

SOLOMON CORDWELL BUENZ

# 333 N. WATER STREET

ARB COA/ SPORZ PACKAGE

08-09/2021

Hines

## MILWAUKEE PUBLIC MARKET

TORIC

THIRD



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- chapter 6. ZONING COMPLIANCE

# CHAPTER 1

# SITE & CONTEXT

# Site Location

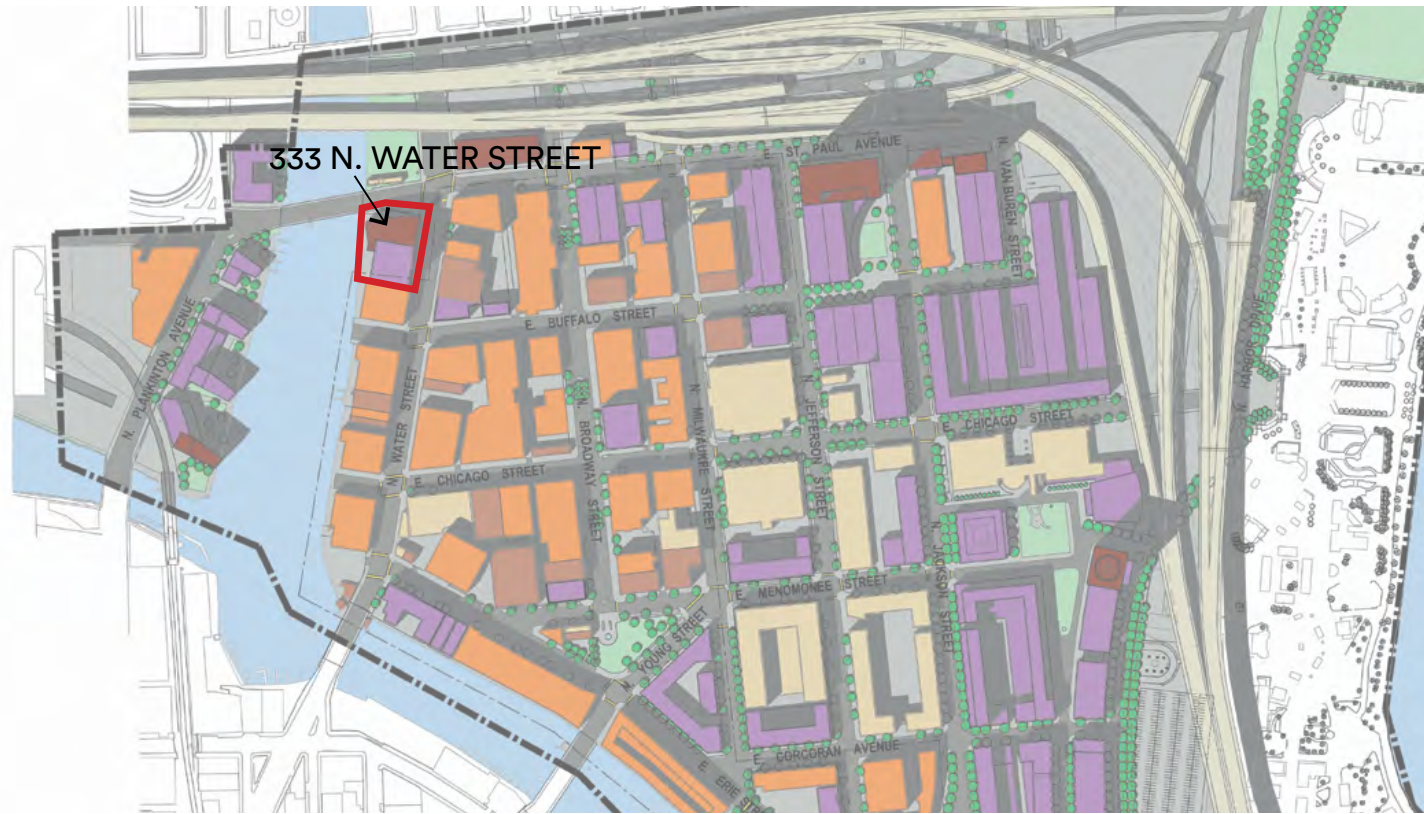






# Project Site



# Third Ward Neighborhood Comprehensive Plan

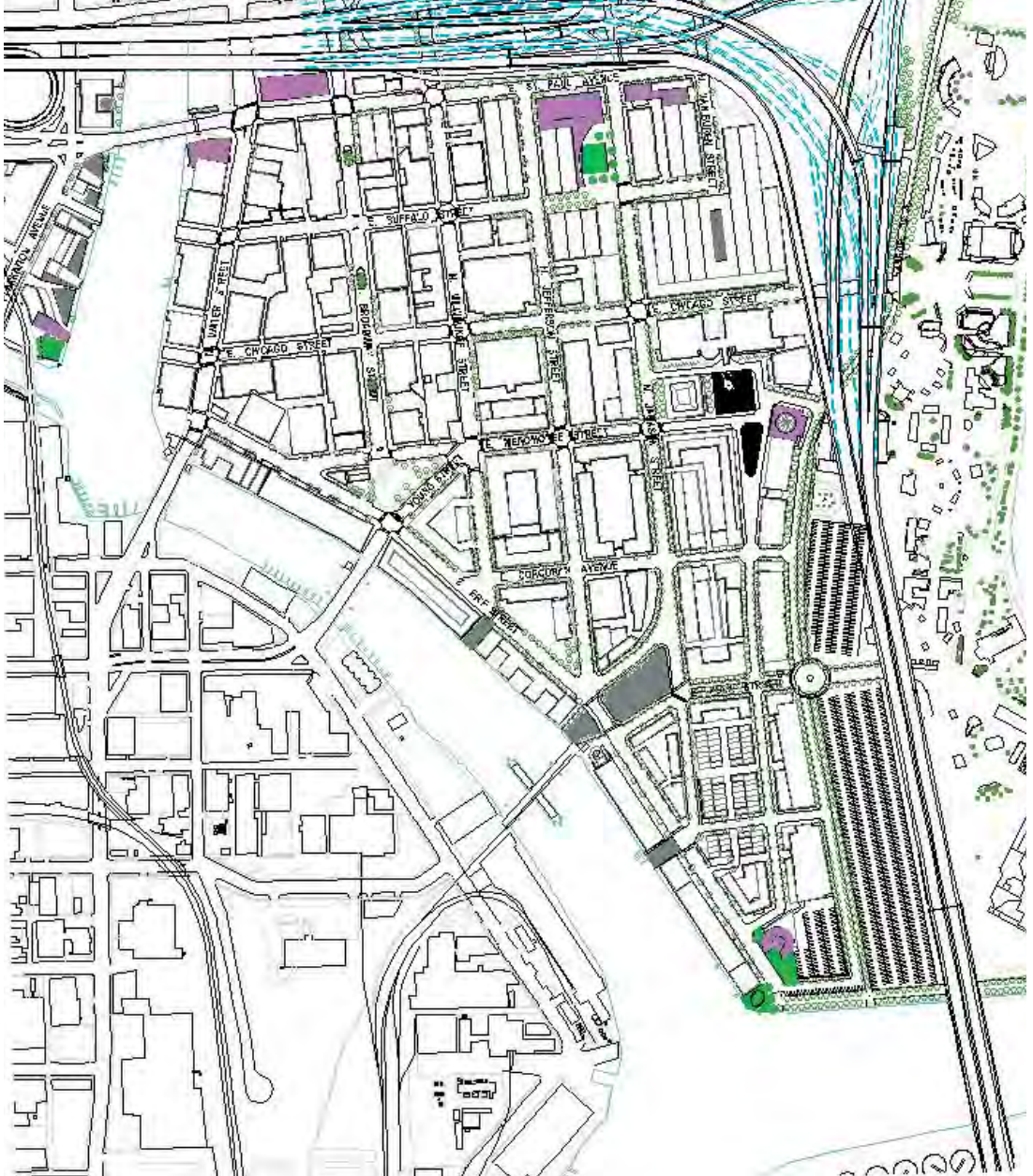
## THE COMPREHENSIVE PLAN MAP - EXECUTIVE SUMMARY



	HISTORIC BUILDING PIVOTAL
	HISTORIC BUILDING CONTRIBUTING
	EXISTING BUILDING
	PROPOSED
	LANDMARK SITES

Landmark Sites -- Prominent or well-known locations are unique development opportunities that call for special designs. Landmark sites and their development offer opportunities for reconsideration of most form policies and design guidelines under prescribed conditions. They should be evaluated on a case-by-case basis. Higher density developments or taller buildings may be located at landmark sites only if the buildings merit special consideration due to the quality of their design and how well they fulfill the urban design opportunity provided by the site. One such design criterion is how well they enhance existing or incorporate new well-defined public spaces.

## THIRD WARD NEIGHBORHOOD COMPREHENSIVE PLAN



Moving across the Milwaukee River, the riverfront site at the southwest corner of Water Street and St. Paul Avenue offers a golden opportunity to mark what is possibly the most prominent gateway to the neighborhood. A landmark building on this corner could dramatize this threshold to the neighborhood, complement the Third Ward River Park across St. Paul Avenue, and complete one of the Third Ward's most picturesque vistas.

# Third Ward Design Guidelines

## NEIGHBORHOOD GATEWAYS

### Design Guideline : Reinforce existing strong visual edges of The Historic Third Ward Neighborhood



*Design Principle: Urban neighborhoods with a distinct image are often defined by clear boundaries, edges marked with entry points, urban gateways.*

The Historic Third Ward is bounded on three sides by very strong physical boundaries that define and give image to the District. To the north, the I-794 freeway separates the District from the downtown. To the west and south, the Milwaukee River separates the District from the Menomonee River Valley and Walkers Point. These cognitive boundaries present a strong image that gives clear identity to the Historic Third Ward.

Routes into the District from these surrounding areas are marked by bridges over the river or underpasses beneath the freeway that reinforce the experience of entering the District.

To the east, however, the vacant coach yards and industrial areas form a poorly defined subarea adjacent to the historic district. New development in this area should extend the urban character of the Historic Third Ward to the freeway, and continue to define the District. It should also reinforce existing boundaries, and emphasize the gateways to the neighborhood.



**Design Guideline: Signature buildings for landmark sites need only comply with the guidelines on pages 8, 17, 19, 23, 38, 46, 49, 51, and 62.**

*Design Principle: There exists two kinds of buildings in the city: Those that make up the city's urban fabric and landmark, signature buildings.*

Some of the requirements within these guidelines may be suspended at the Architectural Review Board's discretion, if the site is identified within the Third Ward Neighborhood Comprehensive Plan as a landmark site suited for a signature building. Signature buildings shall achieve a unique contemporary design of the highest standards.

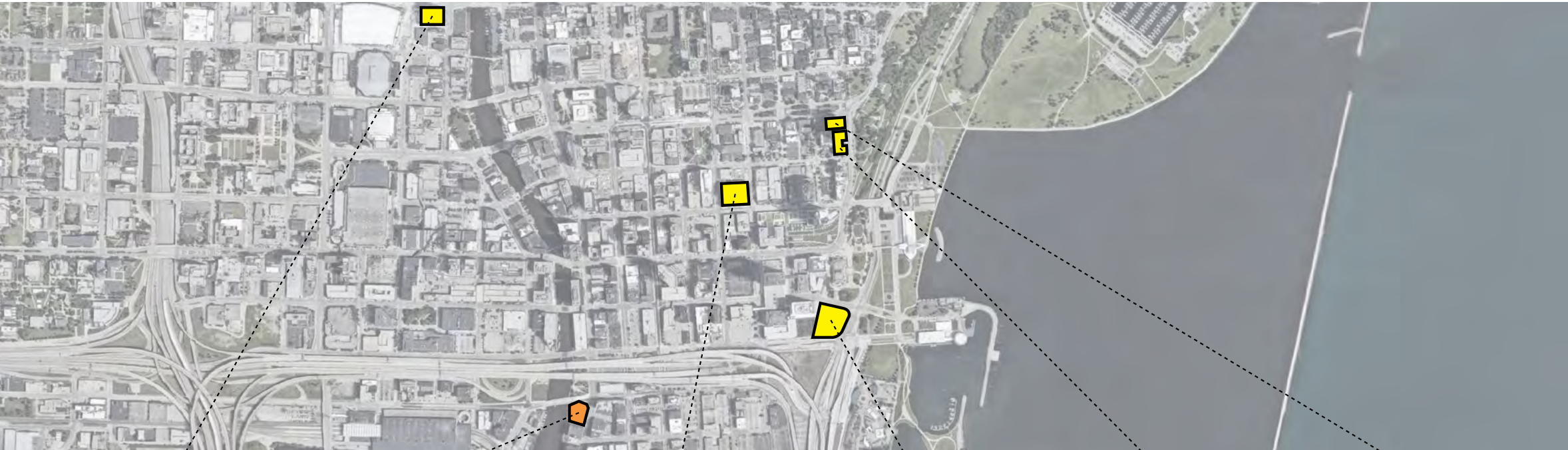
They will be evaluated by the ARB based upon a point system weighted by each Board member according to these criteria:

Max. Points	Criteria
25	Responsiveness to nine Guidelines above;
25	Design Firm's commitment to design quality, as represented by a National or three State Design Awards in the past 5 years;
25	Quality of Enclosure / Materials Systems;
25	Overall Appeal of Project as a Landmark.

Projects require an ARB average score of 90 or more for approval.

	YES	NO	N/A
<b>PATTERN OF STREETS AND BLOCKS</b>			
THE EXISTING PATTERN OF STREETS AND BLOCKS SHOULD BE MAINTAINED AND EXTENDED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SOCIAL LIFE OF THE STREET : USES</b>			
PUBLIC SQUARES SHOULD BE SMALL TO FEEL ALIVE, 45' TO 65' WIDE BUT NO MORE THAN 70'	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PARKS SHOULD BE SIMPLE, NOT OVER-DESIGNED AND SHOULD LOOK AND FEEL PUBLIC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SOCIAL LIFE OF THE STREET : ENTRANCES</b>			
THE EDGES OF BUILDINGS ALONG THE STREET SHOULD HAVE DEPTH, COVER, PLACES TO SIT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCES ALONG STREET FACADES SHOULD BE AT INTERVALS NO GREATER THAN 30 FEET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OFF-STREET PARKING</b>			
OFF-STREET SURFACE PARKING AT THE STREET PROPERTY IS PROHIBITED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OFF-STREET PARKING ACCESS SHOULD BE FROM ALLEYS OR SECONDARY STREETS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
PARKING BEHIND BUILDINGS IN MID-BLOCK IS HIGHLY RECOMMENDED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FOR HIGH VOLUME PARKING STRUCTURES, PREDOMINANT STREET LEVEL USE SHOULD NOT BE PARKING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>STREET FACADES</b>			
MAJOR FACADES AND ENTRANCES SHOULD FACE THE MAJOR STREETS,(AND RIVER)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ACCESS TO SERVICE BAYS AND TO PARKING SHOULD BE FROM SECONDARY STREETS OR ALLEYS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>PROPORTION</b>			
EACH STRUCTURAL BAY OF THE STREET FAÇADE SHOULD HAVE A VERTICAL PROPORTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>SCALE</b>			
THE BASE OF THE BUILDING SHOULD INCLUDE ELEMENTS THAT RELATE TO THE HUMAN SCALE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>NEIGHBORING STRUCTURES - EXPRESSION LINES</b>			
EXPRESSION LINES DERIVED FROM ADJACENT STRUCTURES SHALL BE INTEGRATED INTO THE DESIGN OF NEW STREET FAÇADE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>MECHANICAL AND SAFETY EQUIPMENT</b>			
SCREENING OF NEW ROOFTOP HVAC IS REQUIRED	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Height Diagram High-rise residential Towers in Milwaukee



**MODERNE**



**333  
water street**



**7 SEVENTY 7**



**THE COUTURE**



**UNIVERSITY CLUB TOWER**



**KILBOURN TOWER**

348' / 30 FL

approx. 365' / 32 FL

387' / 34 FL

537' / 44 FL

446' / 36 FL

380' / 34 FL

\* HEIGHT DATA FROM [https://en.wikipedia.org/wiki/List\\_of\\_tallest\\_buildings\\_in\\_Milwaukee](https://en.wikipedia.org/wiki/List_of_tallest_buildings_in_Milwaukee)



