

CLARKE SQUARE APARTMENTS

March 19, 2019



Project Overview



- A total of 40 units of housing on two sites located directly north and south of Clarke Square
 - A 23 unit building will be located at 2331 W. Vieau Place, a currently vacant parcel owned by the City
 - A 17 unit building will be located at the intersection of Mineral Street and South 24th Street. The site consist of a vacant city owned parcel and a privately owned parcel whose improvements will be demolished
- The project will be developed by Cardinal Capital Management, Inc. and Journey House, Inc.
 - Cardinal will provide property management services and will be responsible for the operation of the building.
 - Journey House, Inc. will provide the supportive services program at their facilities at 2110 W. Scott Street.

Journey House, Inc.

- A non-profit organization annually serving over 8,900 children and families on Milwaukee's Near South Side since 1969.
- The mission of Journey House is to empower families to move out of poverty by offering adult education, youth development, workforce readiness, and family engagement.
- Journey House's vision is that every individual and family in Clarke Square will be given the tools and resources to succeed and contribute personally, professionally, and civically to the neighborhood and our greater Milwaukee community.





Cardinal Capital Management, Inc.

- National reputation as an industry leader in acquiring, developing, preserving, and financing multifamily housing
 - Cardinal and its affiliates have acquired, developed, preserved, and/or managed over 8,000 units in four states
- Known for award-winning projects that serve individuals with special needs
- Milwaukee-area projects include:
 - Veterans Manor (35th and Wisconsin)
 - Empowerment Village Lincoln (5th and Lincoln)

Existing Sites



Mineral Street Site



Vieau Place Site

Aerial View



17 UNIT
APARTMENT
918 S 24TH ST

CLARKE
SQUARE

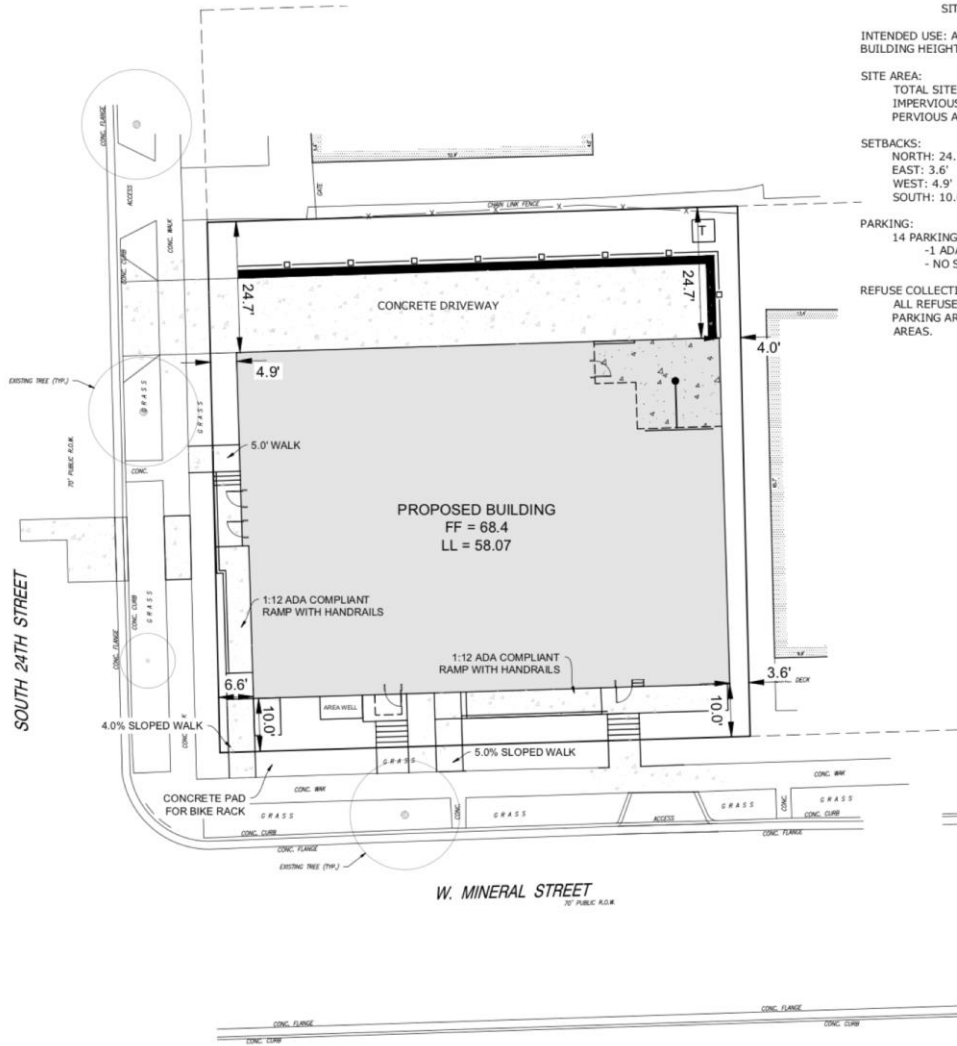
23 UNIT
APARTMENT
2331 W VIEAU P L.



