

HISTORIC KOEFFLER HOUSE INN

817-819 N. MARSHALL ST.
MILWAUKEE, WI

AKA CHARLES A. KOEFFLER JR. HOUSE

PETITIONER

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SHEET INDEX

T1.1	TITLE SHEET
SP1.1	SITE PLAN, SURVEY
A0.1	EXISTING FLOOR PLANS
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	ROOF PLAN
A2.1	EAST ELEVATION
A2.2	SOUTH ELEVATION
A2.3	WEST ELEVATION
A2.4	NORTH ELEVATION
A3.1	ELEVATIONS IN CONTEXT
A3.2	COURTYARD SECTIONS
L1.1	LANDSCAPING
P1.1	PHOTOS, EXISTING
P1.2	PHOTOS, EXISTING
P1.3	PHOTOS, CONTEXT

PROJECT DATA

ZONING DISTRICT: C9A HIGH DENSITY RESIDENTIAL
EXISTING/PREVIOUS USE: BUSINESS, PRIMARILY VACANT CURRENTLY
PROPOSED USE: HOTEL, COMMERCIAL, ACCESSORY TAVERN
SPECIAL USE PERMIT REQUIRED

PROJECT SUMMARY

THE EXISTING HISTORIC DOUBLE MANSION SHALL BE REDEVELOPED INTO A BOUTIQUE HOTEL WITH MINIMAL INSIGNIFICANT CHANGES TO THE EXTERIOR AND THE INTENDED RETENTION OF ALL EXTANT HISTORIC INTERIOR FEATURES. SLEEPING ROOMS WILL BE GROUPED INTO SUITE CONFIGURATIONS, WHILE RETAINING THE ABILITY TO BE USED INDEPENDENTLY AS MORE TRADITIONAL SINGLE OCCUPANCY ROOMS.