**HISTORIC BUILDING  
CONNECTED TO HIGH-RISE**

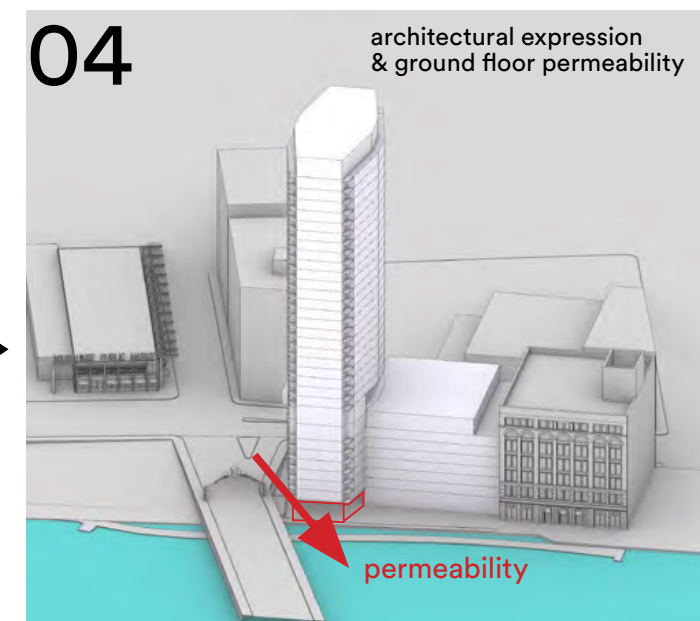
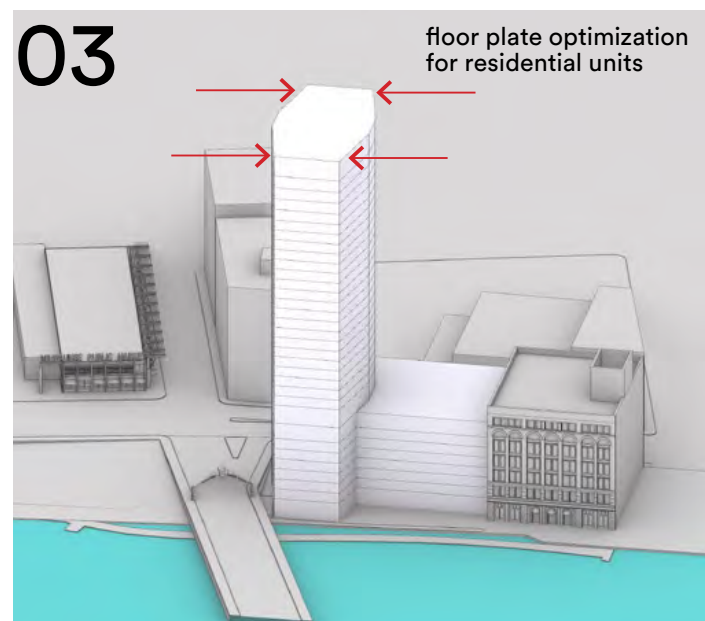
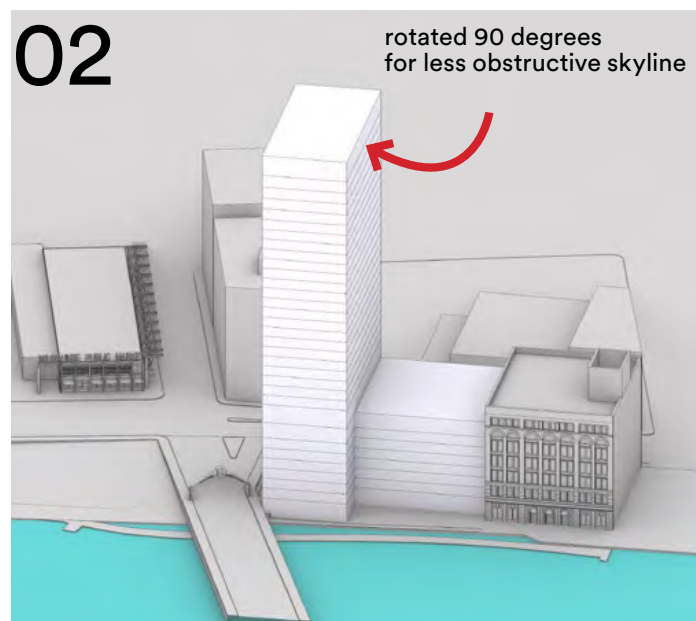
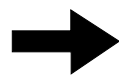
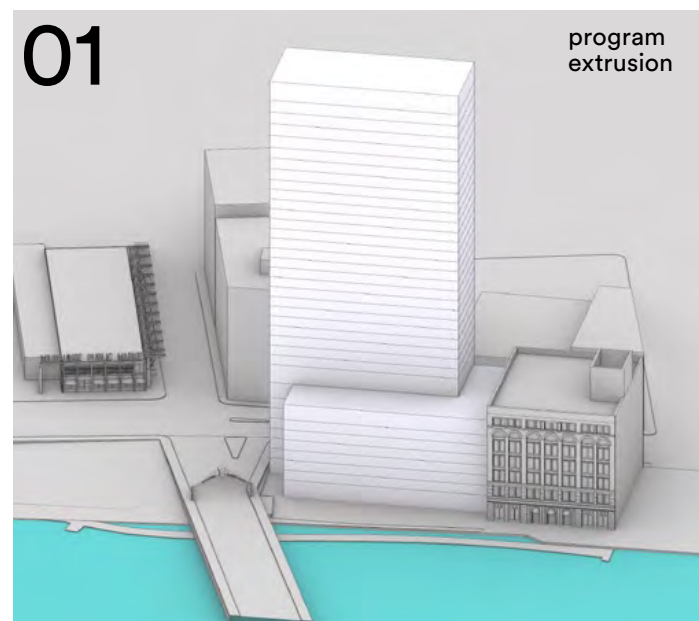
**UNIVERSITY CLUB TOWER, MILWAUKEE**



# CHAPTER 2

# MASSING, PLAN & SECTION

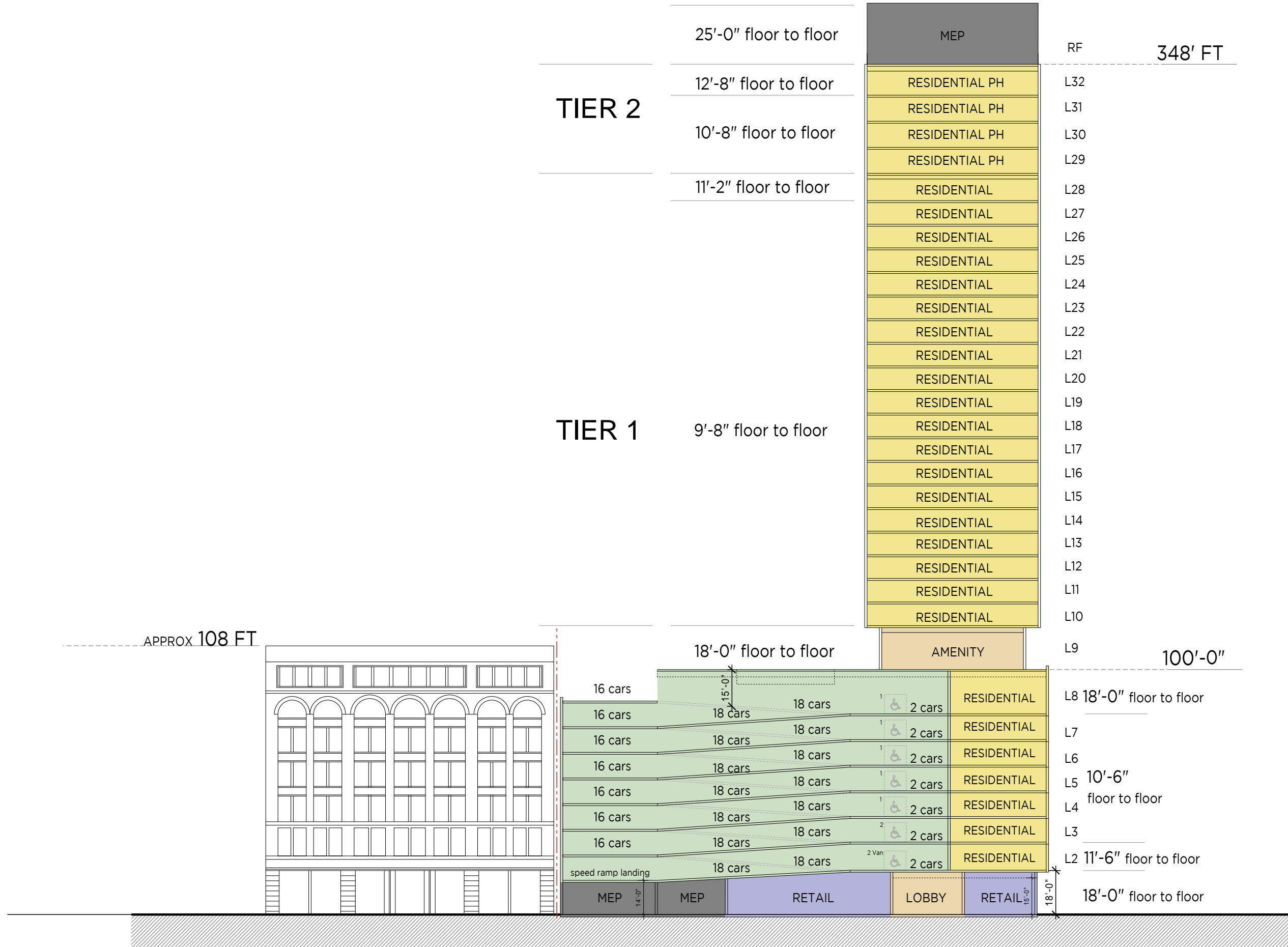
# TOWER MASSING DIAGRAM



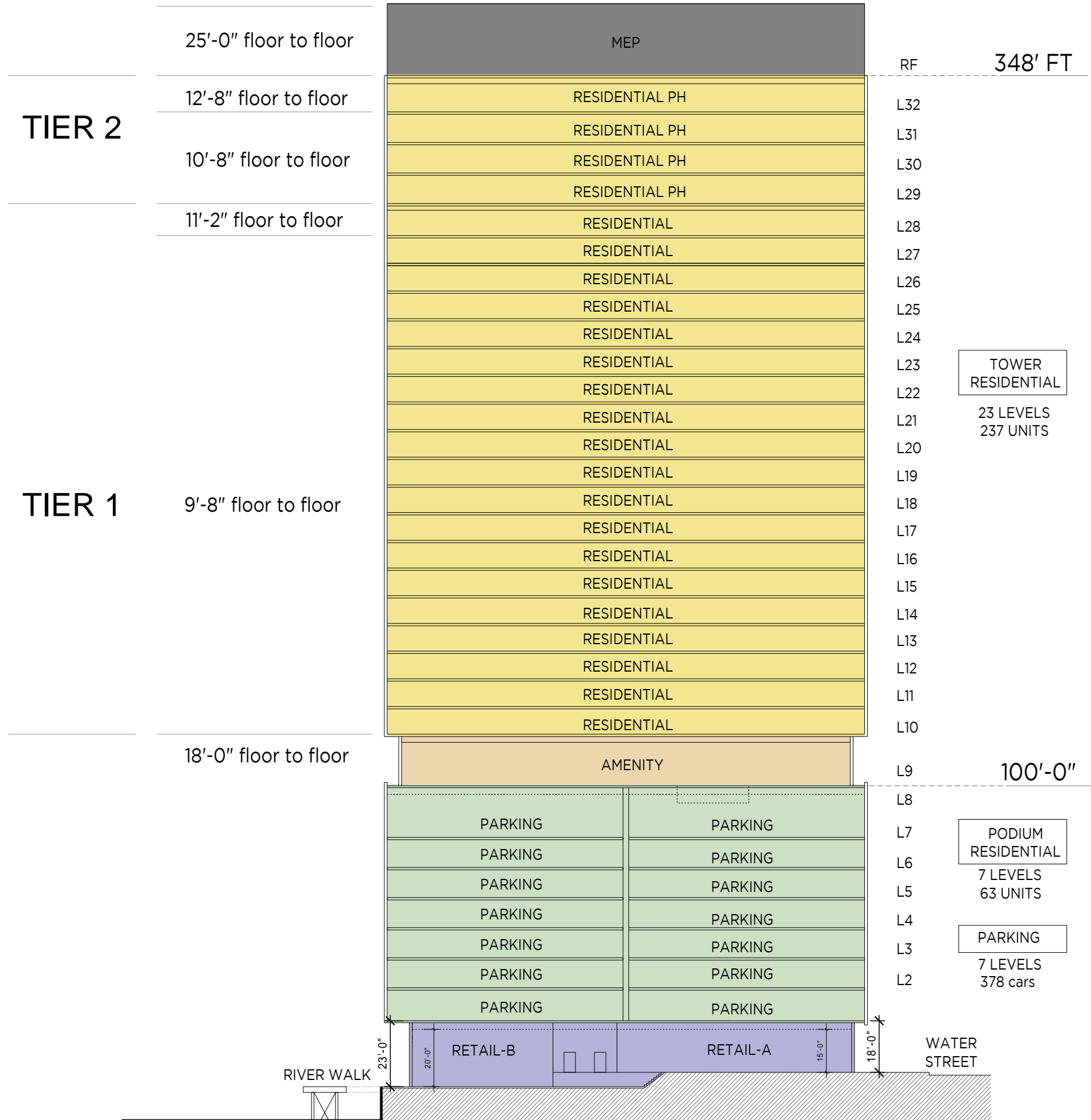
# Aerial View



# Building Section



# Building Section



# Ground Floor Plan



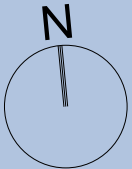
RETAIL  
ENTRANCE

RETAIL  
SEATING AREA

HANDRAIL TO  
MATCH THIRD WARD  
RIVERWALK RAILING

GATE

FENCE FOR PET AREA



RETAIL  
ENTRANCE

RETAIL  
ENTRANCE

RESIDENTIAL  
ENTRANCE

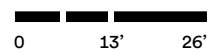
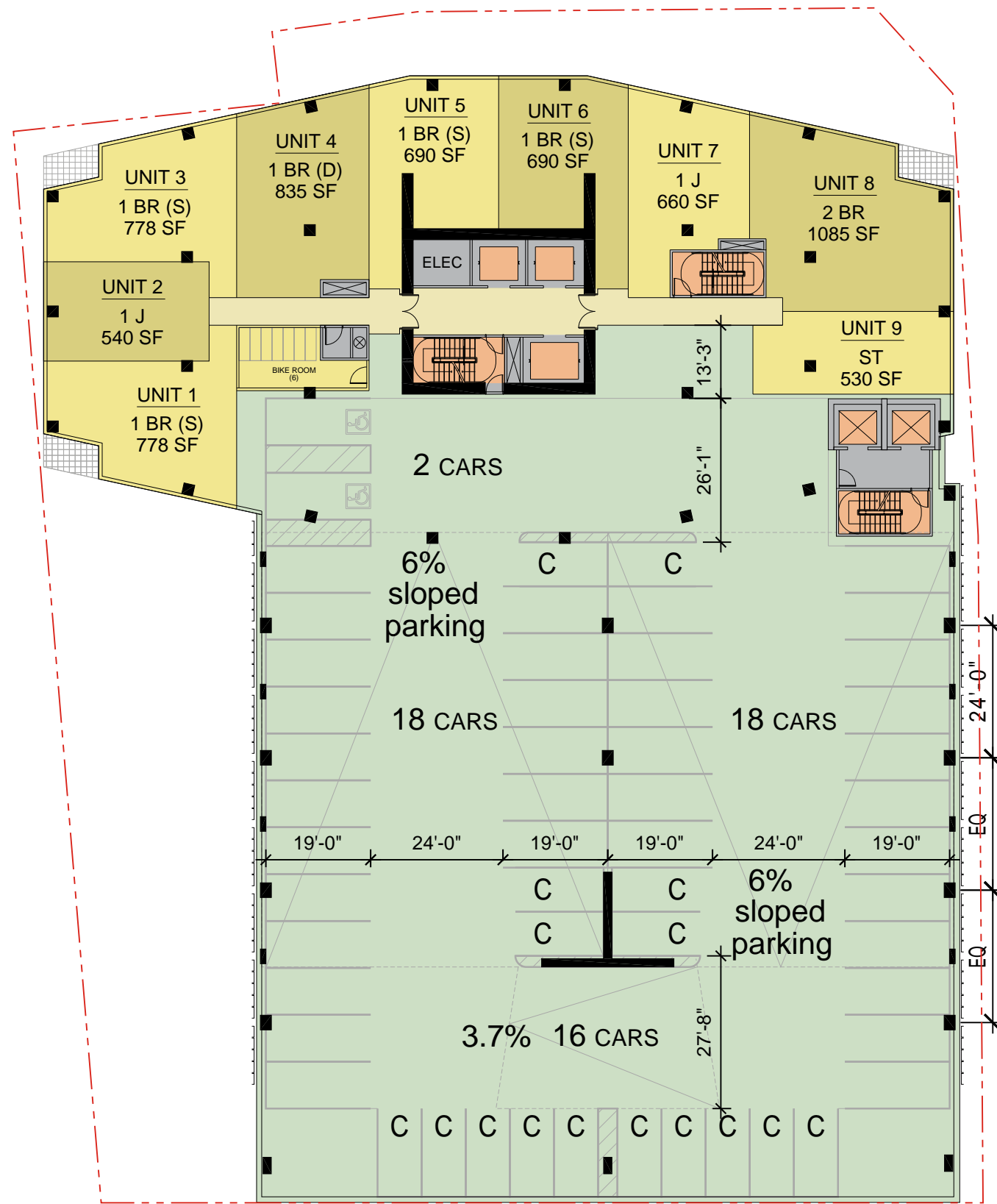
RETAIL  
ENTRANCE