CLARKE SQUARE APARTMENTS.
MILWAUKEE WI.

CARDINAL
CAPITAL MANAGEMENT, INC.

Site Plan (Mineral St.)



SITE DATA TABLE

INTENDED USE: APARTMENT BUILDING
BUILDING HEIGHT: 35.0'

SITE AREA:
TOTAL SITE AREA: 10,000 SF (0.22 AC)
IMPERVIOUS AREA: 8,002 SF (0.18 AC)
PERVIOUS AREA: 1,998 SF (0.04 AC)

SETBACKS:
NORTH: 24.7'
EAST: 3.6'
WEST: 4.9'
SOUTH: 10.0'

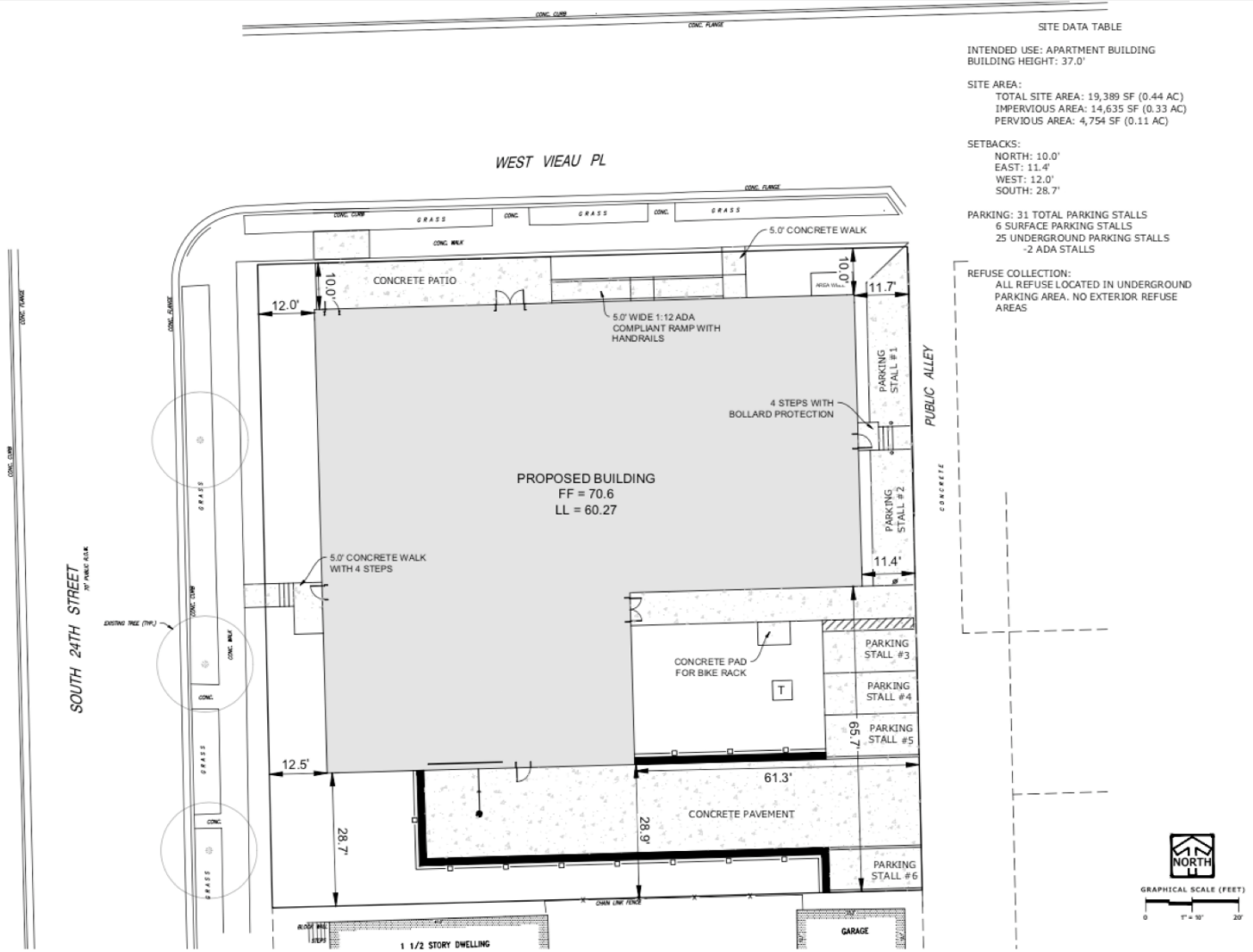
PARKING:
14 PARKING STALLS (UNDERGROUND)
- 1 ADA STALL
- NO SURFACE PARKING

REFUSE COLLECTION:
