

**Ms. Vanessa Koster**  
Planning Manager  
City of Milwaukee Development Center  
809 North Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202

September 10, 2013

**Re** Minor Modification  
Sage  
1509 North Jackson Apartments  
Engberg Anderson Project No. 132251.01  
EA File Name: P:\2013 2248\132251 Dominion Properties\1-Project Administration\6-Codes & Zoning\Zoning\8-13-13  
Minor Modification\ 2251.01-Sage 1509 Jackson Apartments Koster 9-10-13

**Ms. Koster**

The following is a list of items that have been modified relative to the approved DPD, and for which the Owner will be seeking a minor modification. The numbered points below also correspond to the numbered points on the attached exhibits A through C:

1. Rear (alley) setback was to be 4 feet per the approved DPD. Given the irregular site shape (slightly trapezoidal) the setback now ranges from 3.9 feet to 3.5 feet. (See exhibit A)
2. East (Jackson) façade windows have been reduced in size on the brick half of the building, as did the balcony glazing on the northern balconies. Window patterns on the brick portion have been slightly modified. (See exhibit B)
3. Cement panel will be used in lieu of polyaspartic coating per the approved DPD. (See exhibit B)
4. Balcony guardrails were changed to wire mesh in lieu of glass panels per the approved DPD. (See exhibit C)
5. Base material on first floor west, north and south elevations has been changed from cast in place concrete to corrugated metal panel. (See exhibit B)
6. Glass block windows along the back base of the north elevation (facing a house) have been omitted. (See exhibit B)
7. The brick wrap-around from the Jackson elevation stops about 2/3 of the way through the bay; the western most 1/3 is now fiber cement panel. (See exhibit B)
8. Entrance along Jackson Street has changed to include less glazing. (See exhibit B)
9. Typical balcony construction will be wood with a perforated aluminum soffit and aluminum fascia in lieu of perimeter steel channel as indicated on the Issued for Permit set dated 8-2-13. (See exhibit C)
10. North, south and west façade windows have been reduced in size and the pattern slightly modified relative to the approved DPD. (See exhibit B)