LOADING DOCK

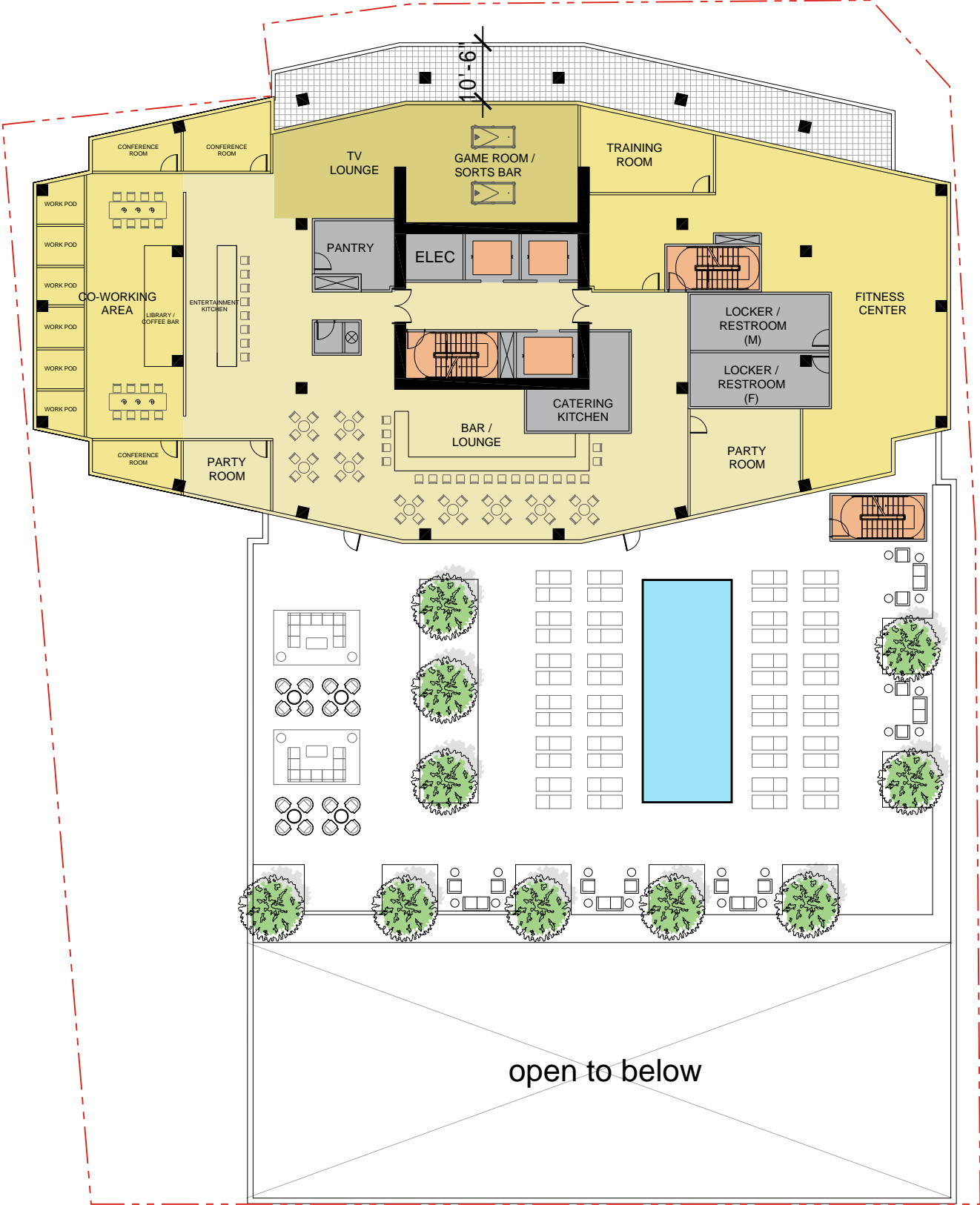
PARKING IN

PARKING OUT

# PARKING LEVEL

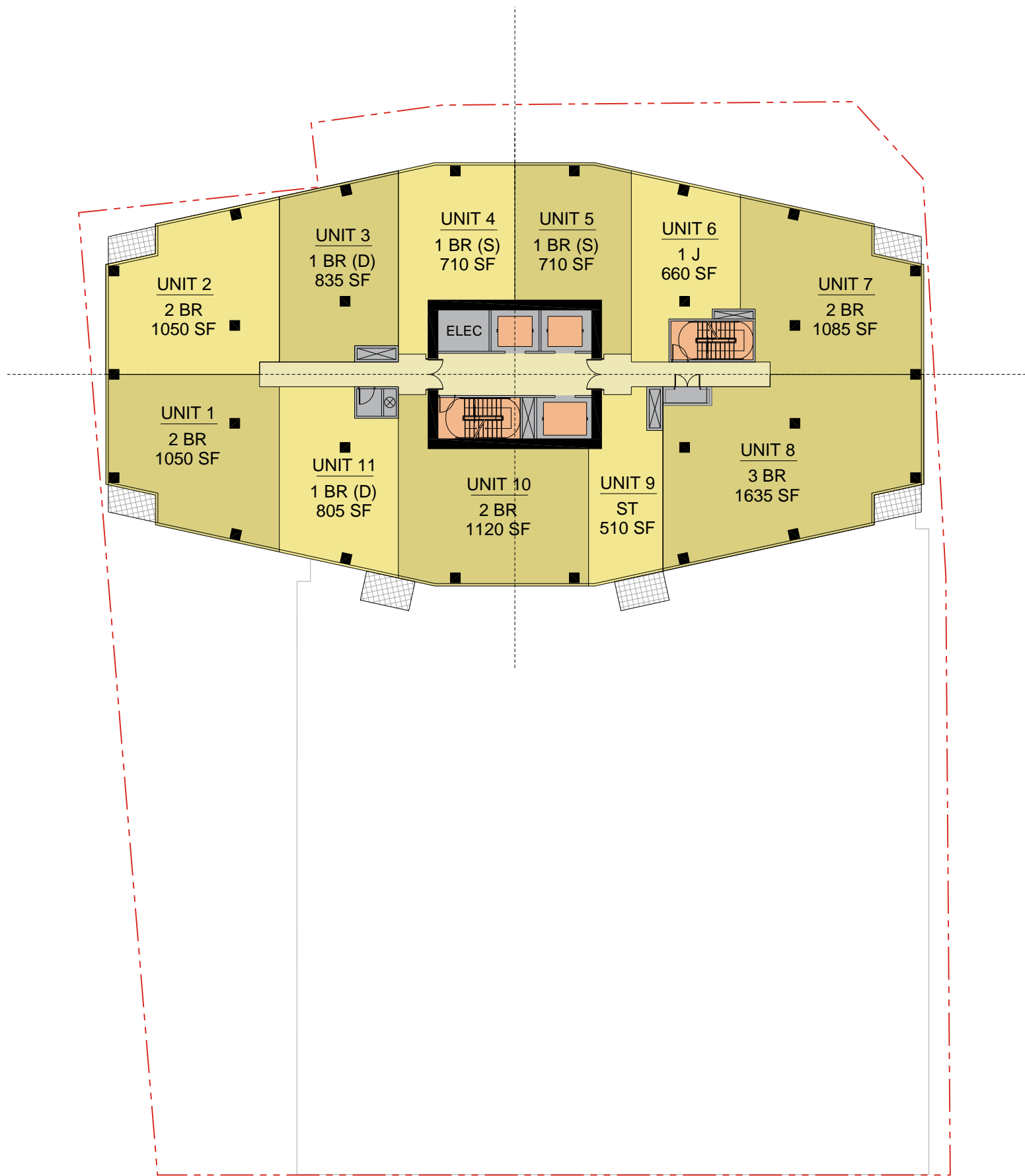


# AMENITY LEVEL





# TYPICAL FLOOR



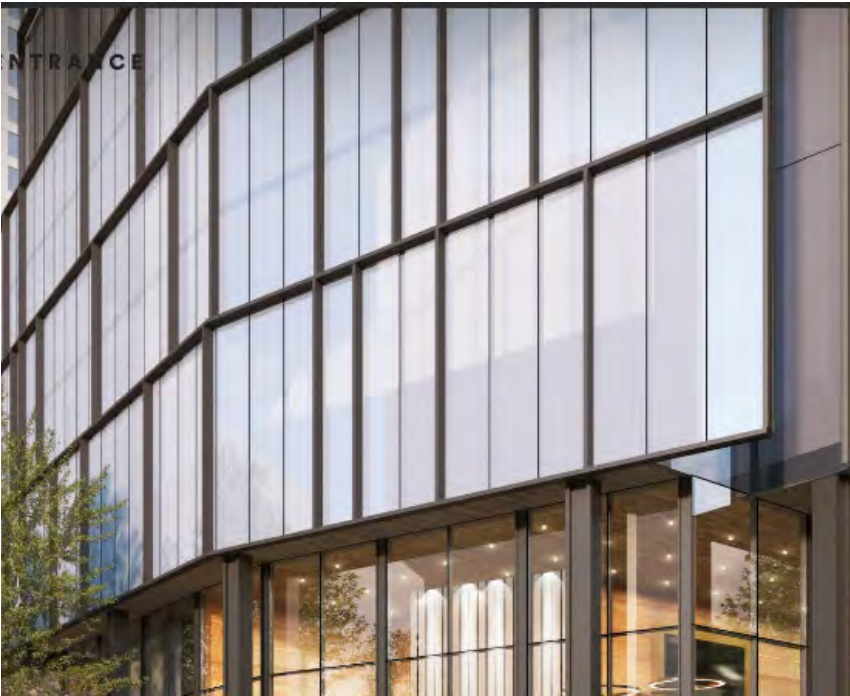
# CHAPTER 3

# EXTERIOR DESIGN

# THE 3RD WARD HISTORIC DISTRICT IMAGES / DESIGN INFLUENCES



# Building Material Reference



# Building Material - Glass

## GUARDIAN SUNGUARD AG-50

TRANSMITTANCE 52% / REFLECT OUT 28% / REFLECT IN 19% / U VALUE 0.30 / SHGC 0.36



SODO APARTMENTS, CALGARY CANADA



SODO APARTMENTS, CALGARY CANADA



SALES FORCE TOWER, SAN FRANCISCO CA



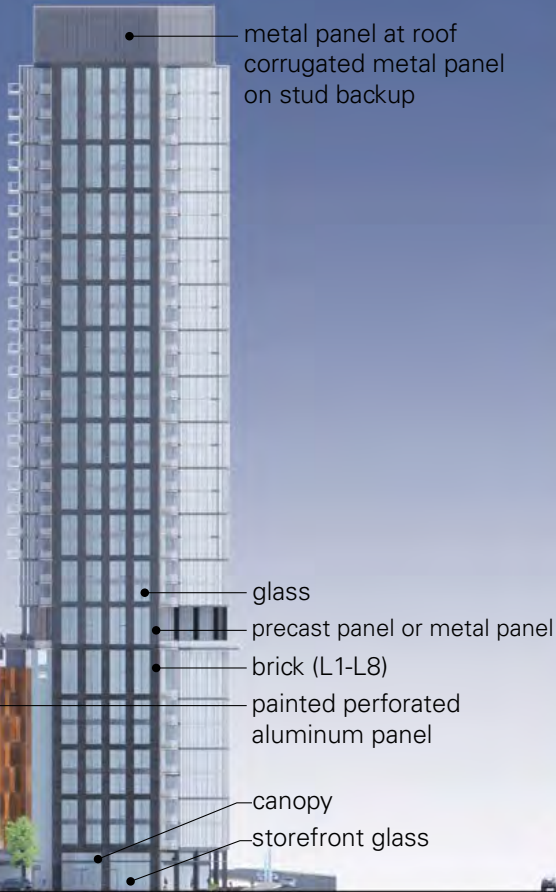
VUE 53, CHICAGO ILLINOIS

# Material Samples

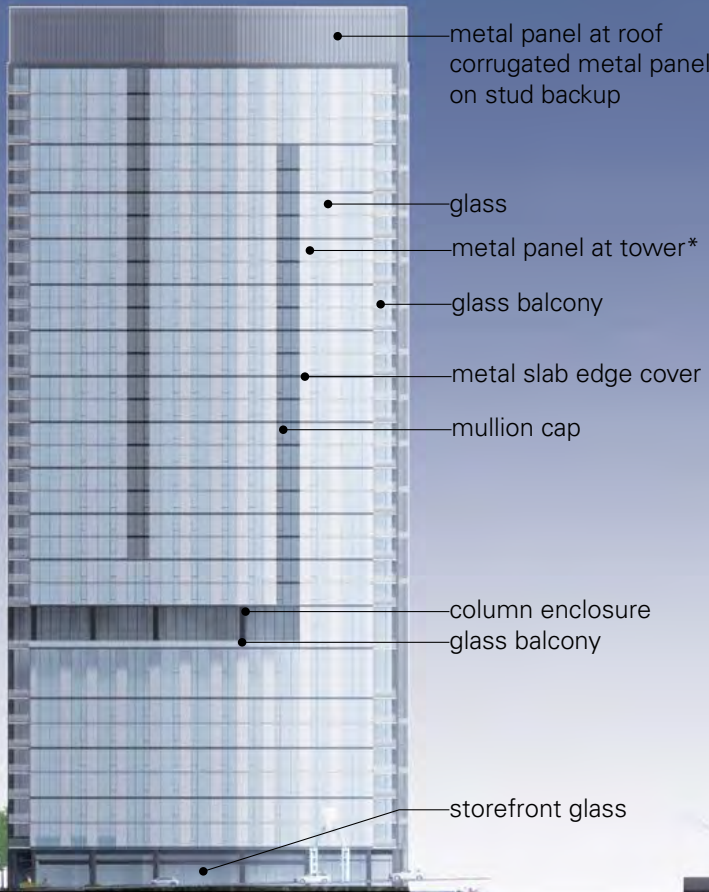


# Building Elevations

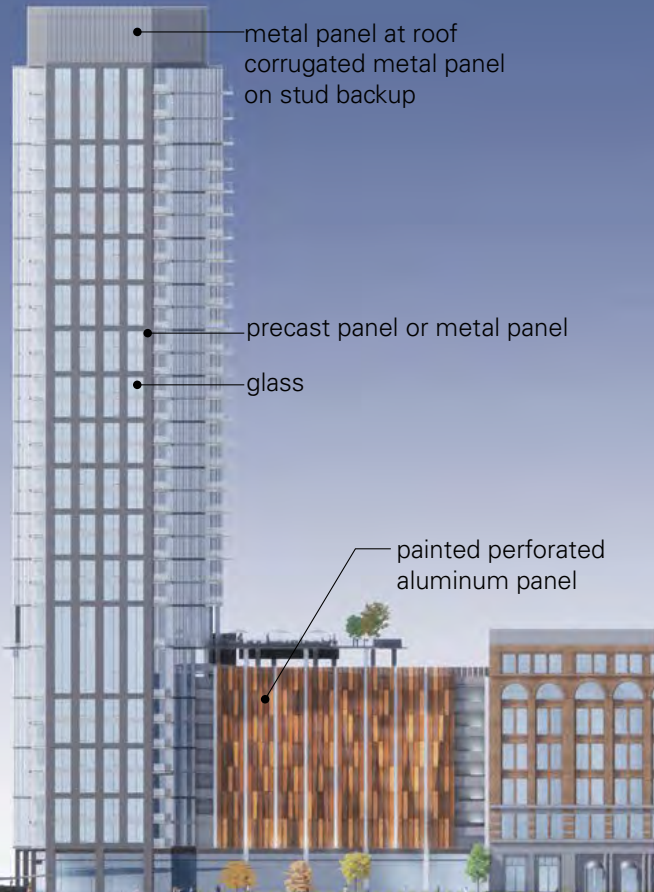
East Elevation



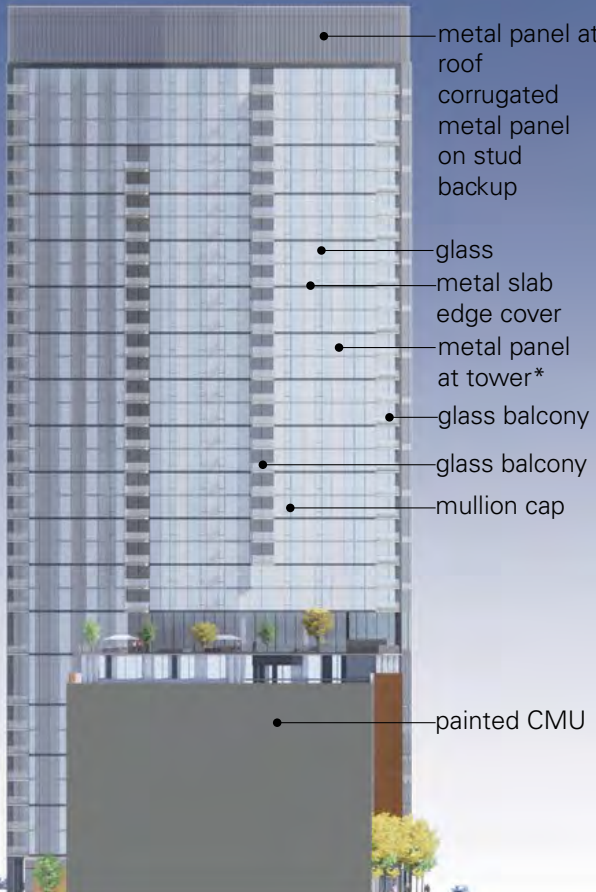
North Elevation



West Elevation



South Elevation



\*Metal panel at Tower  
 Option 1: Metal composite panel with insulation on metal stud backup  
 Option 2: Aluminum plate metal cladding integrated into window wall system

# CHAPTER 4

# SPROZ EXHIBIT

**#1 NARRATIVE**

**#2 PICTURES OF THE SITE AND CONTEXT**

**#3 SITE SURVEY**

**#4 SITE PLAN**

**#5 ENLARGED SITE PLAN**

**#6 ELEVATIONS FOR ALL SIDES**



# SCOPE OF PROJECT

The proposed development at 333 North Water Street is a tall residential building at the southwest corner of St. Paul Avenue and North Water Street. The property is approximately 217' x 160'. The north and east facades face St. Paul Avenue and North Water Street, the west façade faces the Milwaukee River, and the south façade is a zero lot line adjacency to an existing historic building. The property is currently used for surface parking only. The proposed project will contain commercial and retail uses on the first floor, a parking structure from levels 2-8 on the south portion of the site, and rental units in the tower at the north portion of the site. Vehicular access to the parking garage and loading docks will occur from North Water Street at the south end of the site.

The tower materials on the north & south facades will be primarily glass and metal, and the east & west facades will be primarily glass and precast concrete or metal. The tower will have balconies on the south, east, and west facades. The lower levels of the tower will contain glass and brick. The parking structure, which faces North Water Street to the east and the Milwaukee River to the west, will be clad in a perforated metal panel to screen the concrete structure from public view. The colors and textures were chosen to reflect the industrial character of the Historic Third Ward. In addition, the metal panels will be gently illuminated to provide a soft glow to the facades. Final exterior up lighting of the garage will be reviewed and approved by DCD staff.

This property is in the Riverwalk Site Plan Review Overlay Zone, and as a result, all portions of the proposed development located within 50 feet landward of the existing dock wall are subject to review and approval by the City Plan Commission, as indicated in the attached drawings. In addition to seeking City Plan Commission approval of those portions of the proposed project within 50 feet of the River, we have requested that the zoning of the property be changed from one Downtown Zoning classification to another Downtown Zoning classification to permit the proposed residential and retail/commercial development. We have requested a change from Downtown-Mixed Activity C9G to Downtown-Residential and Specialty Use C9B(B).

# LANDSCAPE DESIGN / RIVERWALK IMPROVEMENTS SPROZ

The open space north of the building provides a plaza space relating to the first floor retail space inside the building. In addition, this area features a direct access to the Riverwalk. The lower section of that access will be a boardwalk, constructed of ipe wood decking, 8 feet in width, that bridges across the Milwaukee River, tying the plaza space directly into the existing Riverwalk. On the landward side of the boardwalk, the ipe wood decking will continue up the graded walkway to the elbow in the retaining wall on the north edge of the property. From there to the sidewalks at the intersection of St. Paul and North Water, the walkway will be concrete that is colored and scored to mesh with the ipe and create a visible pathway to the Riverwalk.

The open space to the west of the building is a flexible plaza space that is segmented to form three outdoor rooms separated by plant beds containing native type understory and shade trees. These spaces will provide seating areas and potential outdoor dining space relating to the interior retail spaces.

The River edge section will contain a mix of low native plants. The railing will be the same as is used on the existing Riverwalk segment that is separated from the shore. A photograph is provided. The light fixtures are the Milwaukee Harp lights per the Riverwalk SPROZ guidelines, producing a soft lighting for the plaza and the Riverwalk. To the south is a small dog run with adjacent seating area for the building residents. This will be enclosed with additional plantings and somewhat transparent fencing.

The North Water Street streetscape consists of concrete paving with decorative scoring. Included are curbed plant beds with shade trees and understory planting. Typical Historic Third Ward street light fixtures are included along with several bike racks. The final streetscape will be reviewed and approved by DPW and DCD staff.