ALL REFUSE LOCATED IN UNDERGROUND
PARKING AREA. NO EXTERIOR REFUSE
AREAS.



GRAPHICAL SCALE (FEET)
0 1" = 10' 20'

Site Plan (Vieau Pl.)



SITE DATA TABLE

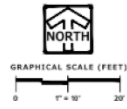
INTENDED USE: APARTMENT BUILDING
 BUILDING HEIGHT: 37.0'

SITE AREA:
 TOTAL SITE AREA: 19,389 SF (0.44 AC)
 IMPERVIOUS AREA: 14,635 SF (0.33 AC)
 PERVIOUS AREA: 4,754 SF (0.11 AC)

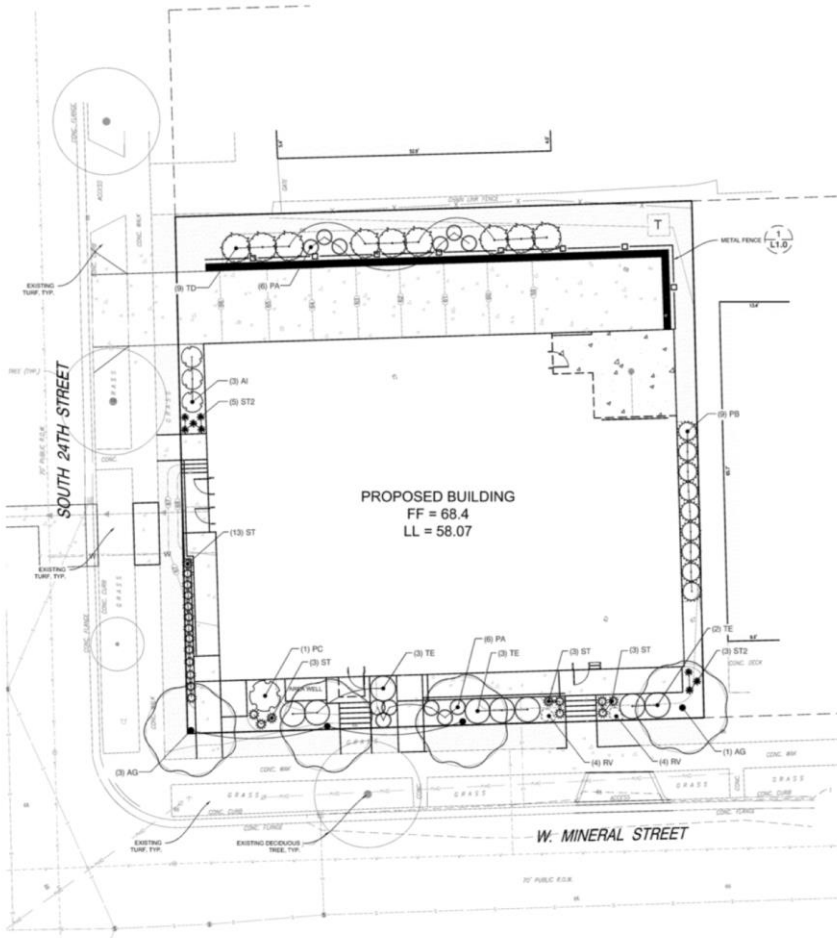
SETBACKS:
 NORTH: 10.0'
 EAST: 11.4'
 WEST: 12.0'
 SOUTH: 28.7'

