



Augustine Preparatory Academy

2607 South 5th Street
Milwaukee, WI 53207

General Plan Development Submittal: 05.20.2015

File number: 150133



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Owner's Statement of Intent & Planned Development Project Description

Owner's Statement of Intent

AEE, LLC proposes to construct a world class K4-12 school on an assemblage of properties on Milwaukee's near South Side. The Project will be constructed in two phases. The first phase will consist of a K4 through 12th grade independent school. The second phase will involve increasing the capacity of the facility. The School will include instructional and athletic space, outdoor athletic fields, other ancillary uses, and surface parking.

General Planned Development Project Description

Phase 1 Overview:

The first phase will be a primary structure of up to 185,000 GSF and will provide capacity for 1,000 children, with K4 to 12th grade plus the gymnasium and is intended to launch in 2017. The building will be up to four stories tall and up to 70' tall due to varying topography. The primary structure is placed at the corner of 6th and Harrison, and is set off of 5th street to allow for vehicle circulation as well as curbside pickup and dropoff out of the right of way. Setbacks on 6th and Harrison Streets will range between five and fifteen feet from the property line(s) and will be between ninety and one hundred twenty feet from the 5th Street property line.

All outdoor athletic facilities and fields will be constructed in the first phase, as well as a small outbuilding supporting the fields. The main school building will be designed such that its gymnasium will be accessible to the public when not in use by the school; final operating terms are TBD. The fields will also be accessible to the community during non school hours. The Gymnasium will be designed to accommodate competition basketball, volleyball, and futsal. Outdoor facilities include a WIAA compliant running track as well as a combined football and soccer field. The design requires the successful vacation of the southern portion of S. 4th St., S. 5th St., the remnant of S. 5th Place, and alley remnants. A remnant parcel owned by the DOT lies to the east of the site. AEE may attempt to acquire this parcel as well.

Phase 2 Overview:

The second expansion phase will consist of an addition of up to 100,000 GSF and will double the school capacity to 2,000 students by 2022/2023. The building will be up to four stories tall and up to 70' tall due to varying topography. The primary structure is a lateral addition to the Phase I extending the school southward towards the KK river. Other possible elements in the Phase II may include an auditorium and a twenty five meter competition natatorium.

Uses:

Listed below are permitted uses for Phases 1 and 2, as defined in the Milwaukee zoning code (chapter 295 of the City of Milwaukee City Charter and Code of Ordinances).

Primary Use: School - elementary or secondary. Potential ancillary uses: outdoor recreation facility, school / personal instruction, library, cultural institution, public safety facility, general office, government office, bank or other financial institution, general retail establishment (provided limited use standards are followed), health clinic, parking lot accessory use, indoor recreation facility, theater, broadcasting or recording studio, seasonal market, live entertainment special event, community garden, or other neighborhood-serving use

Circulation, Parking and Loading:

The site design attached displays the intention of providing student curbside pickup and dropoff on site. Arrivals and departures will be staggered by age group to minimize congestion. A loading apron is also provided on site to allow deliveries and trash/ recycling pickup out of the right of way. The plan includes a surface parking lot located to the east of 5th street, which will comply with the illumination standards of section 295-409 and the landscaping standards of section 295-405. There is no busing anticipated to the site. The site is served by Milwaukee County's 80 bus line.

Building Design:

The Building will be located on the corner of 6th and Harrison. As is practicable due to topography, the building will hold as close to the 6th street property line as possible. The building will not contain any blank walls facing the public right of way. Materials will be of high quality including masonry, metal, glass, and stone. There will be extensive glazing on street-facing facades. All public entrances will face the public right of way.

Signage:

The site will have one monument sign at the corner of 5th and Harrison compliant with section 295-407 of the City of Milwaukee zoning code and designed to b-1-a standard. The sign face shall be 100 square feet or less. There may also be building mounted signage compliant with section 295-407 of the City of Milwaukee zoning code and designed to b-2-a standard on up to three locations, including the corner of 6th and Harrison St. All signage will be fully integrated with the architecture of the building. Each sign face shall be 100 square feet or less. Temporary signage during construction shall be designed and installed to comply with section 295-407-4 subparagraph b, "Temporary Banner Signs -Large Buildings" of the City of Milwaukee zoning code.

