

Ascent Apartments

700 East Kilbourn Avenue
Milwaukee, WI 53202

Detailed Plan Development Submittal
File Number: 191674



Table Of Contents

• Project Team	3
• Owner's Statement of Intent	4
• Detailed Plan Project Description	5
• Vicinity Map	7
• Site Images	9
• Architectural Site Plan	10
• Civil: Site Survey	11
• Civil: Demo Plan	12
• Civil: Site Plan	13
• Civil: Grading, Utility, and Erosion Control Plan	14
• Civil: Detail Information	15
• Landscaping	16
• Architectural Building Elevations	17
• Architectural Renderings	21
• Update Comparisons	25

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Owner's Statement of Intent

The subject site at 700 East Kilbourn Avenue was zoned General Planned Development (GPD; File No. 071500) in 2008 along with the site to the south of it. Subsequently, this site was rezoned from GPD to a Detailed Planned Development (DPD; File No. 081081) in 2009 to allow for construction of a 19-story mixed-use building with up to 224 residential units. That project was not constructed, and in 2013, a Minor Modification to the DPD was approved as File No. 121671 to allow the site to be used as a temporary parking structure for a period of two years. In 2014, a new DPD was approved for the site (File No. 140579) to allow construction of a 37-story mixed-use building with up to 275 residential units. At the same time, the GPD was amended (File No. 140578) to remove this site from the boundary. In 2017, another Minor Modification to the DPD (File No. 170095) was approved to extend the time period that the site may operate as a temporary surface parking lot until May 31, 2019. In February 2019, a new DPD was approved (File No. 181207) for a 21-story, 205-unit mixed-use building. In September 2019, the first amendment to the DPD was approved (File no. 190549) to increase the height of the building by 2 stories and the number of units for the previously approved building by approximately 25 units to allow for a 23-story, 231-unit mixed-use building. Now, New Land Enterprises is requesting the Second Amendment to the DPD (File No. 191674) to allow changes to the number of residential units, parking spaces and building height, as well as the building design. The amended building will include up to an additional 33 residential units (increasing from 231 to 264) and 25 parking spaces (increasing from 310 to 335). The number of stories will increase by 2, from 23 to 25, and the overall height will increase by up to 34 feet. Consistent with the previous approval, there will be approximately 8,170 square feet of commercial space on the ground floor.

The first floor of the building shall consist of approximately 8,170 square feet of commercial space fronting Van Buren Street, as well as a residential lobby that is entered off Kilbourn Avenue. A service lobby provides secondary access to the residential and service areas of the building on the east side of the building. Resident storage is also located on the first floor at the northeast corner of the building and includes 264 lockers. Two overhead doors provide vehicular access to the parking ramp at the northwestern corner of the building off Van Buren, at the location farthest from the intersection. Floors 2-6 consist of residential parking. Exterior materials at the first through sixth floor include metal panel, glass, and burnished masonry. There is extensive use of clear glass at the first floor, and use of frosted glass at all parking areas. The building footprint steps back at the north and east sides at floor seven. There is a two-story pool and fitness area on the southwest corner at this level- the exterior shall consist of an operable façade system. Floors 7-24 contain up to 264 residential units; Floor 25 contains residential amenities and exterior terraces. The building mass steps back at the north, east and south at levels 24-25. Exterior materials at levels 7-25 consist of metal panel, glass, and aluminum balconies with glass rails.

Project Overview:

Total lot square footage: 28,504 SF (.65 Acres)

Maximum amount of land covered by principal structure: Approx. 25,323 SF 89% (unchanged)

Maximum amount of land devoted to parking, drives, and parking structure (Incl. in principal structure): Approx. 23,755 SF 83% (unchanged)

Maximum amount of land devoted to landscaped open space: Approx. 3,181 SF 11% (unchanged)

Proposed number of buildings: (1), new building (unchanged)

Number of dwelling units: Up to 264

Bedrooms per unit: One, Two and Three - Total bedroom count: Up to 417 (previous DPD: 351 bedrooms)

New Building:	
One Bedroom	- 151
Two Bedroom units	- 73
Three Bedroom units	- 40
Total units	- 264

Parking spaces provided for residents: Up to 335 (previous DPD: 310 stalls, 1.34 stalls per dwelling unit)

New Building:	
Interior Parking	- 335 Stalls
Ratio:	- 1.27 Stalls per dwelling unit

Block density: 110 SF of lot area per dwelling unit (previous DPD: 123 sq ft of lot area per dwelling unit)

Apartment Square Footages (Approx.)

New Building:	
One Bedroom units	-up to 825
Two Bedroom units	-up to 2,000
Three Bedroom units	-up to 3,000

Reversion

The DPD zoning designation shall be null and void after a period not to exceed 5 years from the effective date of the ordinance approving the DPD, and that the zoning of the property shall be changed to a GPD zoning district at that time, unless the project has been completed, or the foundation has been constructed. The time period specified pursuant to 295-907-2-c-11 of the zoning code may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.

Planned Development Project Description

Uses: (updated)

One mixed-use multi-family dwelling building and all uses accessory and ancillary to this, with parking structure accessory use. This building will be comprised of up to 264 dwelling units with up to 335 structured parking spaces. Additionally, uses accessory to the multi-family use may occupy the spaces; e.g. fitness room, club room, etc. As well as retail spaces provided on the first floor along North Van Buren Street and East Kilbourn Avenue. Uses permitted in the first-floor commercial space shall follow the permitted uses in the Local Business (LB3) Zoning district, as outlined in City of Milwaukee Zoning Ordinance (295-601).

The temporary surface parking lot is allowed to remain in operation until May 31, 2019 per File No. 170095.

Setbacks: (unchanged)

The building will have the following setbacks: (Approx.):

- 2'-0" to 4'-0" from the north property line (back setback),
- 7'-3" from east property line (side setback)
- 0'-0" setback from the south property line along East Kilbourn Avenue
- 0'-0" setback from the west property line along North Van Buren Street.

Screening: (unchanged)

All utility and HVAC equipment will not be visible from the street. They will be housed inside the building or screened from view. Dumpsters for the multi-family building and the commercial space will be located in the trash room on the first floor

Open Spaces: (unchanged)

A 2'-0" to 4'-0" landscaped buffer to shall be located along the northern edge of the site. A seven to eight- foot paved buffer to be located along the eastern edge of the site. The western edge of the building is to be built along the existing sidewalk edge. The southern edge of the site to be completed with access stairs, ADA compliant ramps, and landscape boxes.

Circulation, Parking and Loading: (updated)

The entrance to the structured parking will be located along Van Buren to allow access to the garage for the new 264-unit building. It will be accessed from North Van Buren Street. There will be a total of up to 335 parking spots, including 7 ADA accessible spots. Loading and moving will occur along the eastern facade with a secondary service lobby, an overhead loading garage door, and a private service access (with curb cut) leading from the south along East Kilbourn Avenue. Parking will be utilized by residents only and will not be open to the public or for commercial tenants.

Bicycle parking will be provided for the multi-family building inside the building, accessed from the entry level at side service lobby. Bicycle parking and placement, and all other applicable standards will follow 295-404 of the zoning code.

- Residential: 65 Long-term bicycle parking spaces, 9 Short-term bicycle parking spaces
- Commercial: Will be based on the use of the space and will follow provisions set forth in 295-404 of the zoning code.

The site is served by eight MCTS bus lines.

- The 33, 30, 30X line on N. Van Buren Street, with a stop at the N/E corner of the site.
- The 143 and 44U line on E Kilbourn Avenue, with a stop at the S/W corner of the site.
- The 14 and Gold line, three blocks East on North Prospect Ave.
- The 15 line, two blocks North on E Juneau Ave.

The site is also served by the HOP streetcar M line at the Cathedral Square West and East bound stops a block and a half away.

Refuse for the 264-unit building is to be handled via private bins located in the trash room on the first floor and taken out for collection.

Move ins/outs for the residents will occur via the loading area on the east side of the building.

Main residential lobby will be located on the Kilbourn Avenue. Commercial entrances will be along Kilbourn Avenue and Van Buren Street.

Building Enclosure: (updated)

The building is enclosed with a combination of metal panels, glass, and burnished masonry. The lower 6 stories of the building are concrete framed primarily in metal panel with burnished masonry at the base and glazed storefront both frosted and clear on the east, south, and west elevations. The north elevation is solid burnished masonry and metal panel due to proximity to the property line. The residential entry is located on the south side with future commercial tenant entry on the south and west sides. Composite wood panels also accent the first-floor elevations with a canopy above the residential entry. The glazed overhead entry doors to the parking levels are located on the west side towards the north end of the building. The upper 19 stories are enclosed primarily in clear glass and flat plate aluminum panels. Bands of metal panel provide accents and spandrel glazing occurs at the floor lines. Aluminum balconies are recessed and consist of glazed railings. The 25th floor sets back from the façade with an amenity space with a curved roof with composite wood panel soffits and glass railings.

Landscaping: (unchanged)

Raised planter beds are proposed along E. Kilbourn Avenue as a buffer between the pedestrian path and the entry stairs, contingent on the issuance of special privilege. Raised planter beds are proposed along North Van Buren Street as decor to be placed along the glass facades on the first floor. The north and east side of the site will have grass areas for various plants.

All landscaping and required site features shall 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. The existing conditions will be maintained in an orderly fashion until development in accordance with this DPD occurs.

Lighting: (unchanged)

Adequate lighting shall be provided along the street elevations of the development. Canopies and entrances will include downlights and downward directed wall sconces. The amenity terraces will include bollard and foot lighting with minimal overspill and no up-lighting. The lighting shall comply with requirements outlined in section 295-409-2 of the City of Milwaukee City Charter and Code of Ordinances.

Utilities: (unchanged)

All utility lines shall be installed underground if possible, otherwise existing poles will remain in place. Transformers and substations will be installed within buildings or otherwise screened from view.

Signs: (unchanged)

Building signage will include a wall mounted name and address sign located at the residential lobby entrances (called out on the elevation located on page 19 of this document). The address sign will be back-lit pin mounted lettering on face of burnished masonry. Commercial signage will be located in sign band area noted in the architectural elevations on page 20 of this document. Design and quantity of commercial signage to be determined by future tenancy. Signs will be constructed of materials that match the building and will not exceed 2'-6" in height. Final signs will be reviewed and approved by DCD staff. Signs will be "Type A" and will comply with the restrictions for an C9B District in the City of Milwaukee Code of Ordinances section 295-6705-57. There will be no off-premise signs.

- If used, window signage will not exceed 25% of glazing area.
- Temporary signage during construction and leasing will consist of up to three signs not to exceed 600 square feet in area. Any freestanding signs will be rigid material on fixed posts. Additionally, continuous banner signage with a printed graphics of the project and contact information may be attached to the construction fence. Neither fencing nor banner signage will be erected until the commencement of construction. Temporary signage shall not be illuminated.

All utility lines shall be installed underground if possible, otherwise existing poles will remain in place. Transformers and substations will be installed within buildings or otherwise screened from view.



