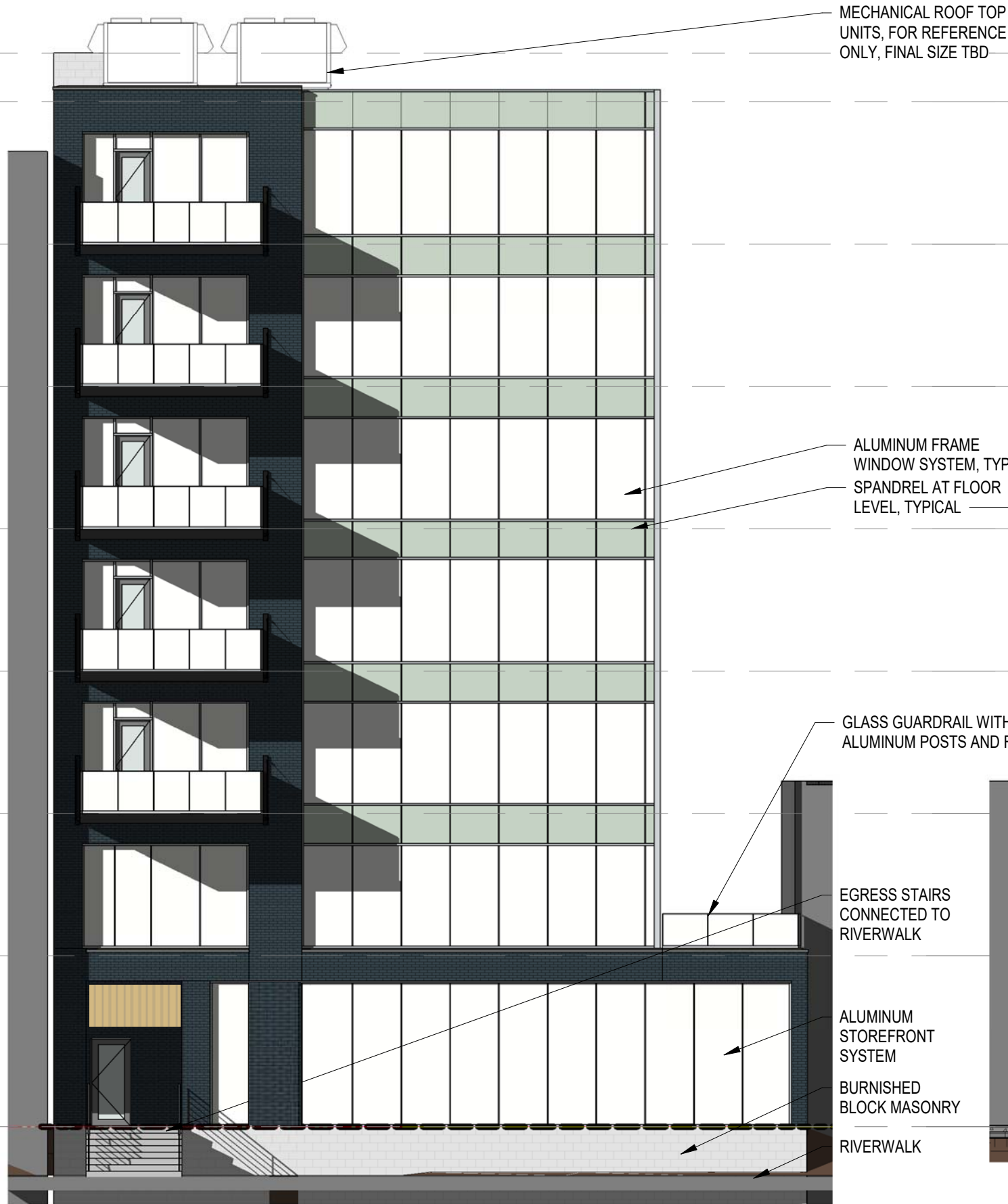
CPC3 Third - Seventh Floor Plan

3/32" = 1'-0"