Fencing:

The athletic fields and parking areas will be enclosed with a fence. Fencing will not exceed 6 feet in height. Fencing facing streets will be decorative steel or aluminum. Fencing not facing streets will be vinyl coated chain link.

Landscaping:

The site will be landscaped per section 295-405 of the City of Milwaukee zoning code type A landscaping. Interior landscaping standards per zoning code will also be met.

Site Lighting:

The buildings will be lit per the requirements of the building code with supplemental decorative lighting at public entrances. Athletic field lighting is included in the design and will be described in the Detailed Plan.

- Gross land area: 1. **Gross land area is 431,329 SF or 9.902 acres (Assuming successful street and alley vacation).**
- Maximum amount of land covered by principal buildings:..... 2. **Maximum amount of land covered by principal building(s) will range from 100,000 to 110,000 SF for the School building(s) for a total range of (23.18%) to (25.50%). It is estimated that Phase I will consist of approximately 65% of the building footprint.**
- Maximum amount of land devoted to parking, drives and parking structures: 3. **Maximum amount of land devoted to parking and drive lanes is 56,990 SF (13.21%).**
- Minimum amount of land devoted to landscaped open space: 4. **Minimum landscaped area would be 264,169 SF (61.25%) for of retention, landscaping and recreation areas.**
- Parking spaces provided, whether surface or in structures: 5. **Parking would be in surface lots on site. The plan calls for up to 112 stalls. Parking will be designed, landscaped, and fenced per City of Milwaukee requirements. Bicycle parking will be available for students and visitors, and will be noted more specifically as part of the Detailed Planned Development(s).**
- Proposed number of buildings: 2 **Main School Building (Two Phases) and Athletic Outbuilding.**





