

File No. 200246. A substitute ordinance relating to the Third Amendment to the Detailed Planned Development known as Cameo Care Campus and the change in zoning from Detailed Planned Development to Local Business, LB1, for the property located at 5758 South 27th Street, on the east side of South 27th Street, south of West Parnell Avenue, in the 13th Aldermanic District.



File No. 200246. Site Context Photos.



View from South 27th Street looking south-east



View from South 27th Street looking east



View from South 27th Street looking north-east

South 27th Street Strategic Action Plan

A Part of the Southeast and Southwest Side Area Plans



2017: South 27th Street Strategic Action Plan

- Goal of improving the aesthetics of the build environment.
- Strongly recommends quality landscaping for developments, and especially, parking lots.
- The proposed development is consistent with the South 27th Street Strategic Action Plan.

CITY OF MILWAUKEE
DEPARTMENT OF CITY DEVELOPMENT

MARCH 2017



SHEET INDEX

C1.0 SITE PLAN

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRAE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREA	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	--- S.F.	--- S.F.	--- S.F.
FIRST FLOOR	--- S.F.	--- S.F.	--- S.F.
CANOPIES COLLUMS/SUPPORTS	--- S.F.	--- S.F.	--- S.F.
BASEMENT	--- S.F.	--- S.F.	--- S.F.
BUILDING AREA (SUB-TOTALS)	--- S.F.	--- S.F.	--- S.F.
Mechanics	--- S.F.	--- S.F.	--- S.F.
FIRE AREA TOTALS	--- S.F.	--- S.F.	--- S.F.

HIGH PILE STORAGE: YES/NO

FIRE ALARM SYSTEM: YES/NO

OCCUPANCY

NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 7B CONSTRUCTION

SPRINKLED: YES/NO

FIREWALL: YES/NO

ALLOWABLE AREA

TABULAR FLOOR AREA: --- S.F.

FRONTAGE INCREASE: --- S.F.

SPRINKLER INCREASE: --- S.F.

TOTAL ALLOWABLE AREA: --- S.F.

ALLOWABLE FIRE AREA: --- S.F.

BUILDING/SITE CONTENT

BUILDING SIZE: --- S.F. --- %

HARD SURFACE: --- S.F. --- %

GREEN SPACE: --- S.F. --- %

PARCEL SIZE (APPROX): --- S.F. --- ACRES

PARKING PROVIDED: --- STALLS (1 STALL --- S.F.)

