

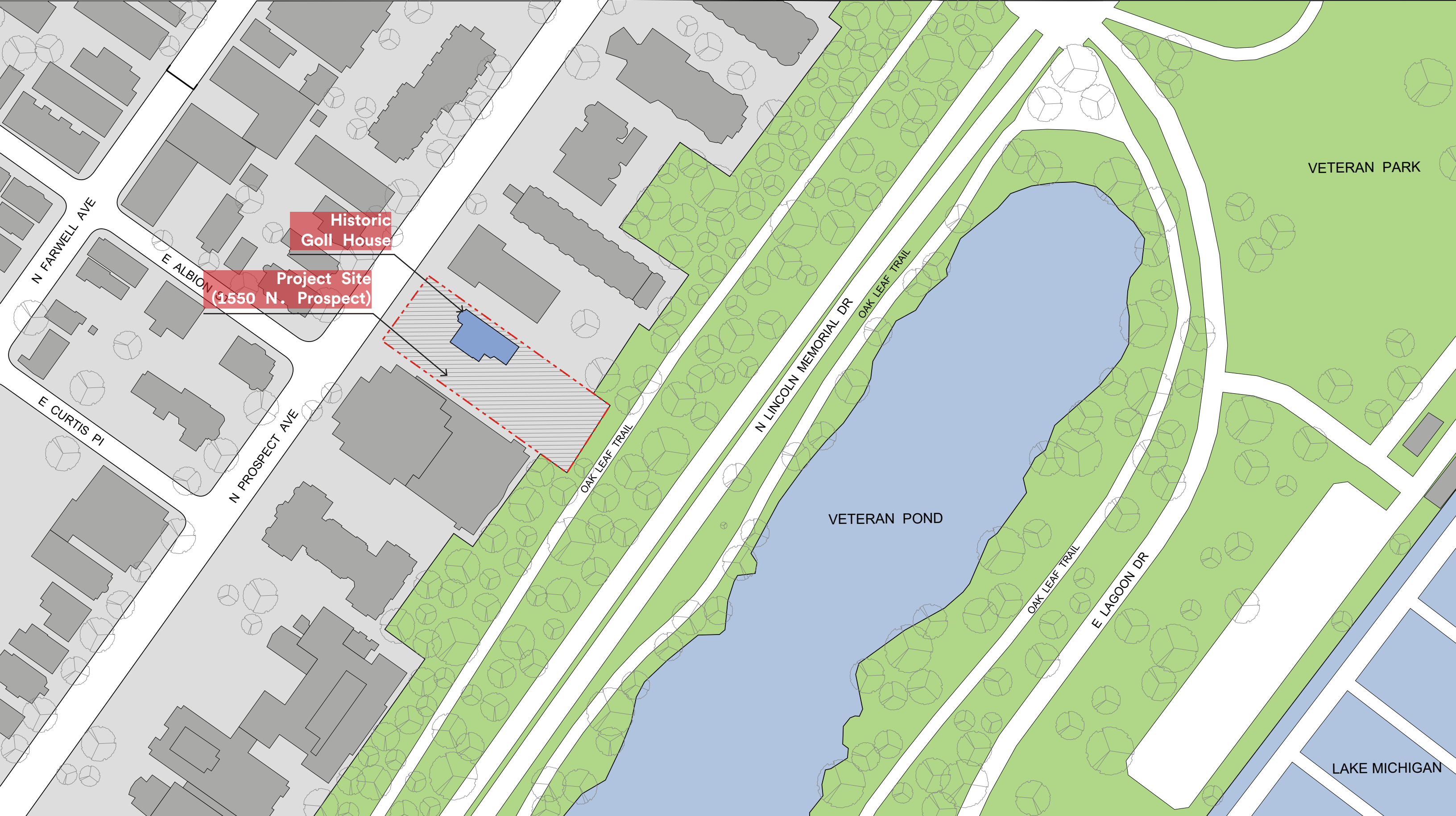
SOLOMON CORDWELL BUENZ

1550 N. PROSPECT, MILWAUKEE