Aerial view



S. 6th and Harrison looking southeast



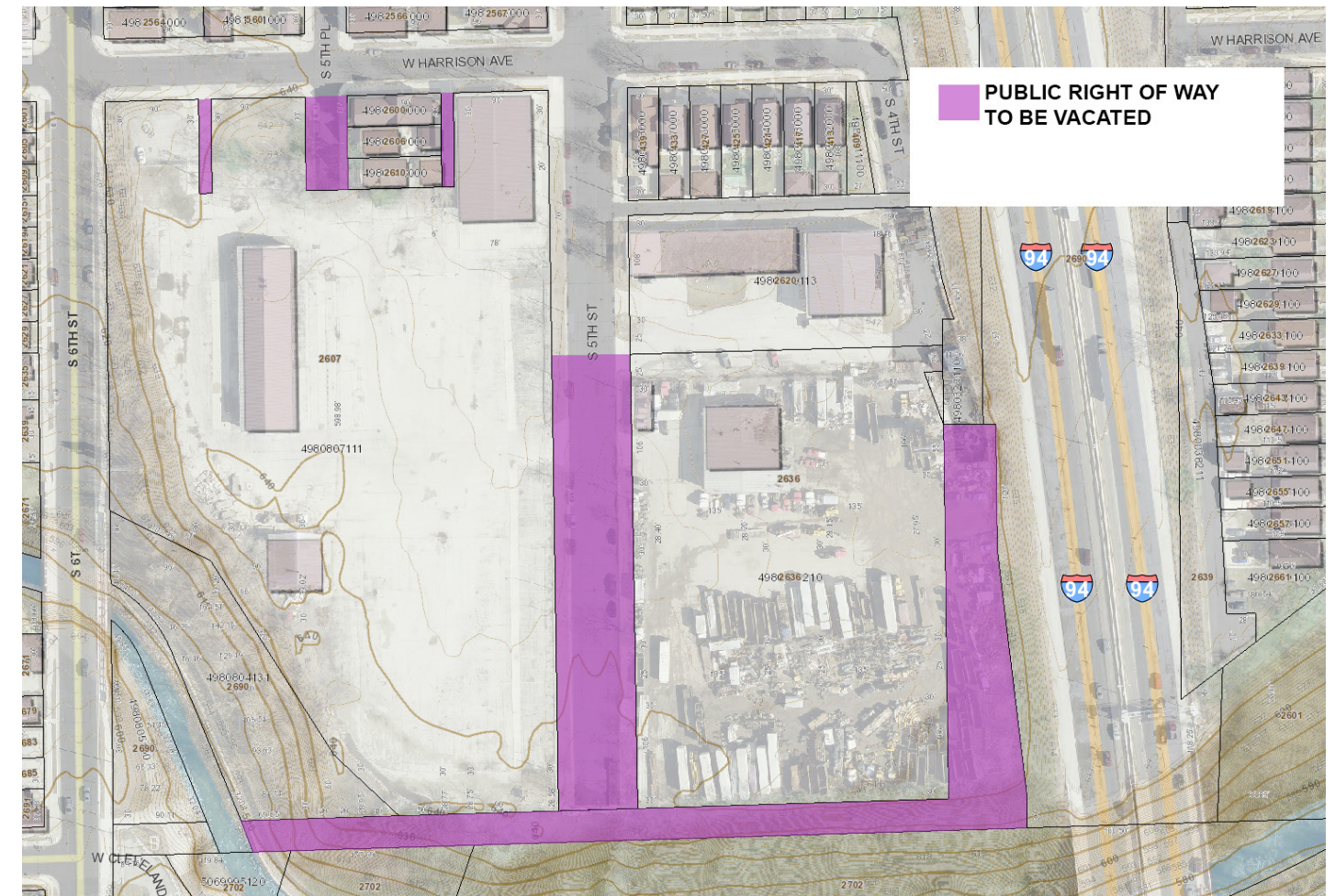
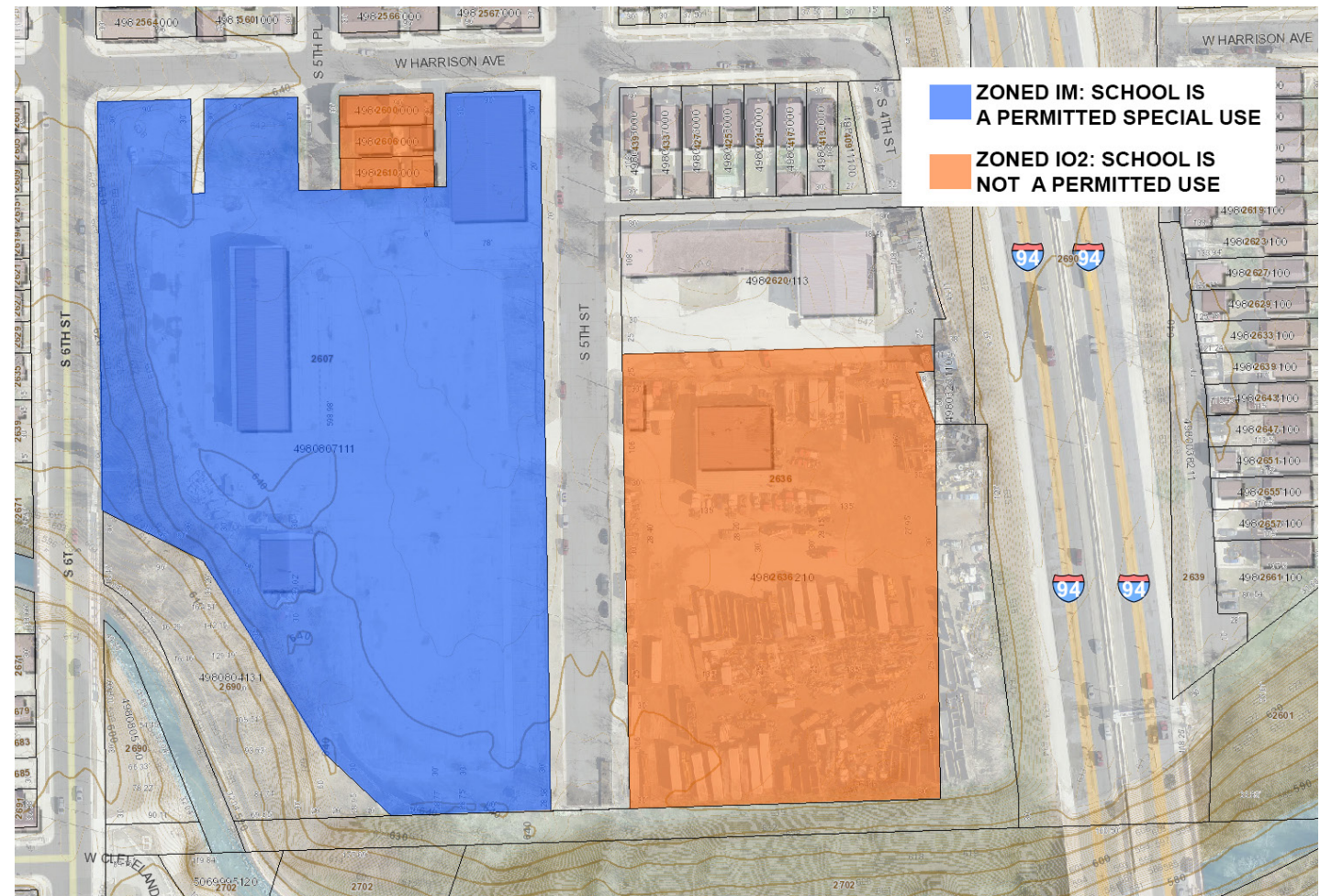
S. 5th Place