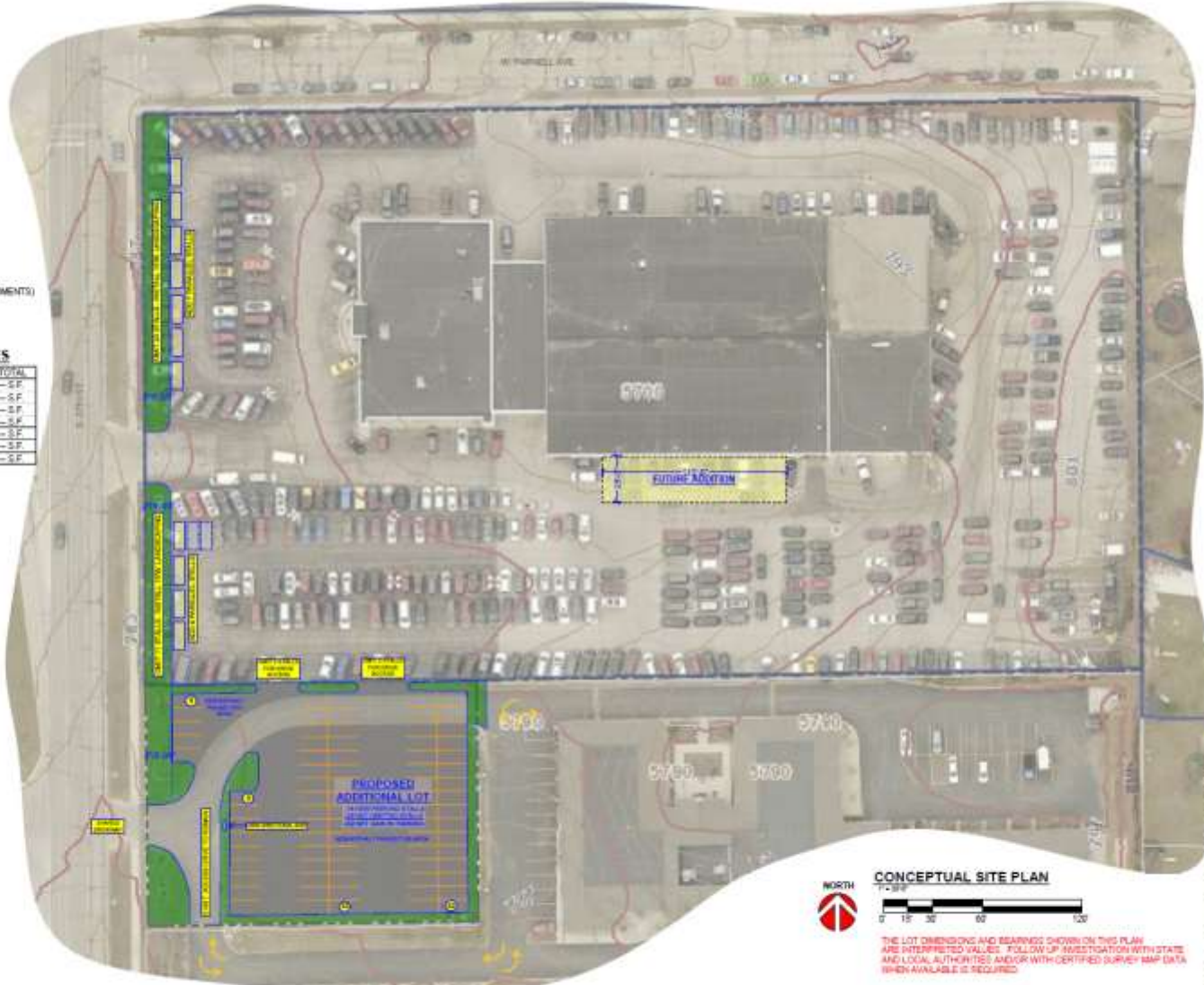
ZONING INFORMATION

SCAFF: ---

FRONT YARD SETBACK: ---

SIDE YARD SETBACK: ---

REAR YARD SETBACK: ---



CONCEPTUAL SITE PLAN
 NORTH
 0 10 20 30 40 50 60 70 80 90 100

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

HUB CHRYSLER

MILWAUKEE,

WISCONSIN



Keller
 PLANNING ARCHITECTS ENGINEERS

1400 WEST WISCONSIN AVE. SUITE 200 MILWAUKEE, WI 53233
 TEL: 414.224.1100 FAX: 414.224.1101
 WWW.KELLERUSA.COM

PROPOSED FOR:

HUB CHRYSLER

MILWAUKEE, WISCONSIN

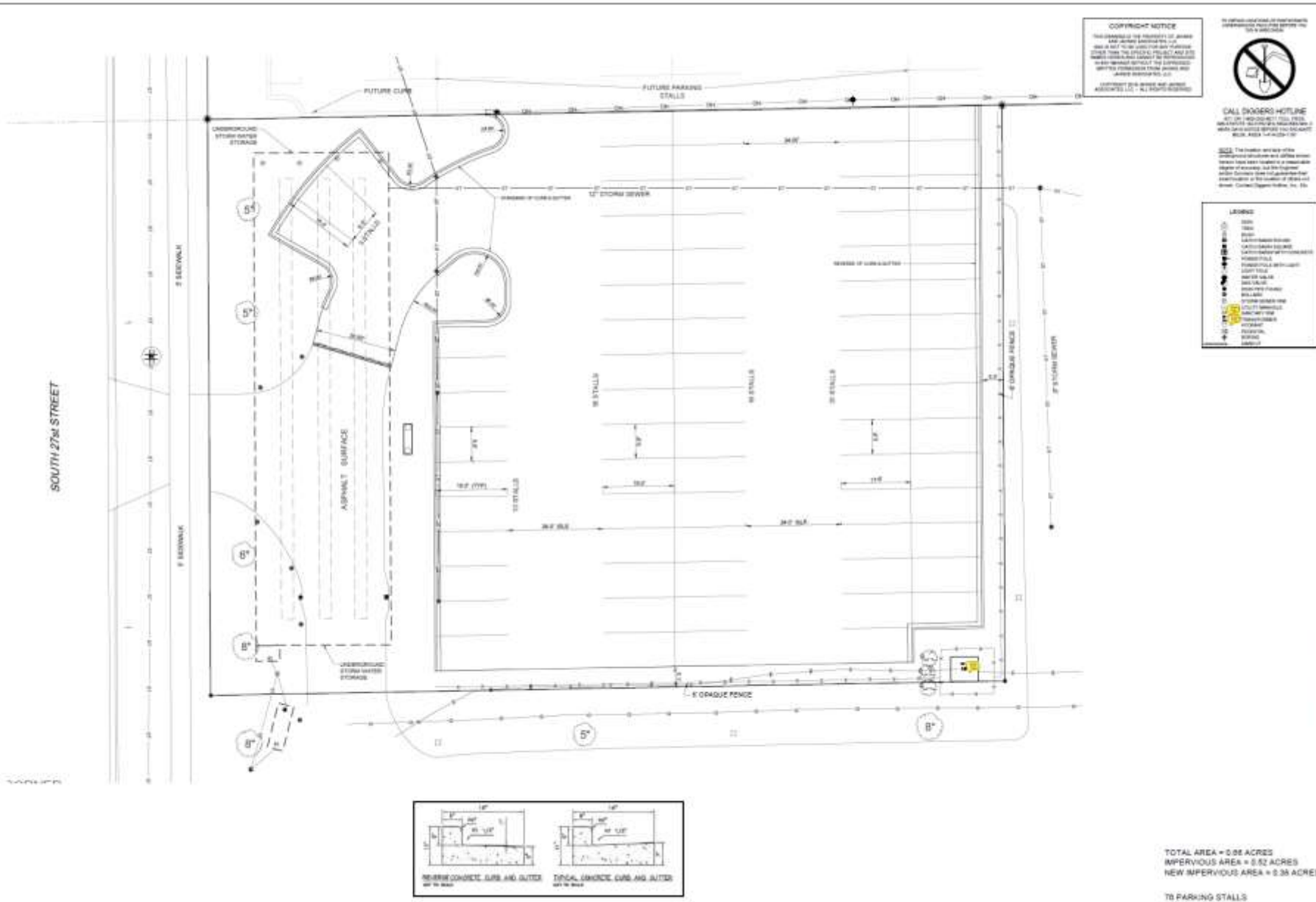
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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER: J. DALLAS
DESIGNER: C. MARSH
DRAWN BY: ---
EXPIEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO.: ---
CONTRACT NO.: ---
DATE: 04.08.2020
SHEET: C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



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LEGEND

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100	GRAVEL

PROPOSED SITE PLAN
SOUTH PARCEL
PARCEL: 17 OF DEVELOPMENT MAP NO. 0415 B
MAP NO. 0415 B
CITY OF MANASSAS, MANASSAS COUNTY, VIRGINIA

JAHNKE & JAHNKE ASSOCIATES, L.L.C.
REGISTERED PROFESSIONAL ENGINEER
10000 WOODBURN AVENUE, SUITE 100
MANASSAS, VA 20108
TEL: 703.760.1111
WWW.JAHNKEANDJAHNKE.COM