N 6th St

N Vel R Phillips Ave

N Old World 3rd St

N Water St

N Milwaukee St

N Jefferson St

N Jackson St

N Van Buren St

N Cass St

N Marshall St

N Astor St

N Prospect Ave

E Knapp St

E Juneau Ave

E Highland Ave

E State St

E Kilbourn Ave

E Wells St

E Wisconsin Ave

Milwaukee River

E Mason St

Lake Michigan

PROJECT SITE

University Club Tower

Milwaukee Art Museum

Discovery World

Northwestern Mutual

US Bank Tower

Cathedral Square



PROJECT SITE



N/E Corner of Site - N 20th St + W Vliet St



N/W Corner of Site - N Van Buren St + E Kilbourn Ave



S/E Corner of Site - N Van Buren St + E Kilbourn Ave



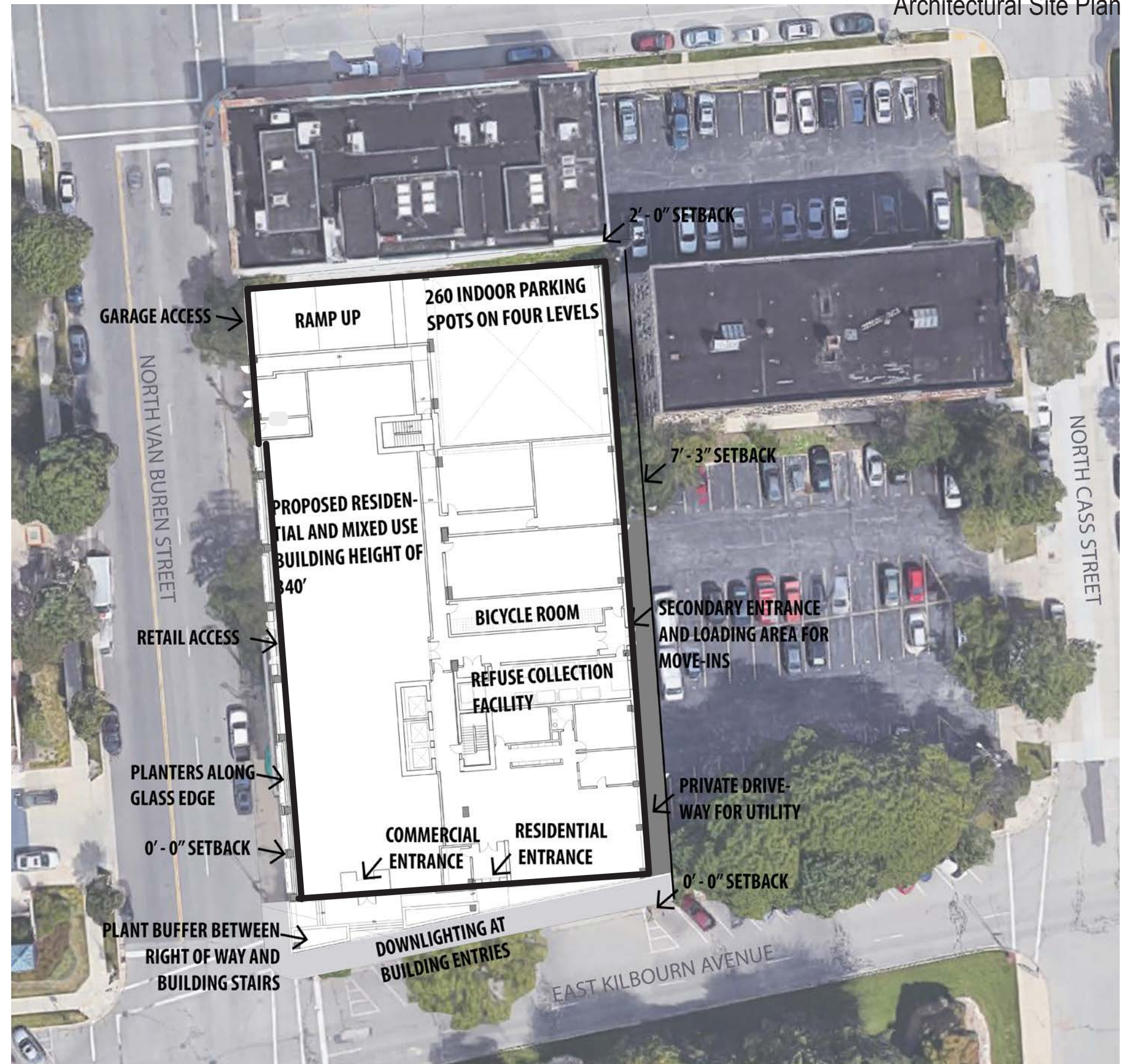
S/W Corner of Site - N Van Buren St + E Kilbourn Ave

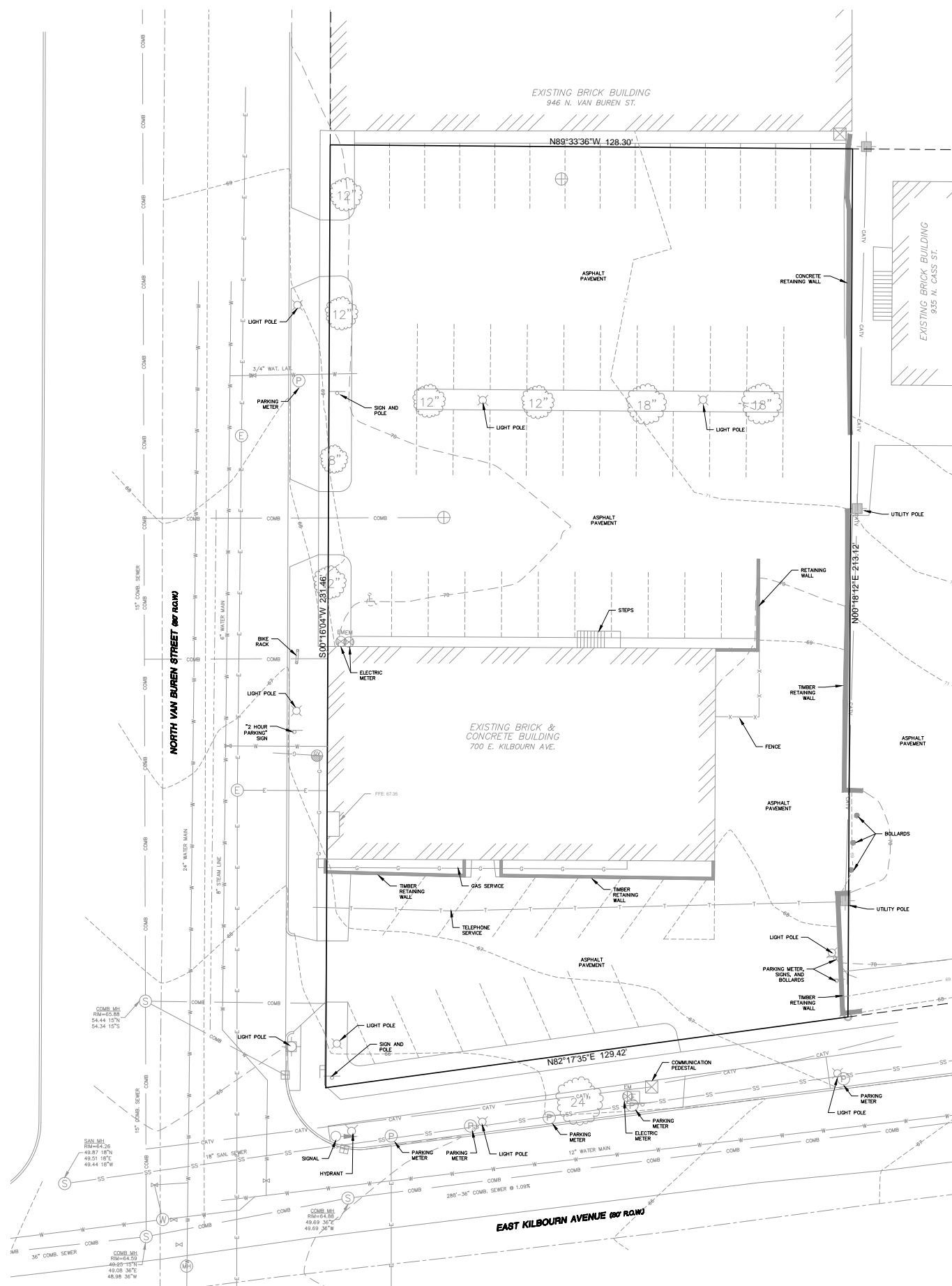


E View of Site - N Van Buren St



S View of Site - E Kilbourn Ave



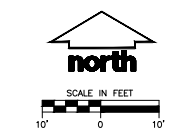


EXISTING CONDITIONS
 LOTS 9, 10, 11, AND THE SOUTH 3.00 FEET OF LOT 12 IN BLOCK 91 IN THE PLAT OF PARTITION OF LOT 1, TOWN OF MILWAUKEE IN THE NW 1/4 OF SECTION 26, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, TOGETHER WITH THAT PART OF LOT 8 IN BLOCK 91 WHICH IS BOUNDARY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH ALONG THE EAST LINE OF LOT 8 AFORESAID 30.13 FEET, TO A POINT ON THE NORTHERLY LINE OF EAST KILBOURN AVENUE; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF EAST KILBOURN AVENUE 129.42 FEET (129.42 FEET SURVEYED) TO A POINT ON THE EAST LINE OF NORTH VAN BUREN STREET; THENCE NORTH ALONG THE EAST LINE OF NORTH VAN BUREN STREET 46.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE EAST ALONG THE NORTH LINE OF LOT 8 AFORESAID 128.21 FEET (128.19 FEET SURVEYED) TO THE POINT OF BEGINNING CONTAINING A NET AREA OF 28,504 SQUARE FEET OR 0.6543 ACRES OF LAND.

- NOTES**
1. TOPOGRAPHY AND BOUNDARY SURVEY HAS BEEN COMPLETED BY OTHERS. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THIS EXISTING CONDITIONS SHEET.
 2. ALL BEARINGS ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF NORTH VAN BUREN STREET IN BLOCK-91 OF PARTITION OF LOT 1, TOWN OF MILWAUKEE BEARING OF N00°16'05"E. (ASSUMED).
 3. ELEVATIONS ARE BASED ON THE CITY OF MILWAUKEE DATUM. BENCHMARK IS THE NW FLANGE BOLT ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF NORTH VAN BUREN STREET AND EAST KILBOURN AVENUE - ELEVATION = 64.32'. (ADD 586.56 TO CONVERT TO USGS DATUM)
 4. CONTOUR INTERVAL IS ONE FOOT.
 5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOLDING AT 1.800.24.8011.
 6. 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.

LEGEND

●	GAS VALVE	---	EASEMENT LINE
⊙	SANITARY MANHOLE	---	SETBACKLINE
⊕	STORM MANHOLE	---	EXTERIOR PROPERTY LINE
⊖	CATCH BASIN ROUND	---	EXISTING WATER MAIN
⊖	CATCH BASIN SQUARE	---	EXISTING GAS
⊖	PARKING METER	---	EXISTING COMBINED SEWER
⊖	LIGHT POLE	---	EXISTING OVERHEAD UTILITIES
⊖	POWER POLE	---	EXISTING UNDERGROUND TELEP.
⊖	TELEPHONE PEDESTAL	---	EXISTING UNDERGROUND ELEC.
⊖	SIGN	---	EXISTING UNDERGROUND CABLE
⊖	ELECTRICAL PEDESTAL/TRANSFORMER	---	EXISTING SANITARY SEWER
⊖	CONIFEROUS TREE		
⊖	DECIDUOUS TREE		
⊖	BUSH		



CONSTRUCTION SITE SEQUENCE NOTES

- 700 E. KILBOURN AVENUE
MILWAUKEE, WI
- ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- STAGED OPERATIONS**
1. INSTALL INLET PROTECTION AND TRACKING PAD AT ENTRANCE TO SITE.
 2. INSTALL PERIMETER SEDIMENT CONTROL AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
 3. CONDUCT DEMOLITION OF EXISTING SITE FEATURES.
 4. CONSTRUCT BUILDING FOOTING/FOUNDATIONS.
 5. INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
 6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
 7. THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.
 8. ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE CITY OF MILWAUKEE.

