

**North Avenue Redevelopment/UWM Student Housing**

**Detailed Plan Development**

**PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT**

**Draft April 4<sup>th</sup>, 2006**

**COMPONENTS OF DETAILED PLAN AND SUPPORTING MATERIALS**

Capstone Direct Partners requests approval of a Detailed Plan Development for the UWM Student Housing parcel of the North Avenue Redevelopment project in accordance with this submission.

This Owners Statement of Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the Detailed Plan Development for this phase of the project:

**Plan Sheets Index:**

DPD-0 Cover Sheet / Project Team / Sheet Index

DPD-1 Vicinity Map (aerial photo)

DPD-2 ALTA/Land Title Survey – Existing

DPD-3 Proposed Project Boundary Description

DPD-4 Proposed Site Plan

DPD-5 Proposed Utility Plan

DPD-6 Proposed Grading Plan

DPD-7 Proposed Planting Plan

DPD-8 Site Details & Planting Details

DPD-9 Proposed Building Perspective

DPD-10 Proposed Building Elevations – South and West

DPD-11 Proposed Building Elevations – Southeast, Northeast, and North

DPD-12 Signage Plan and Elevations

Exhibit A Statistical Sheet

Exhibit B Site Photography

**OVERALL DEVELOPMENT CONCEPT**

**Introduction**

The Student Housing portion of the North Avenue Redevelopment is the southeast parcel of a General Plan Development that is being submitted in parallel to this submittal. The General Plan Development includes this Student Housing Building, a rental apartment over retail building fronting North Avenue, a new construction for sale residential condominium building fronting Walworth Street, and a for sale residential condominium renovation of the 2362 N Stanley Place Building.

Development of this property will be in multiple phases. The first phase will be the construction of a student housing building for UWM (This building will be leased (long term) by the UWM Foundation, and operated by the UWM Student Housing Department). This first phase will have construction occur from July 2006 thru August 2007, with occupancy commencing in the fall semester of 2007. Capstone Direct Partners are the developers of the Student Housing phase of the project. Development of the rest of the site will commence in summer of 2007, and will be completed at a general pace of one building per year, starting with the housing over retail building on North Avenue, then the market rate for sale housing building fronting Walworth Street, and then the adaptive re-use re-development of the Sign Effects building at 2323 N Stanley Place.

This will be a thoughtfully designed development that connects pedestrians in the upper neighborhood to the river and bike path through safe well maintained routes, connects vehicular traffic in a low volume way to the upper neighborhood, uses the natural resources respectfully, and has density, height, and quality of materials that are compatible with the exiting context of the surrounding neighborhood.

### **Student Housing Building**

Capstone Development Corp. was contacted by the University of Wisconsin-Milwaukee Real Estate Foundation to assist a local developer, Direct Development, in developing a new student housing facility via a joint venture between Capstone and Direct Development, Capstone Direct Partners.

This project brought with it many initial challenges, not the least of which was the severe shortage of available housing for underclassman housing at the University of Wisconsin-Milwaukee. Due to this shortage a fast-track design and construction project has been undertaken on this site to help address this need; with design and entitlement approval taking just under seven months and an expected construction period of thirteen months.

The Student Housing site is adjacent to the Milwaukee River corridor, providing scenic views, outdoor recreation and a tranquil setting for student enrichment. However, the site itself brought many challenges. It is adjacent to an environmental corridor, and having formerly been used as a bulk storage facility for petroleum products and a rail road right-of-way, the site contains hazardous materials that must be addressed during construction. Because of the site needs and the expected clean-up of a formerly blighted site, we are expected to achieve LEED's certification for this project.

The development team has participated in several meetings with the City of Milwaukee DCD and DPW, neighborhood representatives, and the Alderman's

office. All of these stakeholders have provided valuable input to help guide the refinement of functional elements and aesthetic design of this building.

Suggestions regarding building height, mass, orientation, number of occupants, type and quantity of parking for cars, bikes, scooters, and connections to the neighborhood and river have been integrated into the design.

The new housing facility is planned to be constructed into the natural contours of the existing bluff overlooking the Milwaukee River. The building will have an underground basement level for parking, 6 levels exposed to the east, and 5 levels exposed to the west. The building plan is a "U" shaped configuration with an open terrace space facing out and embracing the Milwaukee River corridor. In an effort to further embrace the river and environmental areas surrounding this building, CDP has agreed to assist the community in completing a bike and walking path between the new housing facility and the river for the local community and students to utilize and further enjoy the natural surroundings. Both ends of the "U" are contemplated to have glass enclosed student lounges giving the students meeting areas that should provide spectacular views of the river and the city of Milwaukee. The building superstructure will be concrete for the first three floors with light gage metal and concrete deck above.