SLEEPING ROOMS, DEDICATED: 15

PARKING: 7-9 SPACES ON SITE, INCLUDED ACCESSIBLE PARKING



HPC SUBMITTAL

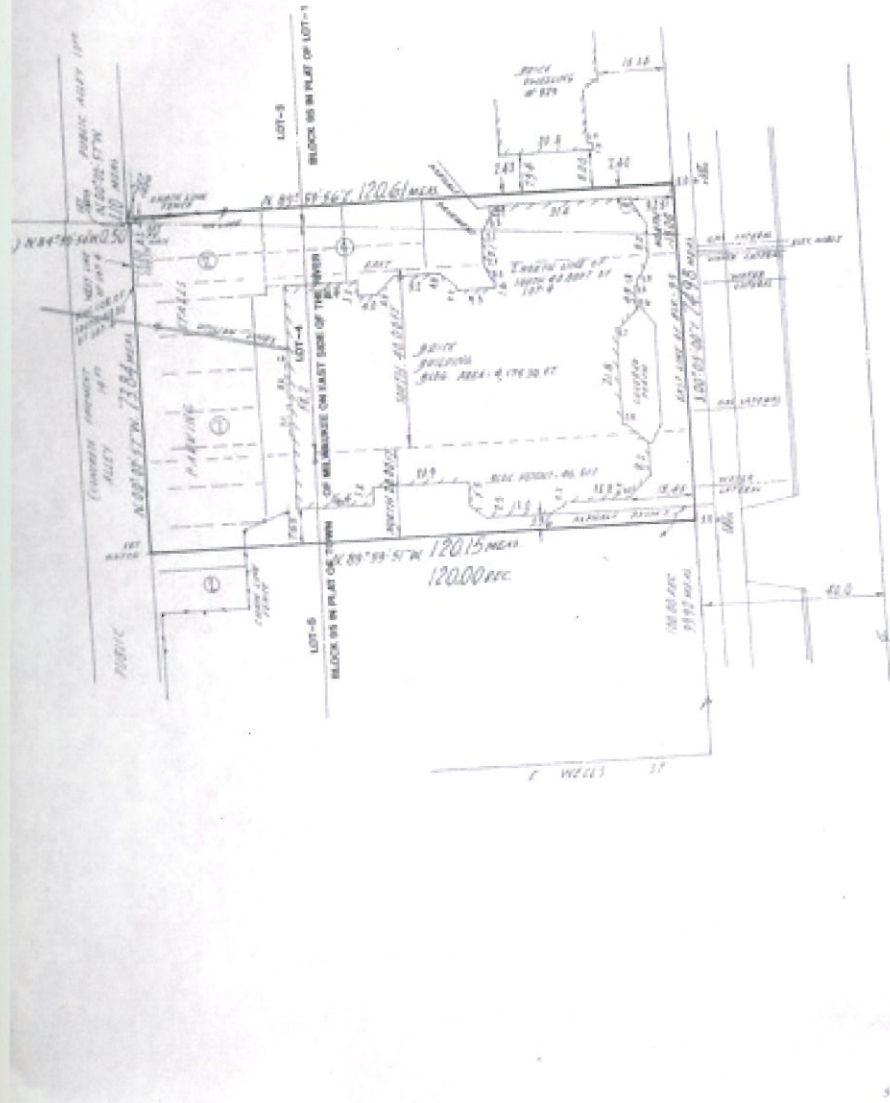
JUNE 11, 2019

NOTE: DRAWINGS PRINTED AT 50%

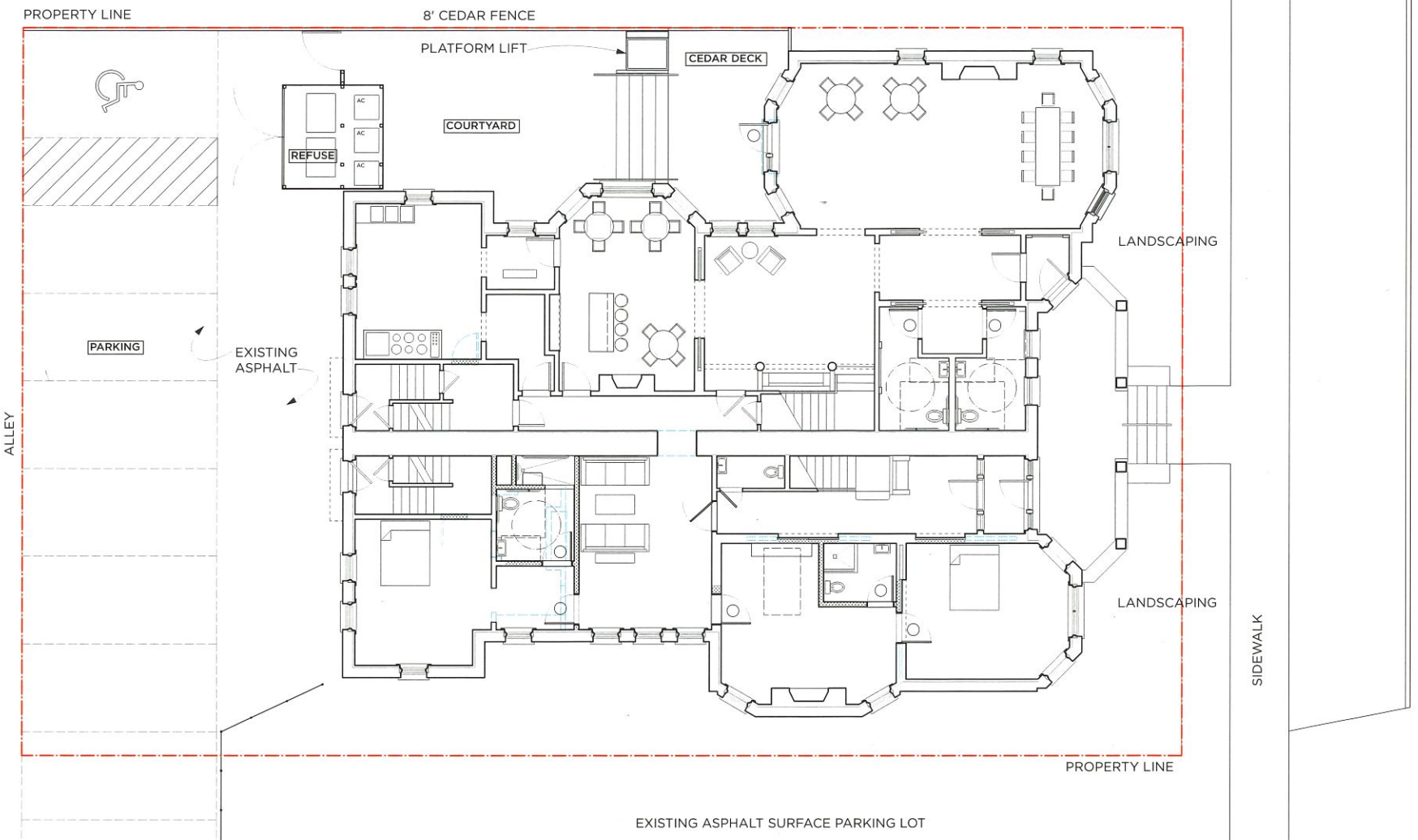
ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 819 NORTH MARSHALL STREET, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN
 THAT PART OF LOT 3 IN BLOCK 95 IN PLAT OF LOT 1 AND THAT PART OF LOT 4 IN BLOCK 95 IN PLAT OF TOWN OF MILWAUKEE ON THE EAST SIDE OF THE RIVER, ALL IN THE NORTHWEST 1/4 OF SECTION 28, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 45.00 FEET OF SAID LOT 4, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 45.00 FEET OF SAID LOT 4 TO THE EAST LINE OF SAID BLOCK, THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 15.00 FEET TO A POINT, THENCE WEST TO A POINT IN THE WEST LINE OF LOT 4 AFORESAID 15.00 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTH 45.00 FEET OF SAID LOT 4, THENCE SOUTH TO THE POINT OF BEGINNING.
 ALSO THE SOUTH 45.00 FEET OF LOT 4 AND THE NORTH 20.00 FEET OF LOT 5 IN BLOCK 95 IN PLAT OF TOWN OF MILWAUKEE ON THE EAST SIDE OF THE RIVER, ALL IN THE NORTHWEST 1/4 OF SECTION 28, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

JUNE 21, 2002 TAXMAN INVESTMENT COMPANY SURVEY NO. 124415-M5
 REVISED CERTIFICATE REVISION NO. 1



2 PLAT OF SURVEY
 SP1.1 SCALE: NOT TO SCALE



1 SITE PLAN
 SP1.1 SCALE: 1/8" = 1' - 0"



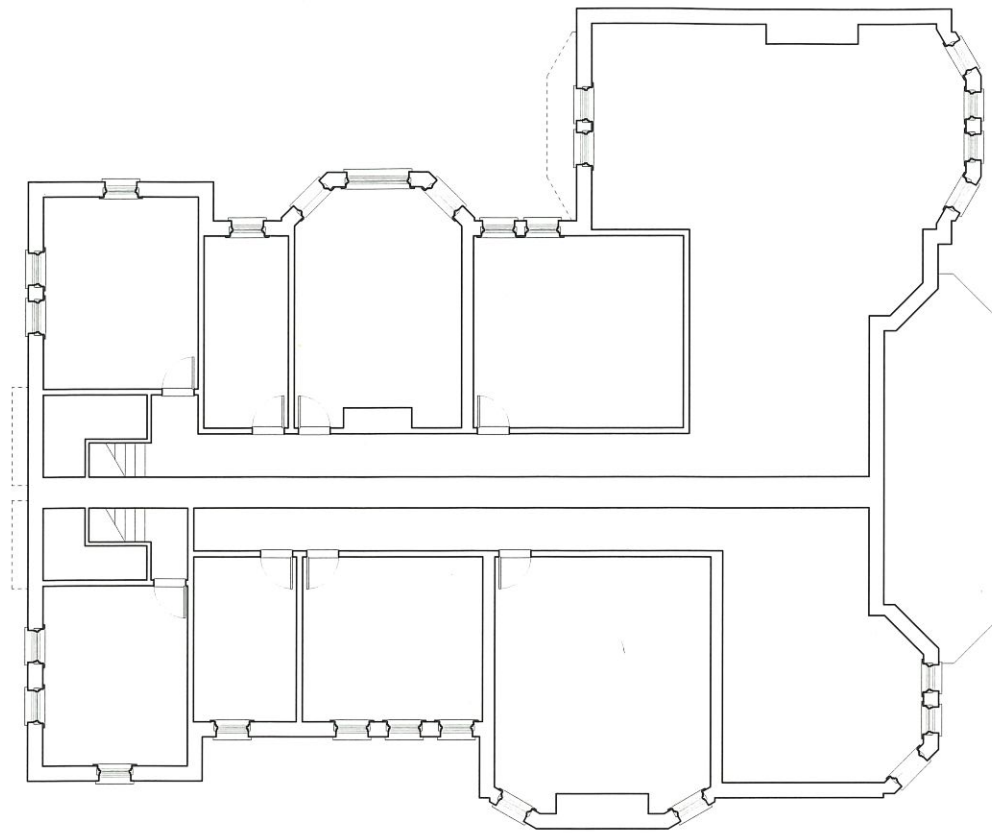
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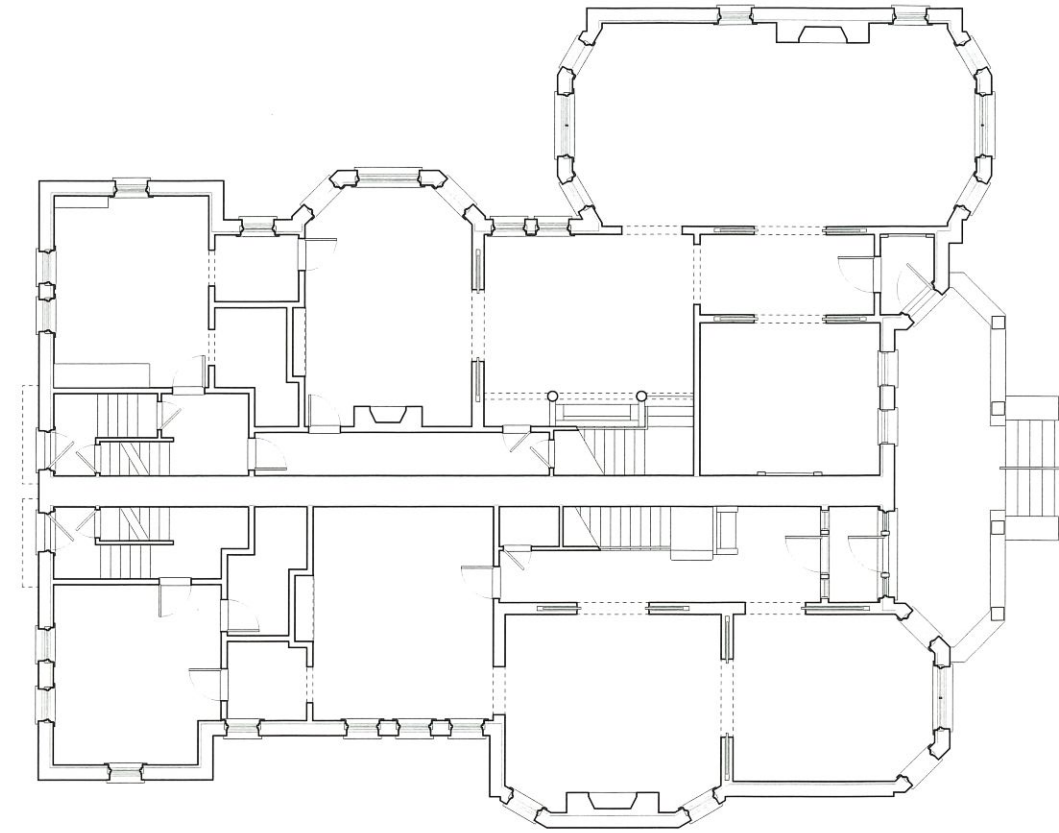
DATE	REASON
06.11.19	HPC SUBMITTAL
06.13.19	BOZA SUBMITTAL