FOR: KELLER, INC. RE: GRIFFIN HUB

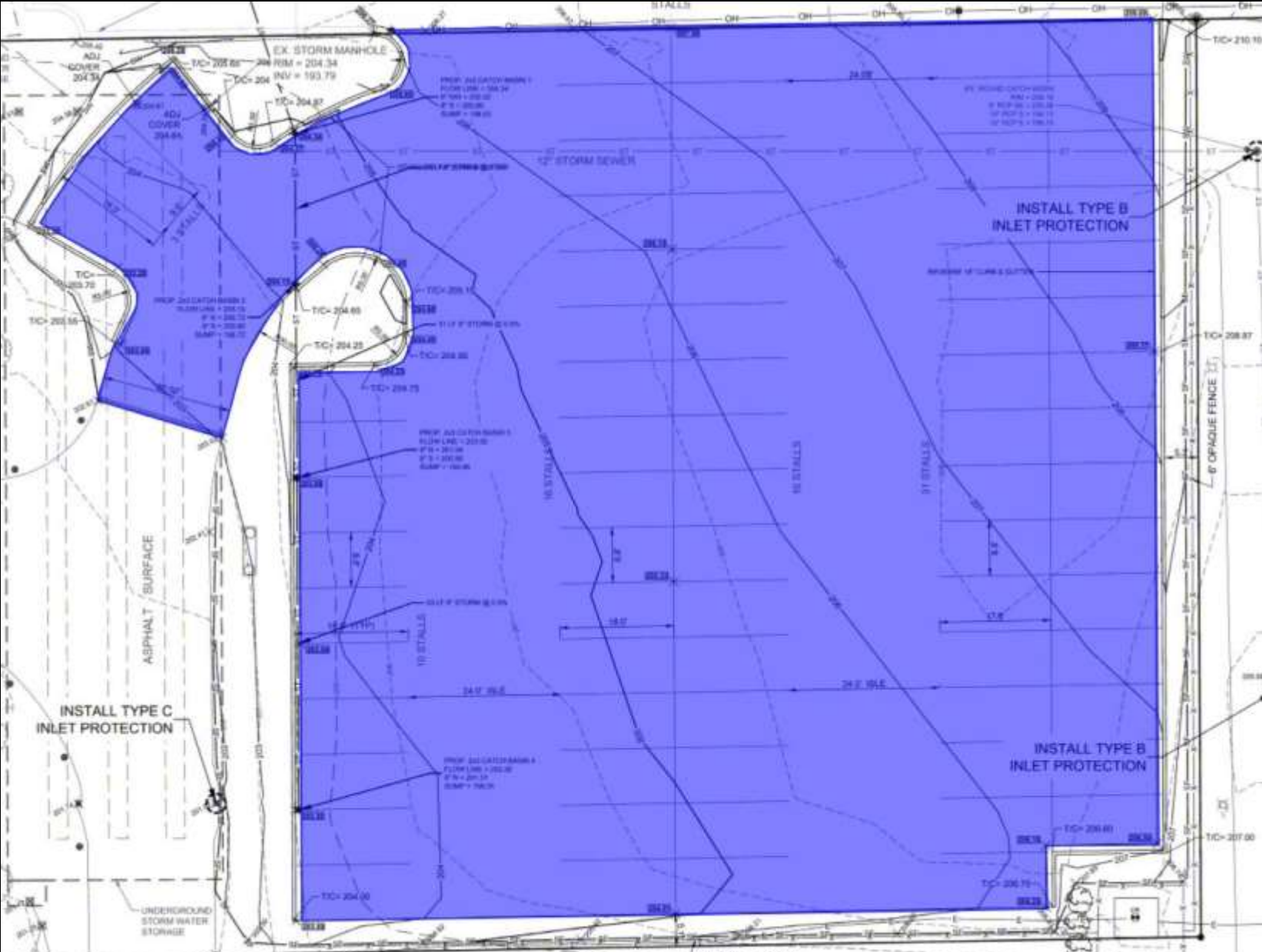
DESIGNED BY: JAHNKE & JAHNKE ASSOCIATES, L.L.C.	DATE: MAY 13, 2020
CHECKED BY: JAHNKE & JAHNKE ASSOCIATES, L.L.C.	SCALE: AS SHOWN
PROJECT NO.: 200246	PROJECT NAME: GRIFFIN HUB
DRAWN BY: JAHNKE & JAHNKE ASSOCIATES, L.L.C.	PROJECT LOCATION: 10000 WOODBURN AVENUE, SUITE 100, MANASSAS, VA 20108
DATE: MAY 13, 2020	PROJECT NO.: 200246