The proposed development meets the Riverwalk SPROZ guidelines in other ways, as well. The portions of the building facing the River are very attractive with significant design features that provide a pleasant pedestrian experience to people walking on the Riverwalk. There are no blank walls, service drives, loading docks, parking areas, or outdoor storage visible from the Riverwalk.

The landscaping along the dock wall includes native species of trees, plants, and shrubs that are planted in the ground, in a continuous band, and that will provide year-round interest to pedestrians on the Riverwalk. The walkways and seating areas on the plaza share significant additional native plantings that complement the building and are aesthetically pleasing.

In addition, the proposed development also meets the standards and expectations of the Third Ward Neighborhood Comprehensive Plan and the Third Ward Design Guidelines that were adopted in 2005 and 2006, respectively.

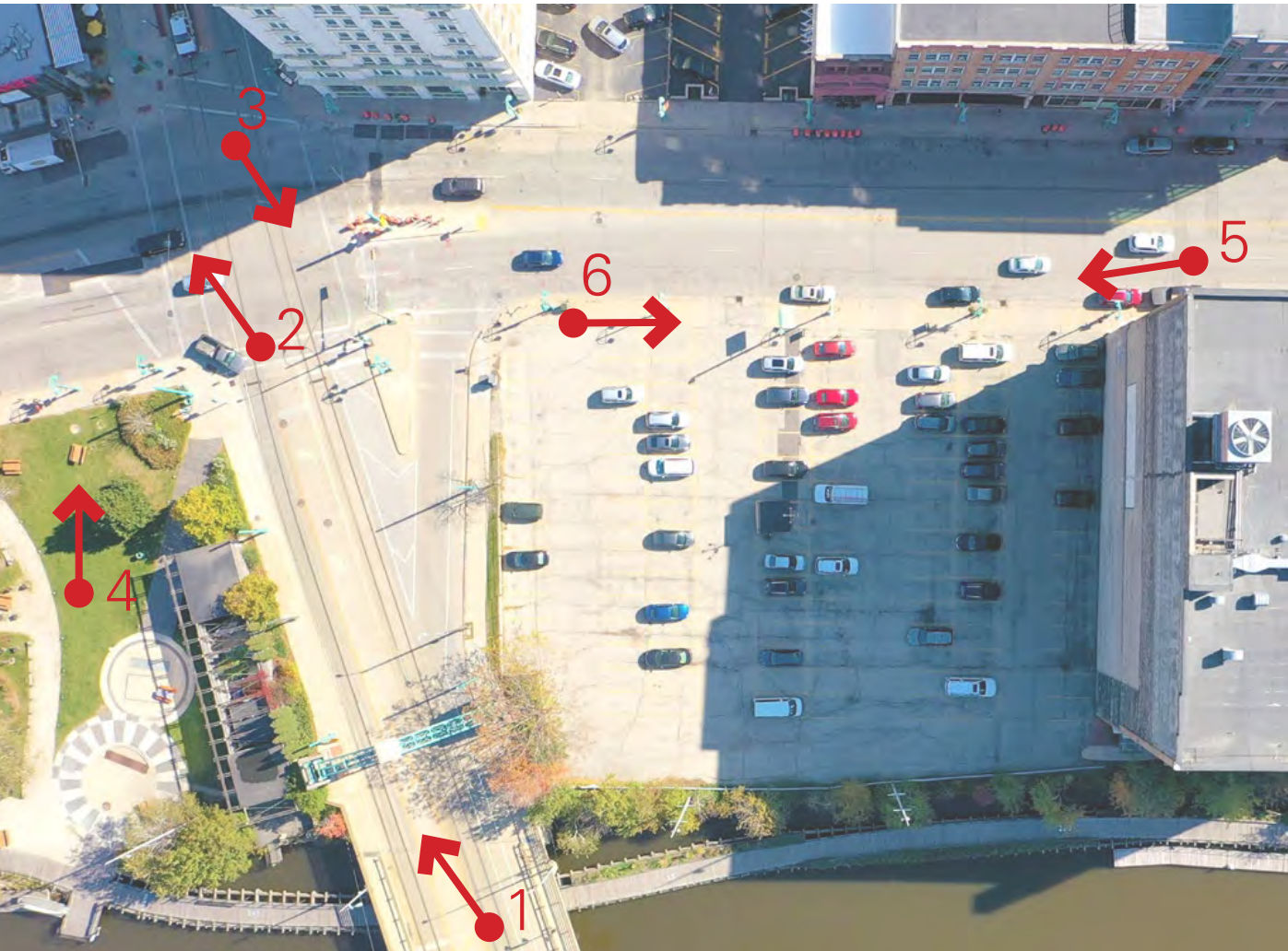
In particular, the Comprehensive Plan designated this property as a “Landmark Site”, i.e., a prominent site or a unique development opportunity that calls for a special design. It also provides that Landmark Sites and their development offer opportunities for reconsideration of most policies and design guidelines and development of signature buildings. The Plan also calls this property “a golden opportunity to mark what is possibly the most prominent gateway to the neighborhood. A landmark building on this corner could dramatize this threshold to the neighborhood...”

Likewise, the Design Guidelines provide for reinforcing strong visual edges of the Historic Third Ward Neighborhood with urban gateways as entry points. The Guidelines identify 8 such urban gateways throughout the Third Ward, and 2 of these 8 urban gateways meet at the Northeast corner of this property, one, the St. Paul Avenue bridge over the Milwaukee River, and the other, the North Water Street underpass beneath I-794, making this perhaps the most prominent intersection in the Third Ward.

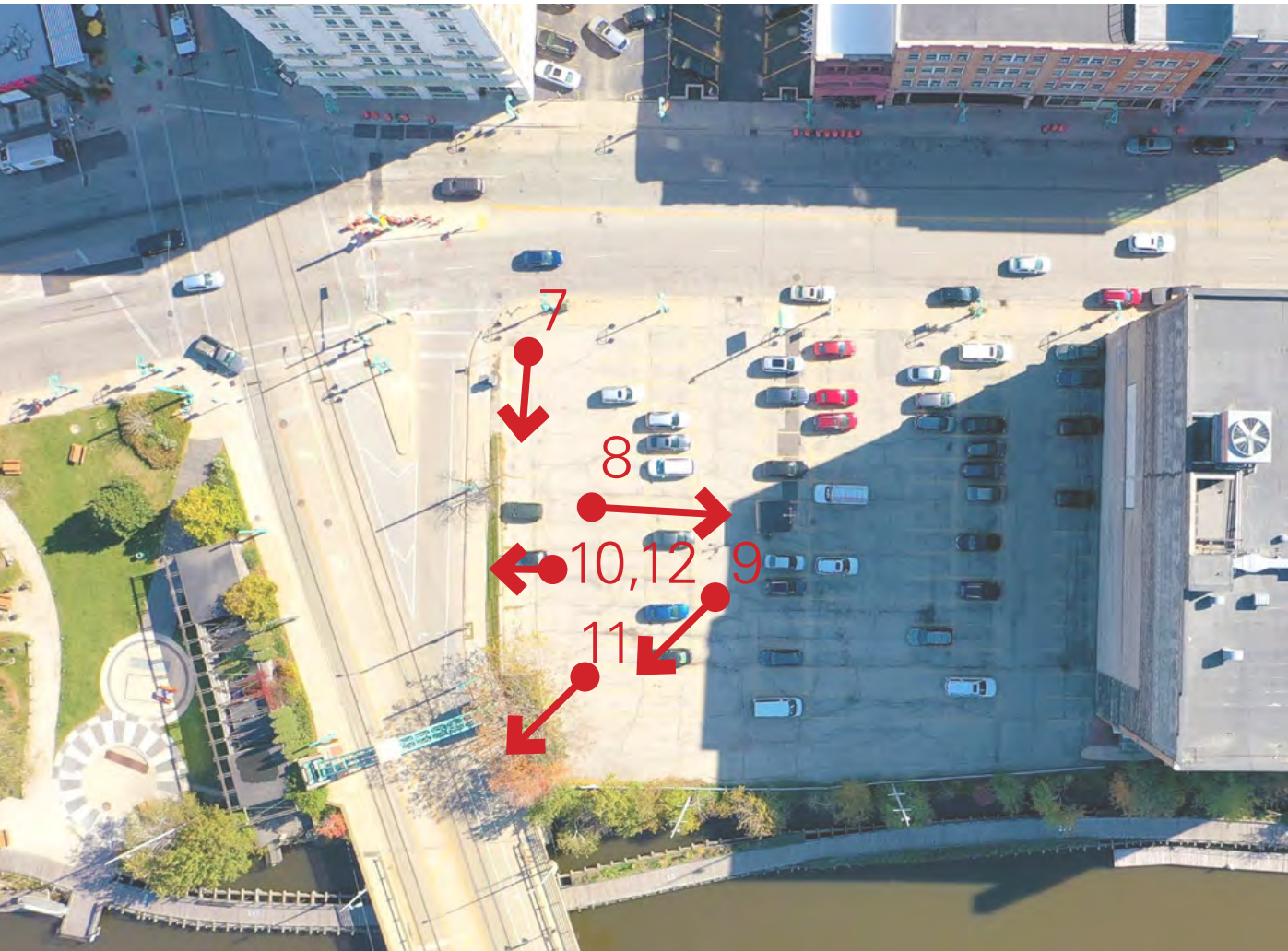
# Existing Site Photos



# Existing Site Photos - page 1



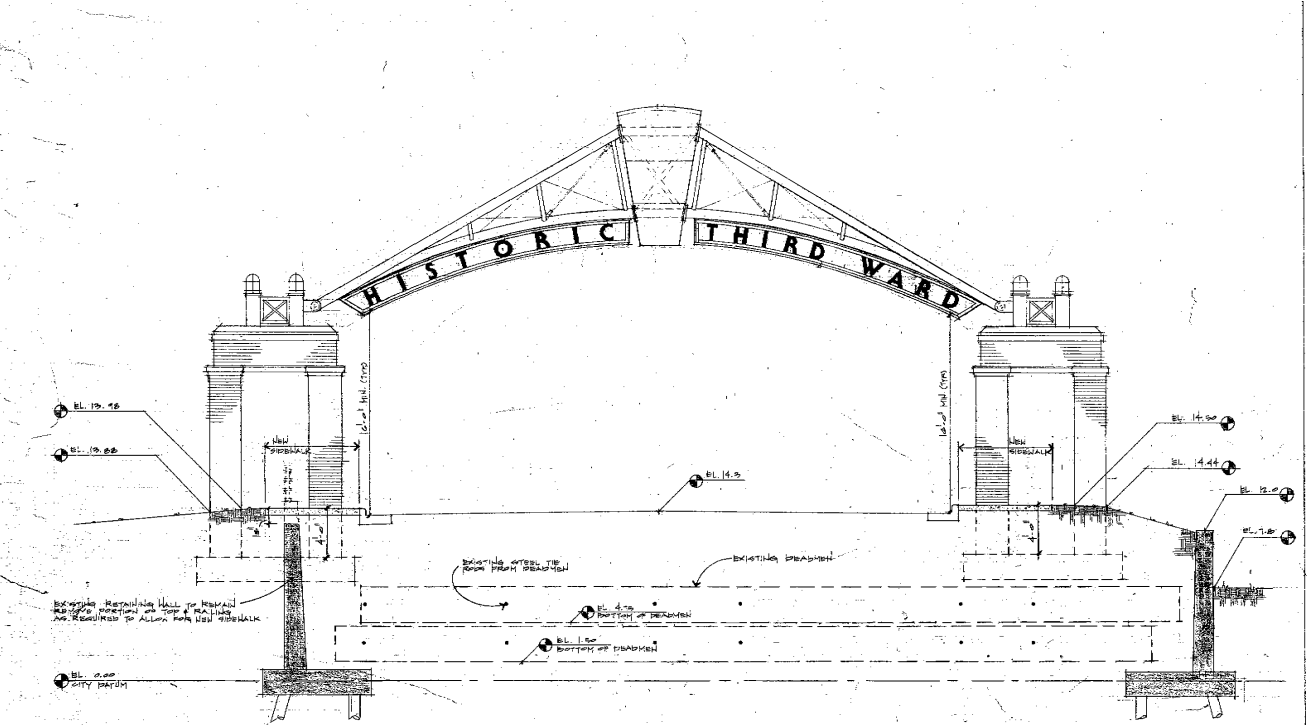
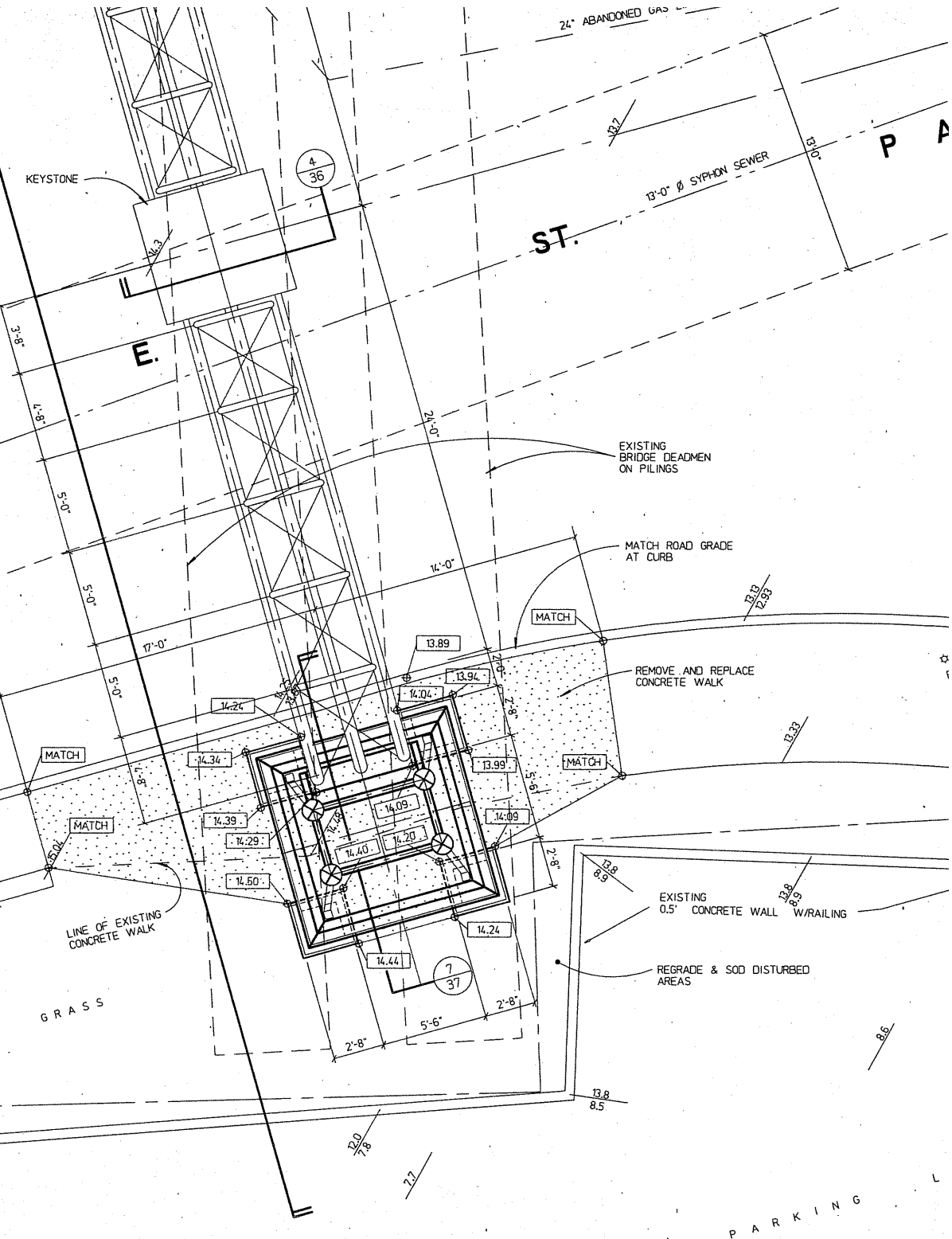
# Existing Site Photos -2



# Existing Site Photos - page 3

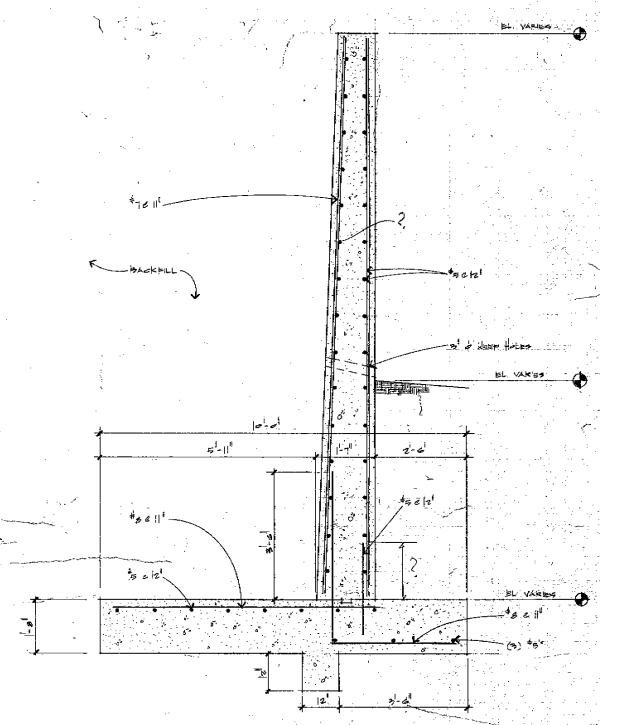


# Existing Site Condition - Gateway Arch



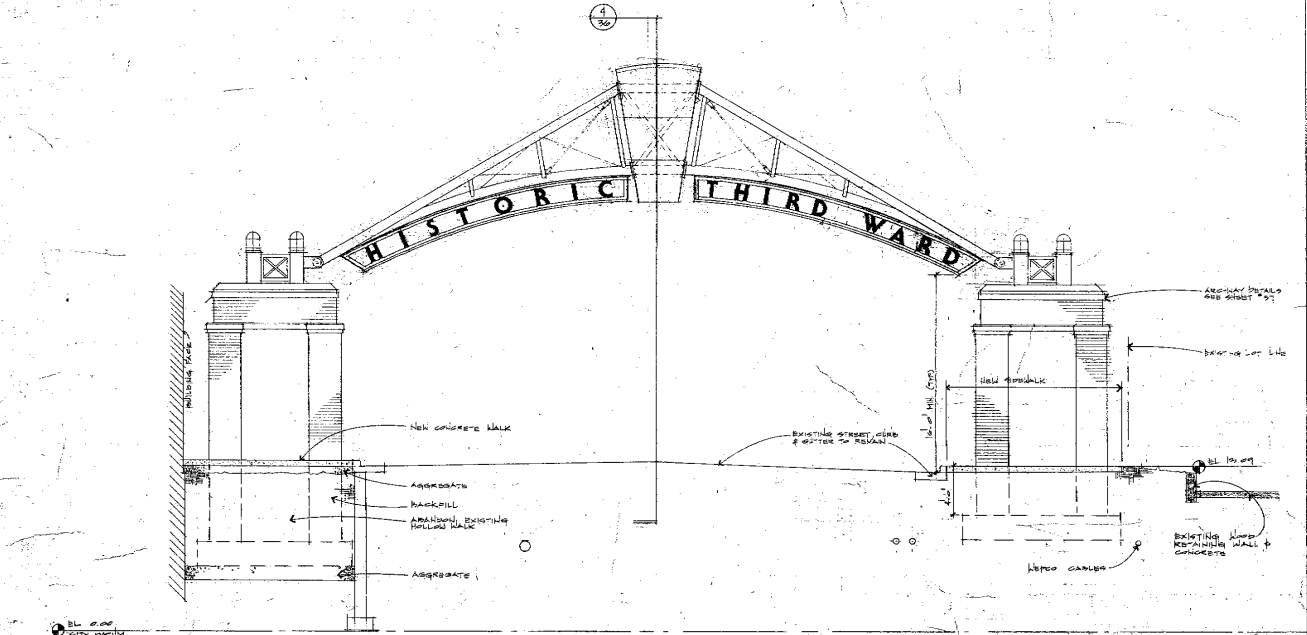
GATEWAY ARCH ELEVATION AT ST. PAUL STREET