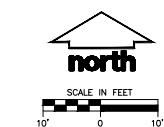
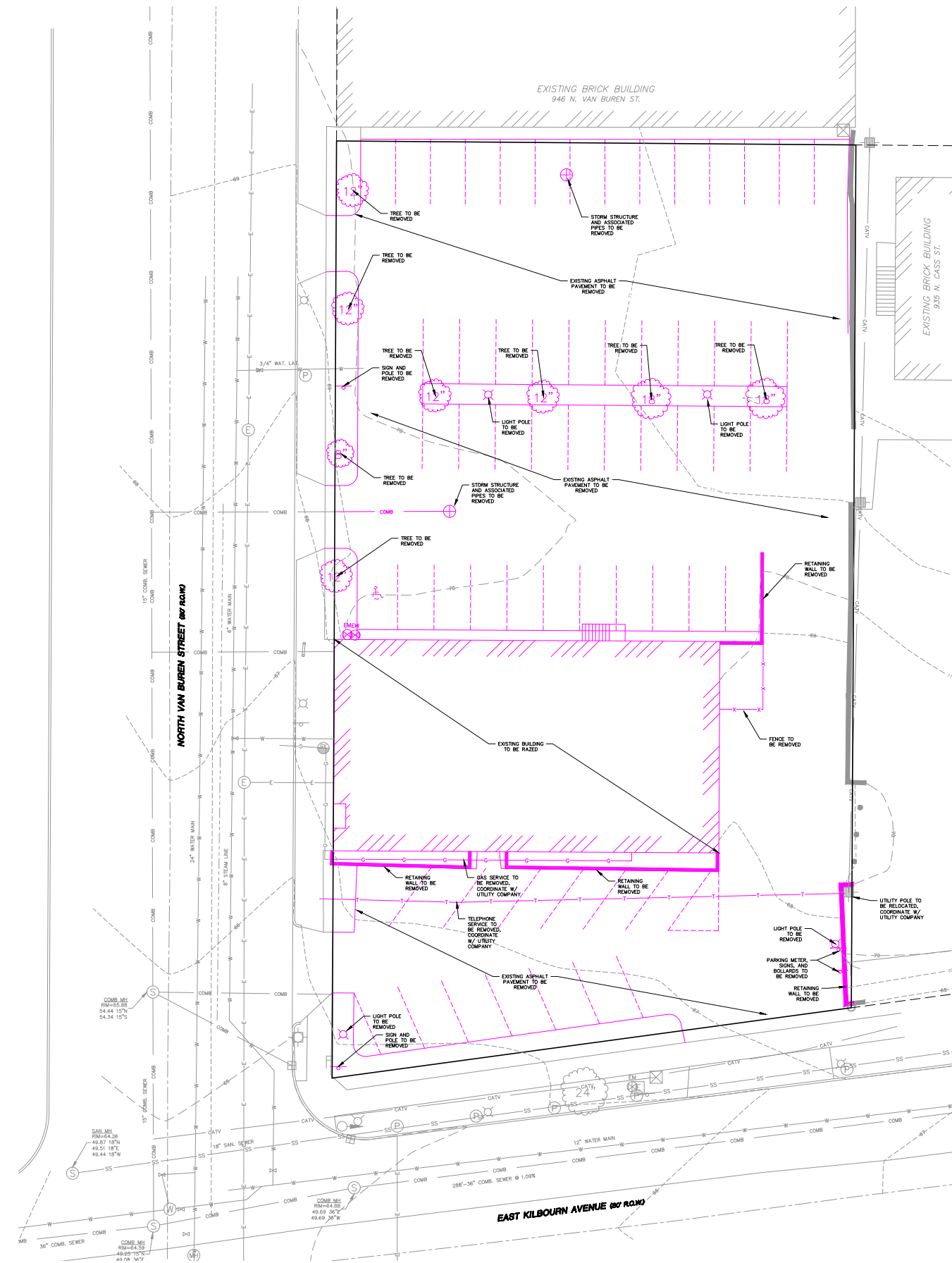
DEMOLITION NOTES

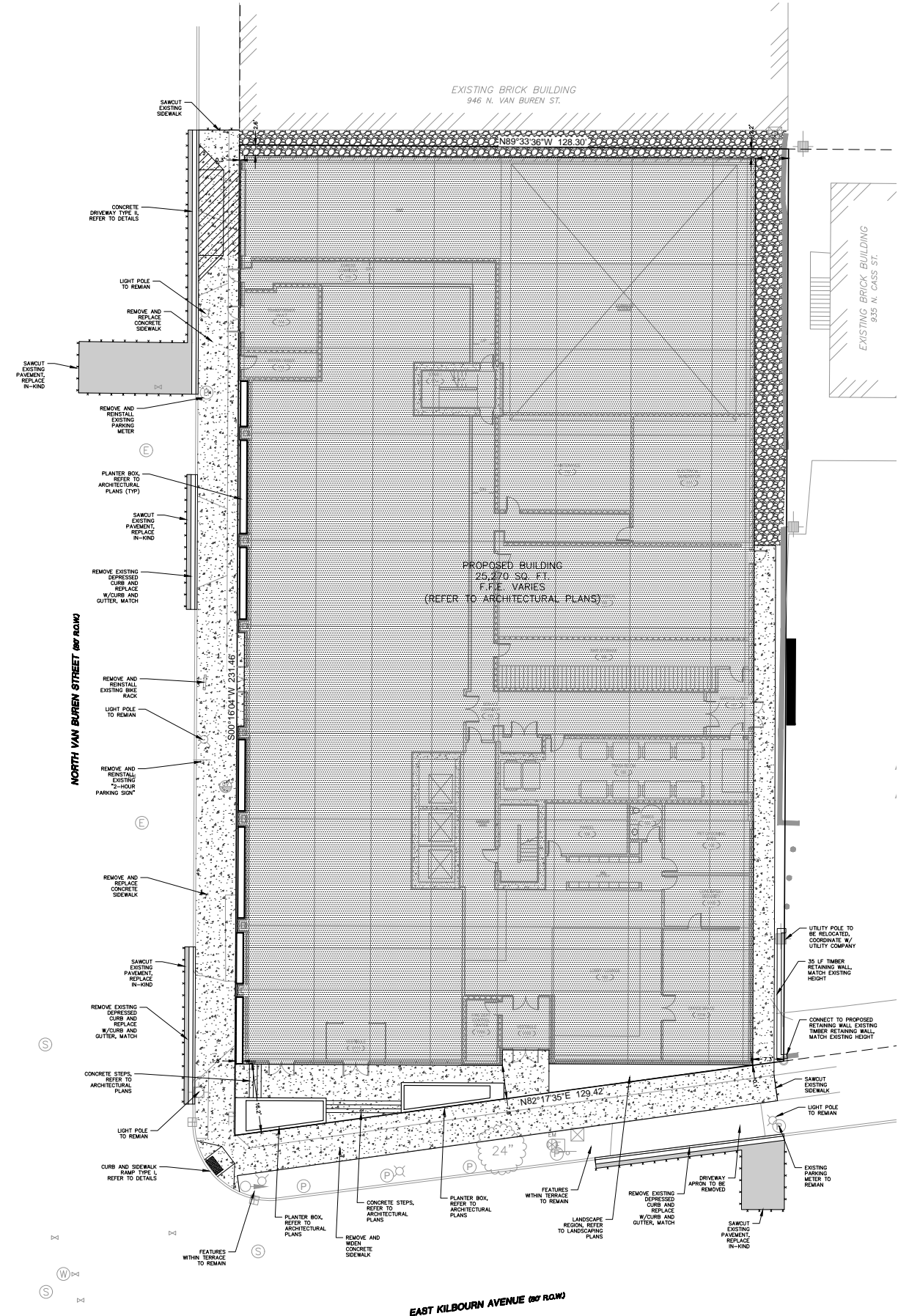
1. REFER TO SHEET C3.0 FOR COMPLETE SITE EROSION CONTROL NOTES.
2. ALL DEMOLITION WORK SHALL BE IN COMPLIANCE WITH CITY OF MILWAUKEE REQUIREMENTS.
3. ALL DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
4. CONTRACTOR IS RESPONSIBLE TO NOTIFY CITY OF MILWAUKEE OFFICIALS FOR ANY WORK WITHIN PUBLIC RIGHTS-OF-WAY AND APPLY FOR ALL NECESSARY PERMITS.
5. CONTRACTOR SHALL PROTECT CITY OF MILWAUKEE PAVEMENTS AND REPLACE IN ACCORDANCE WITH CITY REQUIREMENTS IF DAMAGED.
6. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL DEMOLITION ITEMS AND QUANTITIES.
7. CONTRACTOR IS RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES TO DETERMINE IF RELOCATION OF UTILITY POLES, TELEPHONE AND FIBER OPTICS BOBES, AND/OR OTHER UTILITIES WILL BE REQUIRED. CONTRACTOR SHALL NOTIFY OWNER FOR APPROVAL PRIOR TO RELOCATION OF SAID UTILITIES.
8. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF MATERIALS.
9. CONTRACTOR SHALL RETAIN, ON-SITE, ALL AGGREGATE MATERIALS REMOVED DURING DEMOLITION. THE RE-PURPOSED AGGREGATE IS TO BE USED FOR NEW CONSTRUCTION WHERE APPROPRIATE. ANY UNUSED OR UNDESIRABLE PORTION OF MATERIALS SHALL BE REMOVED FROM THE CONSTRUCTION SITE AND SHALL BE RE-PURPOSED ELSEWHERE OR SHALL BE PROPERLY DISPOSED OF.
10. THE CONTRACTOR IS RESPONSIBLE FOR ANY ITEMS IN ADJACENT PROPERTIES THAT MAY BE DAMAGED DURING DEMOLITION OR CONSTRUCTION.
11. REFER TO SITE PLAN FOR OFFSITE DEMOLITION.