The building façade will be a mixture of windows, brick, and metal panel with precast accents matching the local urban industrial architecture. Residence unit windows will be "punched openings" and the lounge elements at the ends of the building will be very transparent glass enclosed elements. The main entry vestibule element will be full height, transparent glass. Building massing is broken down by designing the building to be comprised of 3 basic elements connected by very transparent glass clad "links". The height of the building is minimized by keeping it on the lowest portion of the site and building it into a hill.

The ground floor will contain secured underground parking for the students and staff. The "Terrace Level" will contain outdoor garden and seating areas linked to the bike path level via a large staircase, a food court type dining facility, a student kitchen area, classroom facilities, office space, laundry facility, fitness area as-well-as back of the house operations areas for mechanical, electrical, communications, and loading. In addition the Terrace level will also contain a two bed-room director's apartment for a full time live in staff member and several student units. The "Entry Level" will be fronted by a glass vestibule entry area to the west side of the building facing the new extension of Commerce Street with direct access to the University branded coffee shop "The Grind" and a Convenience Store for the students and public use. Beyond the vestibule, through a secure entry point, will be the main desk and security operations. Also, on the Entry level will be a large student lounge area providing views out to the terrace and river areas. The top 4 floors of the building are primarily residential floors containing student units, residential assistant or RA units, study and relaxation lounges.

The project will contain approximately 117 units of two bedroom double occupancy student units with a shared single bath room which will provide housing for approximately 468 underclassmen expected to be primarily incoming freshman. Also, each floor is expected to have two RA single occupancy units with private baths and there will be one two bedroom one bath Directors apartment in the project. In total the project will provide approximately 480 new beds for the University of Wisconsin-Milwaukee.

There will be indoor space for bike and scooter parking as well as indoor spaces for 75 cars. There will be a paved connection from the bike parking areas to the adjacent bike path.

Students will have convenient access to transportation to and from the site to the campus and other public and city venues via both University provided bus transportation and the local public bus system (utilizing the U Pass system).

The student housing building will have a long term lease from UWM Foundation, and will be operated by the UWM Student Housing Department. There will be on-site 24 hour supervision by professional UWM Resident Assistants and a Hall Director.

#### **Detailed Context**

The neighborhood is a mix of industrial buildings, duplexes, single family, multi-family buildings and retail buildings. The industrial buildings continue to be used for industrial purposes. Most of the residential units are owner occupied and are well maintained. The retail uses on North Avenue are in newer one or two story buildings.

The environmental corridor along river will be adjacent to this development. Building construction activities will be kept out of the environmental corridor. Some paving activities, including the new bike path connection, will be conducted within the edge of the environmental corridor.

#### **Signage, Graphics and Wayfinding**

The site will have temporary informational and directional signage during construction. This temporary signage will generally be in the form of temporary banners or 4 x 8 painted plywood signs on wood posts.

Permanent Signage will be a "standard UWM monument sign", 4'-6" wide x 7'-0" high, stating the building name and address. One 2 sided monument sign will be located at the intersection of Commerce Street and North Avenue (set back from the right of way per City required setbacks from view angle). One single sided monument sign will be located adjacent to the building entry on Commerce

Street. There will also be a 2' x 2' directional sign at the parking drive entrance and loading dock entrance.

#### **COMPLIANCE WITH STANDARDS**

The proposed GPD rezoning complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

1. Principal Façades will have landscaping and streetscape treatments designed to enhance the pedestrian experience.
2. Screening (295-907.3.f.) Urban Landscape Treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of circulation facilities will be Type "A" Landscaping (standard parking lot landscaping), Type "B" landscaping (standard hard urban edge landscaping), and Type "C" Landscaping (modified hard urban edge landscaping) conforming to Section 295-405.1. Facilities such as mechanical equipment or enclosures, will be screened per Section 295.405.1.b-7, Type "G" Landscaping (object screening). Fencing and walls shall be in accordance with Table 295-405.1-c, Fence/Wall and Landscaping Requirements for Landscape Types, and Section 295-405.1.c-5.
3. Open Spaces (295-907.3.g.). Open spaces will include facilities for pedestrian circulation, including paved paths and seating areas; landscaped and garden areas with walls and fencing. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.
4. Circulation Facilities (295-907.3.h.). The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as drop-off and loading facilities, are identified on plans. Loading facilities shall be located near the uses they support and will be adequately screened.
5. Landscaping (295-907.3.i.). Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). Landscaping shall meet the requirements of Section 295-405.1.c, for planting materials, fencing and walls. Landscape features may encroach into the public right-of-way, with City approval, in accordance with Section 295-405.1.C-8.
6. Lighting (295-907.3.j.). New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences.
7. Utilities (295-907.3.k.). All new utility lines will be installed underground. New transformers and substations will be installed within buildings or otherwise screened from view.
8. Signs (295-907.3.l.). New signs will be developed as shown in this submittal.
9. Survey (295-907). The ALTA/ASCM Land Title Survey shows topography at 1-foot intervals.