1



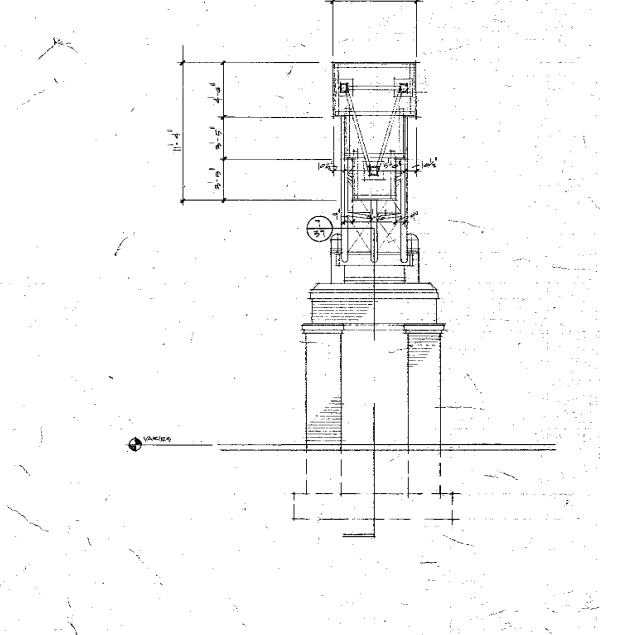
TYPICAL RETAINING WALL

3



GATEWAY ARCH ELEVATION AT WATER STREET

2



GATEWAY ARCH SECTION

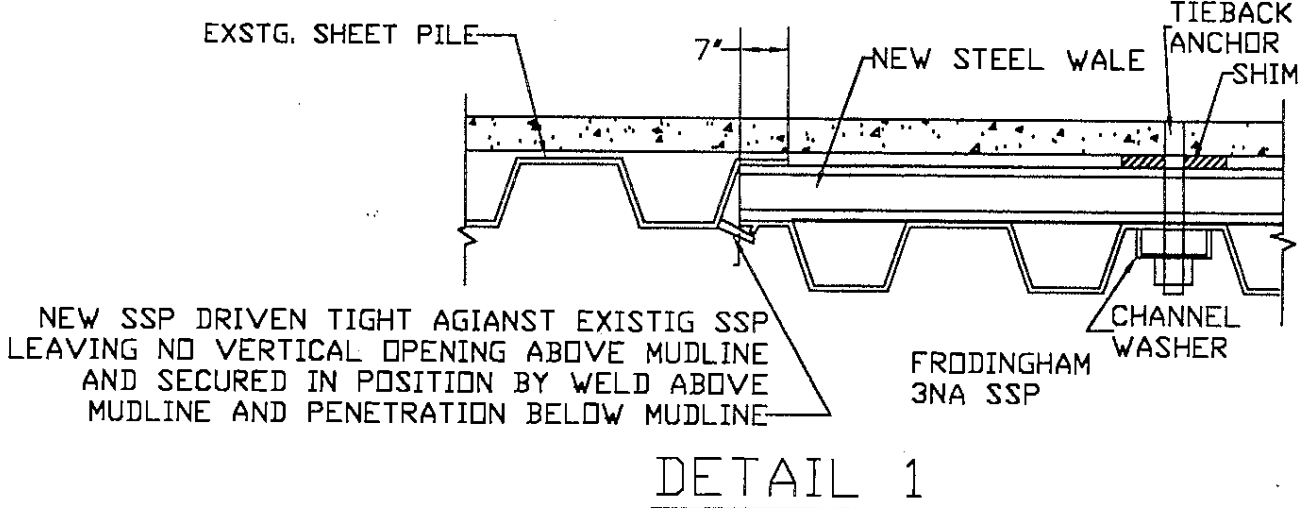
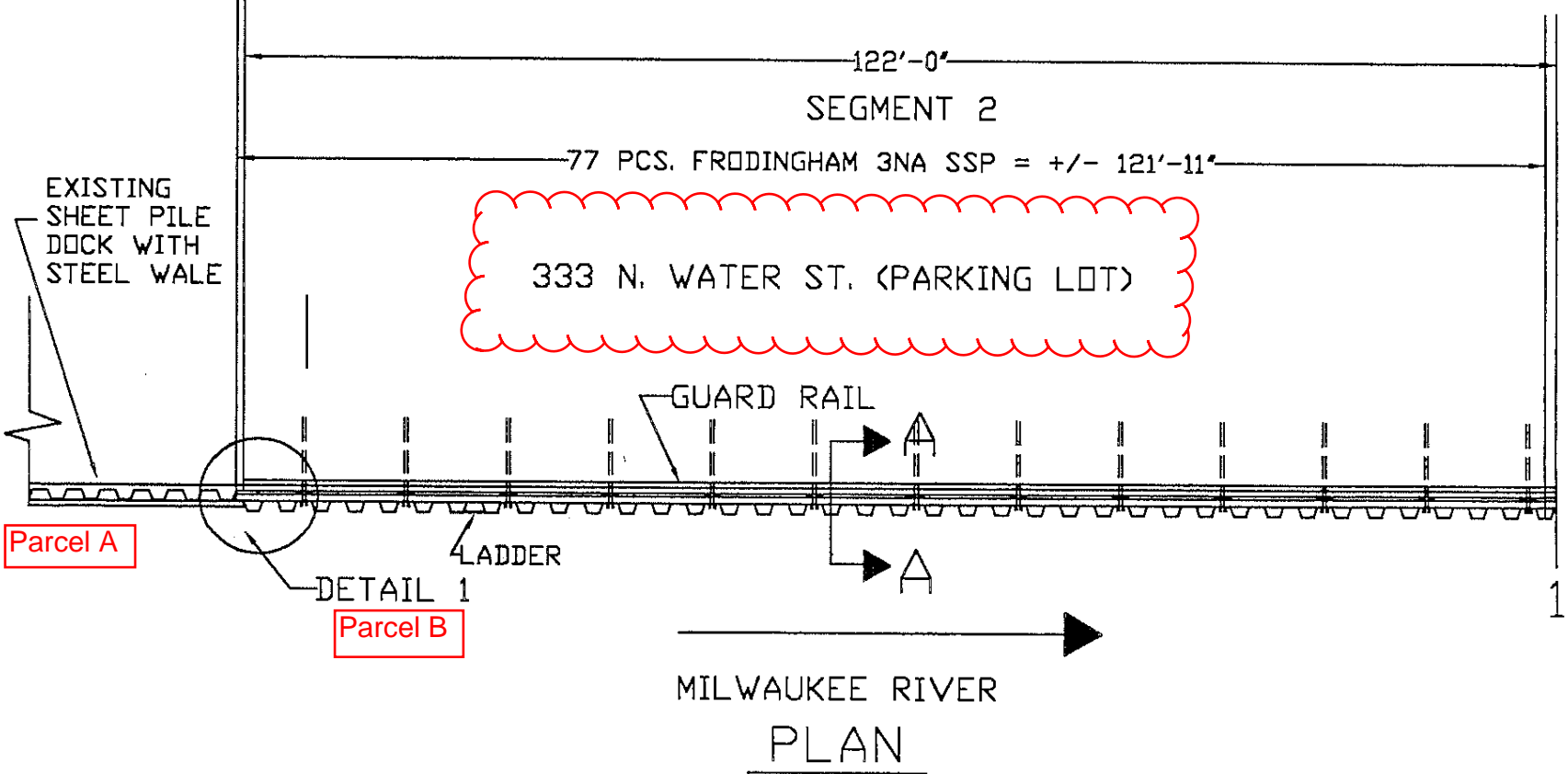
4

# Existing Site Condition - Dock Wall



Parcel A

Parcel B



View from riverwalk of sheet pile dockwall transition of Parcel A and Parcel B.



# ALTA/NSPS LAND TITLE SURVEY

**CLIENT**

Hines Acquisitions

**SITE ADDRESS**

333 N. Water Street, City of Milwaukee, Milwaukee County, Wisconsin.

**LEGAL DESCRIPTION**

(RECORD AND AS-SURVEYED)

**Parcel A:**

That part of Lots 1, 2, and 3 in Block 31, in Plat of the Town of Milwaukee on the East Side of the River, a recorded Subdivision in the Southeast 1/4 of Section 29, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, and State of Wisconsin, described as follows: Commencing at the Southeast corner of Lot 3, in Block 31, in said subdivision, said point being in the present Westerly line of North Water Street; running thence North 1° 17' 43" East, 80.25 feet to a point in the South line of Lot 1, in Block 31, in said Subdivision, said point being 4.00 feet West of the Southeast corner of said Lot 1; thence North 37° 34' 19" West, 20.94 feet to a point; thence North 85° 53' 15" West 82.95 feet to a point; thence South 86° 47' 40" West 26.68 feet to a point; thence South 1° 47' 31" East 13.02 feet to a point; thence South 88° 30' 17" West, 48.62 feet to a point in the East bank of the Milwaukee River; thence South along said East bank of the Milwaukee River, 74.86 feet to the Southwest corner of Lot 3, in said Block 31; thence South 85° 52' 42" East along the South line of said Lot 3, 168.96 feet to the point of commencement.

**Parcel B:**

Lots 4, 5, and 6, in Block 31, in the Plat of the Town of Milwaukee on the East Side of the River, a recorded Subdivision in the Southeast 1/4 of Section 29, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

**BASIS OF BEARINGS**

Bearings are referenced to the West line of N. Water St. which is assumed to bear S04°10'03"W.

**VERTICAL DATUM**

Vertical datum is based on City of Milwaukee Vertical datum which is NGVD 1929 - 580.603.

**TITLE COMMITMENT**

This survey was prepared based on Knight Barry Title Group Commitment No. 2061919, effective date of May 24, 2021 last Revised June 4, 2021 which lists the following easements and/or restrictions from schedule B-1:

- 1, 5, 6, 7, 8, 12 & 13 visible evidence shown, if any.
- 2, 3, 4, 9, 10, 11, 16, 17, 18, & 19 not survey related.
14. Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded June 12, 1958 as Document No. 3662211. **Affects Parcel A, steam pipe shown per document exhibit. No easement width or boundary described.**
15. Riverwalk Easement and Project Agreement between Patsy and Paul, Inc. and Business Improvement District No. 2 and other matters contained in the instrument recorded October 1, 2001 as Document No. 8142778. **Affects property by location, shown. Easement refers to installed Riverwalk. No dimensional description is provided.**

**TABLE "A" ITEMS**

3. According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0091E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 35,014 square feet or 0.8038 acres.
9. There are 123 regular parking spaces and 0 handicap space marked on this site.
- 11(a). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20212621593. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- 20(a). List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 295-701-1  
 Site is zoned: C9G (Central Business - Mixed Activity)  
 Front setback: none  
 Side setback: none  
 Rear setback: none  
 Maximum building height: none

**ENCROACHMENT TABLE**

A	BUILDING ENCROACHES 0.1' OVER SOUTH PROPERTY LINE
B	GUARD RAIL ENCROACHES 3.6' OVER SOUTH PROPERTY LINE
C	CONC. ENCROACHES 4.88' OVER SOUTH PROPERTY LINE

TO: Hines Acquisitions LLC, a Delaware limited liability company, and each of its successors and assigns  
 Knight Barry Title Group  
 First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(b) and 20(c) of Table A thereof. The field work was completed on July 14, 2021.

Date of Map: July 22, 2021

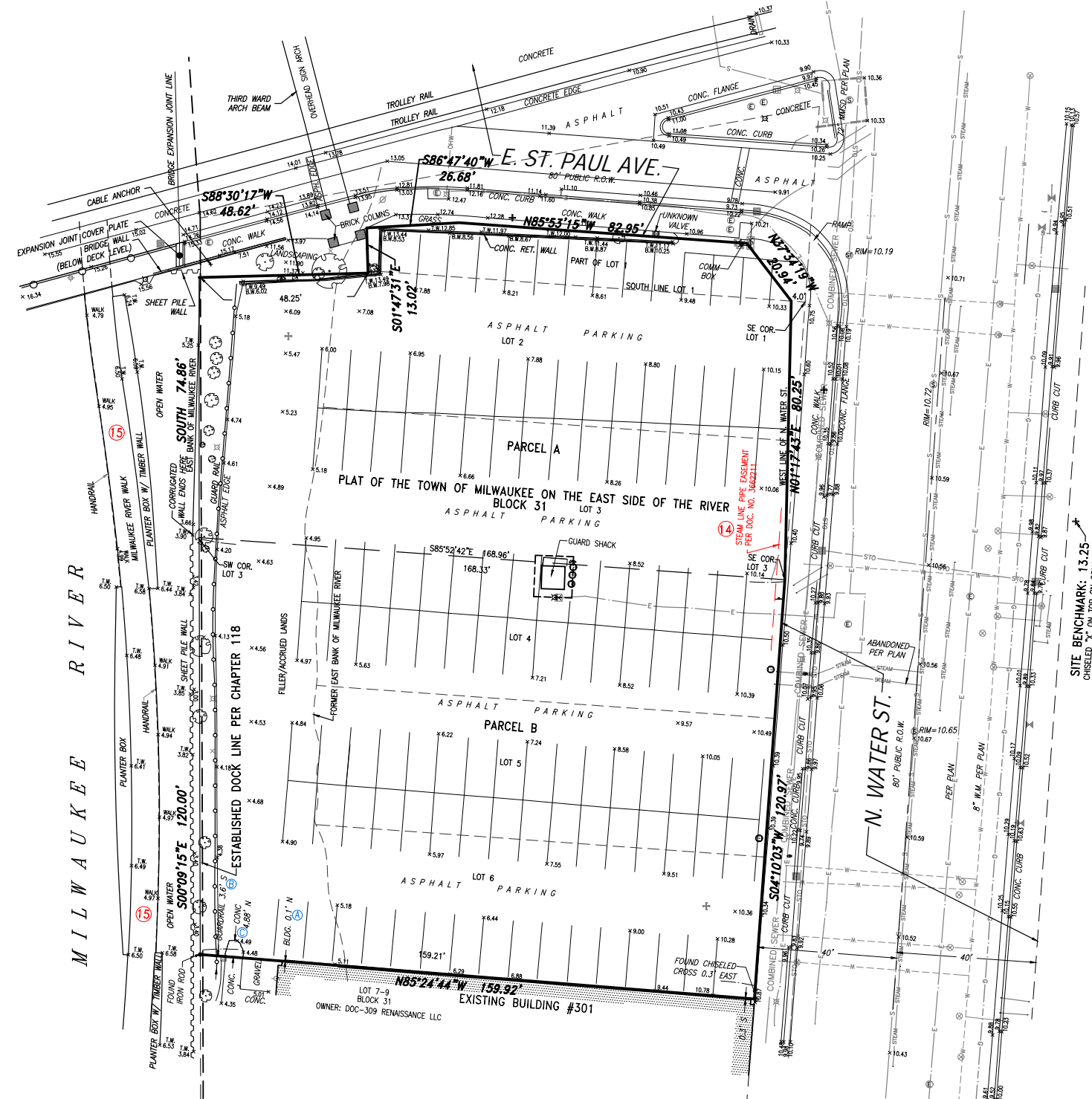
Donald C. Chapat  
 S-1316  
 MILWAUKEE  
 WI  
 LAND SURVEYOR  
 Donald C. Chapat  
 Professional Land Surveyor  
 Registration Number S-1316

Date	Revision description

**CHAPUT**  
 LAND SURVEYS  
 234 W. Florida Street  
 Milwaukee, WI 53204  
 414-224-8068  
 www.chaputlandsurveys.com

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 Drawing No. 2021072ZALT3847-far

CHAPUT LAND SURVEYS



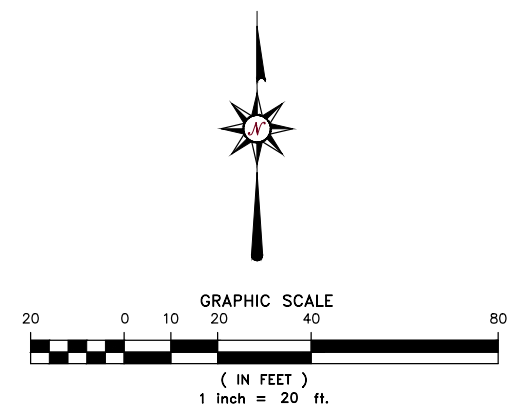
593.62-580.603  
**STARTING BENCHMARK: 13.02'**  
 REFERENCE MARK AND REFERENCE BENCHMARK  
 SE COR. SEC 29-17N-R22E  
 CHISELED CROSS IN TOP OF SOUTH SIDE OF  
 HYDRANT FLANGE