SHEET INDEX

- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 GRADING, UTILITY & EROSION CONTROL PLAN
- C4.0 DETAILS

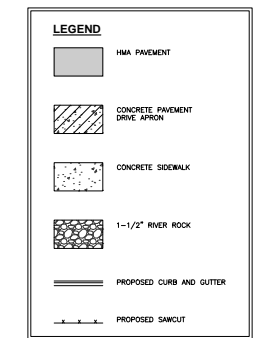
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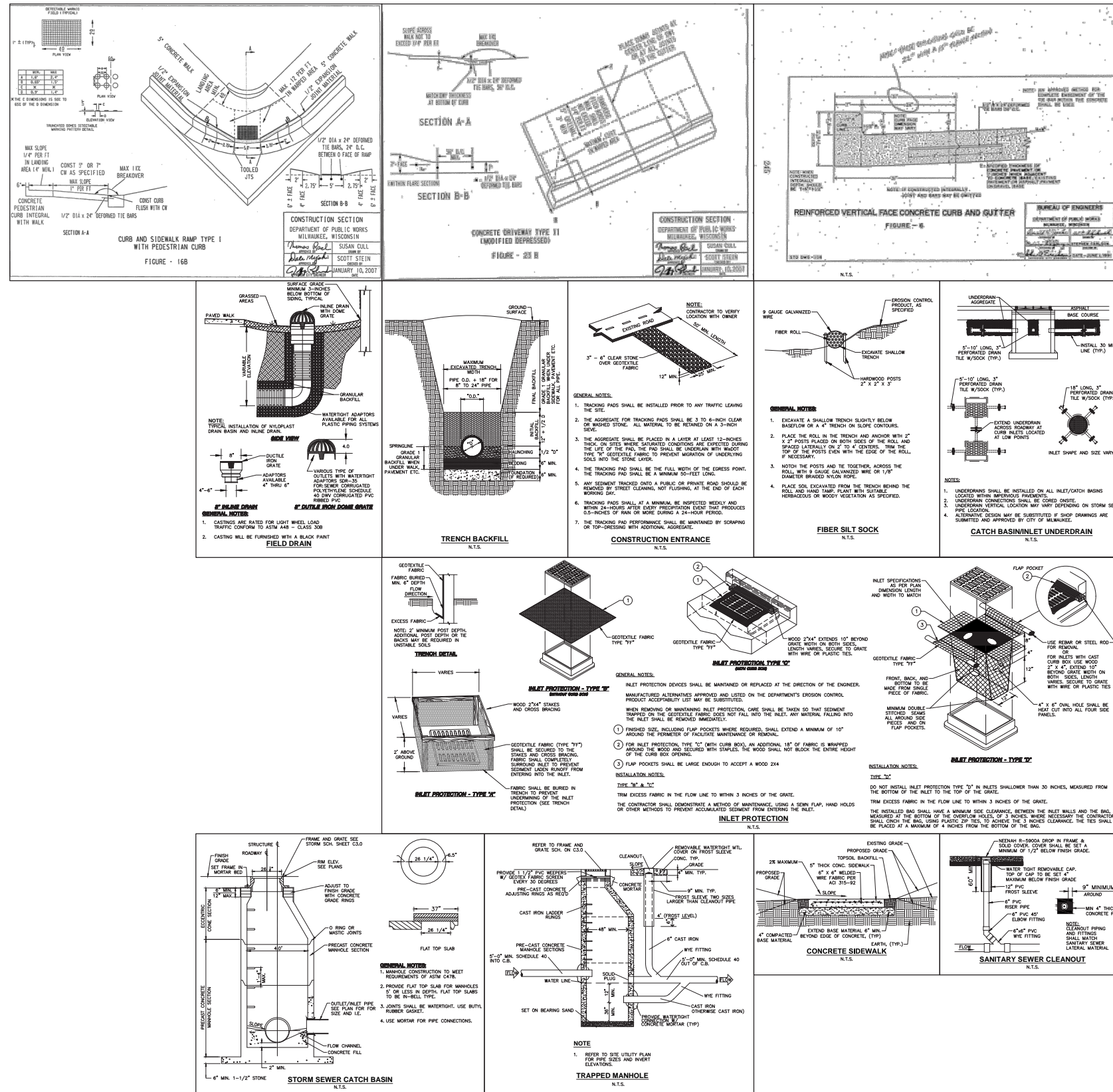


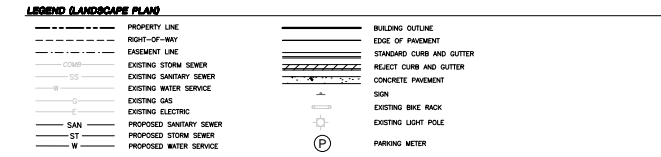
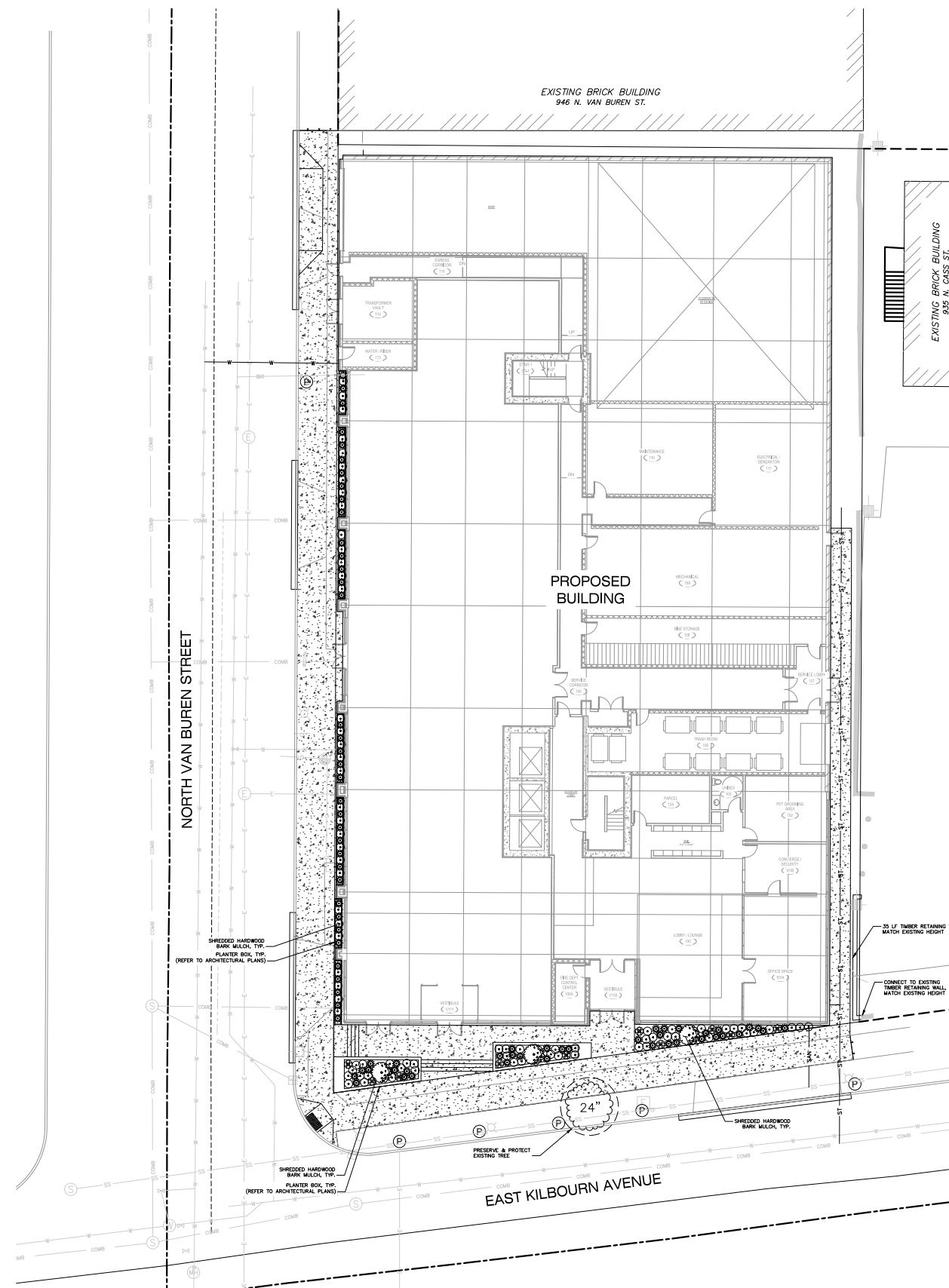
SITE PLAN DATA

- DEVELOPMENT NAME: ASCENT MKE
- LOCATION: 700 E. KILBOURN AVENUE MILWAUKEE, WI 53202
- OWNER: NEW LAND ENTERPRISES, LLC
DEVELOPER: 1840 N. FARMELL AVENUE, SUITE A MILWAUKEE, WI 53202
- ARCHITECT: KORB AND ASSOCIATES ARCHITECTS 648 N. PLANKINTON AVENUE, SUITE 240 MILWAUKEE, WI 53203
- SITE SIZE: 18,625 S.F. (0.6544 NET AC)
- BUILDING SETBACKS:
• NORTH SETBACK REFER TO DIMENSIONS ON PLAN
• EAST SETBACK REFER TO DIMENSIONS ON PLAN
• SOUTH SETBACK REFER TO DIMENSIONS ON PLAN
• WEST SETBACK REFER TO DIMENSIONS ON PLAN
- BUILDING HEIGHT: REFER TO ARCHITECTURAL PLANS
- PARKING COUNT: REFER TO ARCHITECTURAL PLANS
- LSR: PROPOSED 6.8X / EXISTING 6.3X



- PAVING NOTES**
- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - "STANDARD SPECIFICATIONS FOR SEWER AND WATER IN WISCONSIN", CURRENT EDITION, WITH ADDENDA.
 - THE CITY OF MILWAUKEE MUNICIPAL CODE, CURRENT EDITION.
 - ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE ENGINEER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511).
 - THE CITY OF MILWAUKEE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
 - JSD PROFESSIONAL SERVICES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
 - ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO CONSTRUCT THE FACILITIES IN ACCORDANCE WITH THE DESIGN DRAWINGS.
 - EXISTING UTILITY INFORMATION IS BASED ON DIGGER'S HOTLINE UNDERGROUND UTILITY LOCATIONS, SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK.
 - PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL WORK TO BE COMPLETED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
 - REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
 - ALL NON-HARD SURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
 - MINIMUM PAVEMENT STRUCTURE TO BE VERIFIED BY GEOTECHNICAL ENGINEER:
 - HOT MIX ASPHALT PAVEMENT PAVING SPECIFICATIONS
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALT BINDER COURSE AND ASPHALT SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 405.450 AND 460 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".
 - SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50°F (10°C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 50°F (10°C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALT PAVEMENT 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 50°F (10°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 THE 1-1/4 INCH STONE DENSE GRADED BASE MATERIAL SPECIFICATION PER SECTION 305.2.2.1, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE (LOWER LAYER PAVEMENT) - THE BINDER COURSE SHALL CONFORM TO THE E-0.3 HMA MIXTURE DESIGN PER TABLE 400-2 MIXTURE REQUIREMENTS, SECTION 400.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO THE 13.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 400-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 400.2.2.3, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE (UPPER LAYER PAVEMENT) - THE SURFACE COURSE SHALL CONFORM TO THE E-0.3 HMA MIXTURE DESIGN PER TABLE 400-2 MIXTURE REQUIREMENTS, SECTION 400.2.7, STATE HIGHWAY SPECIFICATIONS. THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO THE 13.0MM NOMINAL SIZE GRADATION AS SHOWN IN TABLE 400-1 AGGREGATE GRADATION MASTER RANGE AND VMA REQUIREMENTS, SECTION 400.2.2.3, STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT PAVING SPECIFICATIONS
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH 6"x6" WELDED WIRE MESH REINFORCEMENT.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
 - ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
 - THE LOCATION AND ELEVATION OF EXISTING:
 - PIPE WELLS
 - FLOOR ELEVATIONS
 - CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK.
 - HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.
 NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING.
 - ALL ANGLES FOR ROADWAY, PARKING LOT, AND BUILDING LOCATION ARE PERPENDICULAR TO PROPERTY LINES UNLESS NOTED OTHERWISE.
 - DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE FACE OF BUILDING.
 - SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
 - ALL RADI ARE DIMENSIONED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - ALL CURB AND GUTTER SHALL BE THE MILWAUKEE DEPARTMENT OF PUBLIC WORKS REINFORCED VERTICAL FACE CONCRETE CURB AND GUTTER. (REFER TO C40).
 - SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION OF WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC AS REQUIRED TO COMPLETE PROPOSED ITEMS IN PLACE. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED AS SUCH.
 - ALL COSTS SHALL BE INCLUDED IN THE BID.
 - ALL PAVEMENT TO BE STANDARD DUTY PAVEMENT, UNLESS NOTED OTHERWISE.
 - CONTRACTOR IS RESPONSIBLE FOR DESIGN AND PERMITTING OF ANY REQUIRED TRAFFIC CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO: TRAFFIC LANE CLOSURES, SIDEWALK CLOSURES, ALLEY CLOSURES, ETC.