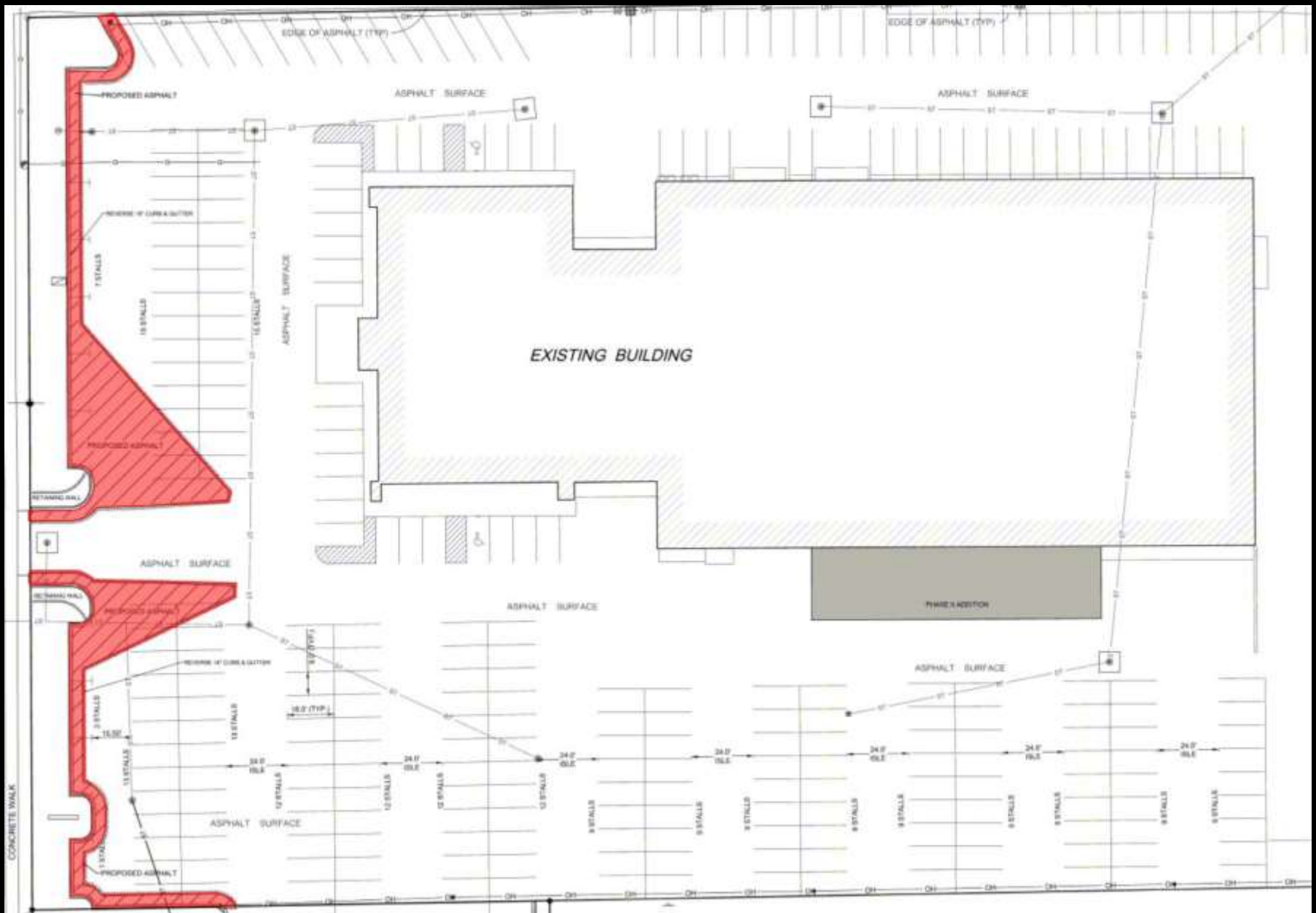
REVISIONS

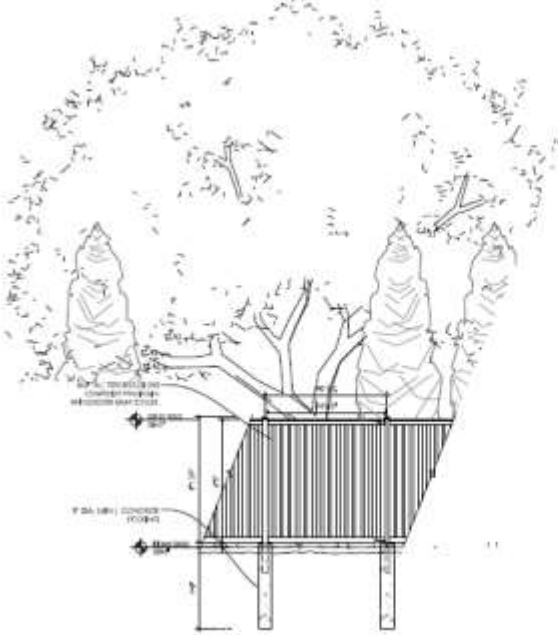
NO.	DATE	DESCRIPTION
01		
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TOTAL AREA = 0.98 ACRES
IMPERVIOUS AREA = 0.52 ACRES
NEW IMPERVIOUS AREA = 0.38 ACRES