PARKING: 31 TOTAL PARKING STALLS
 6 SURFACE PARKING STALLS
 25 UNDERGROUND PARKING STALLS
 ~2 ADA STALLS

REFUSE COLLECTION:
 ALL REFUSE LOCATED IN UNDERGROUND
 PARKING AREA. NO EXTERIOR REFUSE
 AREAS

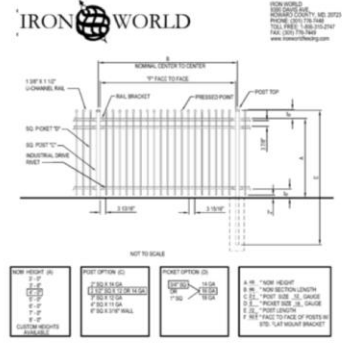


Landscape Plan (Mineral St.)

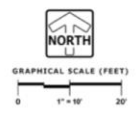


PLANT SCHEDULE MINERAL STREET

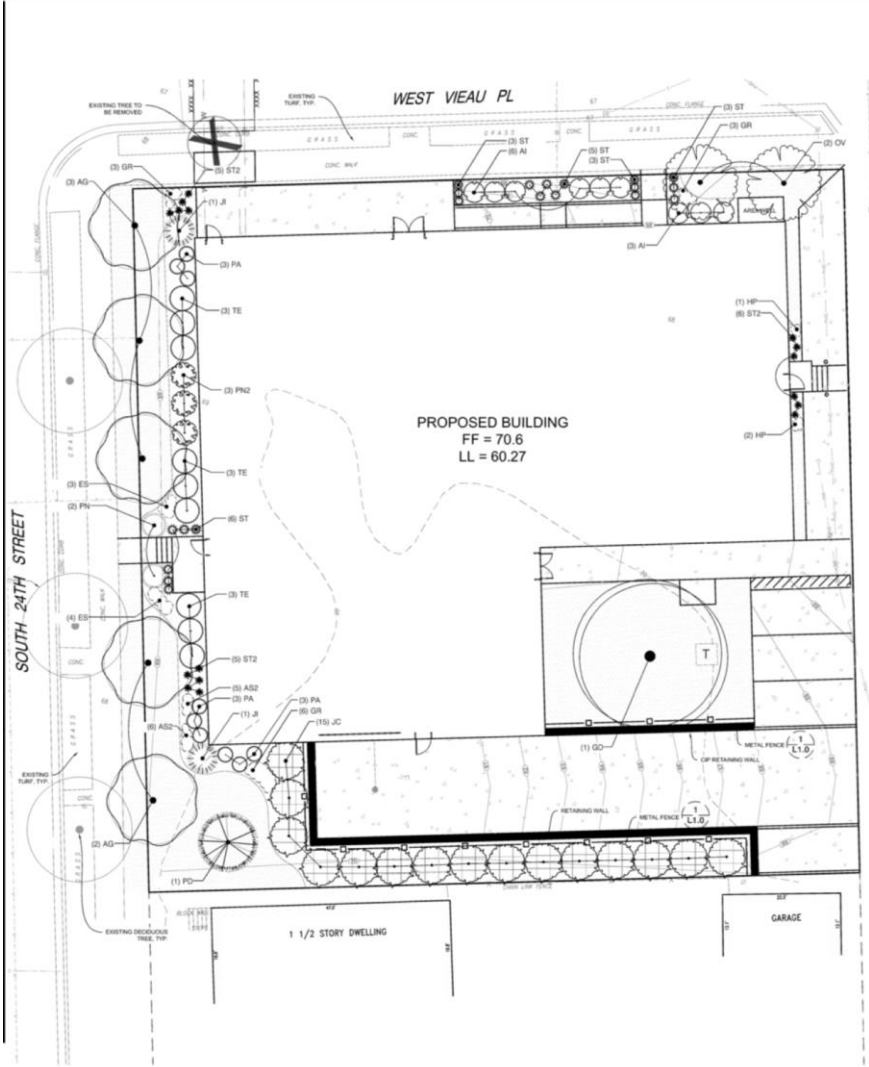
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AG	Araucaria x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serranoberry	2' Cal.	4	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
ST	Azara integriflora 'Iniquity Beauty'™	Black Chokeberry	3 gal.	3	
PA	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	3 gal.	13	
PC	Prunus x cistena	Purple Leaf Sand Cherry	3 gal.	1	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
PB	Pinus contorta 'Blue Mound'	Blue Mound Stone Pine	48" Tall	8	
TD	Taxus x media 'Deniformis'	Dwarf Yew	2' Wide	8	
TE	Taxus x media 'Eryonov'	Yew	24" Tall	8	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
ST2	Schizachyrium scoparium 'The Blue'	Little Bluestem	1 gal.	8	
ST	Sporobolus heterodoxus 'Tara'	Prince Dropseed	1 gal.	22	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
RV	Rubbeckia hirtella speciosa 'Viete x Little Suzy'	Coreflower	4.5" Cont.	15' o.c.	8
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Turf Sod	Drought Tolerant Fescue Blend	1,266 sf		