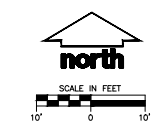
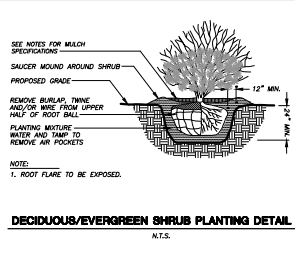
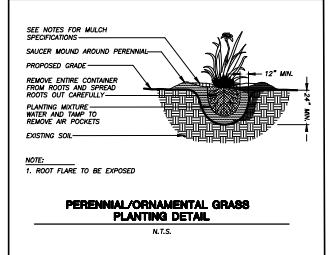
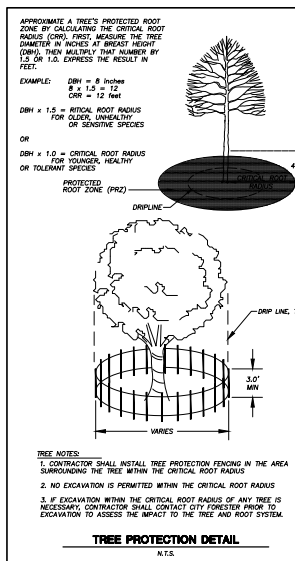
- ### GENERAL NOTES
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE.
 - GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY CONDITIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OF ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 811-ONE CALL FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DO AND REMOVE ALL PLANTS THAT ARE NEAR EXISTING UTILITIES PROTECT PROXIMATELY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GENERAL CONTRACTOR.
 - DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY. UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT NO TIME PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PLACE PLANTS ON THE GROUND. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, CONTRACTOR SHALL STORE PLANTS IN A SHADY AREA AND COVER THEM WITH BURLAP. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PLANTS FROM DAMAGE DURING DELIVERY AND HANDLING. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE THE END OF PLANTING. DO NOT ROCK OR BELIEVE PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR SHALL PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
 - MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK AND 2601-2004. PLANTS SHALL BE TRUE TO SPECIES AND HEALTHY. PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
 - PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS SHALL BE REMOVED. BRANCHES SHALL BE CUT AT AN ANGLE. PRUNING SHALL BE THE ONLY PRUNING ALLOWED BY PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A301. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. DO NOT CUT BRANCHES OR STEMS ON BARK. MAKE THE PRUNED SURFACE SMOOTH TO PREVENT INJURY TO THE TREE. TRIM AND REMOVE. SMOOTH AND SHAPE BRANCHES SO AS NOT TO RETAIN WATERS. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISETIC TREE PAINT. IF PRUNING OCCURS "IN SEASON" DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
 - CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. ALL DEBRIS AND CONSTRUCTION WASTE SHALL BE ACCUMULATED IN A DESIGNATED AREA. ALL CUTTINGS, BRANCHES, OR OTHER DEBRIS OF RESIDUAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
 - ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

- ### LANDSCAPE MATERIAL NOTES
- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
 - MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FINE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TONS OR OTHER UNDESIRABLE MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE TOPSOIL OR AMENDED TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS FOR SOIL TEST.
 - MATERIALS - SHREDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 4 INCHES. SHREDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE RIGID WEED BARRIER FABRIC.

- ### CONTRACTOR AND OWNER RESPONSIBILITY NOTES
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTH AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. REPLACEMENT PERIOD SHALL BE NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO REWORK, EXCESS MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DESTROYED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRENGTHENING GUARANTEE FOR ALL TREES.
 - CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL THE GRADING, RESTORATION WITH THE GENERAL CONTRACTOR.
 - MAINTENANCE: CONTRACTOR FOR ALL PLANTINGS, STAKED AREAS AND STAKED LAMN AREAS. THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAMN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAMN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY WOODS PLANT MATERIALS AND LAMN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAMN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAMN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
 - MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

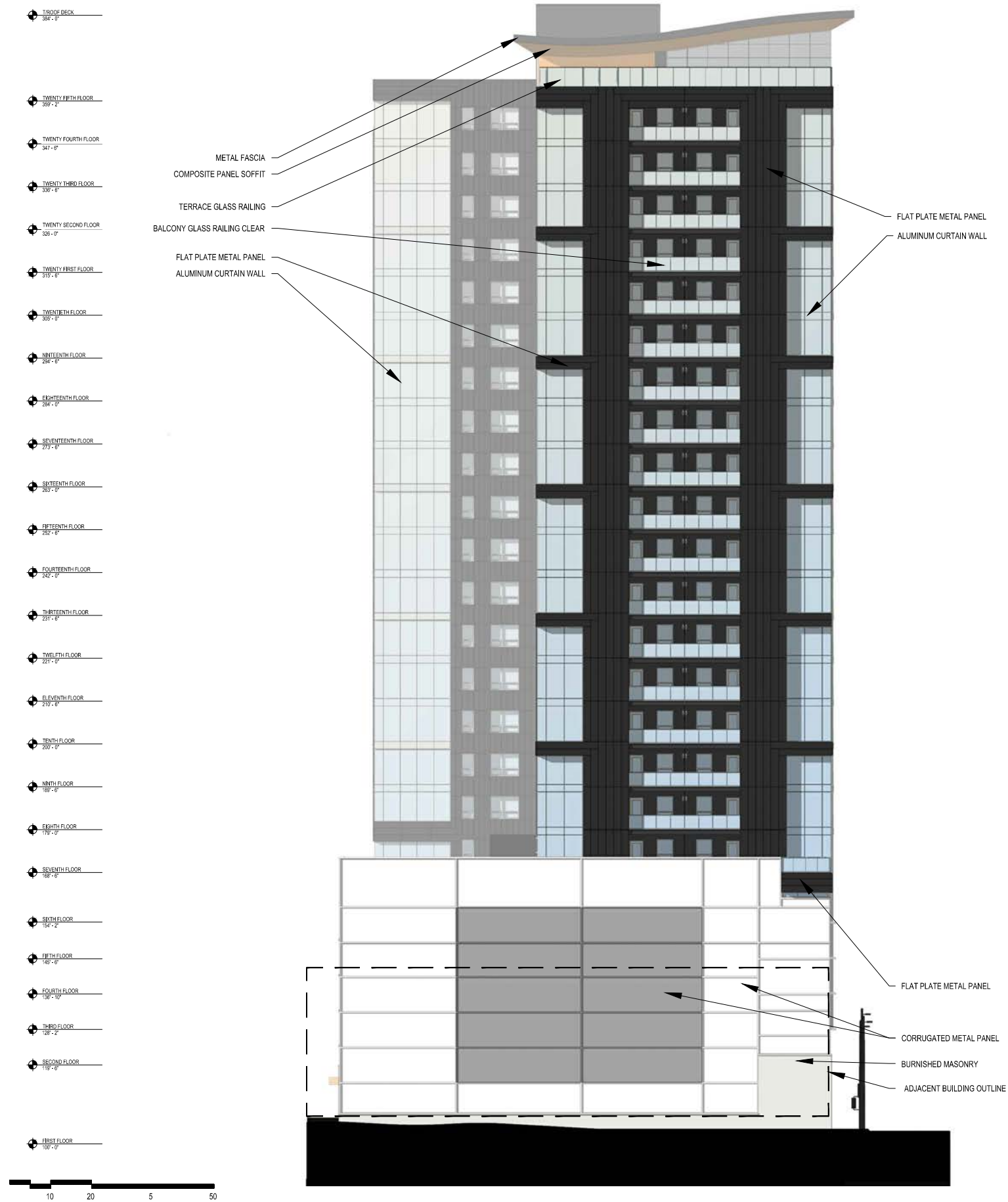
PLANT SCHEDULE

EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	<i>Pinus mugo</i> / Mugo Pine	3 gal	Min. 18"-24"	3
PERENNIALS & GRASSES	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	QTY
	<i>Echinacea x 'Cheyenne Spirit'</i> / Cheyenne Spirit Coneflower	1 Gal	CONT	76
	<i>Sedum x 'Autumn Joy'</i> / Autumn Joy Sedum	1 Gal	CONT	10
	<i>Sporobolus heterolepis</i> / Prairie Dropseed	1 Gal	CONT	73



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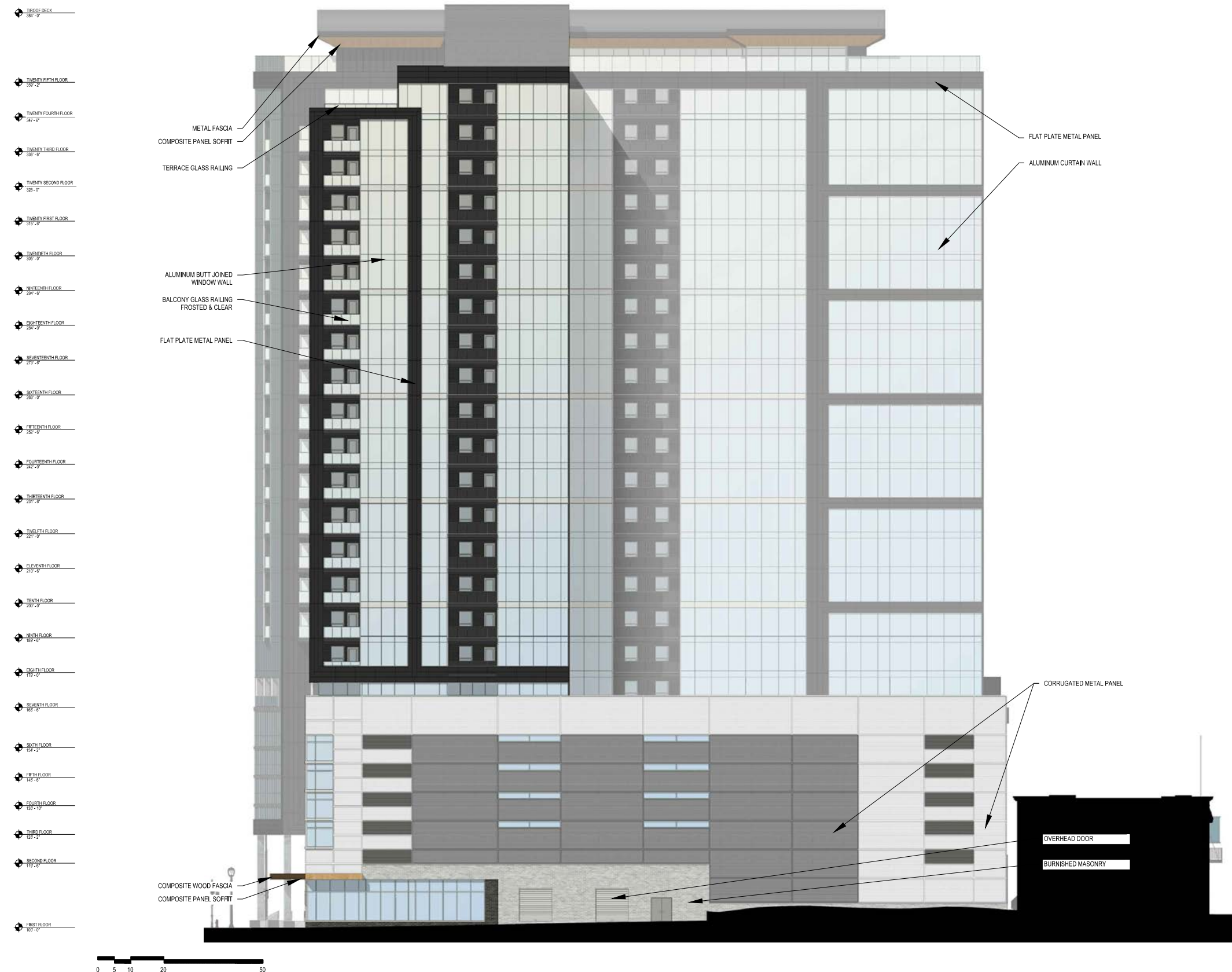
ew Building - North Elevation
Note: Not to scale