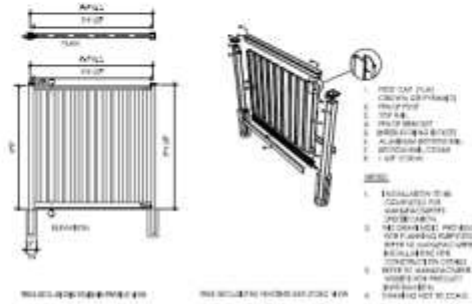
76 PARKING STALLS



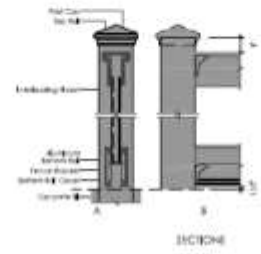




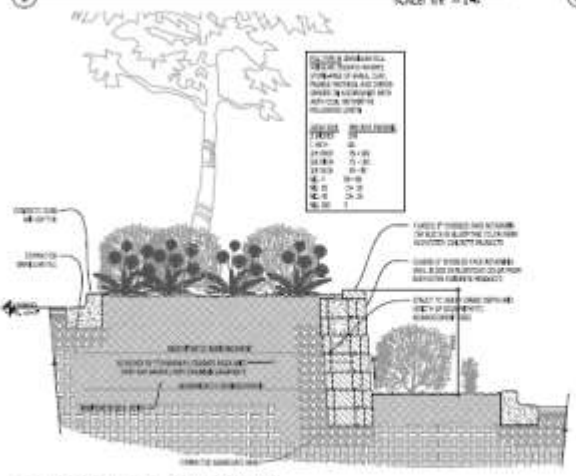
1 TREX SECTIONS FENCE ELEVATION
SCALE: 1/4" = 1'-0"



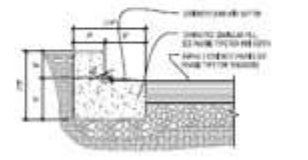
2 TREX SECTIONS FENCE SECTION
SCALE: 1/4" = 1'-0"