PROJECT NO. 19.01

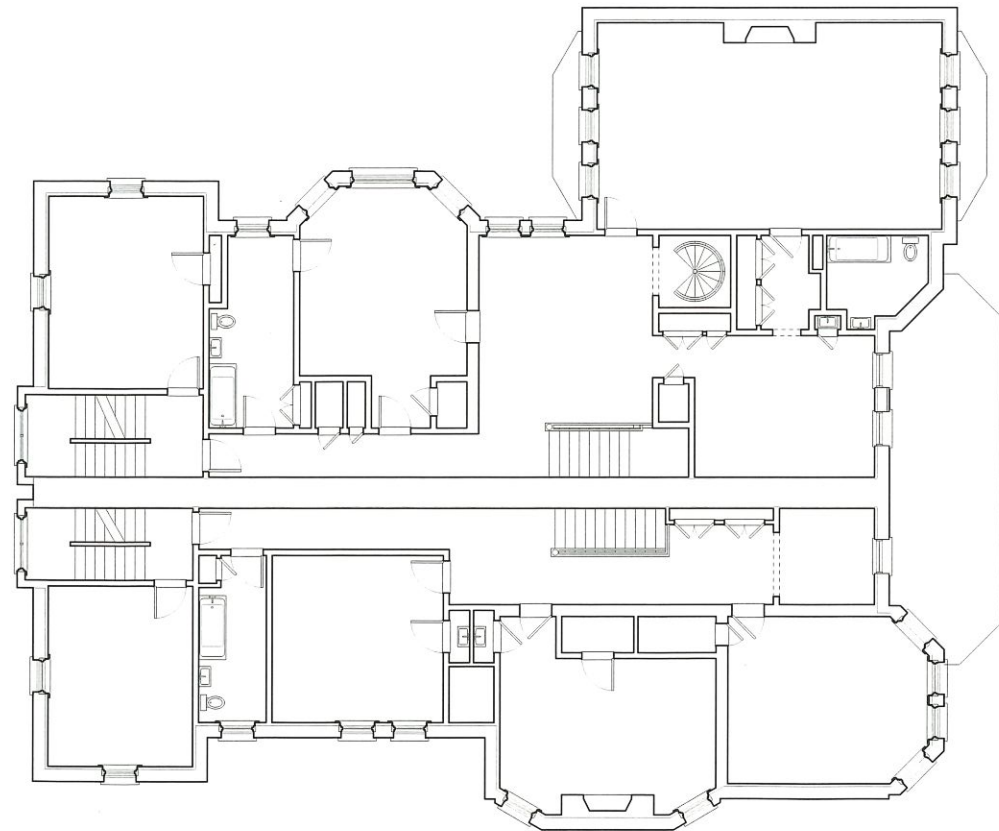
SP1.1



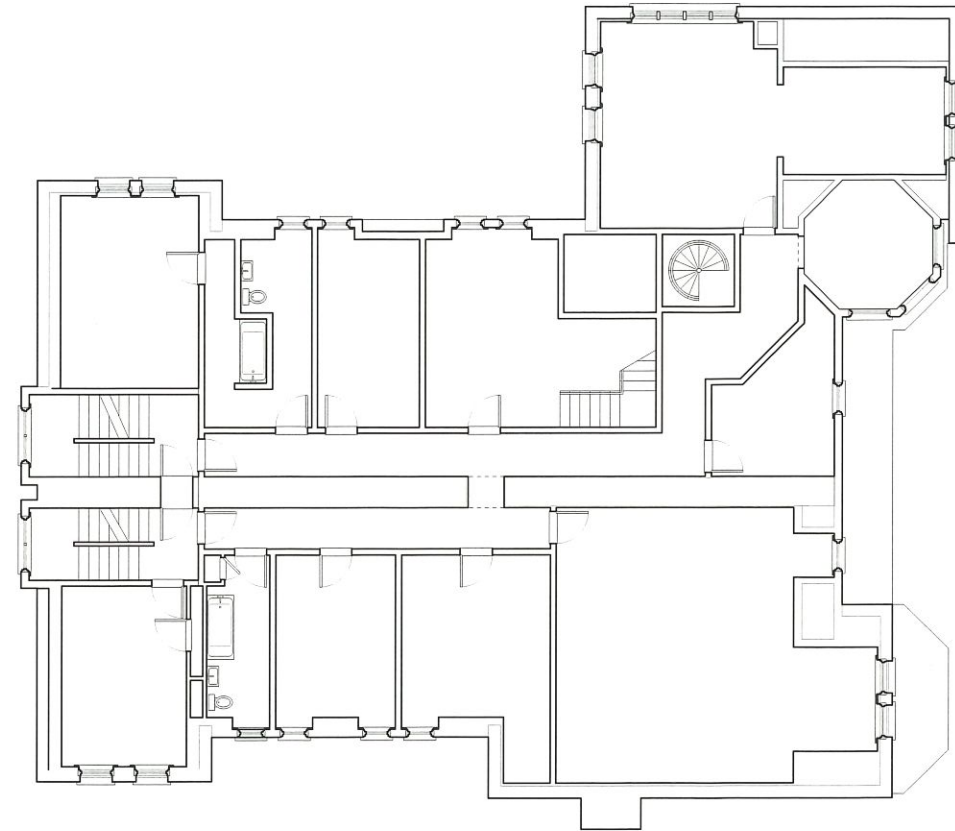
1 EXISTING BASEMENT FLOOR PLAN
 A0.1 SCALE: 1/8" = 1' - 0"