S. 6th Street looking north



S. 5th Street





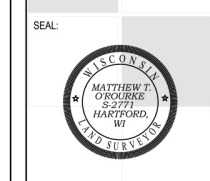
KAPUR & ASSOCIATES, INC. CONSULTING ENGINEERS 7711 N. PORT WASHINGTON ROAD MILWAUKEE, WISCONSIN 53217 Phone: 414.351.8968 Fax: 414.351.4117 www.kapurengineers.com

PROJECT: K-12 School LOCATION: S. 5TH ST. AND W. HARRISON AVE, MILWAUKEE, WI

CLIENT: VJS DEVELOPMENT GROUP, LLC

RELEASE:

Table with columns: #, DATE, DESCRIPTION



SHEET: PLAT OF SURVEY WITH TOPOGRAPHY SHEET 1 OF 1 PROJECT MANAGER: TP PROJECT NUMBER: 15.0114.01 DATE: APRIL 13, 2015

SHEET NUMBER: V001

PLAT OF SURVEY

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

VICINITY MAP



HORIZONTAL DATUM IS THE WISCONSIN COUNTY COORDINATE SYSTEM MILWAUKEE COUNTY ZONE NAD83 (2011). NORTH IS REFERENCED TO THE W. LINE OF THE NE 1/4 OF SECTION 8-22 MEASURED AS N00°46'30"E.

HORIZONTAL/VERTICAL CONTROL POINT TABLE with columns: POINT NO., NORTHING, EASTING, ELEVATION, DESCRIPTION

The horizontal control in this table was set on March 17, 2015. Kapur and Associates is not responsible for the perpetuation of these monuments.