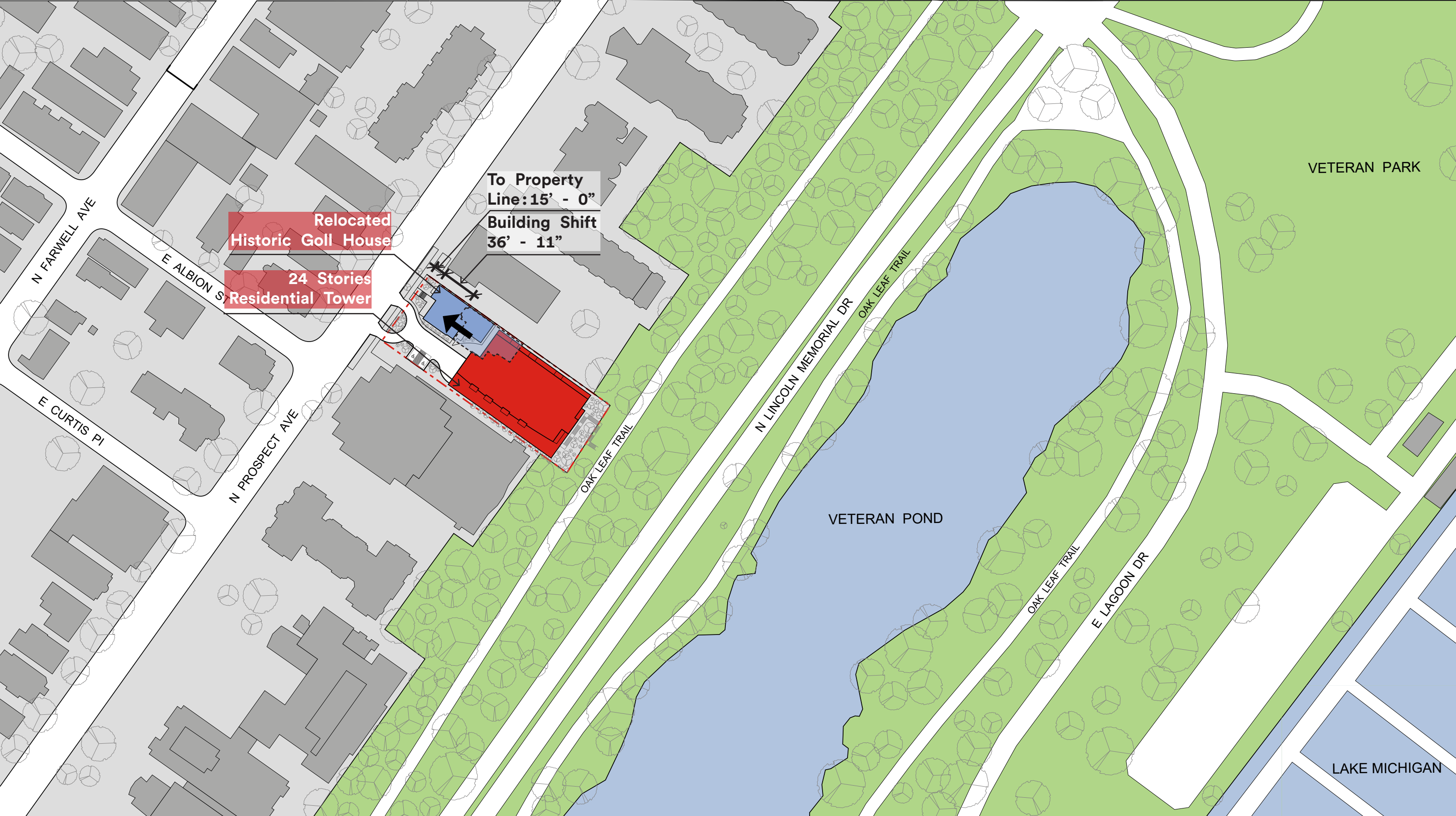
MINOR MODIFICATION TO PD EXHIBITS 11-18 / 2022