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DIMENSIONS.
 3. BRACKET AND SHIM SHALL BE ORDERED ONLY BY THE MANUFACTURER.
 4. FINISH WORK TO BE AS SHOWN.
 5. FACE DIMENSIONS SHALL BE PROJECTED TO TOTAL DIMENSIONS PER SECTION.
 6. DIMENSIONS SHOWN FOR PROJECTS SHALL TOTAL TO PROJECT PER SECTION.
 7. DIMENSIONS SHOWN FOR PROJECTS AND CORNER INFORMATION VISIT www.ironworld.com
 REFERENCE NUMBER 801001.



Landscape Plan (Vieau Pl.)

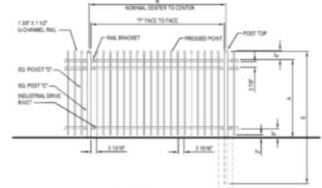


PLANT SCHEDULE VIEAU PLACE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
OD	<i>Gymnocladia dioica</i> 'Espresso'	Kentucky Coffeetree	2' Cal.	1	
OV	<i>Ostrya virginiana</i>	American Hopbloom	2' Cal.	2	
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
PD	<i>Pinus glauca</i> 'Densata'	Black Hills Spruce	8' Tall	1	
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AD	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2' Cal.	5	
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
AI	<i>Azalea heterocarpa</i> 'Iris/iris Beauty TM'	Black Chickadee	3 gal.	9	
PH	<i>Physocarpus opulifolius</i> 'Nanus'	Dwarf Nibbleak	3 gal.	3	
PA	<i>Patula indica</i> 'Ardorwood'	Ardorwood Parrotilla	3 gal.	8	
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
J	<i>Juniperus chinensis</i> 'Issai'	Issai Juniper	48" Tall	2	
JC	<i>Juniperus communis</i> depressa	Common Juniper	2' Tall & Wide	15	
PN	<i>Podocarpus neriifolia</i>	Neri Spruce	2' Tall	2	
TE	<i>Taxus x media</i> 'Everstar'	Star	24" Tall	9	
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
ST	<i>Schizachyrium scoparium</i> 'The Blues'	Little Bluestem	1 gal.	16	
ST2	<i>Sporobolus heterladys</i> 'Tanz'	Plume Dropseed	1 gal.	20	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
AS2	<i>Asplenium</i> 'Summer Beauty'	Summer Beauty Asplenium	4.5" Cont.	16" o.c.	11
ES	<i>Echinacea</i> x 'Sundown'	Sundown Purple Coneflower	4.5" Cont.	24" o.c.	7
GR	<i>Geranium</i> x 'Rosarum TM'	Hybrid Cranesbill	4.5" Cont.	24" o.c.	12
HP	<i>Hemerocallis</i> x 'Pardon Me'	Pardon Me Daylily	4.5" Cont.	24" o.c.	3
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY		
	Turf Soil	Drought Tolerant Fescue Blend	3,273 sf		