Ms. Vanessa Koster  
Page 2

September 10, 2013

**Sincerely,**

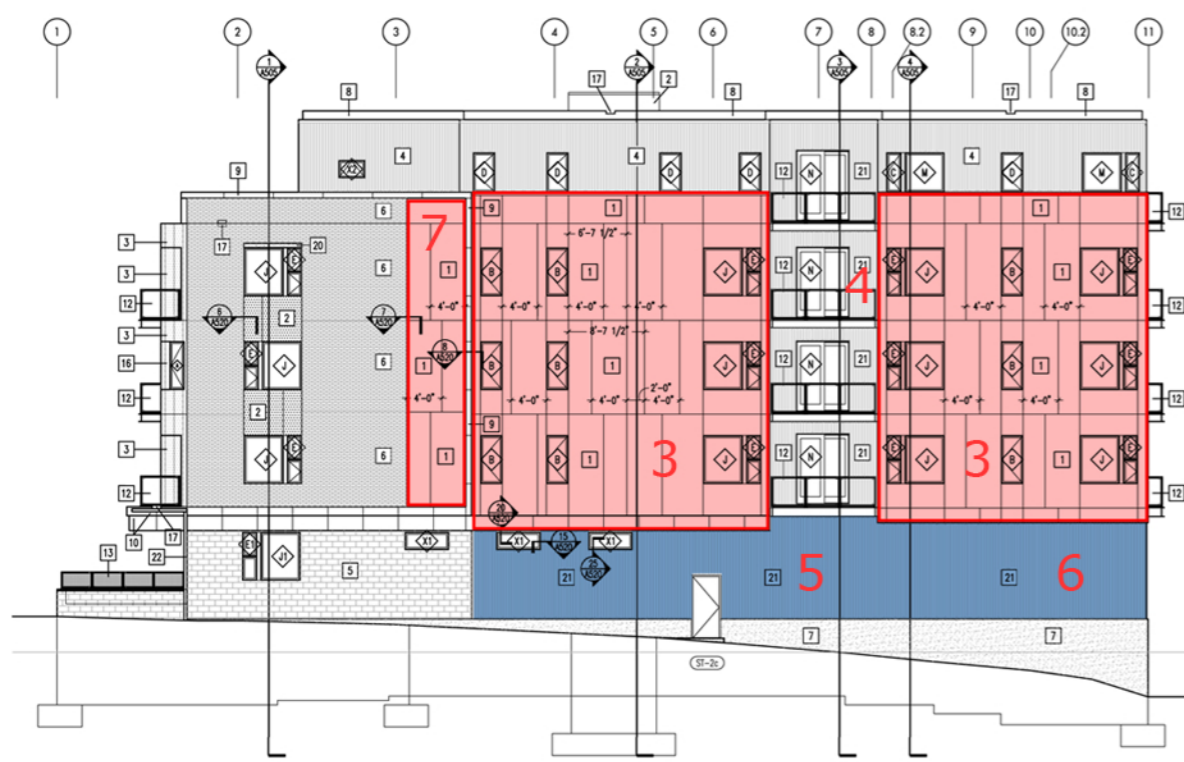
**Joel Agacki, SA**

JA/fo/me

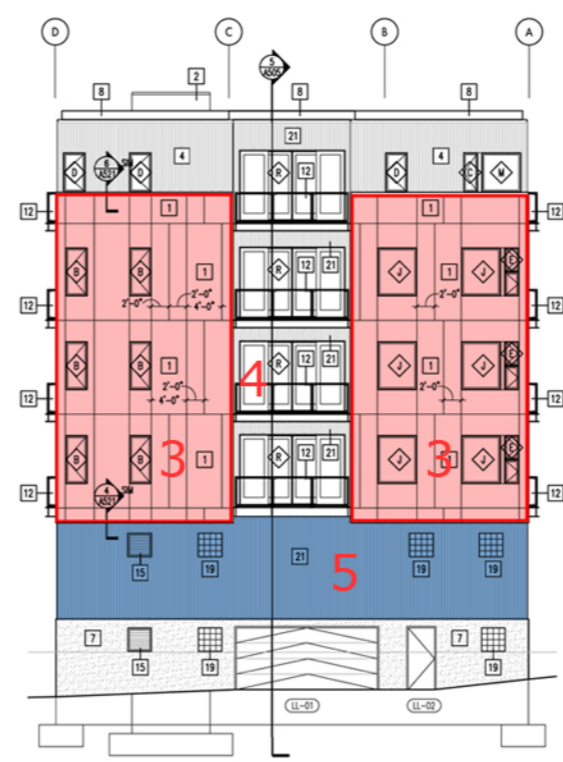
Attachments: Exhibits A through C

Copied Kristin Connelly, City of Milwaukee  
Felipe Ornelas, Engberg Anderson  
Mark Ernst, Engberg Anderson





1 NORTH ELEVATION  
SCALE: 1/8"=1'-0" 10

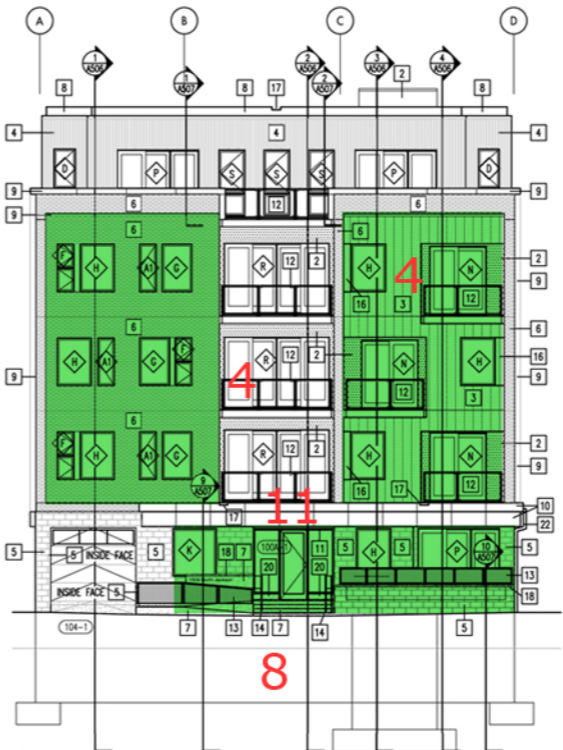


3 WEST ELEVATION  
SCALE: 1/8"=1'-0" 10

**NOTE: THE AREAS IN RED ARE PROPOSED TO BE FIBER CEMENT PANELS WITH ALUMINUM TRIM REVEALS IN LIEU OF THE POLYASPARTIC COATING PER THE APPROVED DPD.**