10. Minor Modifications. Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. No modifications will be undertaken that would be regulated by Section 295-907.2.i-1 through 7, without submittal of a revised plan. Minor improvements of the site may be allowed without submittal and approval of a general plan if sufficient detail is shown on the approved GPD.

**“STATISTICAL SHEET” INFORMATION**

**EXHIBIT A**

- |   |                                       |
|---|---------------------------------------|
| 1. Gross land area:   | X Acres                               |
| 2. Land covered by principal buildings:   | X Acres                               |
| 3. Land devoted to parking, drives and parking structures:  | X Acres                               |
| 4. Land devoted to landscaped open space:   | X Acres                               |
| 5. Proposed dwelling unit density residential:  | X Units per Acre                      |
| 6. Proposed number of buildings:  | One                                   |
| 7. Dwelling units per building:   | X units.                              |
| 8. Bedrooms per unit:   | 1 and 2 bedroom units.                |
| 9. Parking spaces provided, whether surface or in structures, and ratio per unit for residential: | X stalls provided, X stalls per unit. |

## **North Avenue Redevelopment**

### **General Plan Development**

#### **PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT**

**Draft April 4<sup>th</sup>, 2006**

#### **COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS**

Direct Development et al requests that the zoning for the North Avenue Redevelopment project be changed from its multiple diverse zoning to a General Plan Development (GPD) in accordance with this submission.

This Owners Statement of Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the general plan development for this phase of the project:

##### **Plan Sheets Index:**

GPD-0 Cover Sheet / Project Team / Sheet Index

GPD-1 Vicinity Map (aerial photo)

GPD-2 ALTA/Land Title Survey – Existing

GPD-3 Proposed Site re-division Diagram

GPD-4 Proposed Project Site Diagram

GPD-5 General Description of Proposed Sign Standards

GPD-6 Pictures of site and surrounding context

Exhibit A Statistical Sheet

#### **OVERALL DEVELOPMENT CONCEPT**

##### **Introduction**

The multiple land parcels being requested to be re-zoned are in the process of a complex land swap and sale, which is anticipated to be completed at the end of April, 2006. Owners of the parcels being considered for re-zoning are Direct Development, Readco LLC, The City of Milwaukee, and Milwaukee County.

Development of this property will be in multiple phases. The first phase will be the construction of a student housing building for UWM (This building will be leased (long term) by the UWM Foundation, and operated by the UWM Student Housing Department). This first phase will have construction occur from July 2006 thru August 2007, with occupancy commencing in the fall semester of 2007. Capstone Direct Partners are the developers of the Student Housing phase of the project. Capstone Direct Partners are submitting a Detailed Plan Development for the UWM Student Housing Project concurrent with this general plan Development submittal. Development of the rest of the site will commence

in summer of 2007, and will be completed at a general pace of one building per year, starting with the housing over retail building on North Avenue, then the market rate for sale housing building fronting Walworth Street, and then the adaptive re-use re-development of the Sign Effects building at 2323 N Stanley Place.

This will be a thoughtfully designed development that connects pedestrians in the upper neighborhood to the river and bike path through safe well maintained routes, connects vehicular traffic in a low volume way to the upper neighborhood, uses the natural resources respectfully, and has density, height, and quality of materials that are compatible with the exiting context of the surrounding neighborhood. Zoning particulars for the General Plan Development have been based generally on the parameters for I M zoning

**Overall project development factors:**

1. The site development will follow the City of Milwaukee Urban Design Principals.
2. The site is a brownfield redevelopment, with contaminants expected to be found at a former industrial site and bulk oil distribution site. Environmental issues are being address as part of the re-development.
3. The site has significant topographic differential, ranging from elevation 674 at Walworth Street down to elevation 618 at the east property boundary, and down to 610 at the river edge.
4. The site is sporadically vegetated, with scrub grass on flat lands and new growth brush and young common species trees on steeply sloped areas.
5. The SignEffects building on Stanley Street is the only existing structure that has redevelopment potential (the partially underground City garage building is dilapidated beyond repair, and has no characteristics that have redevelopment value)
6. The development is adjacent to an environmental corridor that encompasses the river edge.
7. The development will enhance the pedestrian & bike access from the existing neighborhood to the river, existing soft paved bike path, and proposed new hard paved bike path.
8. The development will provide a paved access from North Avenue to the existing and proposed new bike paths
9. The development will include a new City street that will provide vehicular connection to inner neighborhood
10. Development of city streets, sidewalks, street trees, building placement, and streetscape elements will be consistent with existing neighborhoods
11. Storm water will be managed to control rate of runoff and water quality. Storm water will be routed to the existing combined sewer.
12. The development will include market rate housing, for rent and for sale, neighborhood retail on the first floor of the building facing North Avenue, and supervised student housing.