834 N. PLANKINTON  
18010\_07



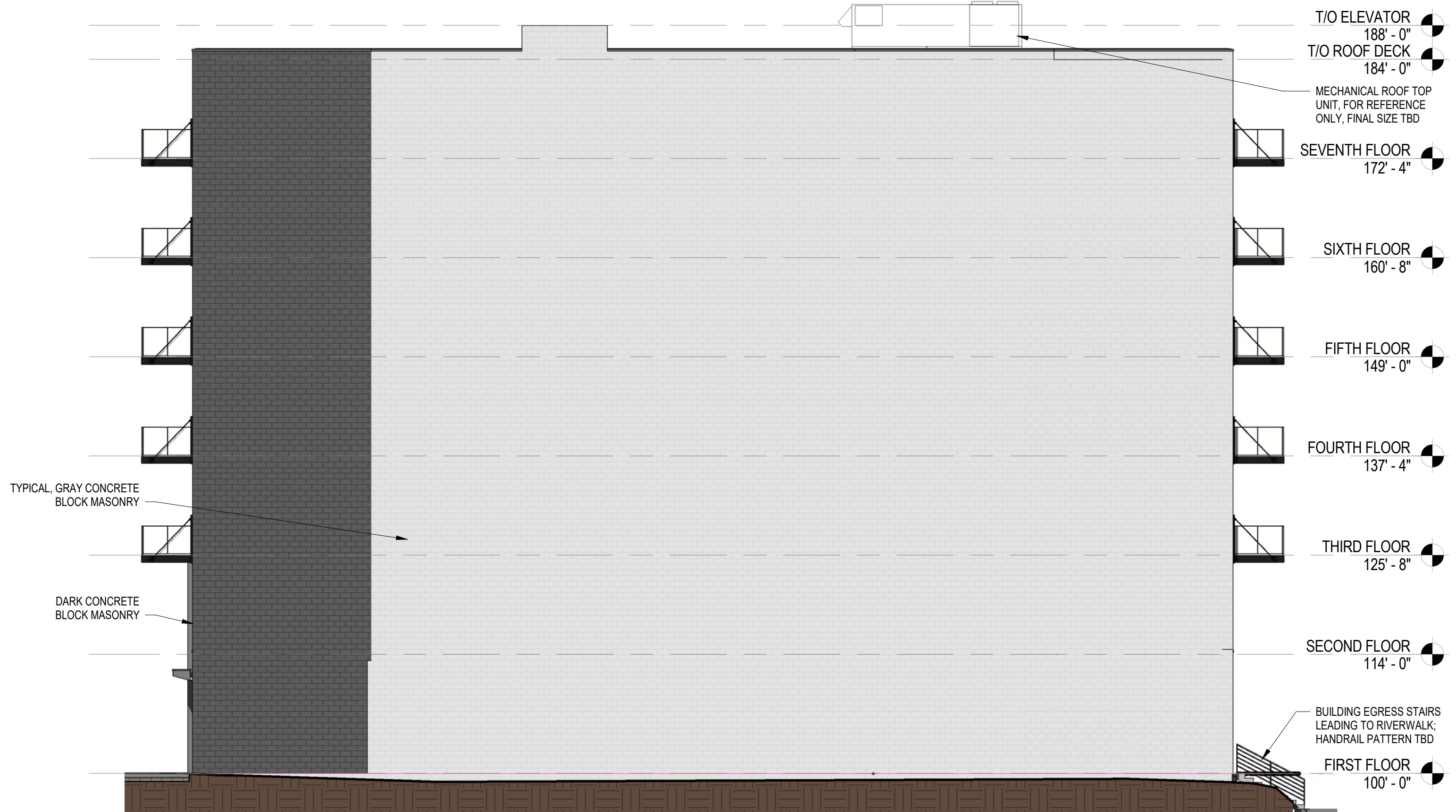




East Elevation - Riverfront



West Elevation - Plankinton Ave.



CPC6 South Elevation - Concrete Block Parti-Wall

3/32" = 1'-0"

834 N. PLANKINTON

18010\_07



Building Elevations



MECHANICAL ROOF TOP UNIT, FOR REFERENCE ONLY, FINAL SIZE TBD

T/O ELEVATOR 188' - 0"  
T/O ROOF DECK 184' - 0"

METAL COPING, TYPICAL AT ROOF PARAPETS

SEVENTH FLOOR 172' - 4"

SIXTH FLOOR 160' - 8"

SPANDREL AT FLOOR LEVEL, TYPICAL

FIFTH FLOOR 149' - 0"

ALUMINUM FRAME WINDOW SYSTEM, TYPICAL

FOURTH FLOOR 137' - 4"