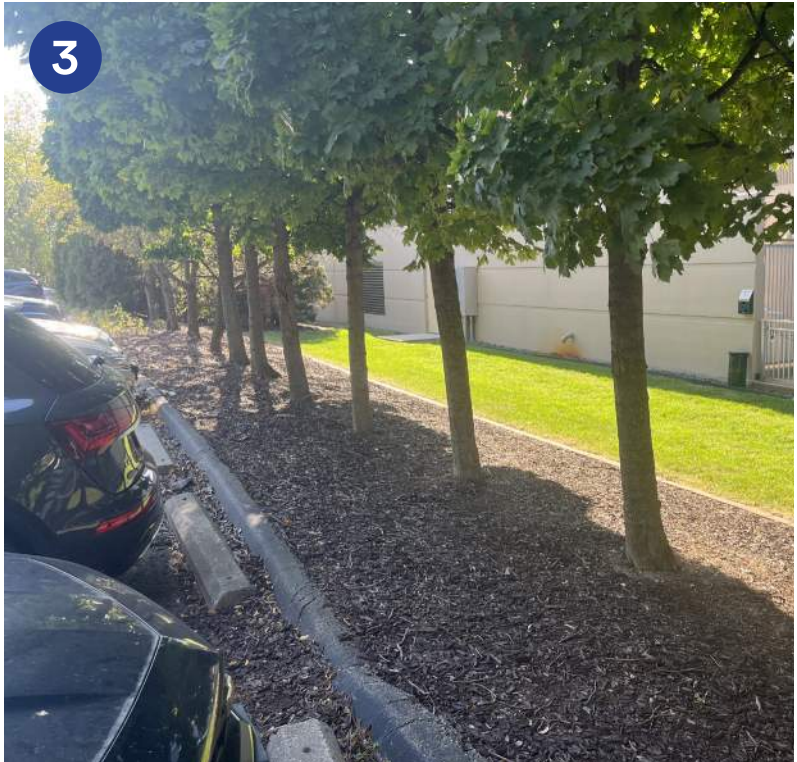
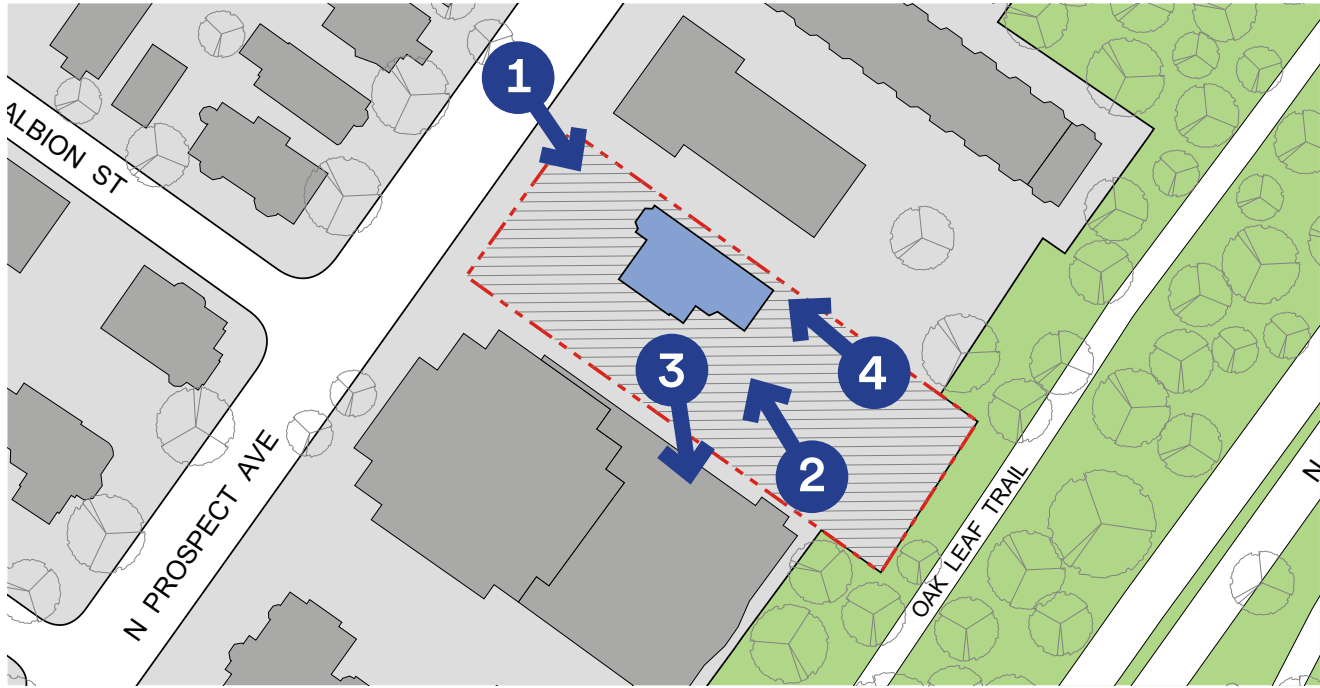