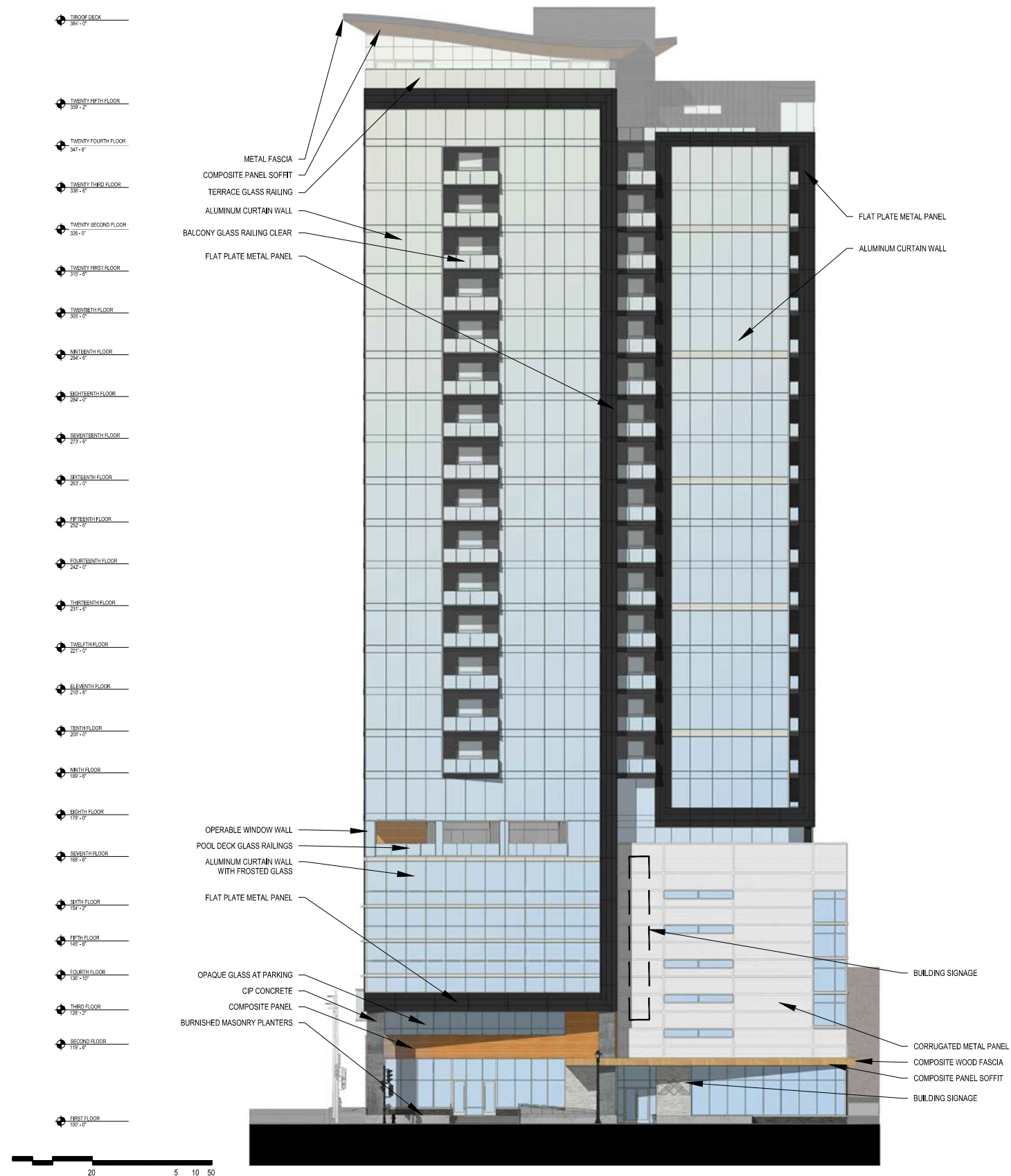


UPDATED

Architectural Elevations: New Building - East (Side) Elevation

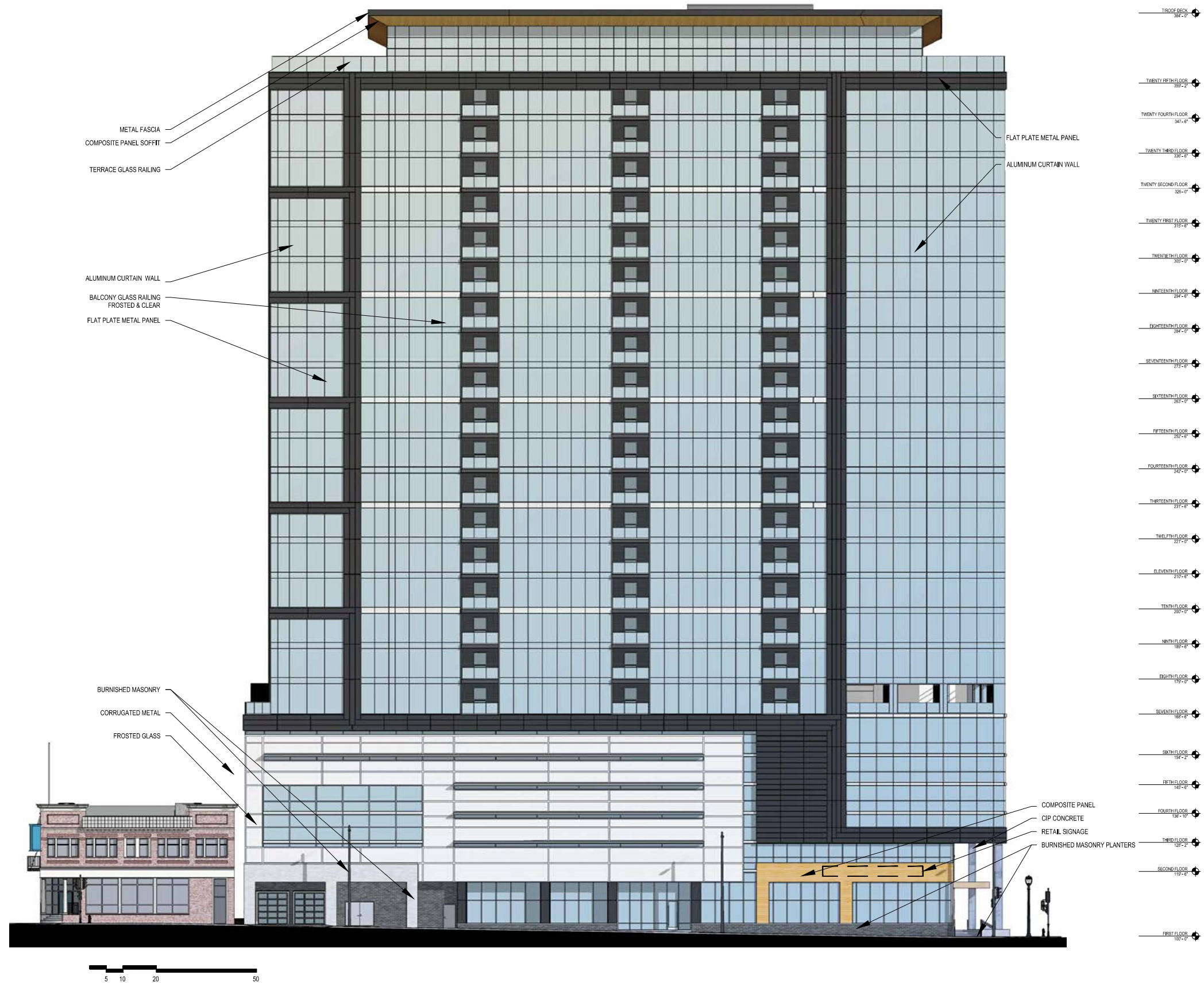
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Architectural Elevations: New Building - West (Side) Elevation
Note: Not to scale