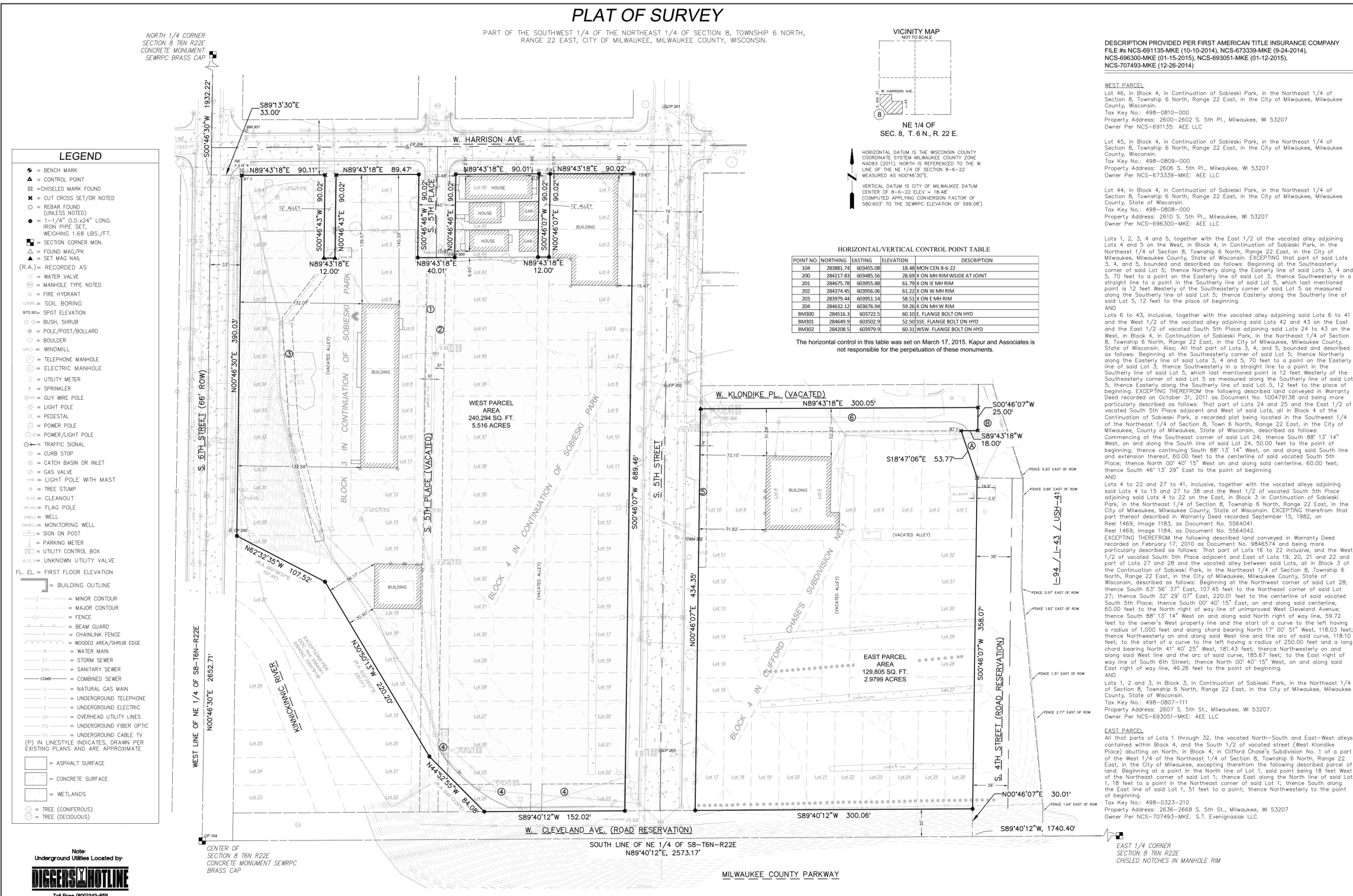
- LEGEND: BENCH MARK, CONTROL POINT, CHISELED MARK FOUND, CUT CROSS SET/NOTED, REBAR FOUND, SECTION CORNER MON., FOUND MAG/PC, SET MAG NAL, RECORDED AS, WATER VALVE, MANHOLE TYPE NOTED, FIRE HYDRANT, SOIL BORING, SPOT ELEVATION, BUSH, SHRUB, POLE/POST/BOLLARD, BOULDER, WINDMILL, TELEPHONE MANHOLE, ELECTRIC MANHOLE, UTILITY METER, SPRINKLER, GUY WIRE POLE, PEDESTAL, POWER POLE, POWER/LIGHT POLE, TRAFFIC SIGNAL, CURB STOP, CATCH BASIN OR INLET, GAS VALVE, LIGHT POLE WITH MAST, TREE STUMP, CLEANOUT, FLAG POLE, WELL, MONITORING WELL, SIGN ON POST, PARKING METER, UTILITY CONTROL BOX, UNKNOWN UTILITY VALVE, FIRST FLOOR ELEVATION, BUILDING OUTLINE, MINOR CONTOUR, MAJOR CONTOUR, FENCE, BEAM GUARD, CHAINLINK FENCE, WOODED AREA/SHRUB EDGE, WATER MAIN, STORM SEWER, SANITARY SEWER, COMB. SEWER, NATURAL GAS MAIN, UNDERGROUND TELEPHONE, UNDERGROUND ELECTRIC, OVERHEAD UTILITY LINES, UNDERGROUND FIBER OPTIC, UNDERGROUND CABLE TV, ASPHALT SURFACE, CONCRETE SURFACE, WETLANDS, TREE (CONIFEROUS), TREE (DECIDUOUS)