3 TREX SECTIONS FENCE POST TOP SECTION
SCALE: 1/4" = 1'-0"



4 TREX SECTIONS FENCE ELEVATION
SCALE: 1/4" = 1'-0"



5 CONCRETE CURB DETAIL (\"W\" TYPE)
SCALE: 1" = 1'-0"

Project
**GRIFFIN'S HUB
CHRYSLER JEEP
DODGE RAM**
5700 S. 27th Street
Wauwata, WI 53221

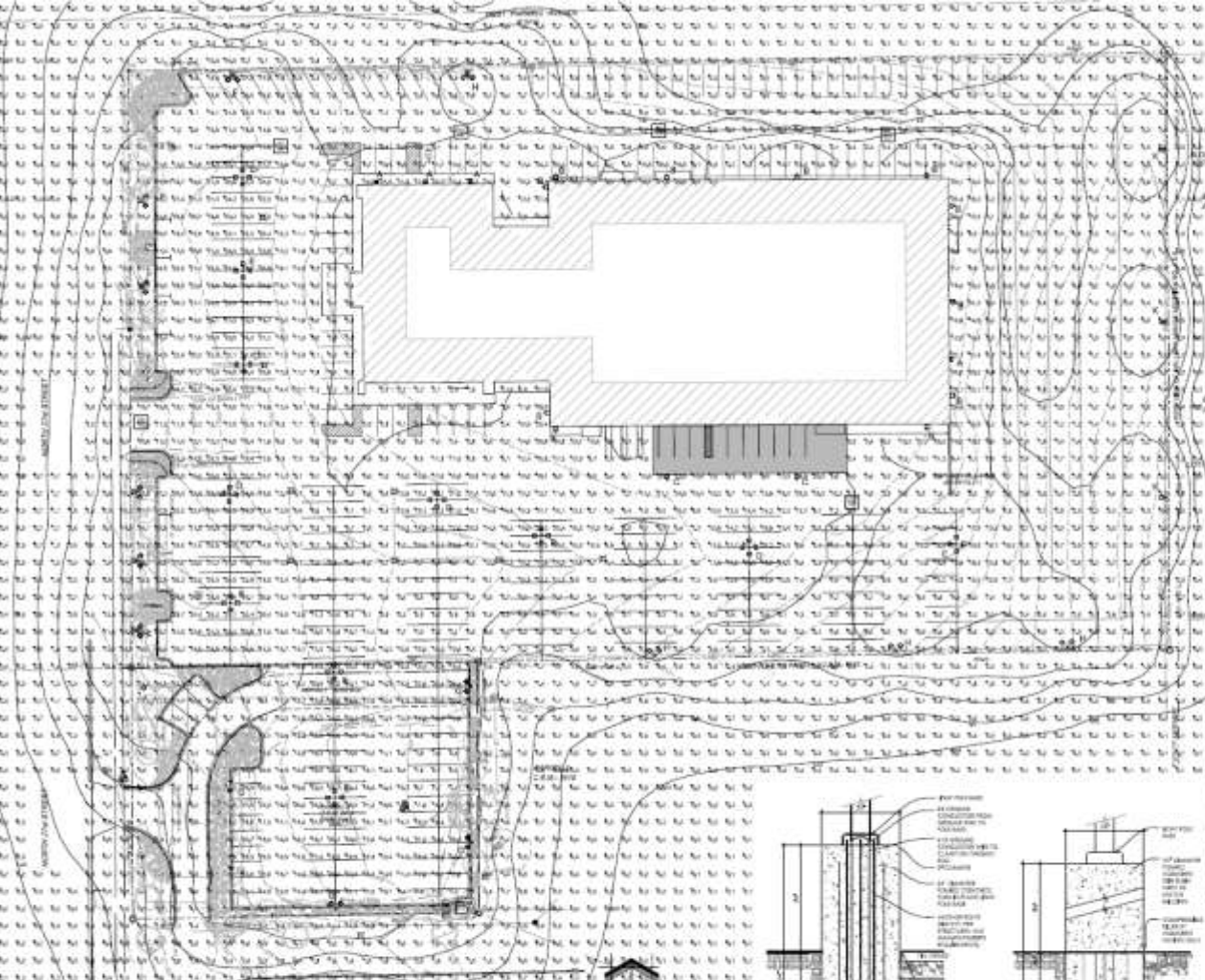
Revised and Revisions

Date	Author	Description
05/15/20	Jenifer Godes	Submittal
05/19/20	Jenifer Godes	Submittal
05/21/20	Jenifer Godes	Submittal

PROPOSED SITE PLAN DETAILS

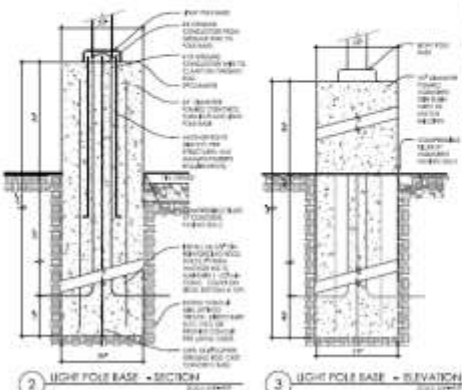
Date of Drawing: 05/15/20
Scale: 1" = 1'-0"
Sheet No: HCD
Job Number: 130612
Sheet Number:

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Symbol	Code	Qty	Plant Name	Height	Spacing	Notes	Plant	Quantity	Plant
[Symbol]	1	1	Quercus macrocarpa	10'	10' x 10'	Planting in 10' x 10' grid	Q. macrocarpa	1	10' x 10'
[Symbol]	2	1	Quercus macrocarpa	10'	10' x 10'	Planting in 10' x 10' grid	Q. macrocarpa	1	10' x 10'
[Symbol]	3	1	Quercus macrocarpa	10'	10' x 10'	Planting in 10' x 10' grid	Q. macrocarpa	1	10' x 10'
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- NOTES:**
1. SEE ALL NOTES ON DRAWINGS FOR MATERIALS AND CONSTRUCTION DETAILS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL FINISHES ARE TO BE AS SHOWN ON DRAWINGS.
 4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 7. ALL EXCAVATIONS SHALL BE PROTECTED AND SHORED.