2 EXISTING FIRST FLOOR PLAN
 A0.1 SCALE: 1/8" = 1' - 0"



3 EXISTING SECOND FLOOR PLAN
 A0.1 SCALE: 1/8" = 1' - 0"



4 EXISTING THIRD FLOOR PLAN
 A0.1 SCALE: 1/8" = 1' - 0"



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A0.1

PLAN NOTES

GENERAL NOTES

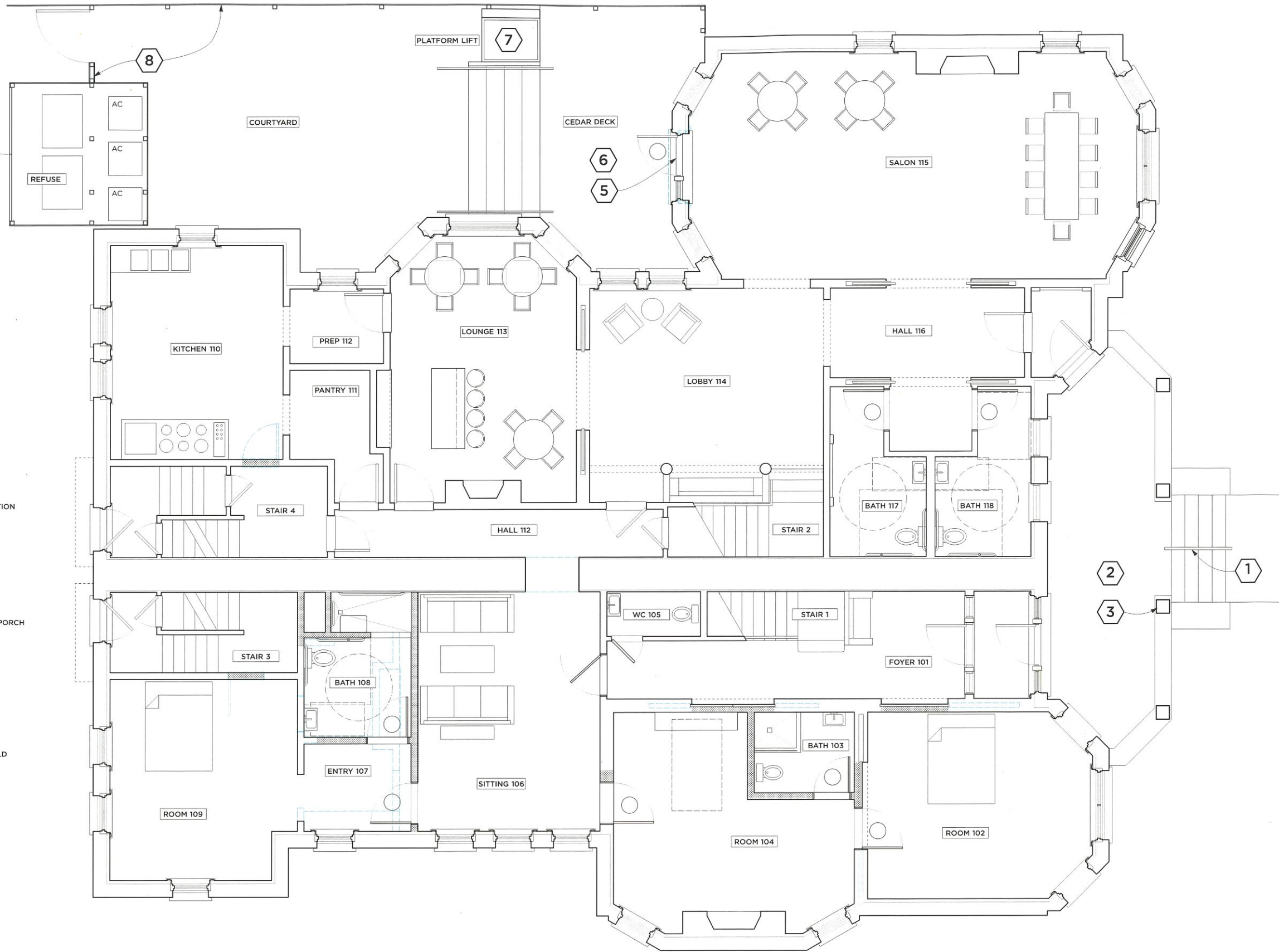
PRESERVE AND PROTECT REMAINING HISTORIC ARTIFACTS, INCLUDING BUT NOT LIMITED TO PANELING, MIRRORS, STAIRS, BASE, CROWN, CASING, CABINETS, BENCHES, MANTELS, SURROUNDS, DOORS AND MISC. DETAILS.

NEW WALLS SHOWN SHADED GREY
EXISTING WALLS TO BE REMOVED SHOWN IN DASHED BLUE

REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION

KEY NOTES

- 1 REPLACE EXISTING PIPE RAIL WITH NEW OR RECLAIMED WROUGHT IRON OR BRONZE HANDRAIL
- 2 REPAIR / REPLACE BROKEN IN KIND, EXISTING CLAY TILE PORCH FLOOR. LEVEL ENTIRE SURFACE, PITCH TO DRAIN.
- 3 REPAIR AND REPAINT EXISTING WOOD BOX COLUMNS, CONSIDER FUTURE REPLACEMENT WITH COLUMNS TO MATCH HISTORIC PHOTOGRAPHS
- 4 NOT USED
- 5 NEW RAISED PANEL WOOD DOOR WITH HALF LITE AND WOOD FRAMED SIDE LIGHT(S), W/ ACCESSIBLE THRESHOLD
- 6 NEW 5/4"x6" CEDAR DECK ON TREATED FRAMING FOR ACCESSIBLE ENTRY
- 7 NEW PLATFORM LIFT FOR ACCESSIBLE ENTRY ROUTE
- 8 8'-0" TALL CEDAR FENCE AND REFUSE ENCLOSURE, W/ GATE TO PARKING AREA



1 FIRST FLOOR PLAN
A.1 SCALE: 1/4" = 1' - 0"



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PLAN NOTES

GENERAL NOTES

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NEW WALLS SHOWN SHADED GREY
EXISTING WALLS TO BE REMOVED SHOWN IN DASHED BLUE

REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION



1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1' - 0"