Note: Underground Utilities Located by DIGGERS HOTLINE. Toll Free (800)242-858 Milwaukee Area (414)259-1811 Hearing Impaired TDD (800)542-2289 www.DiggersHotline.com REGISTER HOTLINE TICKETS 20151101749;20151101761;20151101763;20151101768

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- NOTES: 1. ALL DISTANCES SHOWN ARE GROUND MEASURED DISTANCES. 2. EASEMENT, DOCUMENT NO. 3919755, FOR A 10' WIDE SEWER EASEMENT WAS GRANTED BY THE CHICAGO NORTH SHORE AND MILWAUKEE RAILWAY TO THE CITY OF MILWAUKEE ON DECEMBER 1, 1961. 3. EASEMENT, DOCUMENT NO. 3919756, FOR A 10' WIDE SEWER EASEMENT WAS GRANTED BY THE CHICAGO NORTH SHORE AND MILWAUKEE RAILWAY TO THE CITY OF MILWAUKEE ON DECEMBER 1, 1961. 4. EASEMENT, DOCUMENT NO. 4378533, FOR A 10' WIDE EASEMENT WAS GRANTED BY DARLING FREIGHT, INC. TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY ON MARCH 12, 1968. 5. EASEMENT, DOCUMENT NO. 7045586, FOR AN EASEMENT OF VARYING WIDTHS WAS GRANTED BY THOMAS A. AND ANN E. LORINO TO THE CITY OF MILWAUKEE ON JANUARY 20, 1995. EASEMENT BLANKETS ALL OF LOT 23 AND 24 AND THE EAST 10' OF VACATED S. 5TH PLACE. 6. EASEMENT, DOCUMENT NO. 5379321, FOR A 8' WIDE EASEMENT WAS GRANTED BY THOMAS A. LORINO TO WISCONSIN ELECTRIC POWER COMPANY ON JANUARY 25, 1980. 7. EASEMENT, DOCUMENT NO. 8278813, FOR A 25' WIDE SEWER AND WATER EASEMENT WAS GRANTED BY S.T. EVENJONASIAK TO THE CITY OF MILWAUKEE ON FEBRUARY 6, 2002. PARCEL IS OWNED BY THE STATE OF WISCONSIN EXPRESSLY. 8. PARCEL IS OWNED BY MILWAUKEE COUNTY, ACTIVE FREEWAY/HIGHWAY LANDS.

SURVEYOR'S CERTIFICATE: I hereby certify that I have made a survey of the land shown and described hereon and that this plat of survey is a correct representation of the boundaries as the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owner. Dated this 13 day of APRIL, 2015. Matthew T. O'Rourke S-2771



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Site Demolition Plan



- DEMOLITION PLAN KEY**
1. REMOVE ALL STRUCTURES, STOOPS, AND FOUNDATIONS.
 2. REMOVE ALL CONCRETE AND ASPHALT PAVING
 3. REMOVE ALL GRAVEL HARDPACK