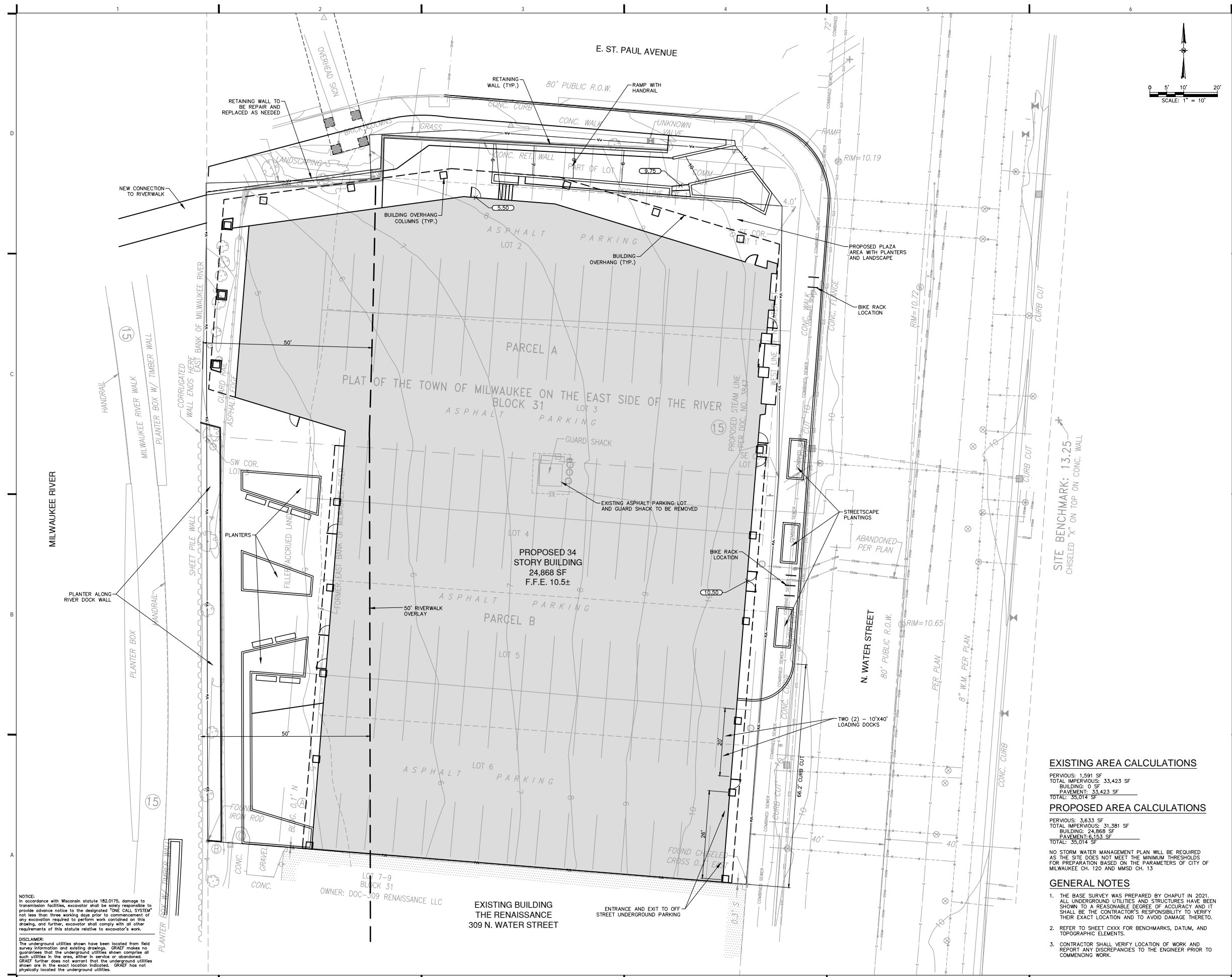
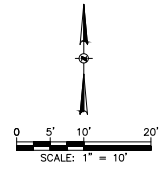
**SITE BENCHMARK: 13.25'**  
 CHISELED "X" ON TOP ON CONC. WALL

**SITE BENCHMARK: 12.47'**  
 CHISELED "X" ON TOP ON HYDRANT NOZZLE

**LEGEND**

<ul style="list-style-type: none"> <li>● INDICATES FOUND 1" IRON PIPE</li> <li>○ INDICATES SET 1" IRON PIPE</li> <li>⊕ INDICATES FOUND CHISELED CROSS</li> <li>⊙ SANITARY MANHOLE</li> <li>⊕ SANITARY CLEANOUT OR VENT</li> <li>⊙ SEPTIC TANK ACCESS COVER</li> <li>⊙ M.I.S. MANHOLE</li> <li>⊙ UNKNOWN MANHOLE</li> <li>⊙ STORM MANHOLE</li> <li>⊙ INLET (ROUND)</li> <li>⊙ INLET (SQUARE)</li> <li>⊙ CURB INLET</li> <li>⊙ STORM SEWER END SECTION</li> <li>⊙ GAS VALVE</li> <li>⊙ GAS METER</li> <li>⊙ WATER VALVE</li> <li>⊙ HYDRANT</li> <li>⊙ WATER MANHOLE</li> <li>⊙ WATER SERVICE CURB STOP</li> <li>⊙ WELL HEAD</li> <li>⊙ STAND PIPE</li> </ul>	<ul style="list-style-type: none"> <li>⊙ WALL INDICATOR VALVE</li> <li>⊙ POST INDICATOR VALVE</li> <li>⊙ LIGHT POLE</li> <li>⊙ SPOT/YARD LIGHT</li> <li>⊙ UTILITY POLE</li> <li>⊙ GUY POLE</li> <li>⊙ GUY WIRE</li> <li>⊙ ELECTRIC MANHOLE</li> <li>⊙ ELECTRIC PEDESTAL</li> <li>⊙ ELECTRIC METER</li> <li>⊙ TELEPHONE MANHOLE</li> <li>⊙ TELEPHONE PEDESTAL</li> <li>⊙ CABLE PEDESTAL</li> <li>⊙ CONTROL BOX</li> <li>⊙ FIBER OPTIC PEDESTAL/SIGN</li> <li>⊙ TRAFFIC LIGHT</li> <li>⊙ COMMUNICATION MANHOLE</li> <li>⊙ BOLLARD</li> <li>⊙ SOIL BORING/MONITORING WELL</li> <li>⊙ WATER SURFACE</li> <li>⊙ WETLANDS FLAG</li> </ul>	<ul style="list-style-type: none"> <li>▲ MARSH</li> <li>⊙ FLAGPOLE</li> <li>⊙ PARKING METER</li> <li>⊙ SIGN</li> <li>⊙ MAILBOX</li> <li>⊙ RAILROAD CROSSING SIGNAL</li> <li>⊙ HANDICAP SPACE</li> <li>⊙ CONIFEROUS TREE</li> <li>⊙ DECIDUOUS TREE</li> <li>⊙ SANITARY SEWER</li> <li>⊙ STORM SEWER</li> <li>⊙ WATERLINE</li> <li>⊙ MARKED GAS MAIN</li> <li>⊙ MARKED ELECTRIC</li> <li>⊙ OVERHEAD WIRES</li> <li>⊙ MARKED TELEPHONE</li> <li>⊙ MARKED CABLE TV LINE</li> <li>⊙ MARKED FIBER OPTIC</li> <li>⊙ BURIED ELECTRIC SERVICE</li> <li>⊙ BOARD FENCE</li> <li>⊙ CHAIN LINK FENCE</li> <li>⊙ WIRE FENCE</li> </ul>
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**NOTICE:**  
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

**DISCLAIMER:**  
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

**EXISTING AREA CALCULATIONS**

PERVIOUS: 1,591 SF  
TOTAL IMPERVIOUS: 33,423 SF  
BUILDING: 0 SF  
PAVEMENT: 33,423 SF  
TOTAL: 35,014 SF

**PROPOSED AREA CALCULATIONS**

PERVIOUS: 3,633 SF  
TOTAL IMPERVIOUS: 31,381 SF  
BUILDING: 24,868 SF  
PAVEMENT: 6,513 SF  
TOTAL: 35,014 SF

NO STORM WATER MANAGEMENT PLAN WILL BE REQUIRED AS THE SITE DOES NOT MEET THE MINIMUM THRESHOLDS FOR PREPARATION BASED ON THE PARAMETERS OF CITY OF MILWAUKEE CH. 120 AND MMSD CH. 13

**GENERAL NOTES**

1. THE BASE SURVEY WAS PREPARED BY CHAPUT IN 2021. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET CXXX FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

**PROJECT TITLE**

333 N. WATER STREET  
RESIDENTIAL TOWER

333 N. WATER STREET  
MILWAUKEE, WI 53202

**ISSUE:**

NO.	DATE	REVISIONS	BY

RIVERWALK SPROD SUBMITTAL

**PROJECT INFORMATION:**

PROJECT NUMBER: 2021-0333  
DATE: 07/16/21  
DRAWN BY: MDS  
CHECKED BY: BRL  
APPROVED BY: SJF  
SCALE: AS SHOWN

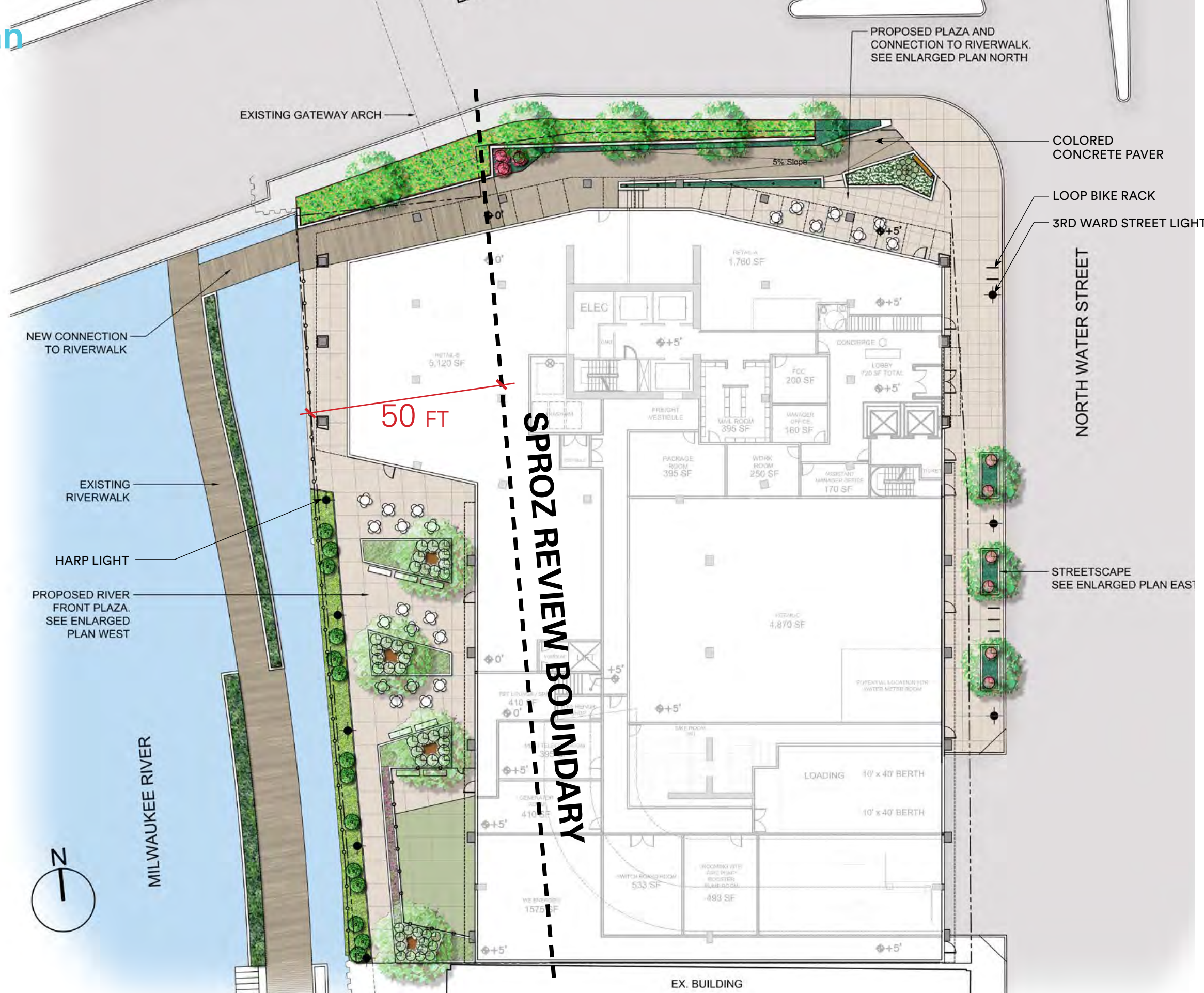
**SHEET TITLE:**

PROPOSED DRAINAGE PROVISIONS

**SHEET NUMBER:**

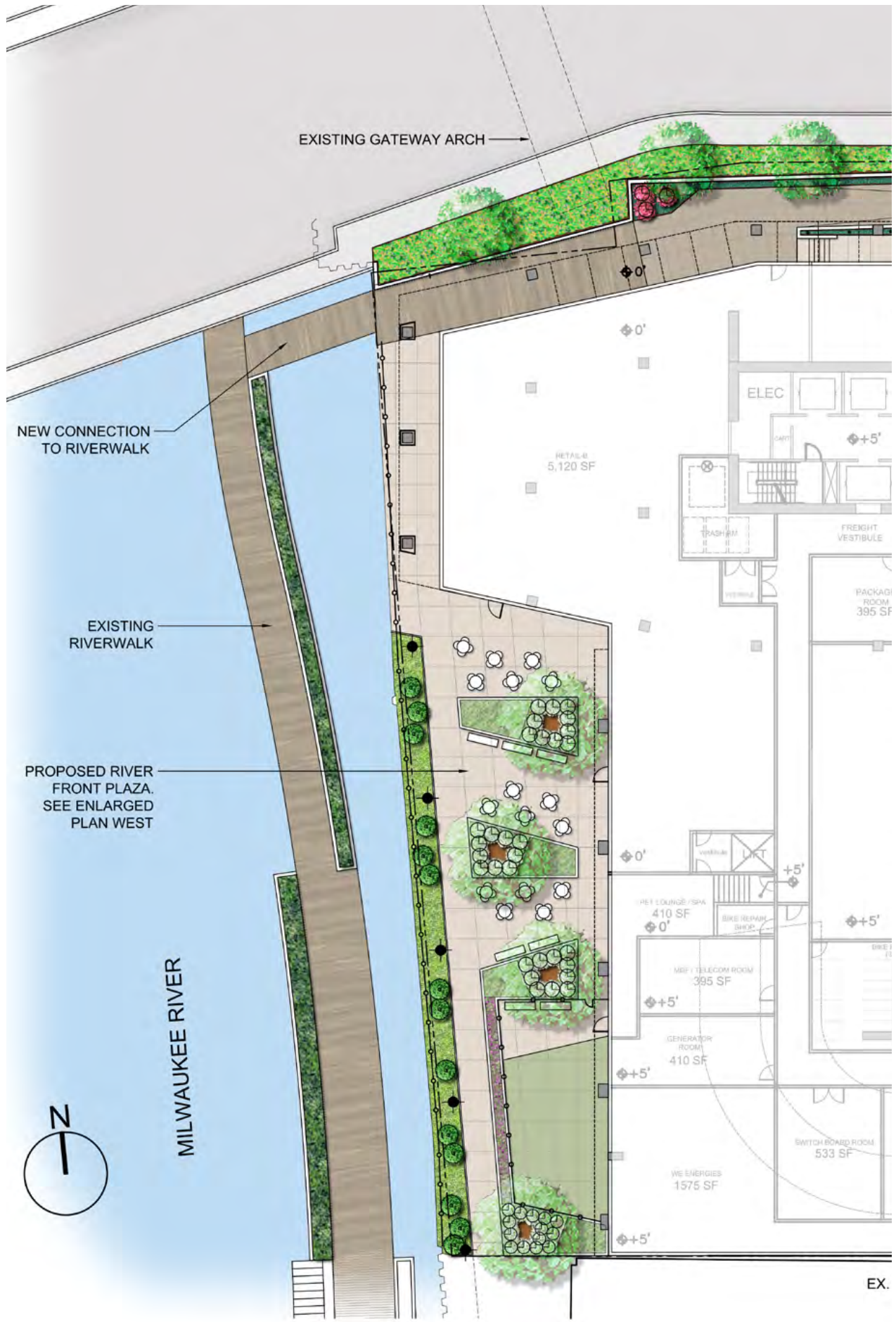
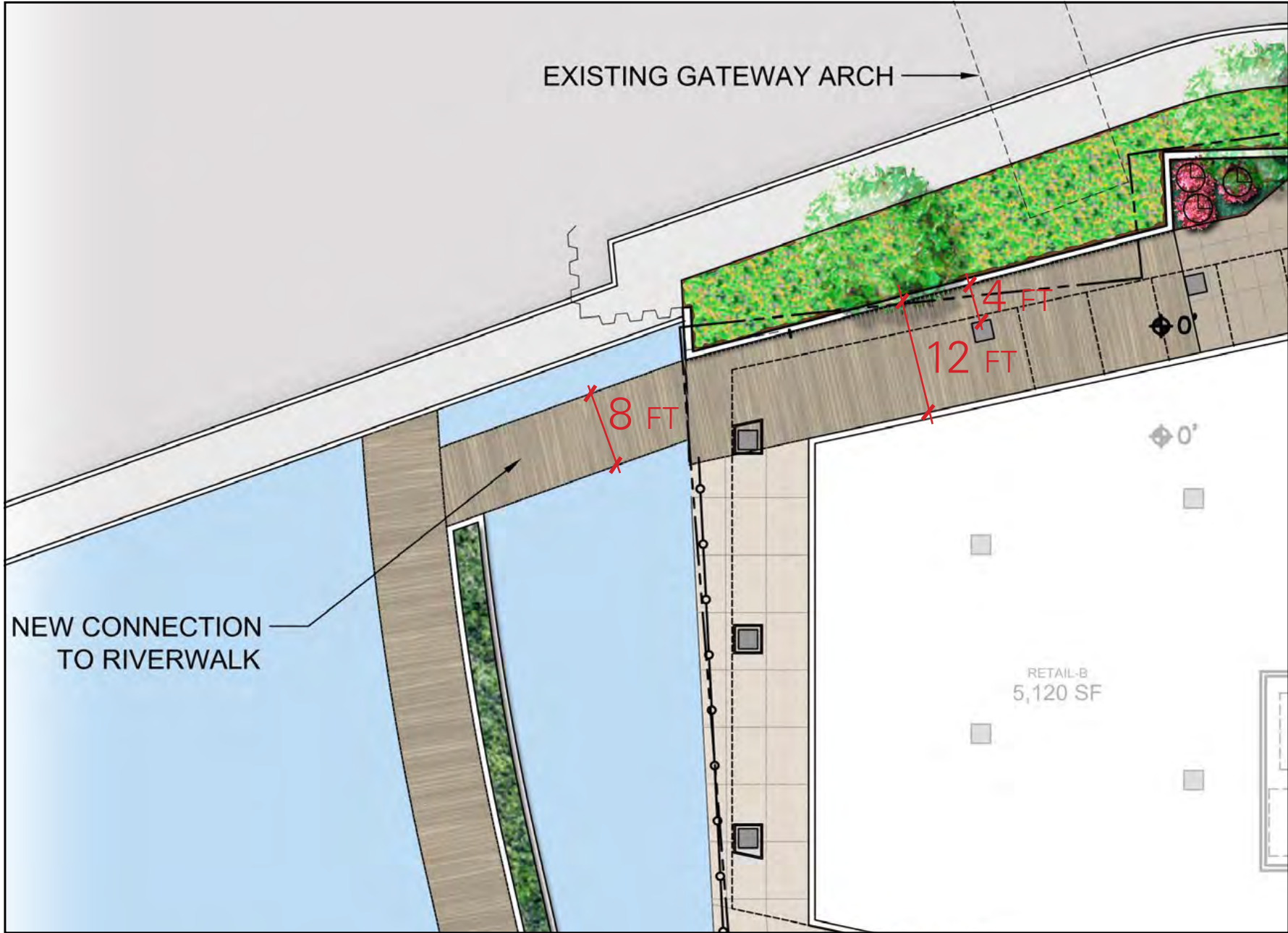
X:\MIL\2021\2021-0333\Design\Civil\002021-07-16 SPROD Submittal 7/19/2021 4:56 PM