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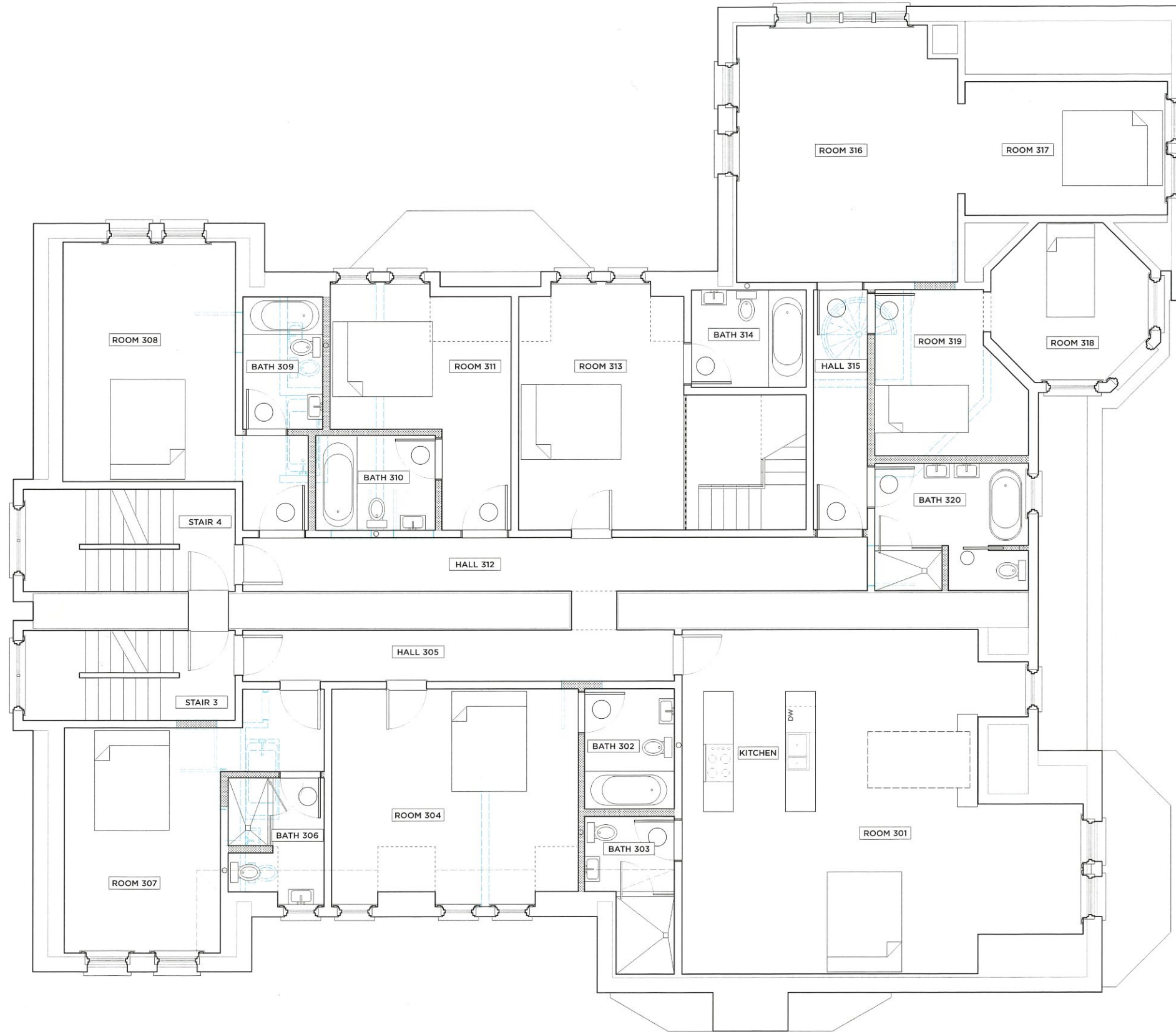
PLAN NOTES

GENERAL NOTES

PRESERVE AND PROTECT REMAINING HISTORIC ARTIFACTS, INCLUDING BUT NOT LIMITED TO PANELING, MIRRORS, STAIRS, BASE, CROWN, CASING, CABINETS, BENCHES, MANTELS, SURROUNDS, DOORS AND MISC. DETAILS.

NEW WALLS SHOWN SHADED GREY
EXISTING WALLS TO BE REMOVED SHOWN IN DASHED BLUE

REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION



1
A1.3

THIRD FLOOR PLAN

SCALE: 1/4" = 1' - 0"



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A1.3

PLAN NOTES

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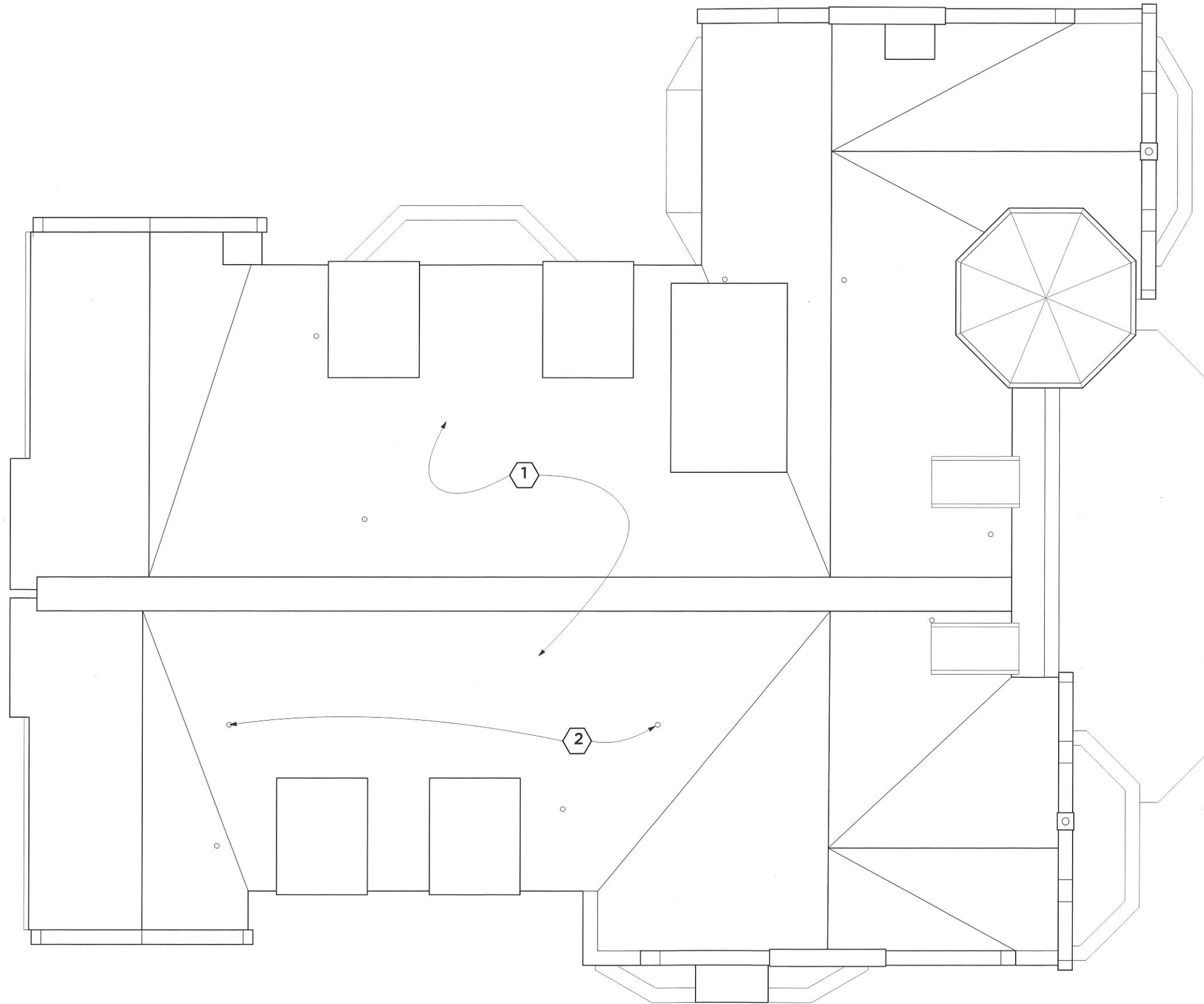
NEW WALLS SHOWN SHADED GREY
EXISTING WALLS TO BE REMOVED SHOWN IN DASHED BLUE

REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION

KEY NOTES

1 INSPECT AND REPAIR ANY IDENTIFIABLE ROOFING, FLASHING, COPING DEFICIENCIES USING LIKE MATERIALS AND METHODS

2 NEW BATHROOM EXHAUST VENTS IN CAST IRON OR GALVANIZED PIPE



1 ROOF PLAN
A1.4 SCALE: 1/4" = 1' - 0"

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ELEVATION NOTES

GENERAL NOTES

- REPAIR AND RE-PAINT EXISTING WOOD TRIM BLACK
- TUCK POINT BRICK IN LIMITED AREAS W/ MORTAR TO MATCH TYPE AND COLOR OF EXISTING
- REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION, PAINT BLACK TO MATCH EXISTING

KEY NOTES

- 1 REPLACE EXISTING PIPE RAIL WITH NEW OR RECLAIMED WROUGHT IRON OR BRONZE HANDRAIL
- 2 REPAIR / REPLACE BROKEN IN KIND, EXISTING CLAY TILE PORCH FLOOR. LEVEL ENTIRE SURFACE, PITCH TO DRAIN.
- 3 REPAIR AND REPAINT EXISTING WOOD BOX COLUMNS, CONSIDER FUTURE REPLACEMENT WITH COLUMNS TO MATCH HISTORIC PHOTOGRAPHS
- 4 NEW CANOPY/HOOD SIGN 7' X 120" = 6.75 SF BRASS OR BRONZE LETTERS W/ GROUND PLACED SPOT UPLIGHTS

1 EAST ELEVATION
A2.1 SCALE: 1/4" = 1' - 0"



F.F. 3RD FLOOR

F.F. 2ND FLOOR

F.F. 1ST FLOOR

ELEVATION NOTES

GENERAL NOTES

- REPAIR AND RE-PAINT EXISTING WOOD TRIM BLACK
- TUCK POINT BRICK IN LIMITED AREAS W/ MORTAR TO MATCH TYPE AND COLOR OF EXISTING
- REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION, PAINT BLACK TO MATCH EXISTING

KEY NOTES

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1
A2.2

SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"

A2.2



ELEVATION NOTES

GENERAL NOTES

- REPAIR AND RE-PAINT EXISTING WOOD TRIM BLACK
- TUCK POINT BRICK IN LIMITED AREAS W/ MORTAR TO MATCH TYPE AND COLOR OF EXISTING
- REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION, PAINT BLACK TO MATCH EXISTING

KEY NOTES

- 1** NEW RAISED PANEL WOOD DOOR WITH HALF LITE AND ACCESSIBLE THRESHOLD, WOOD FRAMED SIDE LIGHT(S) AND TRANSOM SEE A3.2 FOR DOOR IN CONTEXT
- 2** NEW EXHAUST FAN FOR KITCHEN HOOD, PAINTED BLACK TO MATCH TRIM AND DETAIL

1 WEST ELEVATION
 A2.3 SCALE: 1/4" = 1' - 0"

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ELEVATION NOTES

GENERAL NOTES

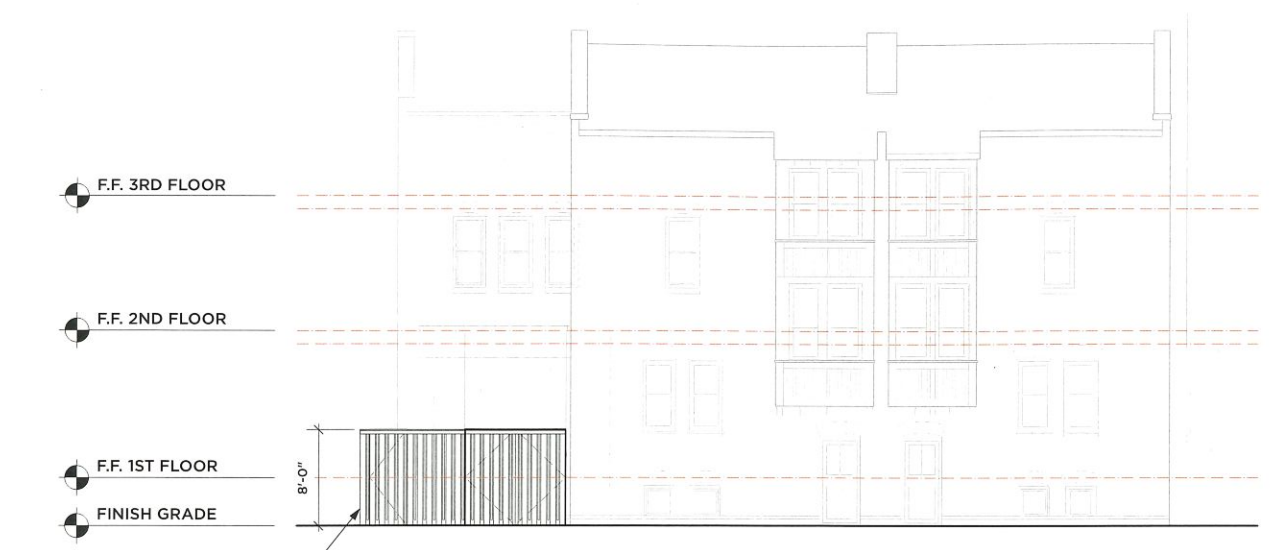
- REPAIR AND RE-PAINT EXISTING WOOD TRIM BLACK
- TUCK POINT BRICK IN LIMITED AREAS W/ MORTAR TO MATCH TYPE AND COLOR OF EXISTING
- REFURBISH EXISTING WINDOWS AS REQUIRED FOR FULL OPERATION, PAINT BLACK TO MATCH EXISTING