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Architectural Renderings



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Architectural Renderings

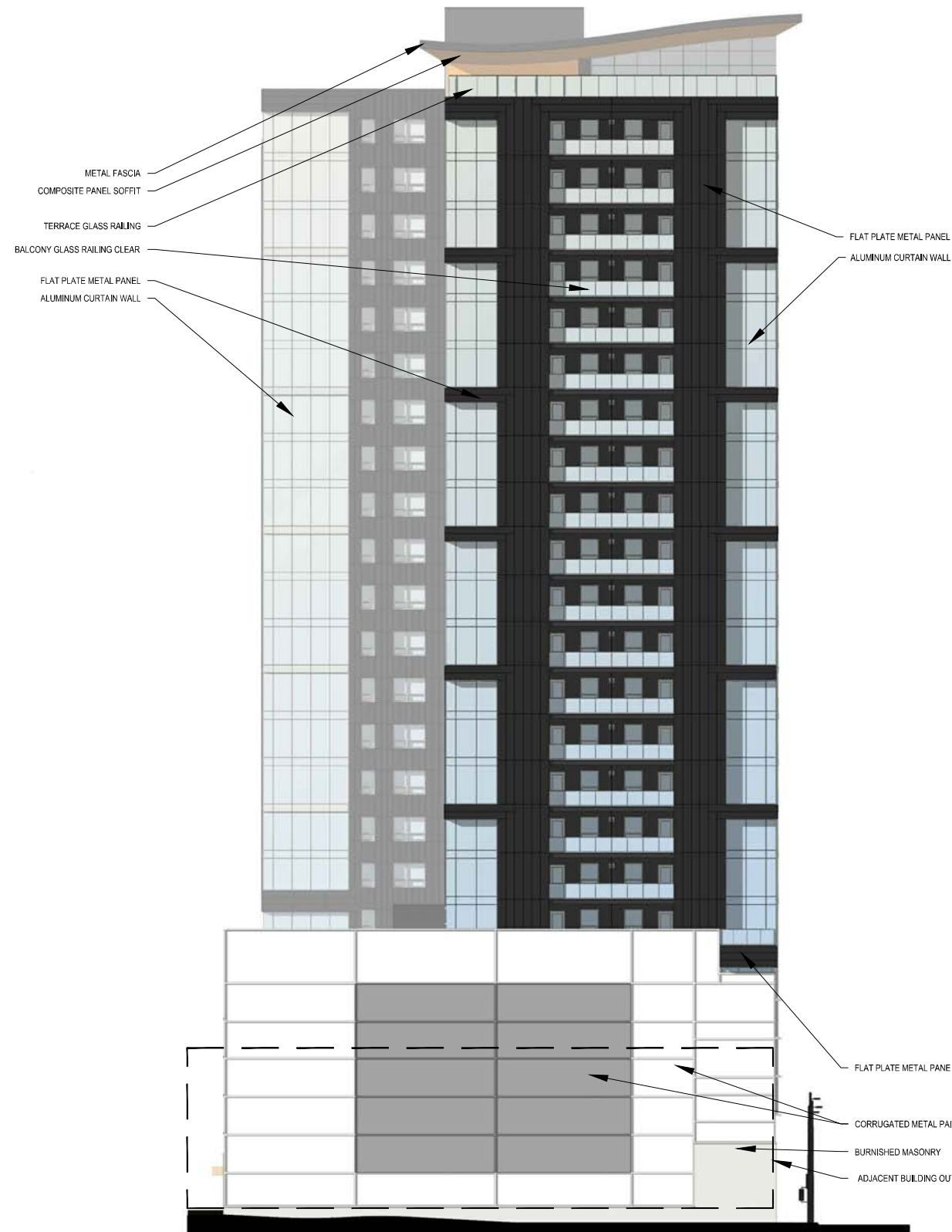




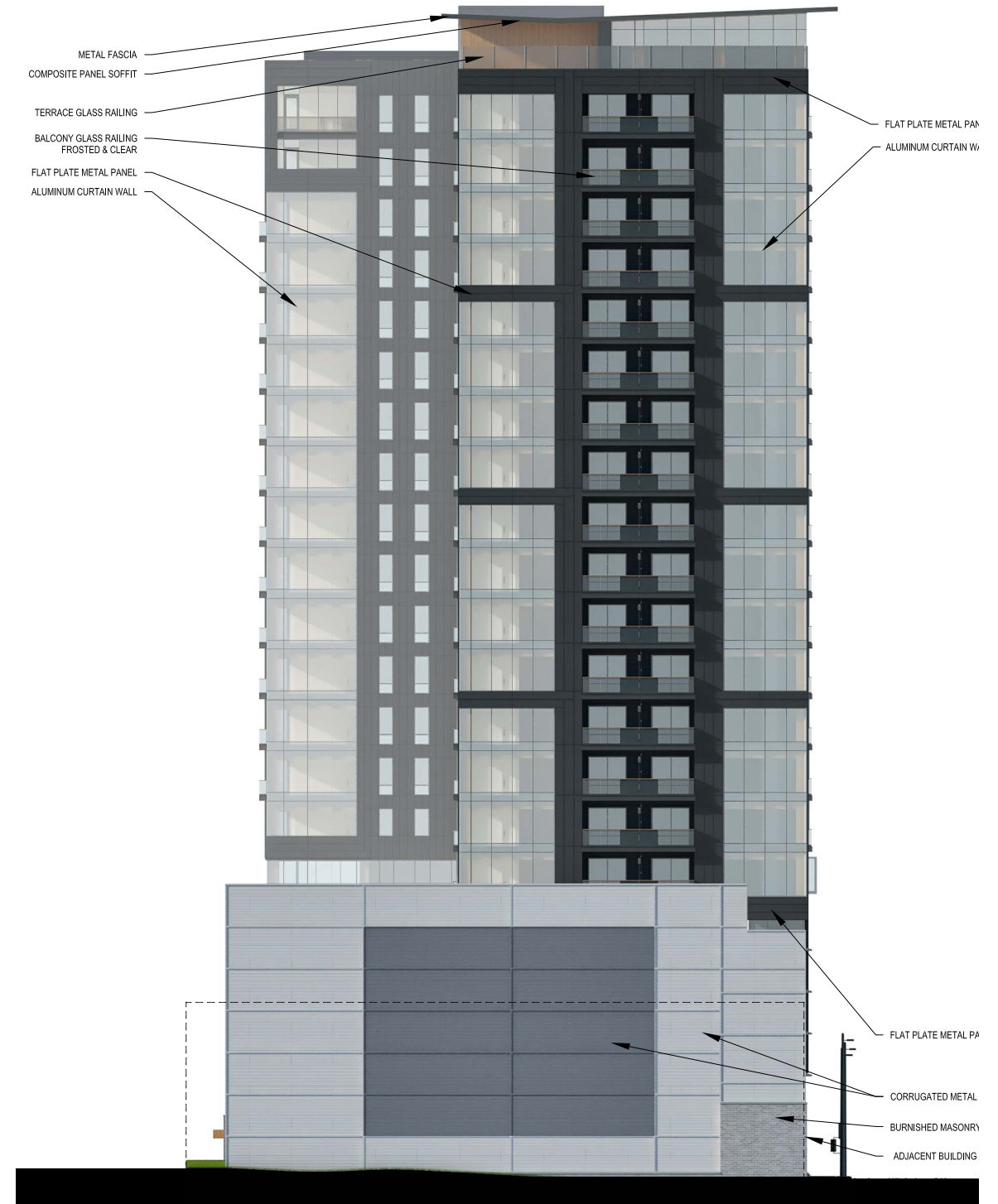
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Architectural Elevations: New Building - North Elevation
Note: Not to scale

CURRENT DESIGN



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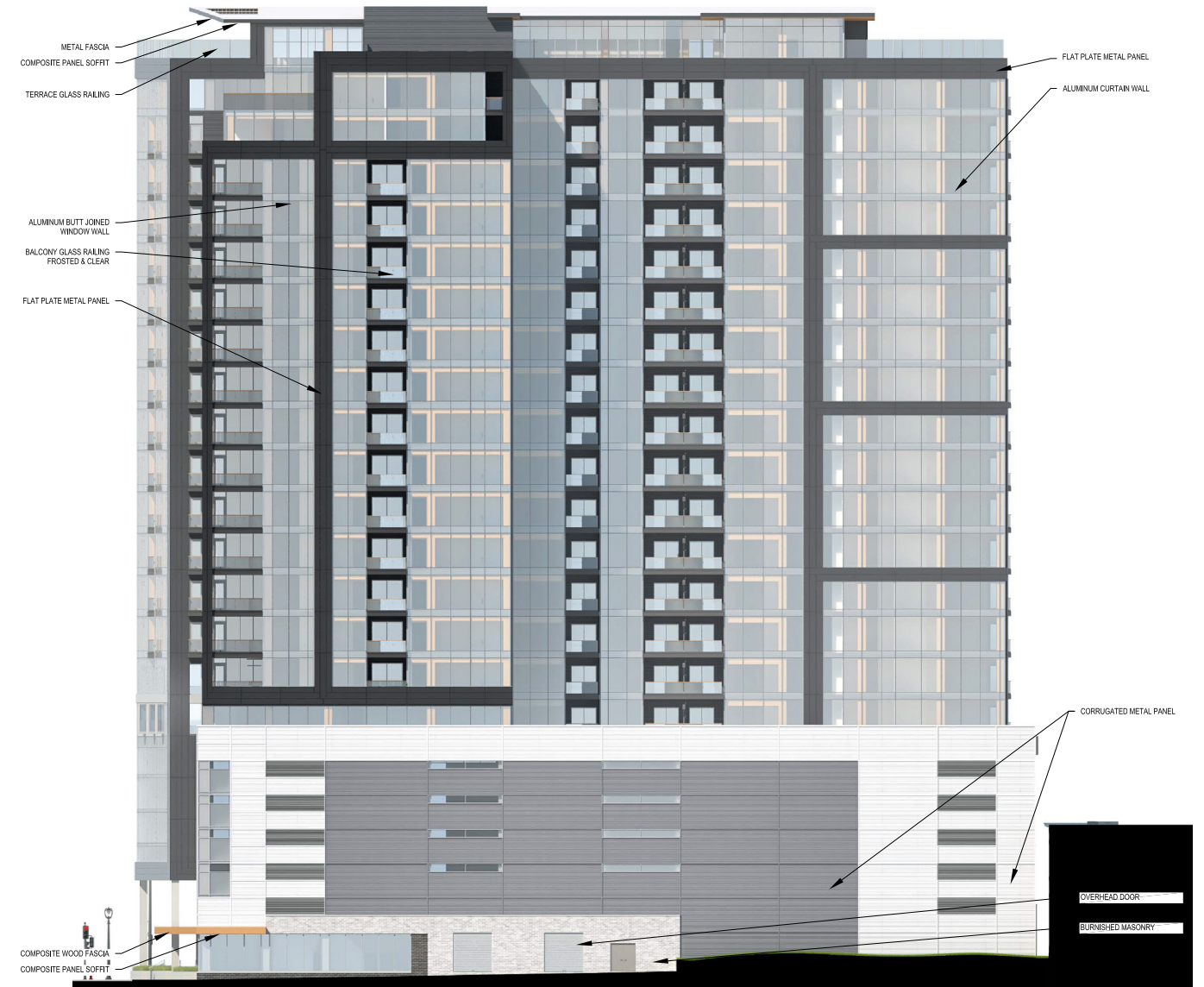
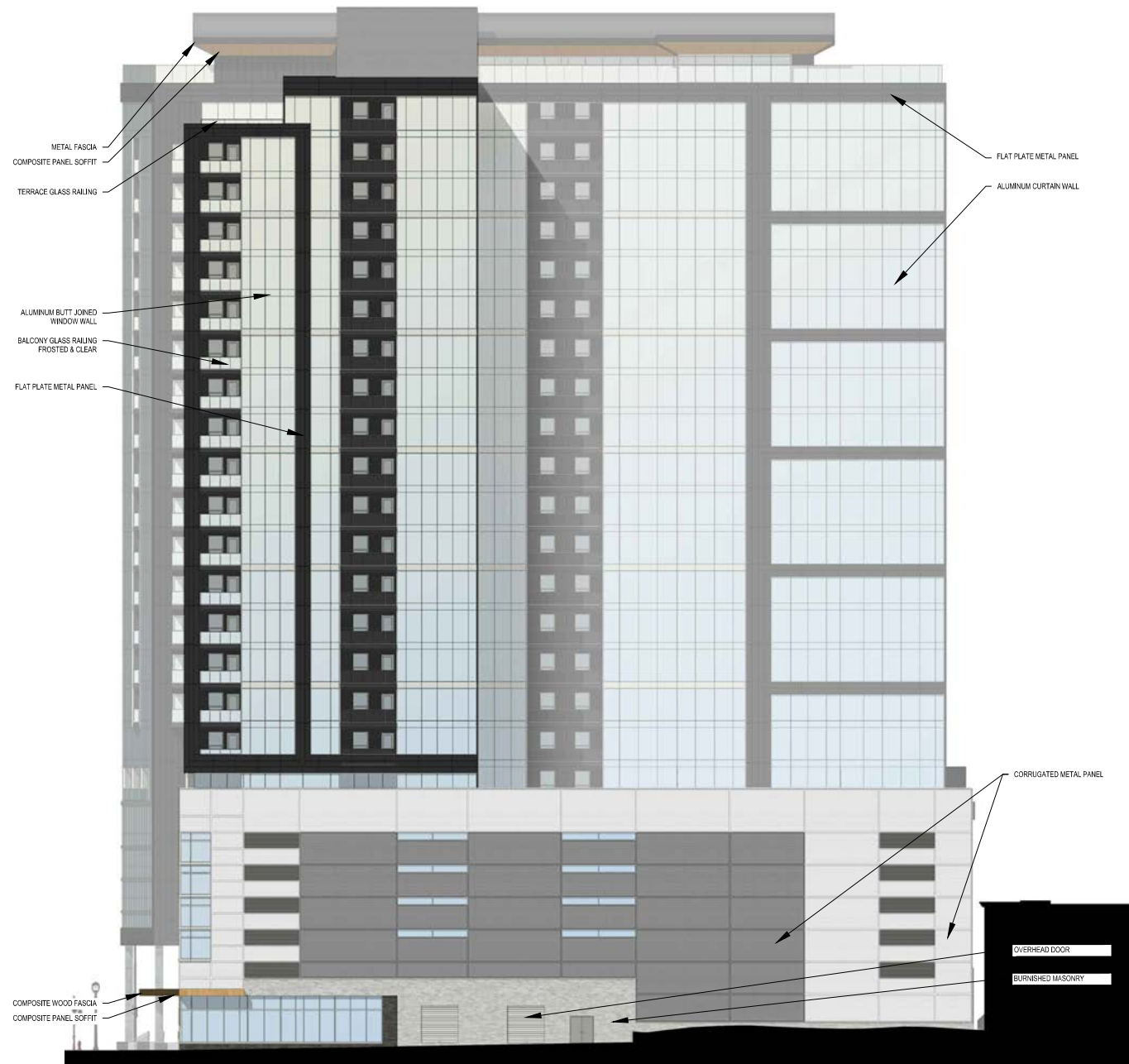