IRON WORLD

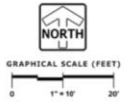
IRON WORLD
6000 NORTH 19TH AVENUE, SUITE 100
DENVER, COLORADO 80202
PHONE: 303.757.1100
FAX: 303.757.1104
WWW.IRONWORLD.COM



- NOTE:
 - ALL MATERIALS TO BE QUALIFIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS.
 - DIFFERENTIALS BETWEEN DIMENSIONS GOVERNED ONLY BY THE MANUFACTURER.
 - POSTING HEREIN TO BE AS A POST OPTION.
 - SEE SECTION 11.05 FOR DETAILS OF FENCE AND RETAINING WALL, SEE SECTIONS 11.05, 11.06 AND 11.07 FOR DETAILS OF RETAINING WALL, SEE SECTION 11.05 FOR DETAILS OF RETAINING WALL, SEE SECTION 11.05 FOR DETAILS OF RETAINING WALL.
 - CONTRACTOR TO OBTAIN PRODUCT AND COMPANY INFORMATION VISIT WWW.CORONA.COM.
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BARCELONA FENCE

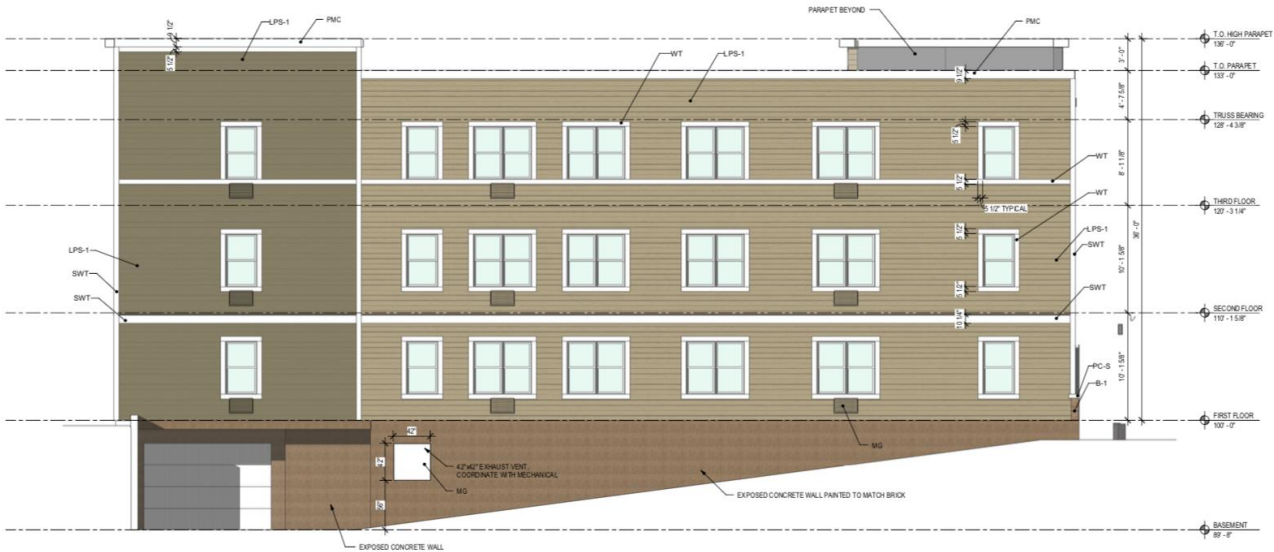
201601



Elevation (Mineral St.)