# Landscape Plan



\*Streetscape design is subject to revisions required by DPW

# Riverfront Detail - Connection to River Walk

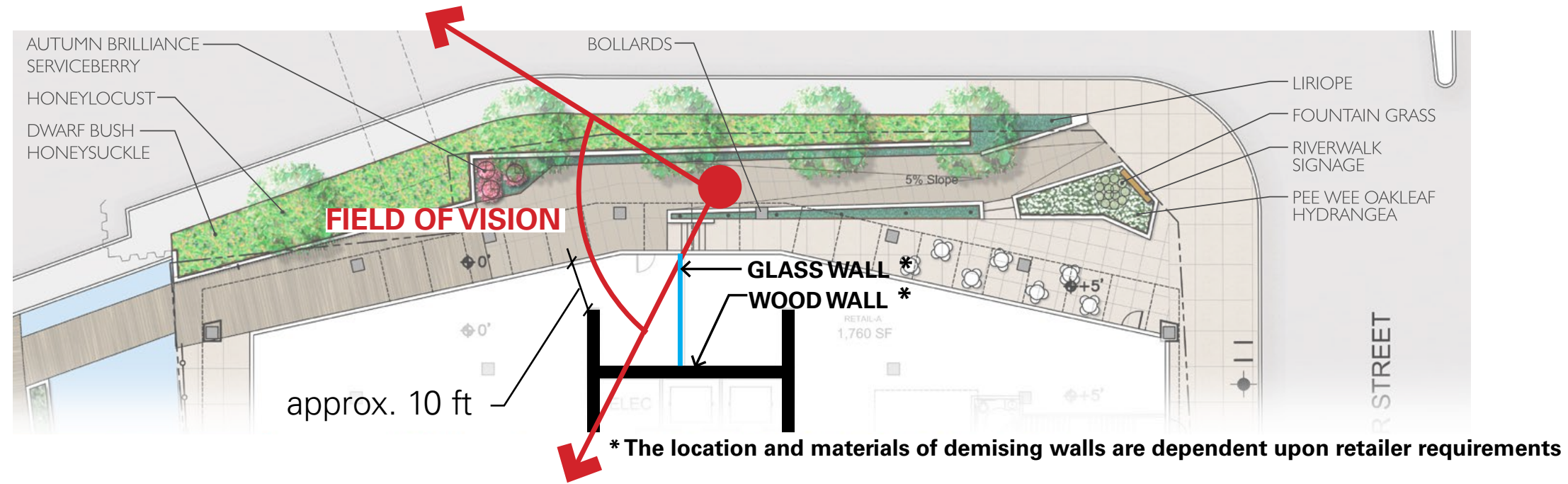


\*Streetscape design is subject to revisions required by DPW

# North Plaza Eye Level View



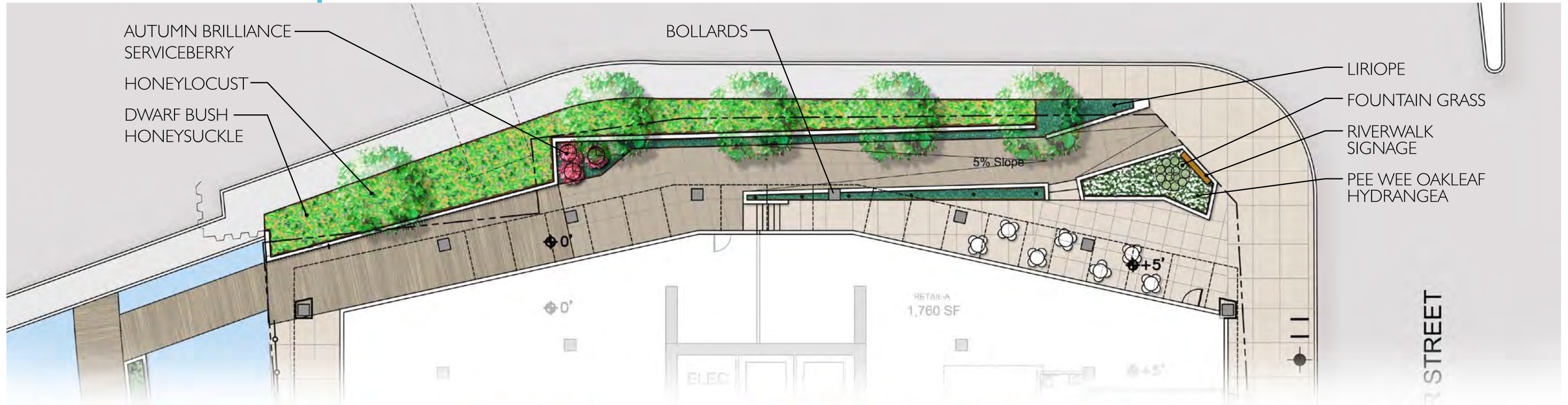
# North Plaza Eye Level View (View Diagram)



approx. 10 ft



# North Plaza Landscape Detail



HONEYLOCUST



AUTUMN BRILLIANCE SERVICEBERRY



PEE WEE OAKLEAF HYDRANGEA



DWARF BUSH HONEYSUCKLE



FOUNTAIN GRASS



BOLLARDS



LIRIOPE



**333 WATER STREET**  
ENLARGED PLAN - NORTH

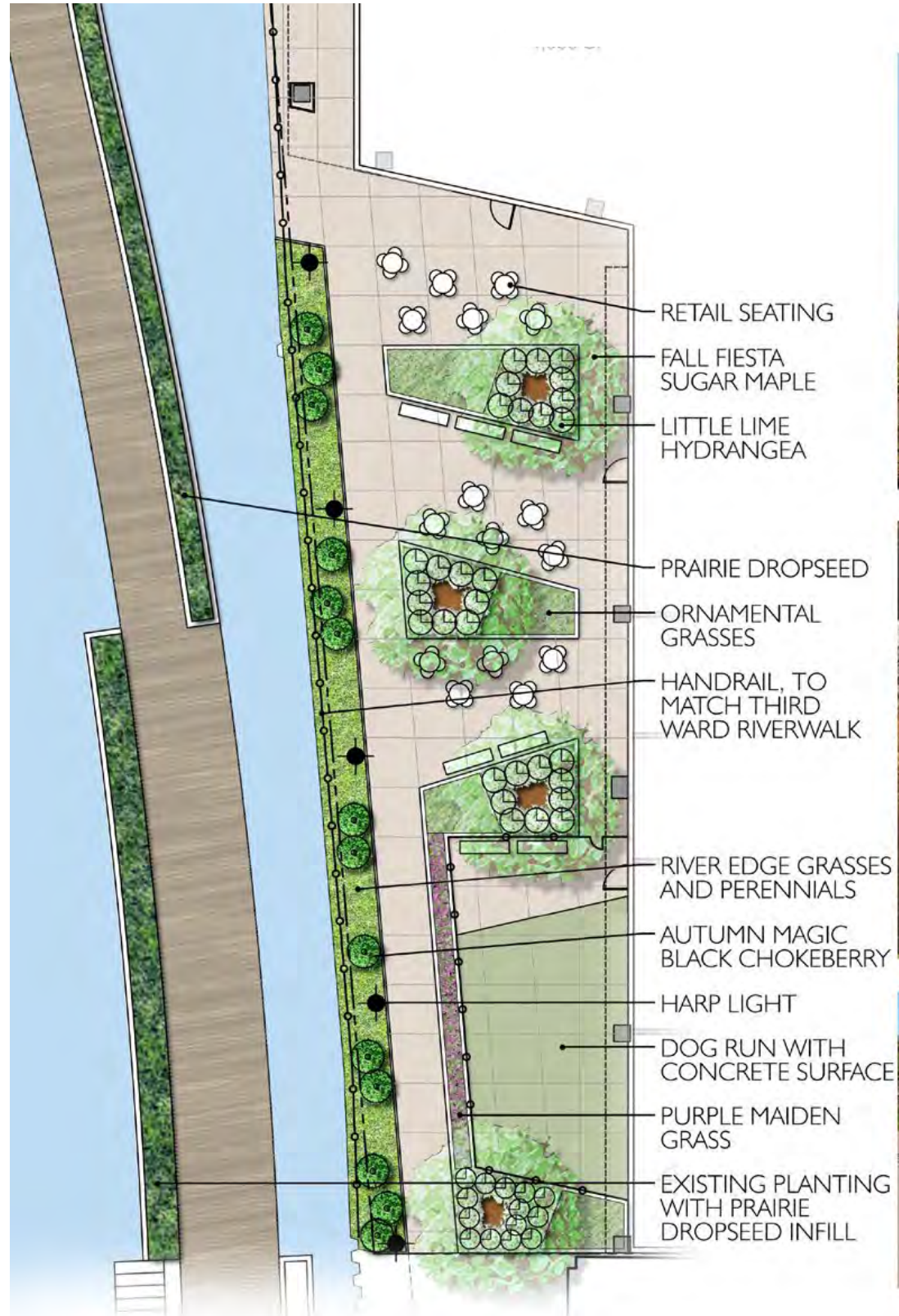
\*Streetscape design is subject to revisions required by DPW

# North Plaza Eye Level View





# Riverfront Detail - West Plaza



FALL FIESTA SUGAR MAPLE



LITTLE LIME HYDRANGEA



AUTUMN MAGIC BLACK CHOKEBERRY



PURPLE MAIDEN GRASS



RIVER EDGE GRASSES & PERENNIALS



DWARF BUSH HONEYSUCKLE



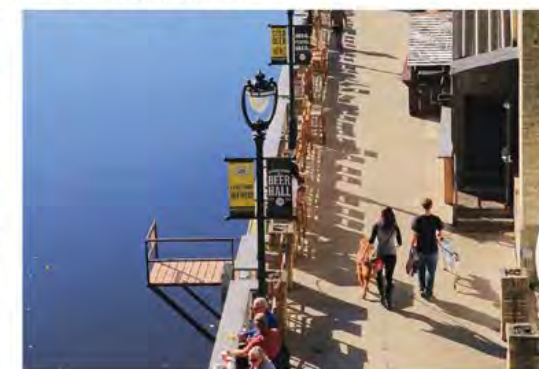
PRAIRIE DROPSEED



ORNAMENTAL GRASSES



DOG RUN FENCE



HARP LIGHT



HANDRAIL

**DANIEL WEINBACH & PARTNERS, LTD.**  
Landscape Architects



**333 WATER STREET**  
ENLARGED PLAN - WEST

\*Streetscape design is subject to revisions required by DPW

# River Edge Railing - to match existing riverwalk handrail



River Edge Railing



# Riverwalk Eye Level View



# Riverwalk Aerial View



Riverfront View



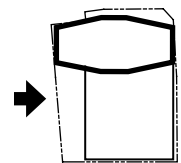
# Riverfront View



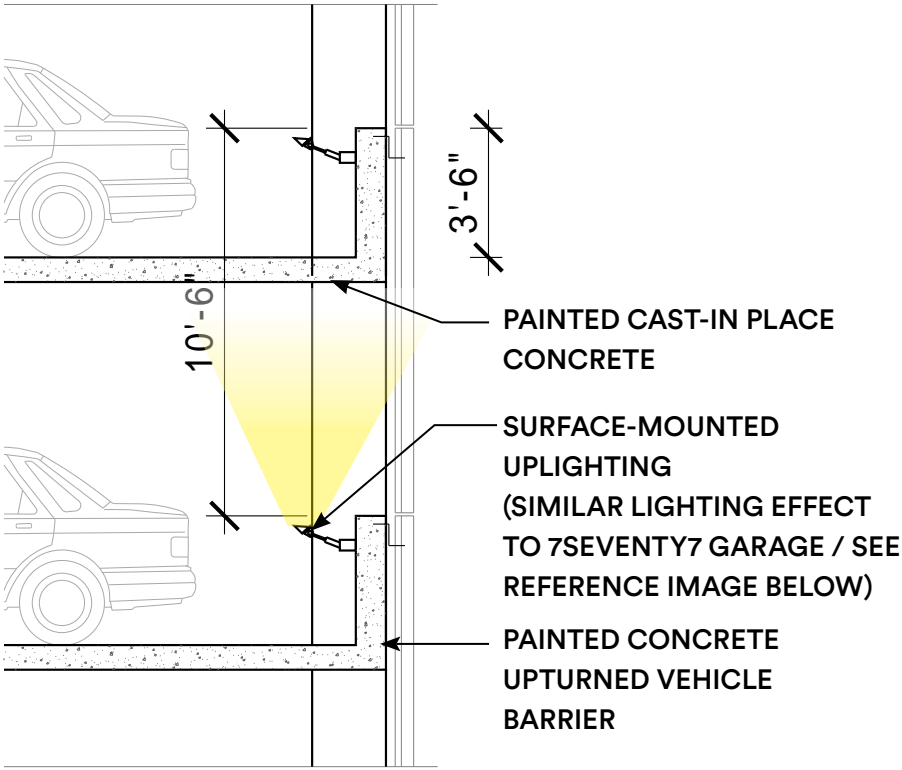
# West Elevation



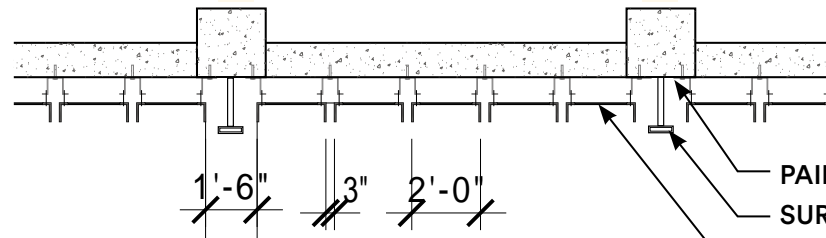
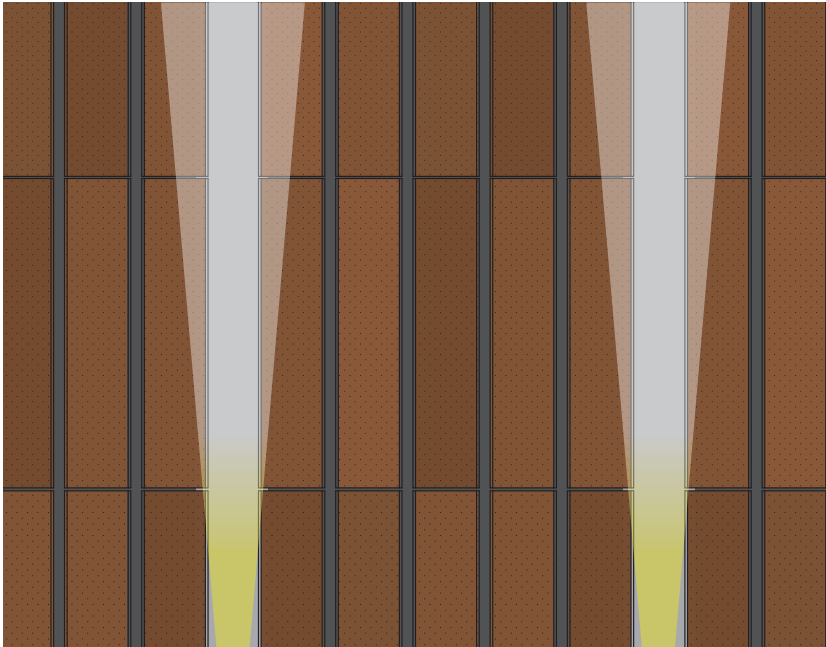
Potential mechanical louvers, door or spandrel glass to accommodate MEP requirement



# Parking Garage Exterior Material & Detail



SECTION A-A'



ELEVATION B-B'

PAINTED CAST-IN CONCRETE  
 SURFACE-MOUNTED UPLIGHTING  
 PAINTED PERFORATED ALUMINUM PANEL (RANDOM OF PANEL 1A, 1B, 1C, 1D)

Lighting example for painted cast-in concrete (7SEVENTY 7 garage photos)