13. Parking for residential owners and tenants will be internal, below the buildings that they serve. Parking for retail patrons and residential visitors will be on the development streets and surface parking lots. UWM is negotiating with owners of properties south of North Avenue for permission to lease additional student housing tenant parking on their surface lots.

#### **Site Development**

1. Commerce Street will be a new city street with curb and gutter construction. It will be 32' wide, like it is south of North Avenue, with two drive lanes and one parking lane. It will connect to existing Meinecke Street to the north.
2. Internal driveway and surface parking will be constructed with curbs, gutters, greenways, and sidewalks to be aesthetically compatible with city streets in adjacent neighborhoods.
3. The development will have a combination of on street and off street parking for visitors and retail patrons
4. The development will have street trees and other urban landscape elements.
5. The development will have street lighting and lighting of pedestrian ways.
6. The development will have paved connection for pedestrians and bikes
7. The development will have vehicular connection to inner neighborhood
8. The development will have pedestrian and bike connections from the existing inner neighborhood through the new development to the bike path and river

#### **Student Housing Building**

1. See Detailed Plan Development submittal
2. The student housing building will have 5 stories exposed on the west side, 6 stories exposed on the east side, and parking underground.
3. The student housing building will have a long term lease from UWM Foundation
4. The student housing building will be operated by the UWM Student Housing Department
5. The student housing building have UWM Resident Assistants and Hall Director on site
6. The student housing building will have a food court, lounge, and laundry space in the building
7. The student housing building will have indoor bike and scooter parking
8. The student housing building will have indoor car parking for 75 cars
9. The student housing building will have 129 student units, 11 Resident Assistant units, and 1 hall Director unit
10. The student housing building will have a paved connection from the bike storage area to the bike path
11. The student housing building will have green terrace connected to green space adjacent to bike path
12. The student housing building will have a high quality brick, glass and metal panel exterior design

#### **Market Rate Housing Buildings**

13. The Walworth Street building will have 3 stories exposed on the Walworth side, which is similar in height to the existing flats, and 5 stories exposed on south side due to grade differential. The Stanley Place rehab building will have three stories added vertically to the existing one story building. The Stanley Place building has two existing basement levels exposed on the east side due to the grade differential. The North Avenue building will be 5 stories.
14. The Walworth Street and Stanley Place buildings will be for sale residential condominium developments.
15. The North Avenue building will be rental residential units over one story of retail.
16. All buildings will have indoor car parking
17. Exteriors will have quality brick, glass, metal panel, or residential siding exterior design that will be compatible with the existing neighborhood flats and industrial buildings.

#### **Detailed Context**

The neighborhood is a mix of industrial buildings, duplexes, single family, multi-family buildings and retail buildings. The industrial buildings continue to be used for industrial purposes. Most of the residential units are owner occupied and are well maintained. The retail uses on North Avenue are in newer one or two story buildings.

The environmental corridor along river will be adjacent to this development. Building construction activities will be kept out of the environmental corridor. Some paving activities, including the new bike path connection, will be conducted within the edge of the environmental corridor.

#### **Signage, Graphics and Wayfinding**

The site will have temporary informational and directional signage during construction. This temporary signage will generally be in the form of temporary banners or 4 x 8 painted plywood signs on wood posts.

Permanent Signage will include building name and address on the housing buildings, and retail store names on the retail building. Site signage will include parking use parameter signage in the surface parking lots. Details on sign design will be provided during future detailed building design review for the market rate housing and retail buildings. Signage design for the student housing building is included with the Detailed Plan Development submittal.