KEY NOTES

- 1** REBUILD BAY TO MATCH EXISTING/ORIGINAL VERSION WITH ACCESSIBLE ENTRY REPLACING PICTURE WINDOW

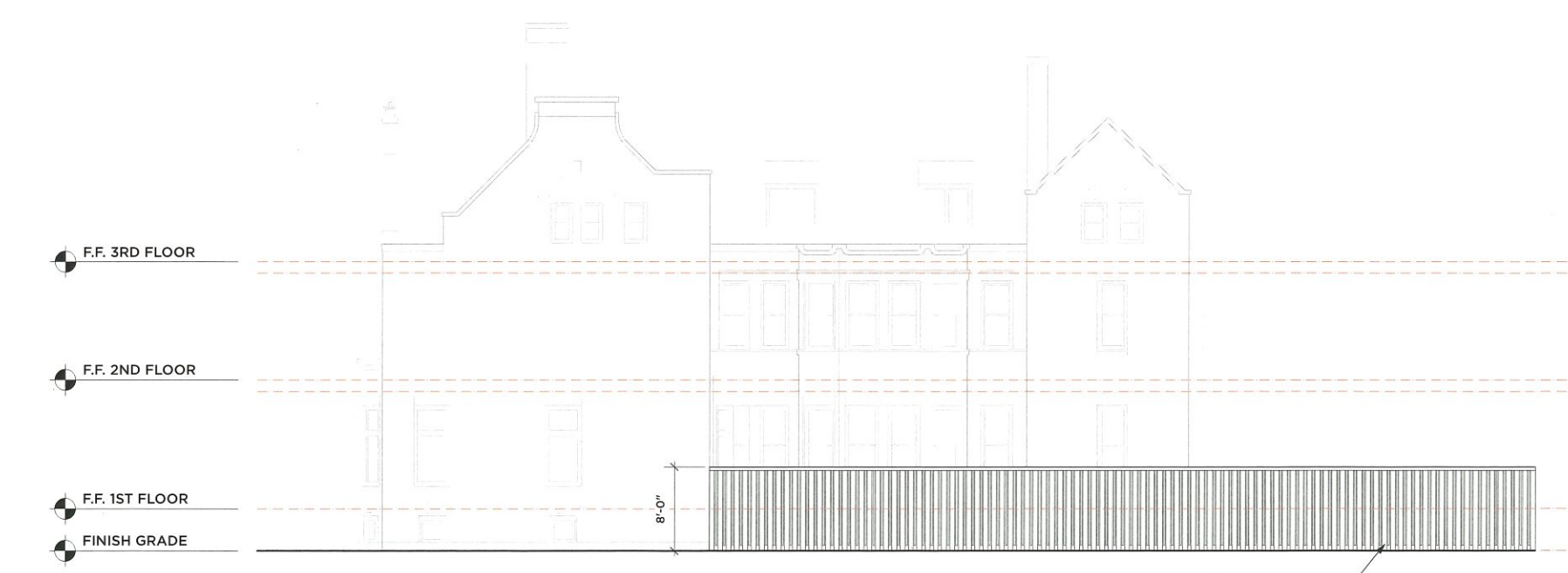
1 NORTH ELEVATION
 A2.4 SCALE: 1/4" = 1' - 0"

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8' TALL CEDAR PRIVACY FENCE
ALTERNATING VERTICAL 1X6
AND 1X3 PICKETS SUPPORTED
ON 4X4 CEDAR POSTS W/ (3)
2X4 CEDAR HORIZONTAL
MEMBERS

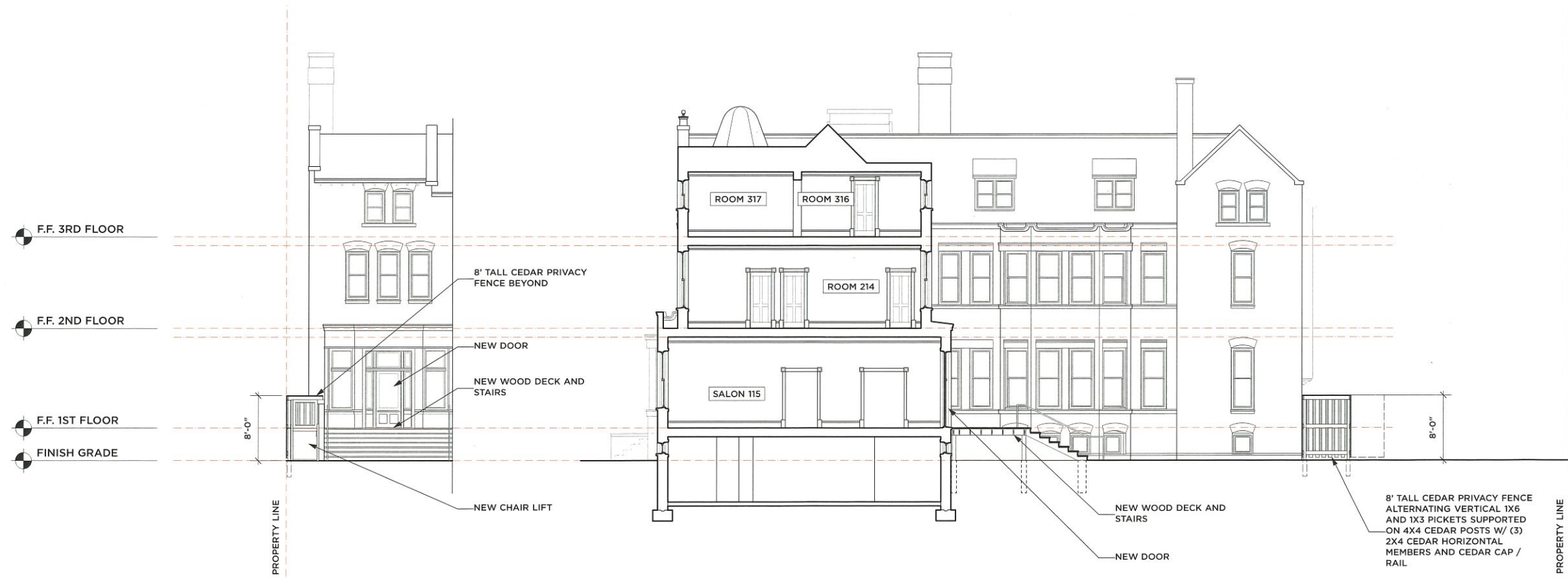
1 WEST ELEVATION
A3.1 SCALE: 1/8" = 1' - 0"



8' TALL CEDAR PRIVACY FENCE
ALTERNATING VERTICAL 1X6
AND 1X3 PICKETS SUPPORTED
ON 4X4 CEDAR POSTS W/ (3)
2X4 CEDAR HORIZONTAL
MEMBERS AND CEDAR CAP
AND RAIL

2 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1' - 0"