2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0" 10



4 EAST ELEVATION  
SCALE: 1/8"=1'-0" 10

**NOTE: GLAZING PATTERN/AMOUNT IN GREEN AREAS REVISED RELATIVE TO APPROVED DPD. 2**

**NOTE: THE AREAS IN BLUE ARE PROPOSED TO BE CORRUGATED METAL PANEL IN LIEU OF CIP CONCRETE PER THE APPROVED DPD.**

GENERAL NOTES

1. PRIOR TO PENETRATION OF ANY EXTERIOR WALL SURFACE THE LOCATION OF THE PENETRATION MUST BE COORDINATED AND APPROVED BY THE ARCHITECT. FAILURE TO OBTAIN PERMISSION MAY RESULT IN RELOCATION OF THE INSTALLED ITEM AND REPAIR OF THE AFFECTED SURFACES AT NO COST TO THE OWNER.
2. NOTE ONE ABOVE APPLIES TO ALL PENETRATIONS INCLUDING BUT NOT LIMITED TO ROOF SCUPPERS, UTILITY CONNECTIONS, FIRE PROTECTION SYSTEMS, VENTS, AIR INTAKES, ETC.
3. REFER TO PLAN FOR HIDDEN ELEVATION CONDITIONS, INCLUDING WINDOWS AND DOORS AND FINISH MATERIAL NOTES.
4. ALL WEATHER RESISTIVE BUILDING WRAP INSTALLATION TO FOLLOW TYXEC MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION, INCLUDING BUT NOT LIMITED TO: THE HEAD SILL AND JAMBS FOR ALL OPENINGS, THE BASE AND COPING CONDITIONS OF ALL EXTERIOR WALLS. (CURRENT TYXEC WEATHER BARRIER COMMERCIAL INSTALLATION GUIDELINES, CONSULT TYXEC FOR CURRENT VERSION).
5. ALL JOINTS IN SOWING-1 ARE AN INDICATION OF DESIGN INTENT ONLY. ALL SOWING-1 INSTALLATION TO FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION AND REQUIRED JOINT LOCATIONS.

KEYNOTES

- 1 SOWING-1: CEMENT BOARD PANEL WITH METAL REVEALS, COLOR A
- 2 SOWING-2: CEMENT BOARD PANEL WITH METAL REVEALS, COLOR B
- 3 SOWING-3: PREFINISHED METAL PANEL, COLOR D
- 4 SOWING-4: PREFINISHED METAL PANEL, COLOR E
- 5 CMU-1: MASONRY VENEER
- 6 BR-1: BRICK VENEER
- 7 POURED CONCRETE, PROVIDE REQUIRED FORM LINER FOR AGGREGATE FREE, SMOOTH AS CAST FINISH
- 8 PREFINISHED METAL COPING-1
- 9 PREFINISHED METAL COPING-2
- 10 PREFINISHED METAL COPING-3
- 11 PREFINISHED ALUMINUM STOREFRONT
- 12 GR-1: PAINTED STEEL BALCONY SYSTEM SEE 8/AS32
- 13 GR-2: PAINTED STEEL BALCONY SYSTEM SEE 8/AS32
- 14 HR-1: PAINTED STEEL HANDRAIL SYSTEM
- 15 PREFINISHED METAL LOUVER
- 16 SOWING-5: PREFINISHED METAL PANEL, COLOR E
- 17 SCUPPER
- 18 LIMSTONE COPING
- 19 GLASS BLOCK
- 20 LIMSTONE LINTEL
- 21 SOWING-6: PREFINISHED METAL PANEL, COLOR F
- 22 PAINTED SHEET METAL DOWNSPOUT WITH OPEN FACE - COORDINATE WITH CIVIL FOR DRAINAGE