#### **COMPLIANCE WITH STANDARDS**

The proposed GPD development rezoning complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

1. Principal Façades will have landscaping and streetscape treatments designed to enhance the pedestrian experience.
2. Screening (295-907.3.f.) Urban Landscape Treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of circulation facilities will be Type "A" Landscaping (standard parking lot landscaping), Type "B" landscaping (standard hard urban edge landscaping), and Type "C" Landscaping (modified hard urban edge landscaping) conforming to Section 295-405.1. Facilities such as mechanical equipment or enclosures, will be screened per Section 295.405.1.b-7, Type "G" Landscaping (object screening). Fencing and walls shall be in accordance with Table 295-405.1-c, Fence/Wall and Landscaping Requirements for Landscape Types, and Section 295-405.1.c-5.
3. Open Spaces (295-907.3.g.). Open spaces will include facilities for pedestrian circulation, including paved paths and seating areas; landscaped and garden areas with walls and fencing. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.
4. Circulation Facilities (295-907.3.h.). The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as drop-off and loading facilities, are identified on plans. Loading facilities shall be located near the uses they support and will be adequately screened.
5. Landscaping (295-907.3.i.). Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). Landscaping shall meet the requirements of Section 295-405.1.c, for planting materials, fencing and walls. Landscape features may encroach into the public right-of-way, with City approval, in accordance with Section 295-405.1.C-8.
6. Lighting (295-907.3.j.). New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences.
7. Utilities (295-907.3.k.). All new utility lines will be installed underground. New transformers and substations will be installed within buildings or otherwise screened from view.
8. Signs (295-907.3.l.). New signs will be developed in accordance with the specific requirements of Section 295-605-5, Milwaukee Code or Ordinances, and other requirements of the City of Milwaukee Ordinances.
9. Survey (295-907). The ALTA/ASCM Land Title Survey shows topography at 1-foot intervals.
10. Minor Modifications. Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. No modifications will be undertaken that would be regulated by Section 295-907.2.i-1 through 7,

without submittal of a revised plan. Minor improvements of the site may be allowed without submittal and approval of a general plan if sufficient detail is shown on the approved GPD.

#### “STATISTICAL SHEET” INFORMATION

##### EXHIBIT A

1. Gross land area: X Acres
2. Land covered by principal buildings: X Acres
3. Land devoted to parking, drives and parking structures: X Acres
4. Land devoted to landscaped open space: X Acres
5. Proposed dwelling unit density if residential and/or total square footage devoted to nonresidential uses: X Units per Acre.  
X square feet of retail use area.
6. Proposed number of buildings: Four proposed buildings.
7. Dwelling units per building: Walworth Building: X units. Stanley Place Building: X units. North Avenue Building: X units. Student housing building: X units.
8. Bedrooms per unit: Walworth Building: 1, 2 & 3 bedroom units. Stanley Place Building: 1, 2, & 3 bedroom units. North Avenue Building: X, X, and X bedroom units. Student housing building: 1 and 2 bedroom units.
9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential: Walworth Building: X stalls provided, X stalls per unit. Stanley Place Building: X stalls provided, X stalls per unit. North Avenue Building: X stalls provided, X stalls per unit. Student housing building: X stalls provided, X stalls per unit.