 8. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED SOIL.
 9. ALL STRUCTURES SHALL BE PROTECTED FROM COLLISION.
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PROPOSED PHOTO-METRIC LIGHT LEVELS CALCULATIONS PLAN

EXISTING CONDITIONS GENERAL NOTES:

1. EXISTING CONDITIONS TO BE MAINTAINED OR IMPROVED AS SHOWN ON DRAWINGS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL FINISHES ARE TO BE AS SHOWN ON DRAWINGS.
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PHOTO-METRIC GENERAL NOTES:

1. BASED ON THE PROPOSED LIGHTING PLAN, ALL DIMENSIONS AND LIGHTING CONDITIONS SHALL BE MAINTAINED OR IMPROVED AS SHOWN ON DRAWINGS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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INSITE
LANDSCAPE DESIGN

12105 W. North Avenue, Suite 12
Minneapolis, MN 55426
Tel: (612) 478-1234
www.insitedesign.com

PROJECT

**GRIFFIN'S HUB
CHRYSLER JEEP
DODGE RAM**

5700 S. 27th Street
Minneapolis, WI 53221

ISSUANCE AND REVISIONS

Date	Revised	Description
03/12/23	1	Issue for Review
04/04/23	2	Issue for Review
05/01/23	3	Issue for Review

PROPOSED PHOTO-METRIC LIGHT LEVEL CALCULATIONS PLAN

GENERAL NOTES:

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PHO1.1

Date of Drawing: 03/12/23
Scale: 1/8" = 1'-0"
Drawing By: [Name]
Job Number: 200246
Sheet Number: 1 of 1

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