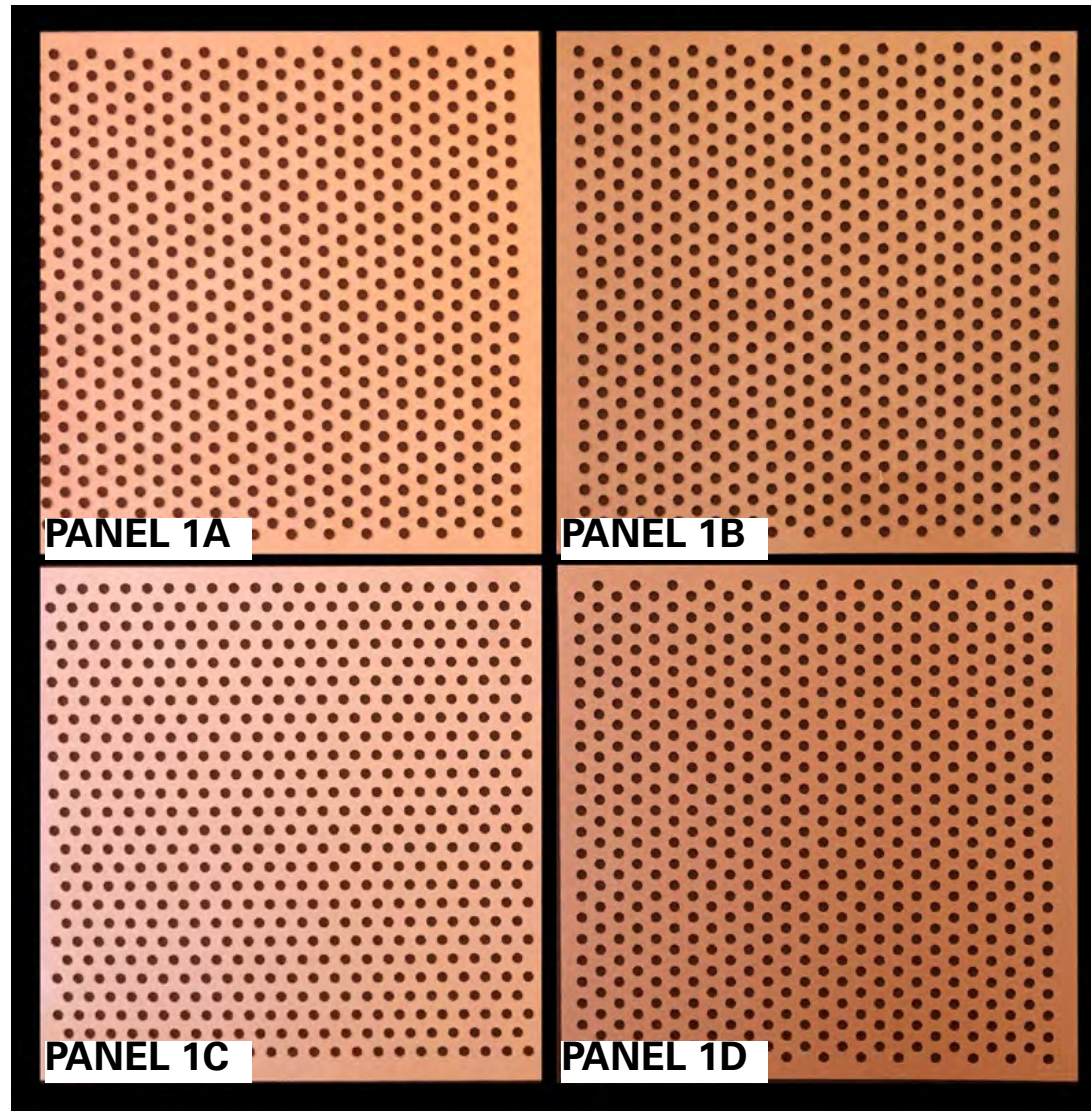


Lighting example for vertical reveal





# Perforated Metal Product Data (23% open area)



Material Sample Photos

**McNICHOLS**

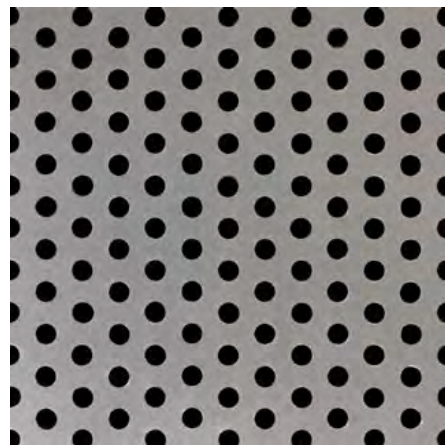
**McNICHOLS CO.**  
800.237.3820 | mcnichols.com

McNICHOLS CO. has based these drawings on the data provided by you, and they are intended solely for visual and conceptual information purposes as part of the order process. ANY USE OF THESE DRAWINGS (INCLUDING DESIGN AND DIMENSIONS) MUST BE CHECKED BY YOUR ENGINEER TO DETERMINE WHETHER THE DRAWINGS (INCLUDING DESIGN AND DIMENSIONS) ARE ADEQUATE FOR THE INTENDED USE. McNICHOLS CO. makes no representation or warranty (express or implied) regarding such drawings and expressly disclaims all implied warranties regarding them including but not limited to any implied warranties of merchantability of fitness for a particular purpose. McNICHOLS CO. will in no event be liable for your use or the results of your use of these drawings, and you assume all risk and liability for any losses, damage, claims or expenses resulting from such use.

**McNICHOLS® PERFORATED METAL**

HOLE TYPE:	Round
PRIMARY MATERIAL:	Aluminum
HOLE PATTERN:	1/4" Round on 1/2" Stg Ctrs
HOLE ARRANGEMENT:	60° Staggered Centers
PERCENT OPEN AREA:	23%
① GAUGE/THICKNESS:	.2500" Thick (1/4"Gauge)
② HOLE SIZE:	1/4"
③ HOLE CENTERS:	1/2"
④ BAR WIDTH:	1/4"

APPROVAL		DRAWING INFORMATION	
		NOT TO SCALE	
		<b>DWG NUMBER</b>	<b>REVISION</b>
		<b>17141299</b>	<b>A</b>



## McNICHOLS® PERFORATED METAL

Round, Aluminum, Alloy 3003-H14, .2500" Thick (1/4" Gauge), 1/4" Round on 1/2" Staggered Centers, 23% Open Area

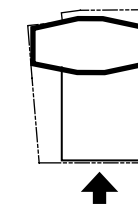
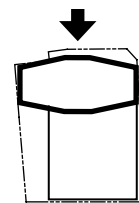
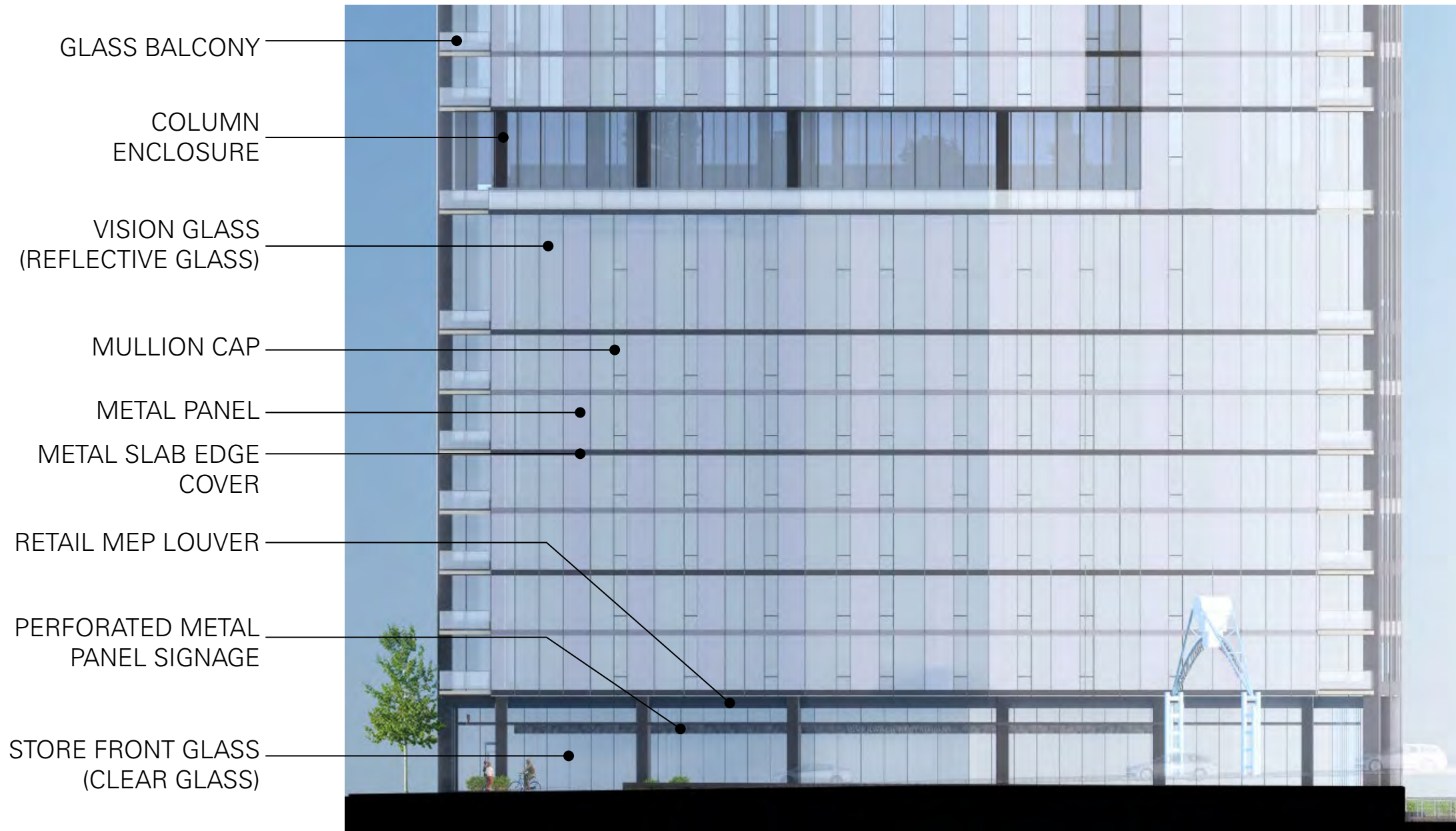
McNICHOLS® Perforated Metal, Round, Aluminum, Alloy 3003-H14, Mill Finish, .2500" Thick (1/4" Gauge), 1/4" Round on 1/2" Staggered Centers, 1/4" Bar Width, 4.69 Holes Per Square Inch (HPSI), Minimum Solid Margins Both Sides of Plate Parallel to Length of Plate, Minimum Solid Margins with an Unfinished End Pattern Both Ends of Plate Parallel to Width of Plate, 23% Open Area

ITEM 1714129941 - 48" x 120"

### ITEM SPECIFICATIONS

Item Number	1714129941
Product Line	Perforated Metal
Hole Type	Round
Primary Material	Aluminum (AL)
Alloy, Grade or Type	Alloy 3003-H14 (3003H14)
Material Finish	Mill Finish
Gauge/Thickness	.2500" Thick (1/4" Gauge)
Hole Pattern	1/4" Round on 1/2" Staggered Centers
Hole Size (Diameter)	1/4"
Hole Centers	1/2"
Bar Width	1/4"
Hole Arrangement	60° Staggered Centers
Holes Per Square Inch (HPSI)	4.69
Straight Rows Parallel to	Length of Plate
Margins Parallel to Width	Minimum Solid Both Ends
Margins Parallel to Length	Minimum Solid Both Sides

# North and South Elevation



# CHAPTER 5

# DEVELOPMENT CONTEXT

# Development Context - View from Water Street & St. Paul Ave



# Development Context - N. Water Street Elevation

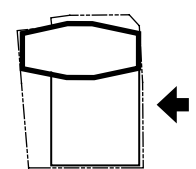


# East Elevation



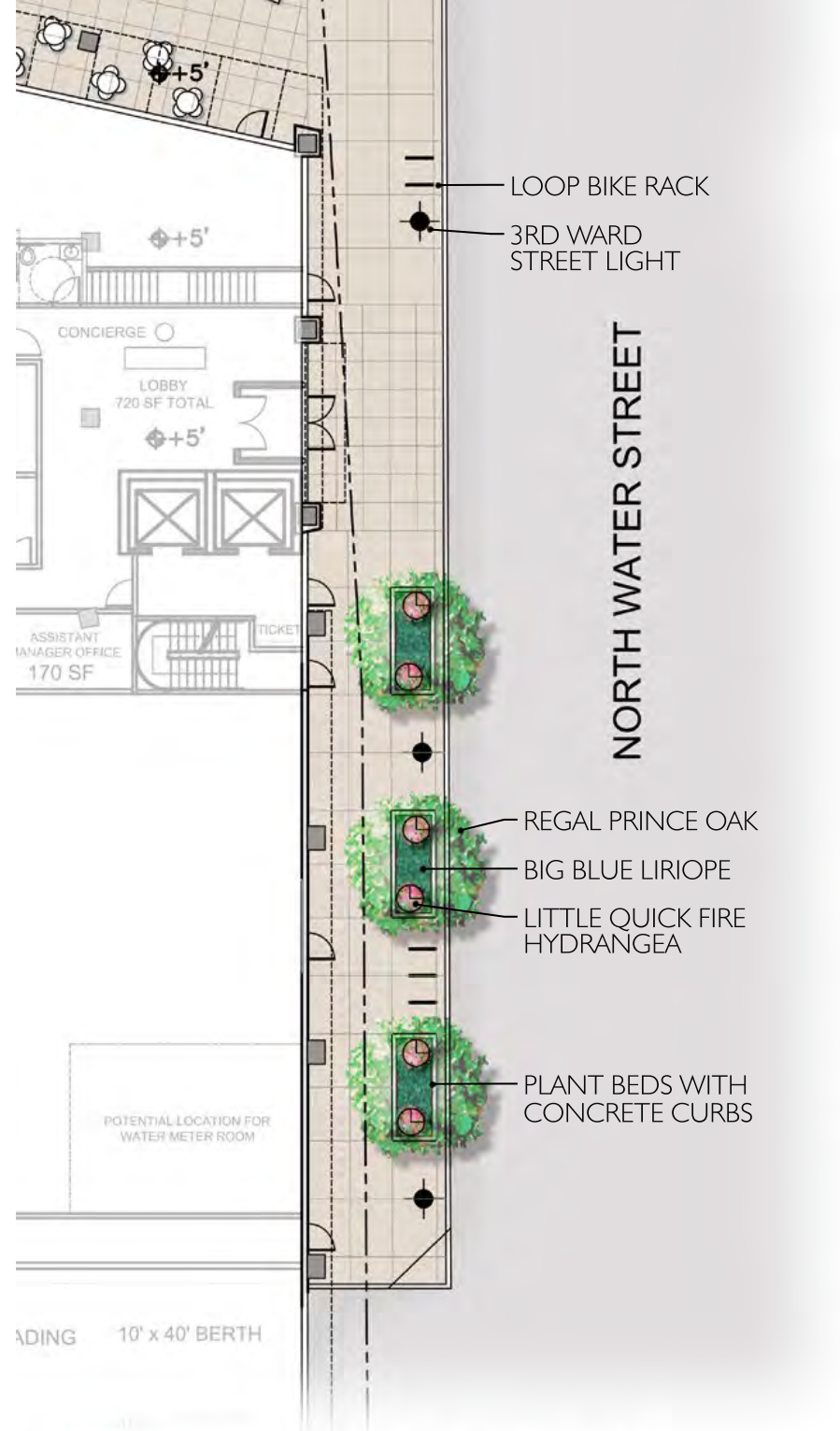
- PAINTED CAST-IN PLACE CONCRETE
- SURFACE-MOUNTED UPLIGHTING (SIMILAR LIGHTING EFFECT TO 7SEVENTY7 GARAGE / SEE REFERENCE IMAGE ON PAGE 47)
- PAINTED ALUMINUM PERFORATED METAL 23% PERFORATION (RANDOM PATTERN WITH 4 COLORS)
- PERFORATED METAL PANEL SIGNAGE
- RETAIL MEP LOUVER
- RETAIL CANOPY
- SURFACE-MOUNTED LIGHTING FIXTURE
- PARKING GARAGE ENTRANCE
- LOADING GARAGE DOOR

- PRECAST PANEL OR METAL PANEL
- GLASS BALCONY
- PRECAST PANEL OR METAL PANEL
- VISION GLASS (REFLECTIVE GLASS)
- MULLION CAP
- METAL SLAB EDGE
- BRICK (L1-L8)
- RESIDENTIAL ENTRY CANOPY
- RETAIL MEP LOUVER
- PERFORATED METAL PANEL SIGNAGE
- STORE FRONT GLASS (CLEAR GLASS)



--- Potential mechanical louvers, door or spandrel glass to accomodate MEP requirement

# N. Water Street Landscape Design



LOOP BIKE RACK



3RD WARD STREET LIGHT



REGAL PRINCE OAK



BIG BLUE LIRIOPE



LITTLE QUICK FIRE HYDRANGEA

 DANIEL WEINBACH & PARTNERS, LTD.  
Landscape Architects



**333 WATER STREET**  
ENLARGED PLAN - EAST

\*Streetscape design is subject to revisions required by DPW





# CHAPTER 8

# ZONING COMPLIANCE

# FAR / Building Data Summary / Calculation

## SUMMARY

333 Water Street

Lot Size	35,014 SF
Base FAR (7W)	245,098 SF
Bonus FAR(10X+5Y)	113,260 SF
Scheme 10X (10*7,065 SF)	70,650 SF
Scheme 5Y(5*8,522 SF)	42,610 SF
Base + Bonus FAR (7W+10X+5Y)	358,358 SF
<b>Current Scheme FAR Area</b>	<b>332,248 SF</b>
Building Height(to top of occupicable floor)	360 FT
Building GSF	502,502 SF
Residential GSF	347,316 SF
Residential NSF	280,592 SF
Residential Units	300 EA
Average Unit Size(NSF)	935 SF
RETAIL GSF	11,750 SF
Cars	378 CARS
Residential Cars	390 (300*1.3)
Guest Cars +Retail	-12
<b>Car / Unit RATIO</b>	<b>1.30 CAR/UNIT</b>

PROPOSED ZONING - C9B-SUB B		
PERMITTED	W	W(LOT AREA) :35,014 SF
	7W	7×W = 7×35,014 = 245,098
	X	X(SURFACE OPEN SPACE) : 7,065 SF
	10X	10×X = 10×7,065 = 70,650
	Y	Y(ROOF TOP OPEN SPACE) : 7,065 SF
	5Y	5×Y = 5×8,522 = 42,610
	AREA (SF)	<b>7W +10X+5Y = 358,358</b>
	FAR	<b>10.23</b>
ACTUAL	AREA (SF)	<b>332,248</b>
	FAR	<b>9.49</b>

## Bike room Calculation

Number of Units	300 units		
Required Bikes for Long-Term Parking	1 / 4 units	75 bikes	
Required Bikes for Short-Term Parking	1/30 units	10 bikes	
Provided Bikes for Long-Term Parking (Indoor)		75 bikes	
			GROUND 39
			LEVEL 2 6
			LEVEL 3 6
			LEVEL 4 6
			LEVEL 5 6
			LEVEL 6 6
			LEVEL 7 6
			<hr/> 75
Provided Bikes for ShortTerm Parking (Outdoor)		10 bikes	On Water Street Sidewalk Area