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PROJECT  
**NORTH AVENUE  
 REDEVELOPMENT PROJECT**

**NORTH AVENUE  
 MILWAUKEE, WISCONSIN 53212**

ISSUANCE AND REVISIONS

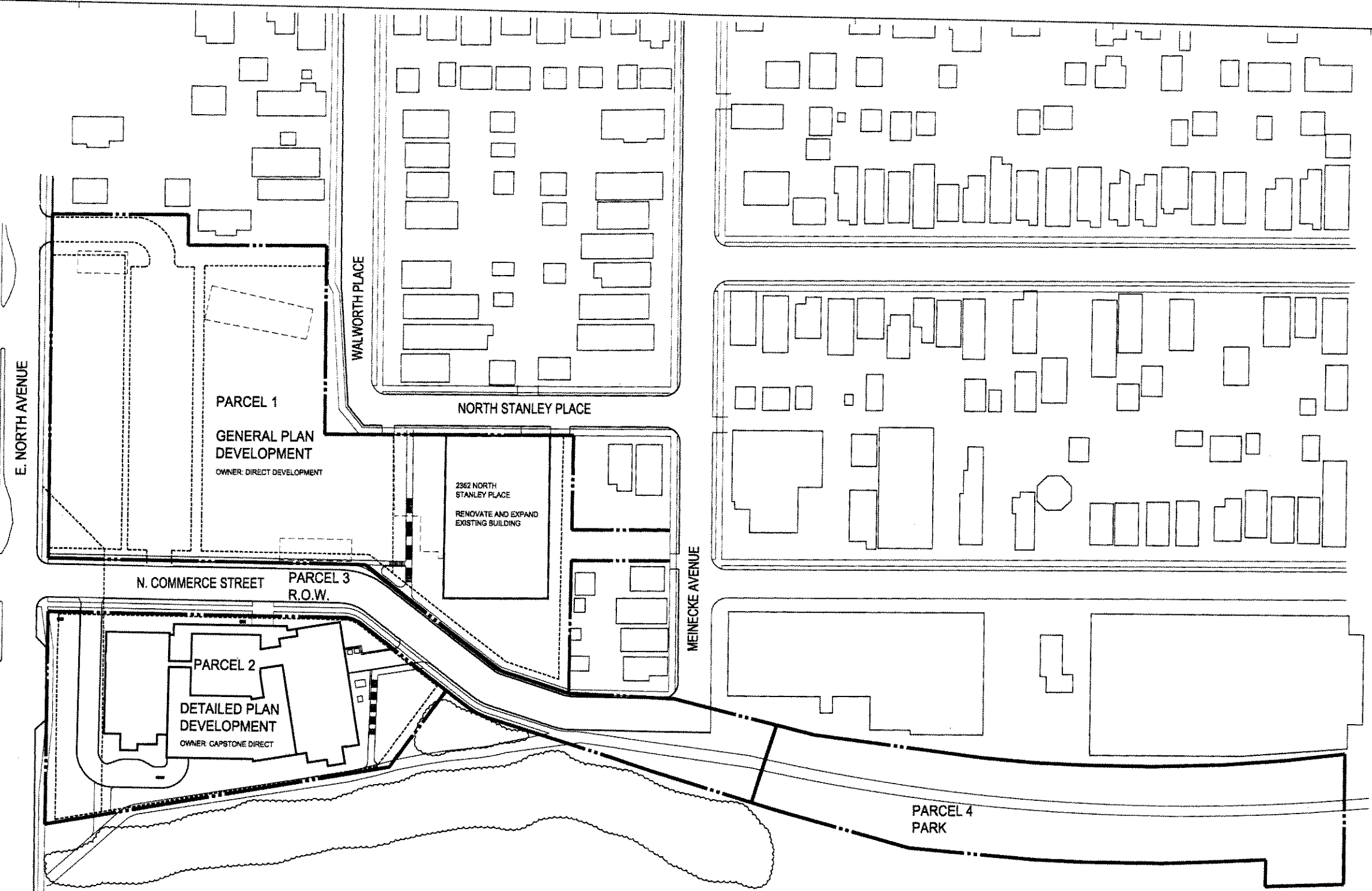
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**DETAILED PLANNED  
 DEVELOPMENT**  
 SHEET TITLE  
**PROPOSED PROJECT  
 BOUNDARY DESCRIPTION**

APPROVAL

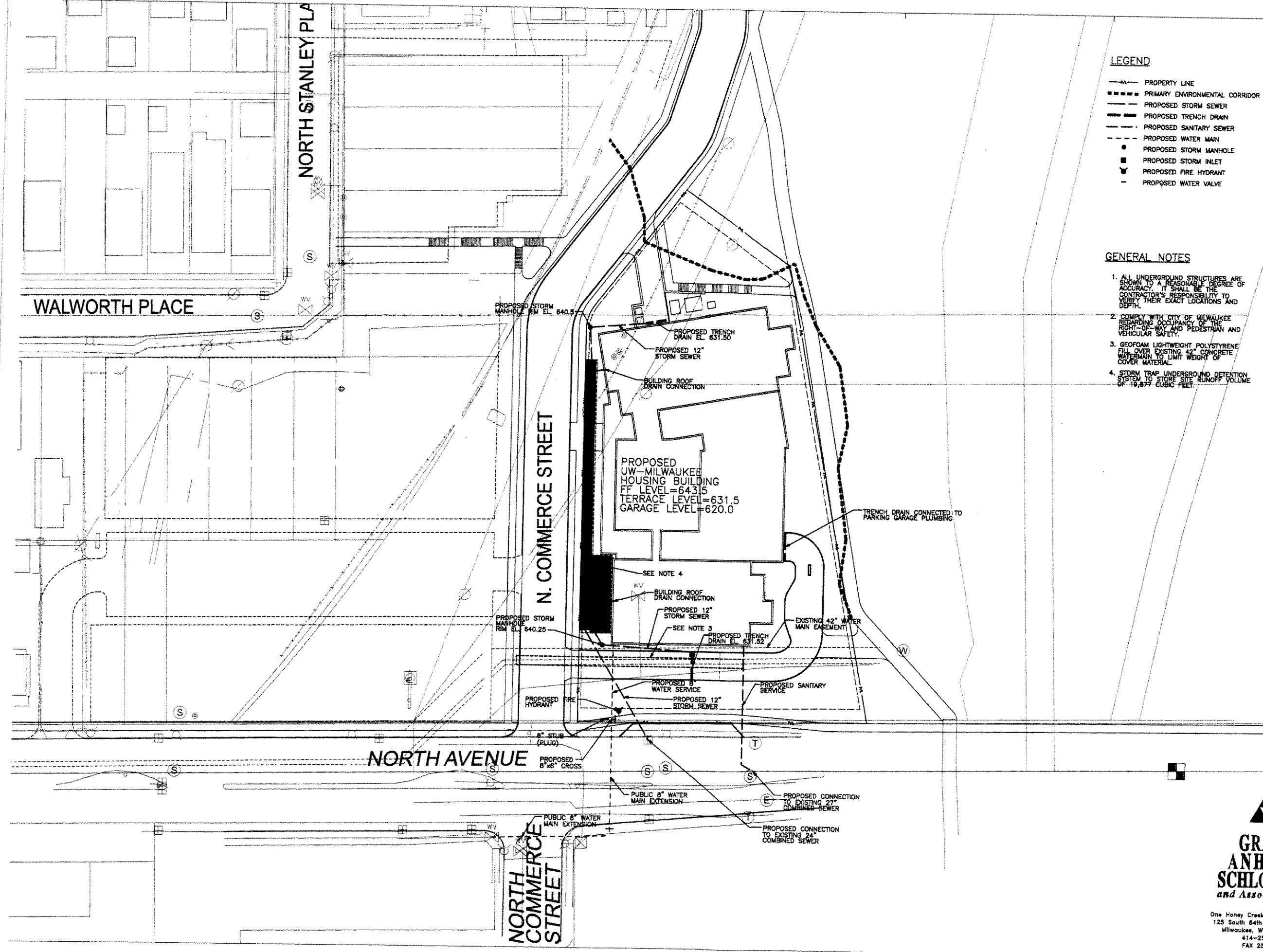
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DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER JP  
 PROJECT NUMBER 105327-CG  
 DATE APRIL 04, 2006  
 SHEET NUMBER