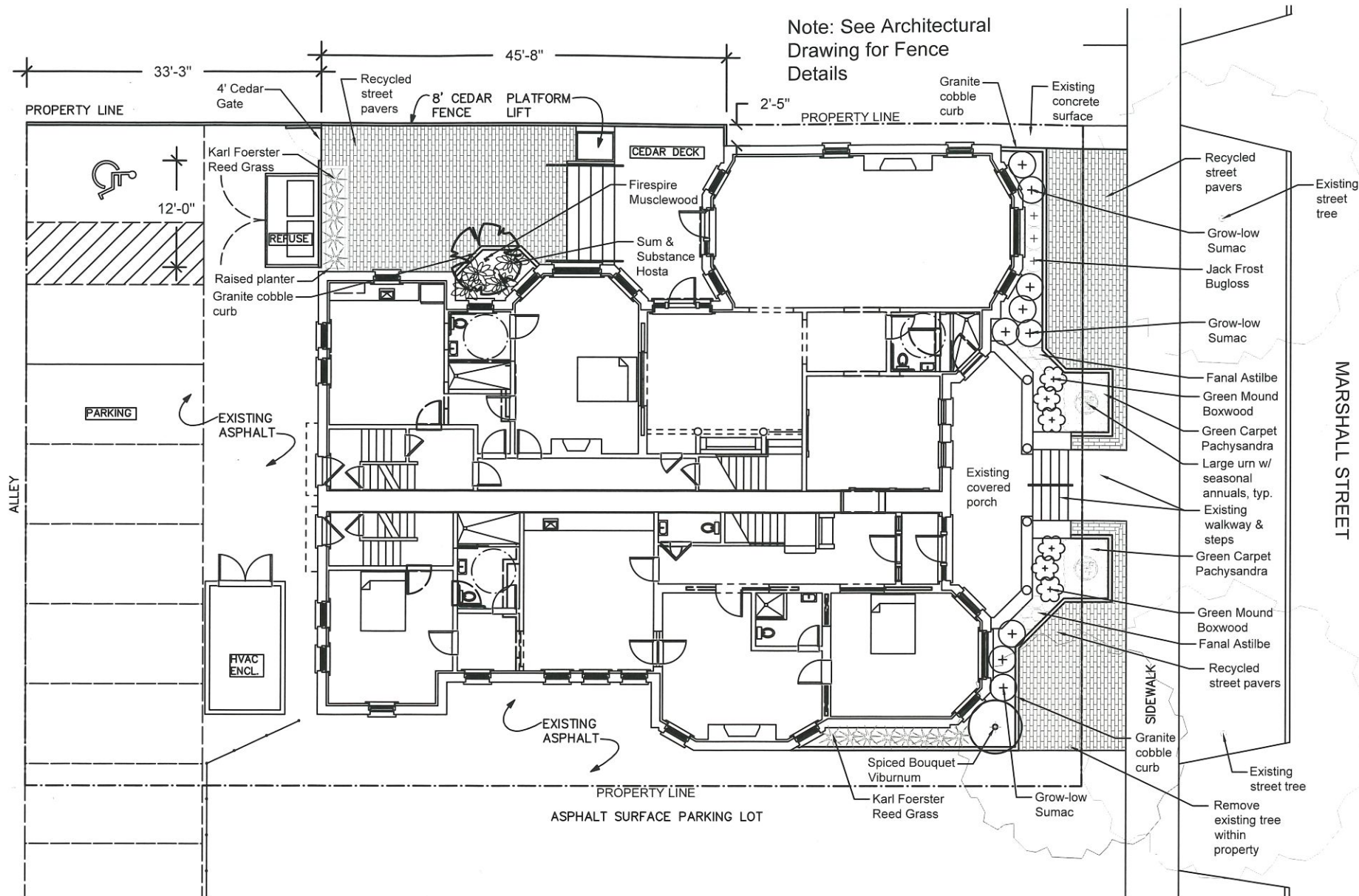
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2 PARTIAL ELEVATION
 A3.2 SCALE: 1/8" = 1' - 0"

1 SECTION THRU SALON
 A3.2 SCALE: 1/8" = 1' - 0"

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Plant List

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	AVERAGE MATURE SIZE
Trees							
Car / Fir	1	Carpinus caroliniana 'J.N. Upright'	Firespire Musclemwood	1 1/2"-2"	BB		20' ht. x 9' spread
Shrubs							
Bux / Mou	6	Buxus x 'Green Mound'	Green Mound Boxwood	18" - 24"	Cont		3' ht. x 3' spread
Rhu / Gro	9	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont		3' ht. x 7' spread
Vib / Spi	1	Viburnum carlesii 'J.N. Select'	Spiced Bouquet Viburnum	30" - 36"	Cont		5' ht. x 6' spread
Groundcovers, Ornamental Grasses and Perennials							
Asi / Fan	9	Astilbe x arendsii 'Fanal'	Fanal Astilbe	1 gallon	Cont		1.5' ht x 2' spread, 2' flower ht
Bru / Jac	3	Brunnera macrophylla 'Jack Frost'	Jack Frost Bugloss	1 gallon	Cont		1.5' ht x 1.5' spread, 1.5' flower ht
Cal / Kar	13	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont		2' ht x 2+ spread, 5.5' flower ht
Hos / Sum	4	Hosta 'Sum and Substance'	Sum and Substance Hosta	1 gallon	Cont		2.5' ht x 6' spread, 3.5' flower ht
Pac / Gre	128	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	4"	Cont	8" O.C. spacing	.5' ht x 2++ spread, 8" flower ht

Urns

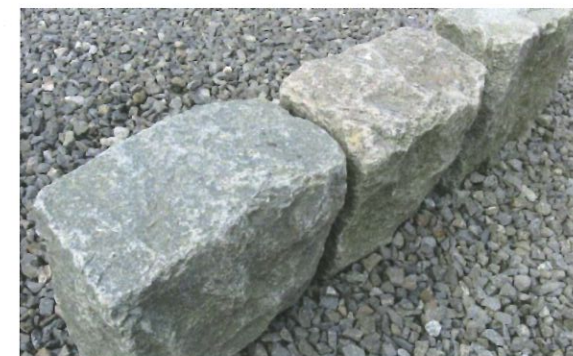


Urn Model No. LS9044 - Lake Bluff 32 from Longshadow (Urn Dimensions - 32" diameter, 15.5" ht., 17" square base)
 Plinth Model No. LS9033 - Lake Bluff 10 from Longshadow (Plinth Dimensions - 10" ht., 17" square, 22" square base)

Recycled Street Pavers



Granite Cobble Curbs



0 16'



1 EAST ELEVATION
P1.1



2 SOUTH ELEVATION
P1.1



3 PARTIAL NORTH ELEVATION
P1.1



4 WEST ELEVATION
P1.1

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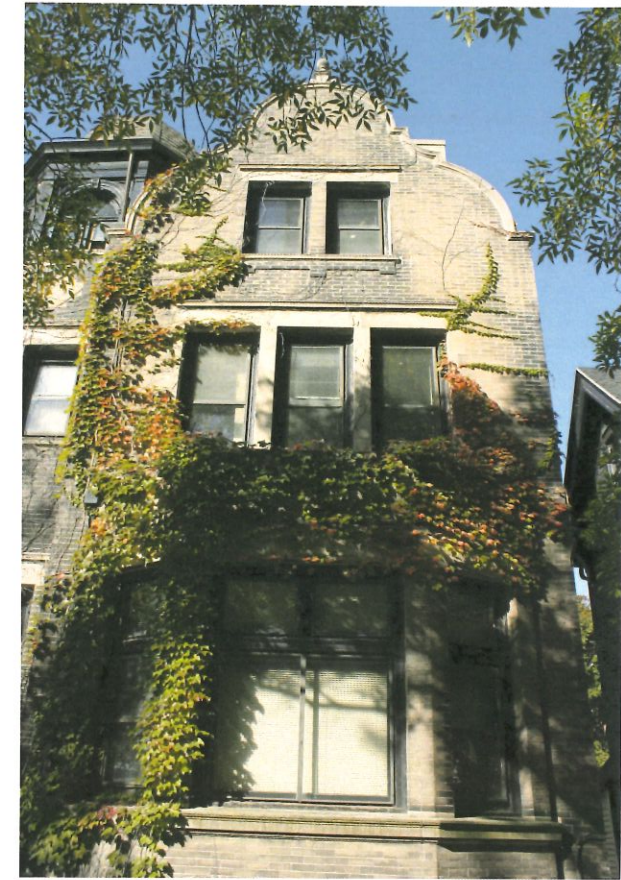
P1.1



1 DETAIL, EAST ELEV.
P1.2



2 CORNER BAY, EAST
P1.2



3 CORNER GABLE, EAST
P1.2



4 ENTRY DOOR
P1.2



5 DETAIL, SOUTH
P1.2



6 CUPOLA ROOM, EAST
P1.2

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1 CONTEXT, EAST
 P1.3 UNIVERSITY CLUB, PARKING GARAGE



2 CONTEXT, NORTH
 P1.3 McCORMICK LAW OFFICES

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P1.3