METAL FRAME BALCONY WITH GLASS PANEL GUARDRAILS

THIRD FLOOR 125' - 8"

TERRACE DOORS

GLASS PANEL GUARDRAIL

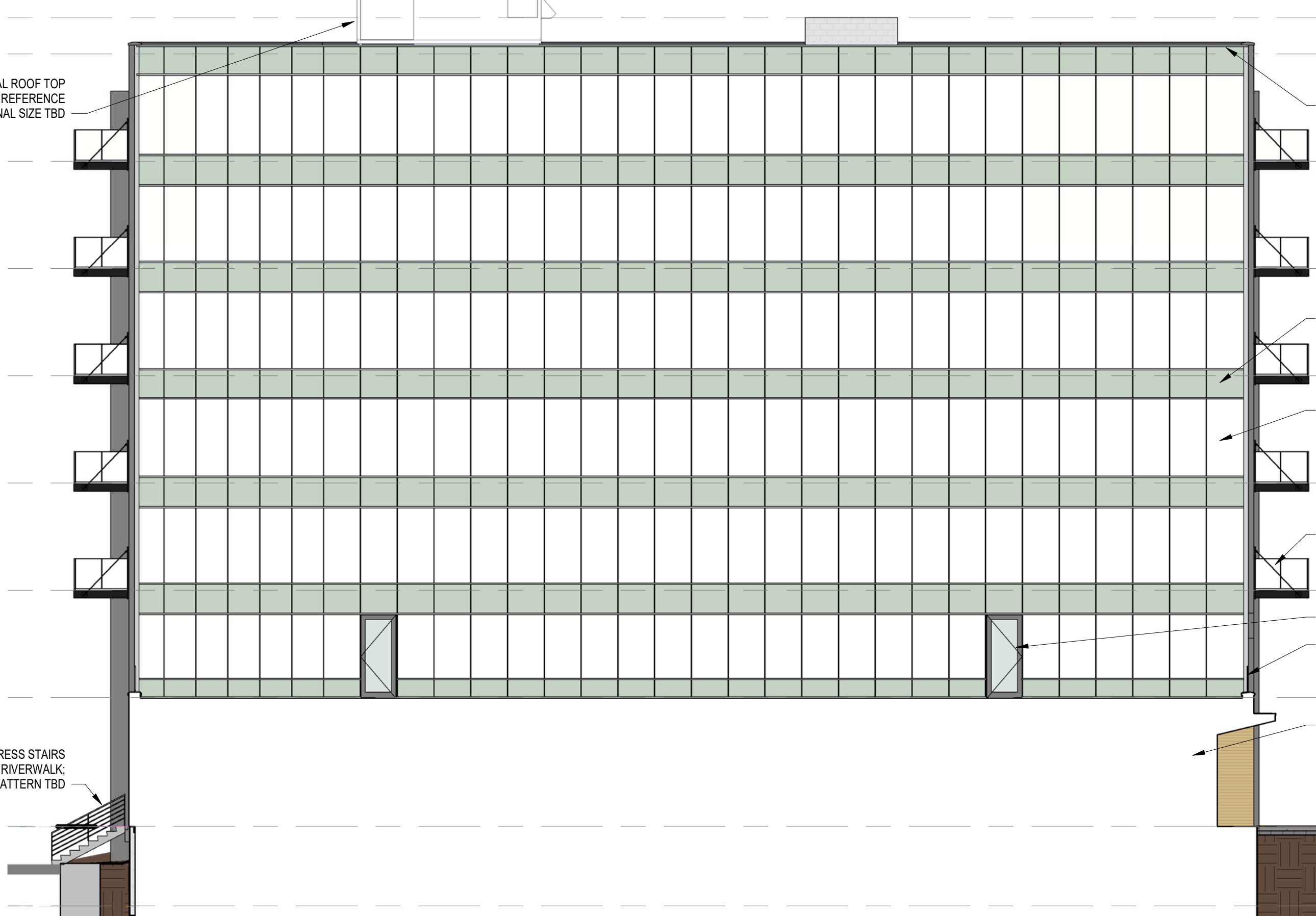
SECOND FLOOR 114' - 0"

PROFILE OF FIRST AND LOWER FLOORS

FIRST FLOOR 100' - 0"

LOWER LEVEL 91' - 4"