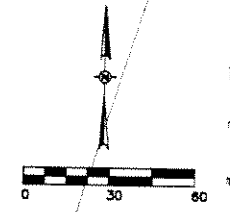








- LEGEND**
- PROPERTY LINE
  - PRIMARY ENVIRONMENTAL CORRIDOR
  - - - PROPOSED STORM SEWER
  - PROPOSED TRENCH DRAIN
  - - - PROPOSED SANITARY SEWER
  - - - PROPOSED WATER MAIN
  - PROPOSED STORM MANHOLE
  - PROPOSED STORM INLET
  - ⊕ PROPOSED FIRE HYDRANT
  - - - PROPOSED WATER VALVE



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- GENERAL NOTES**
1. ALL UNDERGROUND STRUCTURES ARE SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATIONS AND DEPTH.
  2. COMPLY WITH CITY OF MILWAUKEE REGARDING OCCUPANCY OF THE RIGHT-OF-WAY AND PEDESTRIAN AND VEHICULAR SAFETY.
  3. GEOFOAM LIGHTWEIGHT POLYSTYRENE FILL OVER EXISTING 42" CONCRETE WATERMAIN TO LIMIT WEIGHT OF COVER MATERIAL.
  4. STORM TRAP UNDERGROUND DETENTION SYSTEM TO STORE SITE RUNOFF VOLUME OF 19,877 CUBIC FEET.