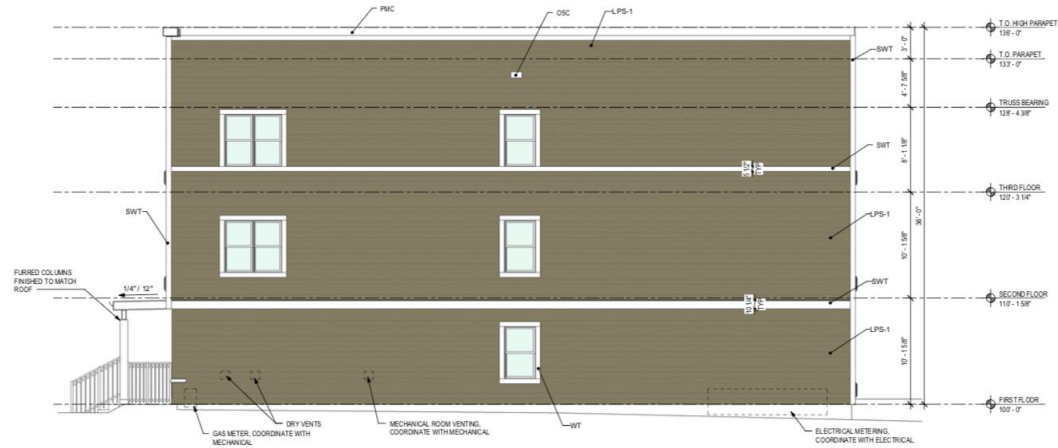
2 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
BRICK		MORTAR COLOR
B-1	BROWN BLEND BRICK	ASH GREY
MASONRY		
CMU	CONCRETE MASONRY UNITS	
CJ	CONTROL JOINT	
PC-S	ARCHITECTURAL PRECAST CONCRETE SILL	
PC-B	ARCHITECTURAL PRECAST CONCRETE BAND	
SIDING		
		COLOR
LPS-1	LAP SIDING	COLOR *
LPS-2	LAP SIDING	COLOR *
PNL-1	PANEL SIDING	COLOR *
TRIM		
SWT	SIDING WALL TRIM	WHITE
DISE FINISHED METAL		
PMC	METAL COPING	WHITE
OSC	SCUPPER	
ARS	ALUMINUM RAILING SYSTEM	WHITE
MG	MECHANICAL GRILL	PER SIDING COLOR
WINDOWS		
WF	WINDOW FRAMES	WHITE
WT	WINDOW TRIM	WHITE
GENERAL NOTES		
A.	NOT ALL MASONRY PENETRATIONS SHOWN. COORDINATE WITH MEP CONTRACTORS.	
B.	REFER TO WINDOW TYPE SHEET FOR ALL WINDOW INFORMATION.	
C.	CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.	
D.	COLORS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT REPRESENT ACTUAL COLOR. GENERAL CONTRACTOR TO PROVIDE COLOR SAMPLES TO OWNER FOR FINAL COLOR SELECTION.	
E.	GENERAL CONTRACTOR TO COORDINATE WITH OWNER TO SELECT FINAL COLOR SELECTIONS.	
F.	REFER TO OVERFLOW SCUPPER DETAIL #J AB 0.	
G.	PAINT ALL METAL GRILLS TO MATCH ADJACENT SIDING. GENERAL CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER.	
* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS. PER CITY APPROVALS.		

Elevation (Mineral St.)



EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND		
LEGEND		
BRICK	MORTAR COLOR	
B-1	BROWN BLEND BRICK	ASH GREY
MASONRY		
CMU	CONCRETE MASONRY UNITS	
CJ	CONTROL JOINT	
PC-S	ARCHITECTURAL PRECAST CONCRETE SILL	
PC-B	ARCHITECTURAL PRECAST CONCRETE BAND	
SILING		
LPS-1	LAP SILING	COLOR*
LPS-2	LAP SILING	COLOR*
PL-1	PANEL SILING	COLOR*
TRIM		
SWT	SILING WALL TRIM	WHITE
DIE FINISHED METAL		
PMC	METAL COPING	WHITE
OSC	SCUPPER	WHITE
AS	ALUMINUM RAILING SYSTEM	WHITE
MG	MECHANICAL GRILL	PER SILING COLOR*
WINDOWS		
WF	WINDOW FRAMES	WHITE
WT	WINDOW TRIM	WHITE
GENERAL NOTES		
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F. REFER TO OVERFLOW SCUPPER DETAIL B) AS 6.		
G. PAINT ALL METAL GRILLS TO MATCH ADJACENT SILING. GENERAL CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER.		
* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS. PER CITY APPROVALS.		

2 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"



Elevation (Vieau Pl.)



4 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND	
LEGEND	
BRICK	MATCH COLOR
B-1	BROWN BLEND BRICK
ASH GREY	
MASONRY	
CMU	CONCRETE MASONRY UNITS
CJ	CONTROL JOINT
PC-S	ARCHITECTURAL PRECAST CONCRETE SILL
SIDING	
	COLOR
LPS-1	LAP SIDING
	COLOR *
LPS-2	LAP SIDING
	COLOR *
PAN-1	PANEL SIDING
	COLOR *
TRIM	
SWT	SIDING WALL TRIM
	WHITE
FINISHES/METALS	
PC-S	METAL COPING
	WHITE
OSC	SCUPPER
ARS	ALUMINUM RAILING SYSTEM
MG	MECHANICAL GRILL
	WHITE PER SIDING COLOR *
WINDOWS	
WF	WINDOW FRAMES
	WHITE
WT	WINDOW TRIM
	WHITE
GENERAL NOTES	
A. NOT ALL MASONRY PENETRATIONS SHOWN. COORDINATE WITH MEP CONTRACTORS.	
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E. GENERAL CONTRACTOR TO COORDINATE WITH OWNER TO SELECT FINAL COLOR SELECTIONS.	
F. REFER TO OVERFLOW SCUPPER DETAIL, 81/8.0	
G. PAINT ALL METAL GRILLS TO MATCH ADJACENT SIDING. GENERAL CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER.	
* PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS PER CITY APPROVALS.	



1 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

Elevation (Vieau Pl.)



2 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND			
LEGEND			
BRCK	BROWN BLEND BRICK	MCSTBR COLOR	ASH GREY
WLDNG	CONCRETE MASONRY UNITS		
CJ	CONTROL JOINT		
PC-S	ARCHITECTURAL PRECAST CONCRETE SILL		
SDNG		COLOR	
LPS-1	LAP SIDING	COLOR*	
LPS-2	LAP SIDING	COLOR	
PNL-1	PANEL SIDING	COLOR*	
TSM			
SWT	SIDING WALL TRIM	WHITE	
PRE-FINISHED METAL			
PMC	METAL COPPING	WHITE	
OSC	SCUPPER		
ARS	ALUMINUM RAILING SYSTEM	WHITE	
MG	MECHANICAL GRILL	PER SIDING COLOR*	
WINDOWS			
WF	WINDOW FRAMES	WHITE	
WT	WINDOW TRIM	WHITE	
GENERAL NOTES			
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E. GENERAL CONTRACTOR TO COORDINATE WITH OWNER TO SELECT FINAL COLOR SELECTIONS.			
F. REFER TO OVERFLOW SCUPPER DETAIL #1 A&D.			
G. PAINT ALL METAL GRILLS TO MATCH ADJACENT SIDING. GENERAL CONTRACTOR TO COORDINATE COLOR SELECTION WITH OWNER.			
*PROVIDE OWNER AND ARCHITECT COLOR SAMPLES FOR FINAL COLOR SELECTIONS. PRECITY APPROVALS.			



1 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"



Perspective View (Mineral St.)



DIMENSION 
Madison Design Group

architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 608.829.4445 dimensionmadison.com

 **CARDINAL**
CAPITAL MANAGEMENT, INC.



Perspective View (Vieau Pl.)



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