PROJECT NAME:
ST. AUGUSTINE
PREPARATORY
ACADEMY

OWNERS INFO:
AEE, LLC
P.O. BOX 608
PENNAUSE, WI
53072-0608

ARCHITECT:
KORB AND ASSOCIATES, INC.
790 N. MILWAUKEE ST.
SUITE 210
MILWAUKEE, WI 53202
P. 414.273.8230

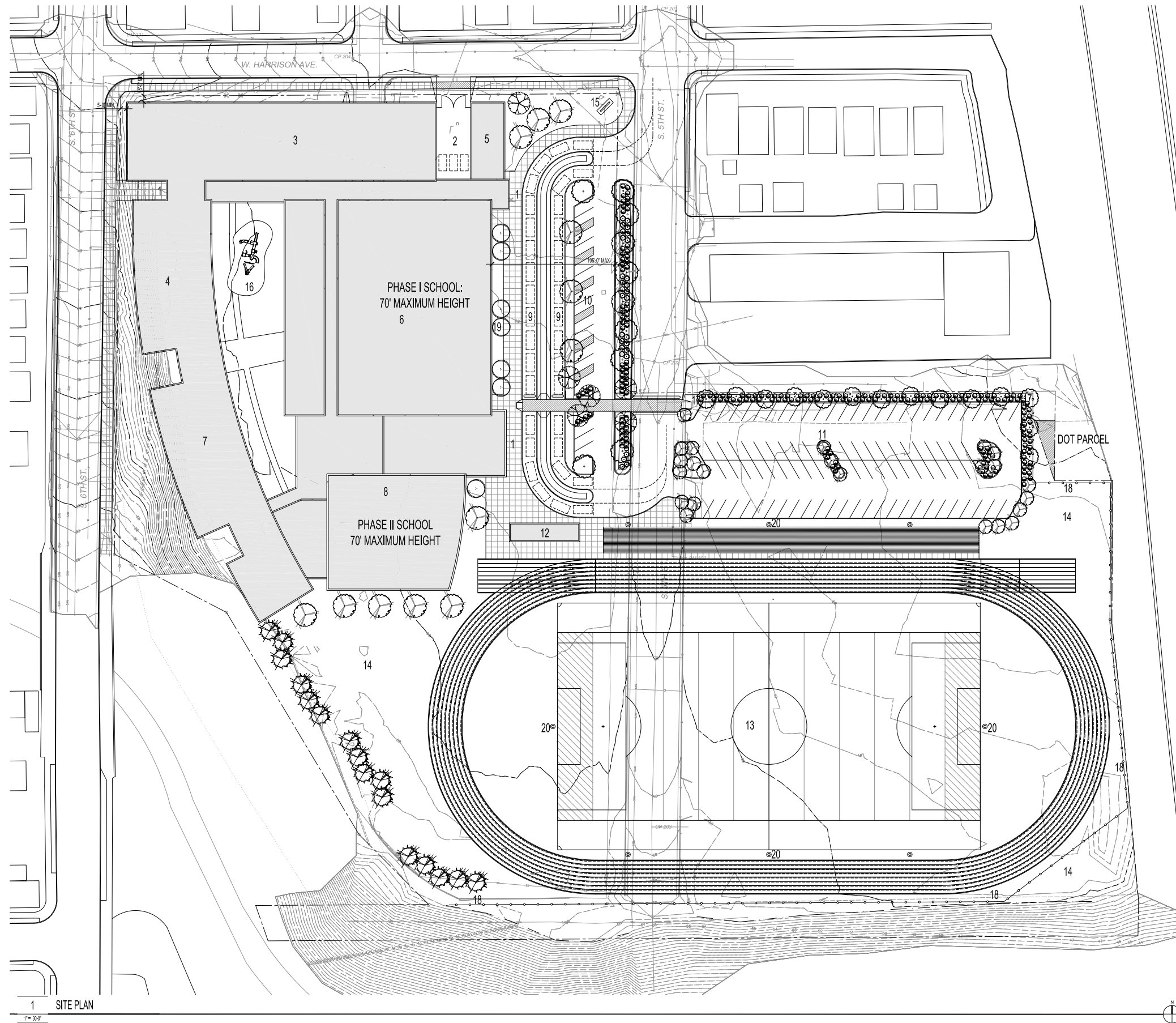
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| PROJ. NO. 19016 |
| SCALE AS NOTED |
| PHASE: CDD SET |
| DATE: 20 NOV 2015 |

DEMOLITION PLAN
D100
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1 SITE DEMOLITION PLAN
1" = 300'

Site Plan



- SITE PLAN KEY**
1. BUILDING ENTRANCE/ LOBBY
 2. SERVICE ENTRANCE
 3. PRIMARY SCHOOL - FOUR STORIES
 4. HIGH SCHOOL - FOUR STORIES
 5. ADMIN - ONE STORY
 6. GYMNASIUM
 7. HIGH SCHOOL ADDITION
 8. NATATORIUM
 9. PICK UP/ DROP OFF LANE
 10. VISITOR/ ACCESSIBLE PARKING
 11. STAFF PARKING
 12. ATHLETIC OUTBUILDING
 13. ATHLETIC FIELDS
 14. GREEN SPACE/ STORMWATER MANAGEMENT
 15. MONUMENT SIGN - 100 SF MAX
 16. PLAYGROUND
 17. DECORATIVE FENCE
 18. COATED CHAIN LINK FENCE
 19. BUILDING MOUNTED SIGNAGE
 20. ATHLETIC FIELD LIGHTING

1 SITE PLAN
1"=30'