PROJECT  
**NORTH AVENUE  
 REDEVELOPMENT PROJECT**  
 NORTH AVENUE  
 MILWAUKEE, WISCONSIN 53212

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

DETAILED PLANNED  
 DEVELOPMENT  
 SHEET TITLE  
**SITE UTILITY PLAN**

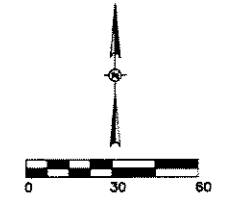
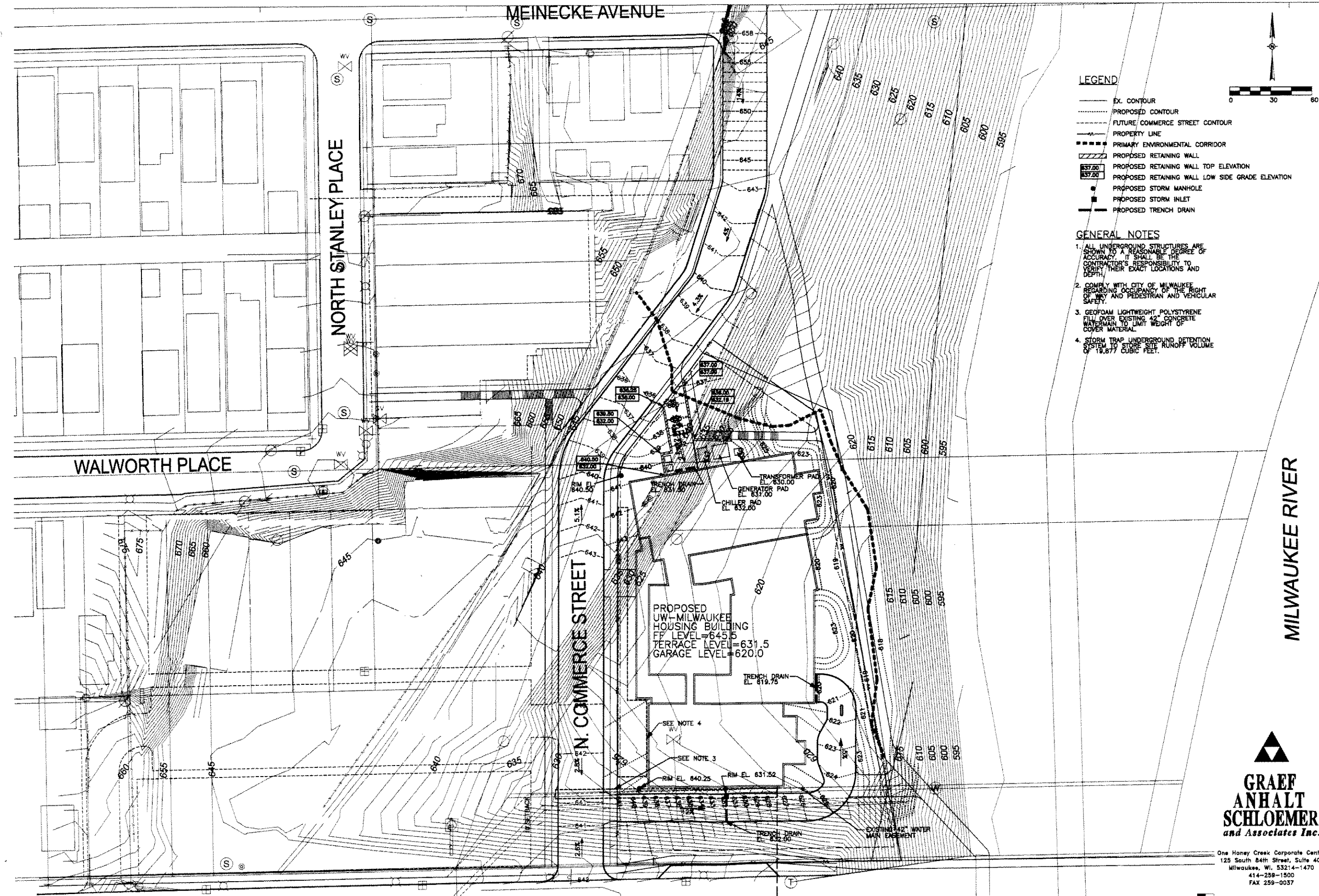
APPROVAL

SPACE PLAN	DD	CD	FE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER BTP  
 PROJECT NUMBER 105327-CG  
 DATE APRIL 04, 2006  
 SHEET NUMBER

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**DPD-5**



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**LEGEND**

- EX. CONTOUR
- - - - PROPOSED CONTOUR
- - - - FUTURE COMMERCE STREET CONTOUR
- PROPERTY LINE
- ▬▬▬▬ PRIMARY ENVIRONMENTAL CORRIDOR
- ▨▨▨▨ PROPOSED RETAINING WALL
- 637.00 PROPOSED RETAINING WALL TOP ELEVATION
- 637.00 PROPOSED RETAINING WALL LOW SIDE GRADE ELEVATION
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED TRENCH DRAIN

**GENERAL NOTES**

1. ALL UNDERGROUND STRUCTURES ARE SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATIONS AND DEPTHS.
2. COMPLY WITH CITY OF MILWAUKEE REGARDING OCCUPANCY OF THE RIGHT OF WAY AND PEDESTRIAN AND VEHICULAR SAFETY.
3. GEOFOAM LIGHTWEIGHT POLYSTYRENE FILL OVER EXISTING 42" CONCRETE WATERMAIN TO LIMIT WEIGHT OF COVER MATERIAL.
4. STORM TRAP UNDERGROUND DETENTION SYSTEM TO STORE SITE RUNOFF VOLUME OF 19,877 CUBIC FEET.

PROJECT  
**NORTH AVENUE  
REDEVELOPMENT PROJECT**

**NORTH AVENUE  
MILWAUKEE, WISCONSIN 53212**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

DETAILED PLANNED  
DEVELOPMENT  
SHEET TITLE  
**SITE GRADING PLAN**

APPROVAL

SPACE PLAN	CD	CD	FE
DATE			
NAME			
DEPARTMENT			

**GRAEF  
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SCHLOEMER**  
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