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Architectural Elevations: New Building - East (Side) Elevation
Note: Not to scale

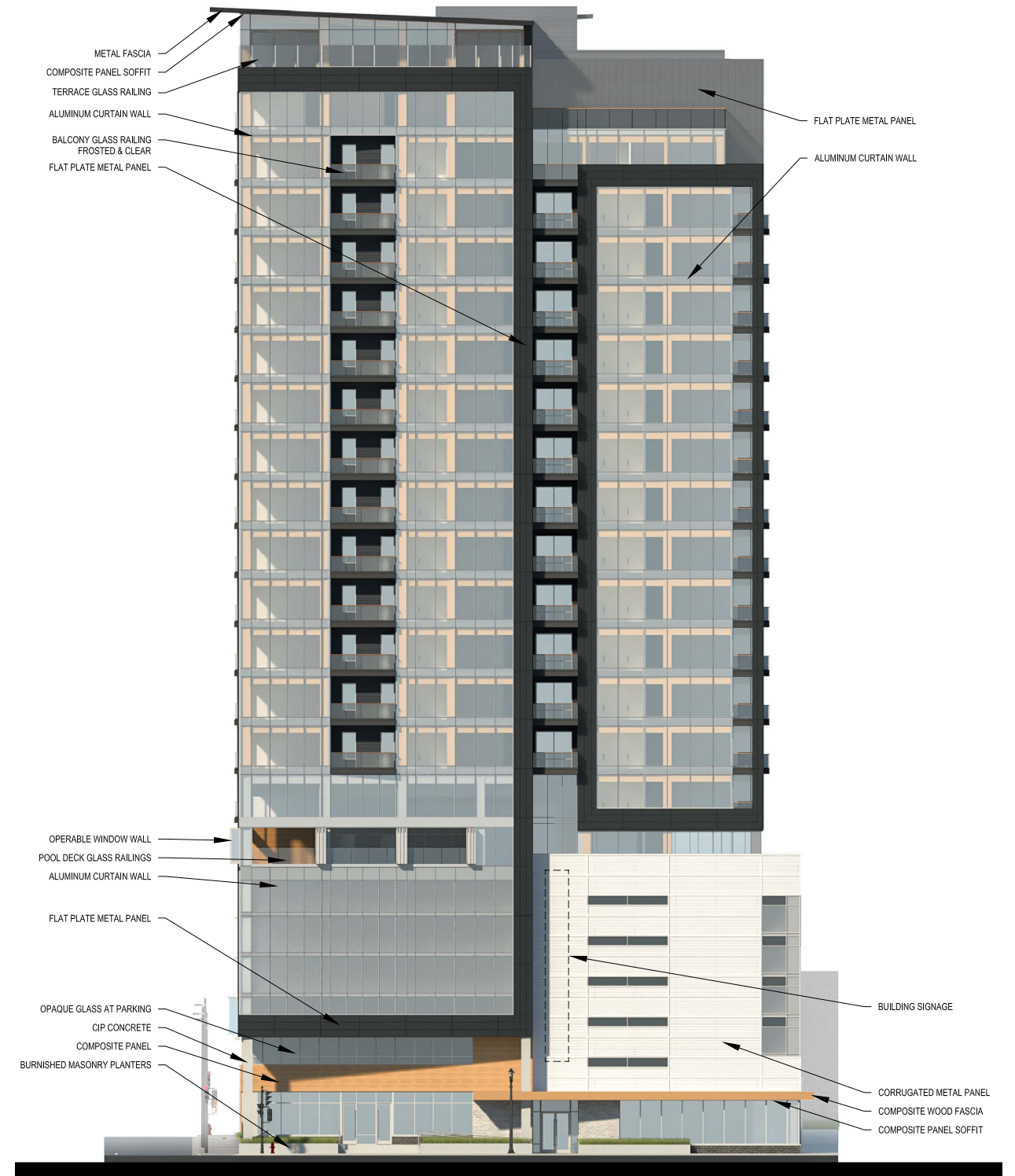
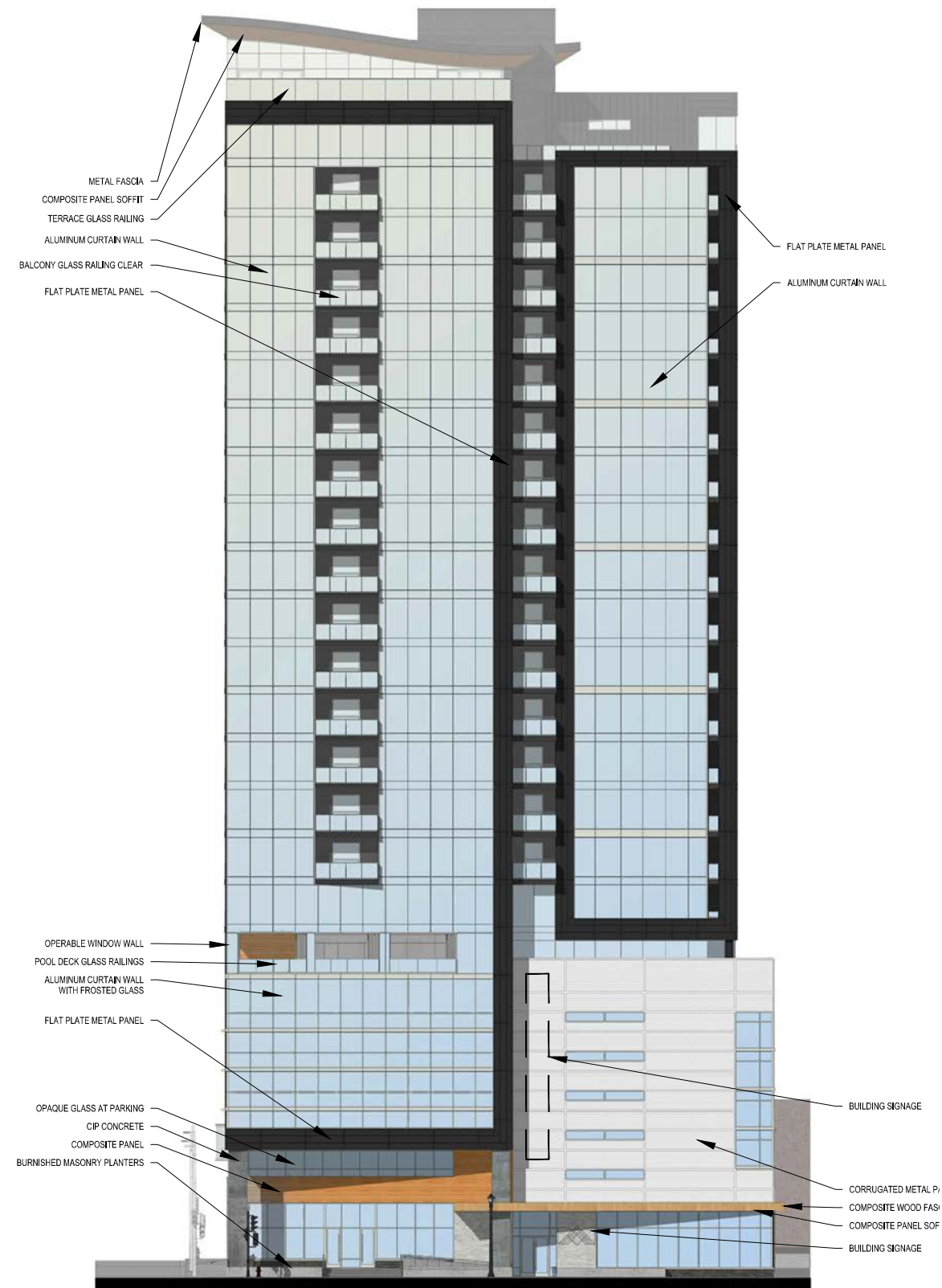
CURRENT DESIGN

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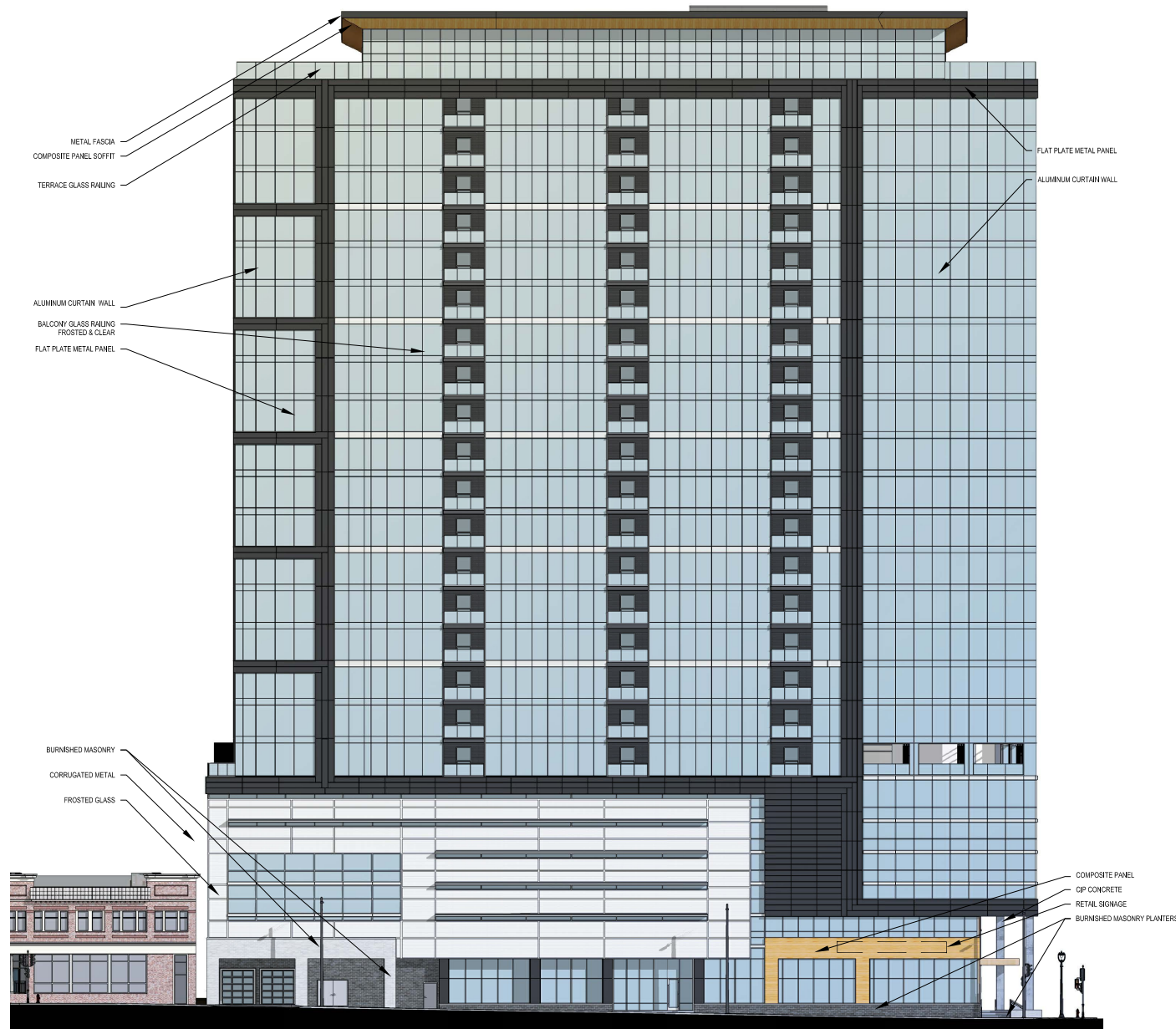
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