BUILDING EGRESS STAIRS LEADING TO RIVERWALK; HANDRAIL PATTERN TBD



CPC5 North Elevation - Amenity Terrace

3/32" = 1'-0"

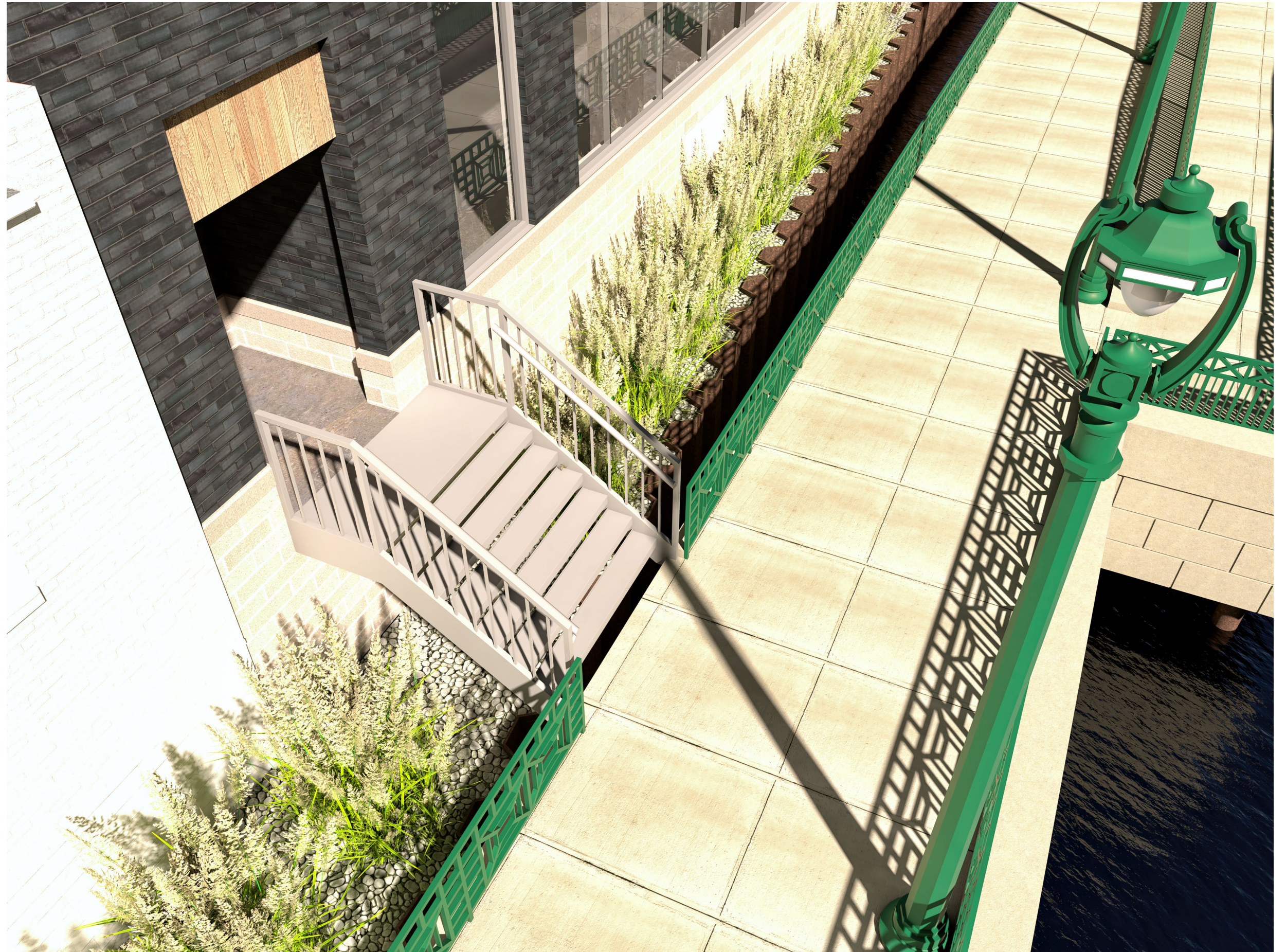
834 N. PLANKINTON

18010\_07

Building Elevations







Rendering - Plantings Along Riverwalk Facade - Existing trellis not shown for clarity of perspective





Rendering - River Facade





Rendering - Plankinton Facade