Drawn by xxxx  
Checked by xxxx  
File A401-402.dwg

Exterior Elevations

EXHIBIT 'B'  
8-13-13

A401

ISSUED FOR PERMIT  
AUGUST 2, 2013

**DOMINION PROPERTIES  
1509 JACKSON APARTMENTS**

1509 North Jackson Street  
Milwaukee, Wisconsin 53202

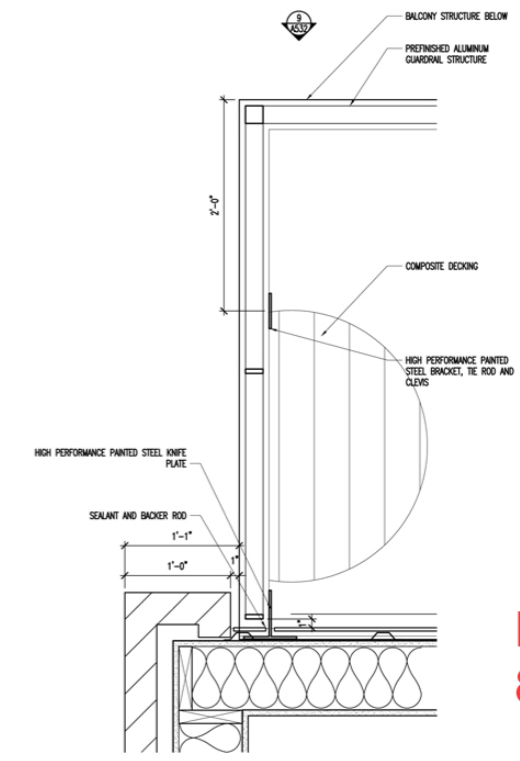
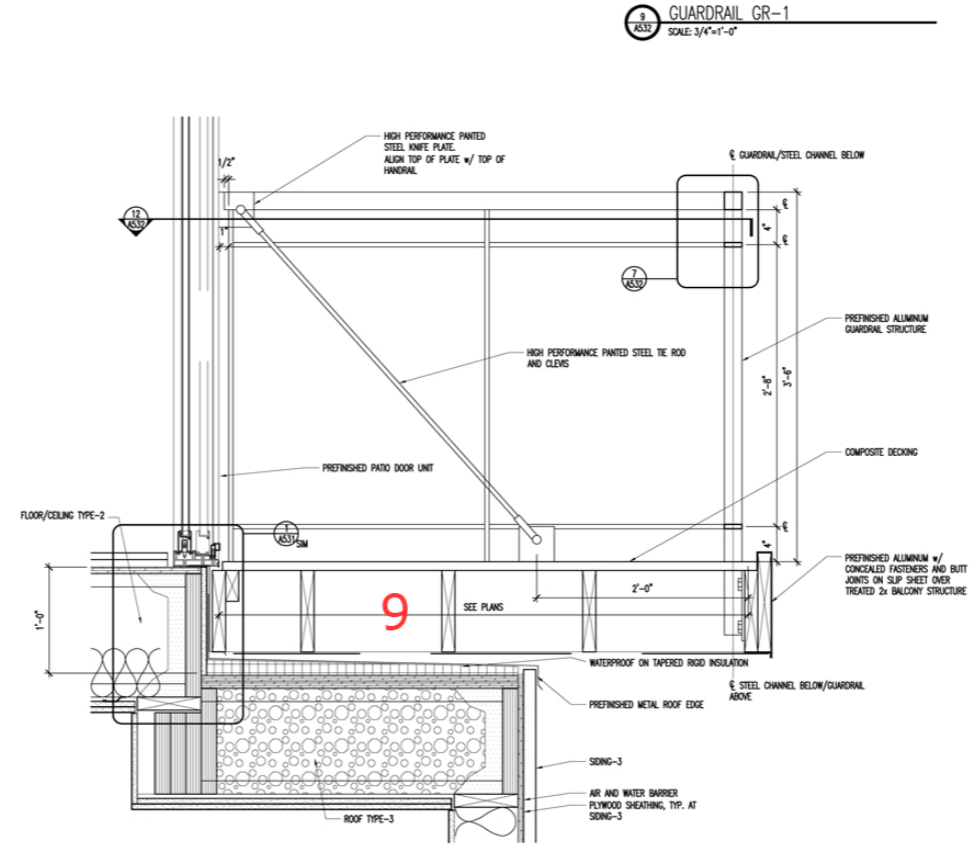
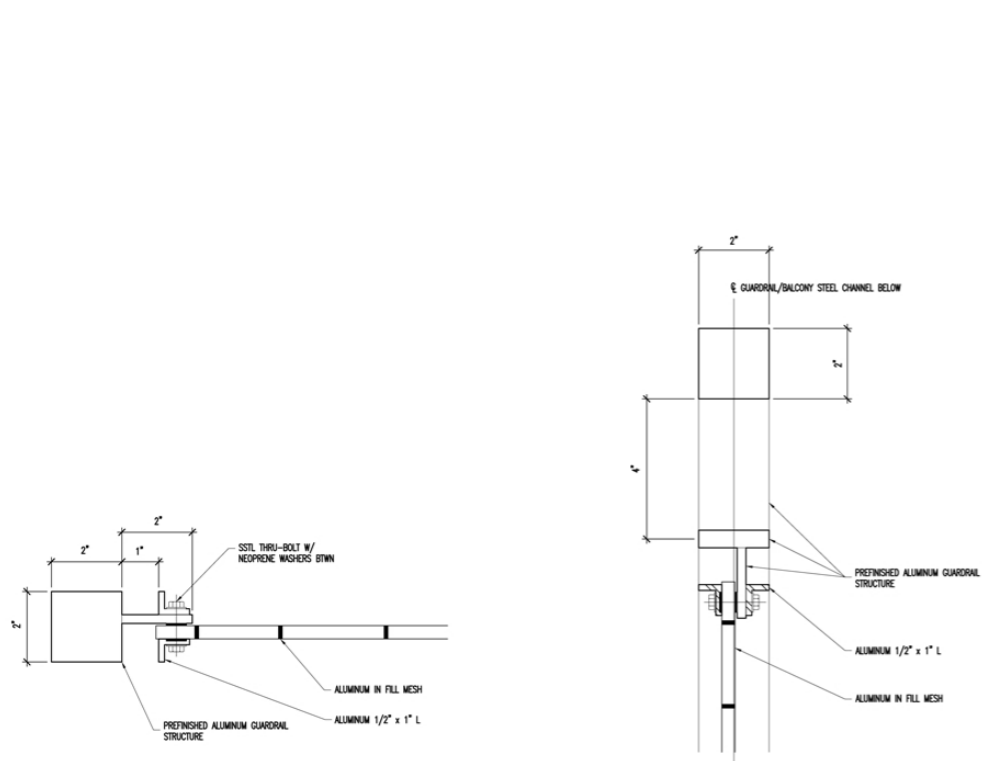
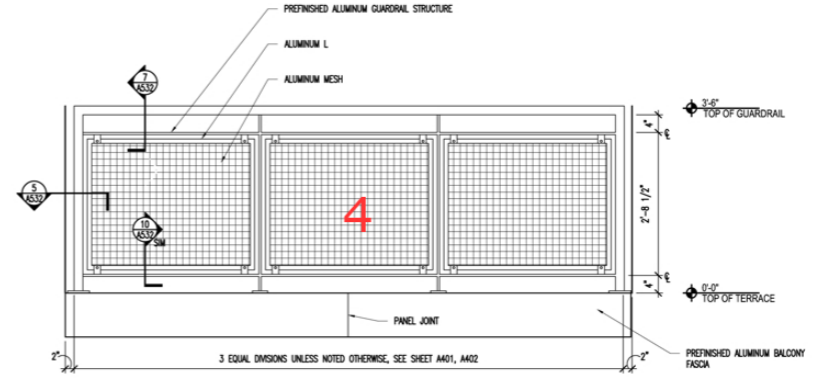
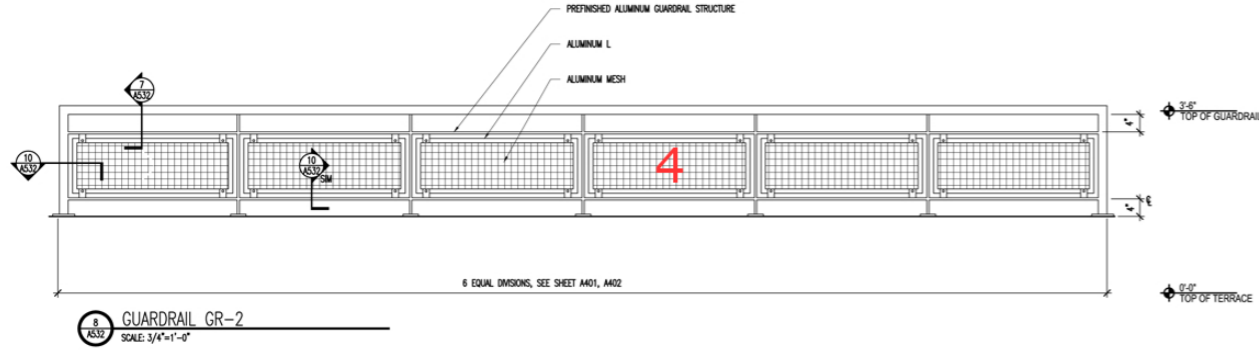
Owner  
Dominion Properties  
1431 East Capitol Drive  
Shorewood, Wisconsin 53211

Project No 132251

Issued For:

No.	Description	Date
01	ISSUED FOR PERMIT	08-02-13

**NOTE: PREFINISHED ALUMINUM GUARDRAIL WITH ALUMINUM MESH IN-LIEU OF PAINTED STEEL GUARDRAIL WITH HEAVY GLASS IN-FILL PER APPROVED DPD.**



ISSUED FOR PERMIT  
AUGUST 2, 2013

Drawn by xxx  
Checked by xxx  
File A532.dwg

Balcony Details

**EXHIBIT 'C'**  
**8-13-13**

**A532**