Existing Site Plan



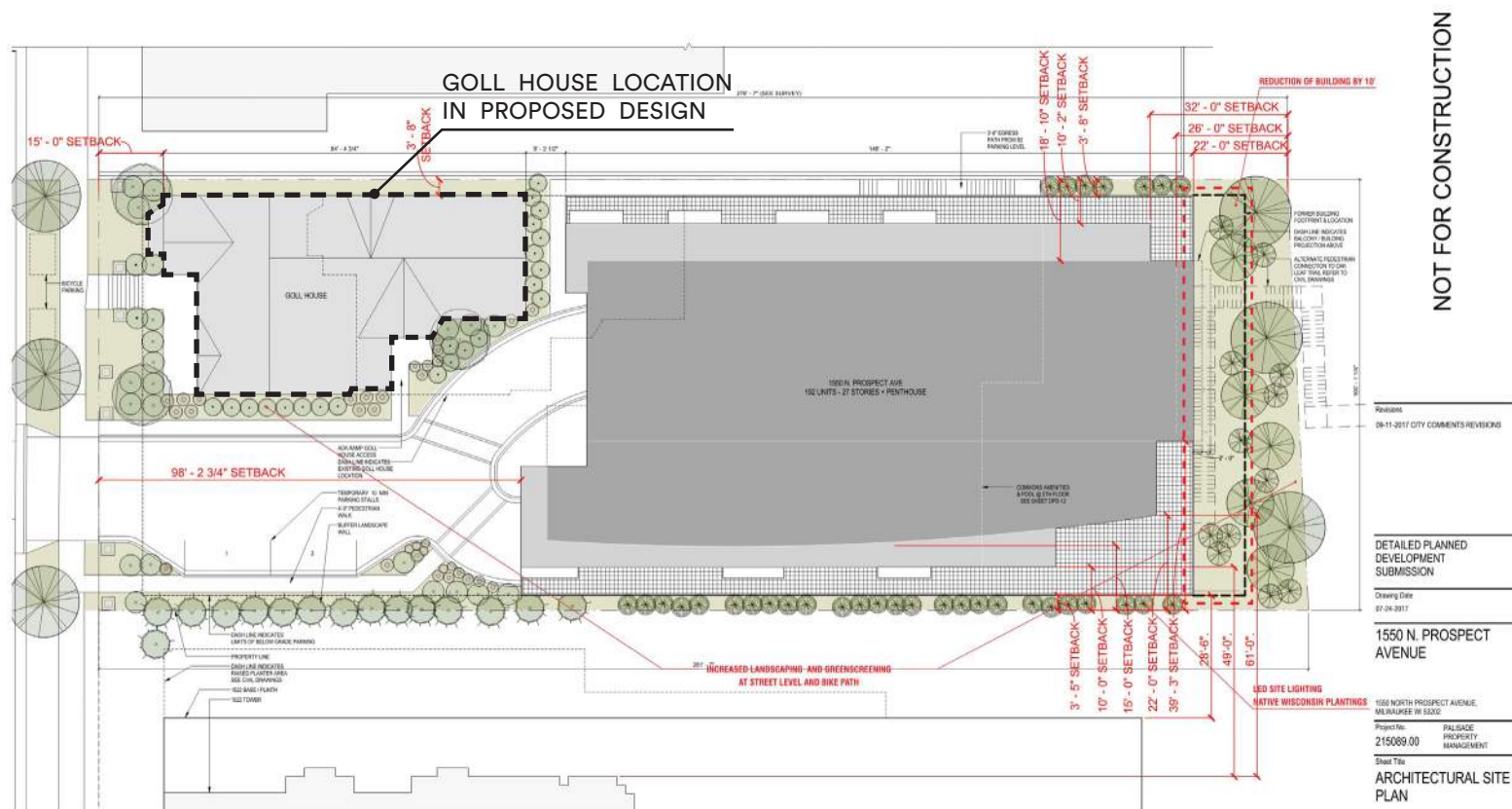
Proposed Site Plan



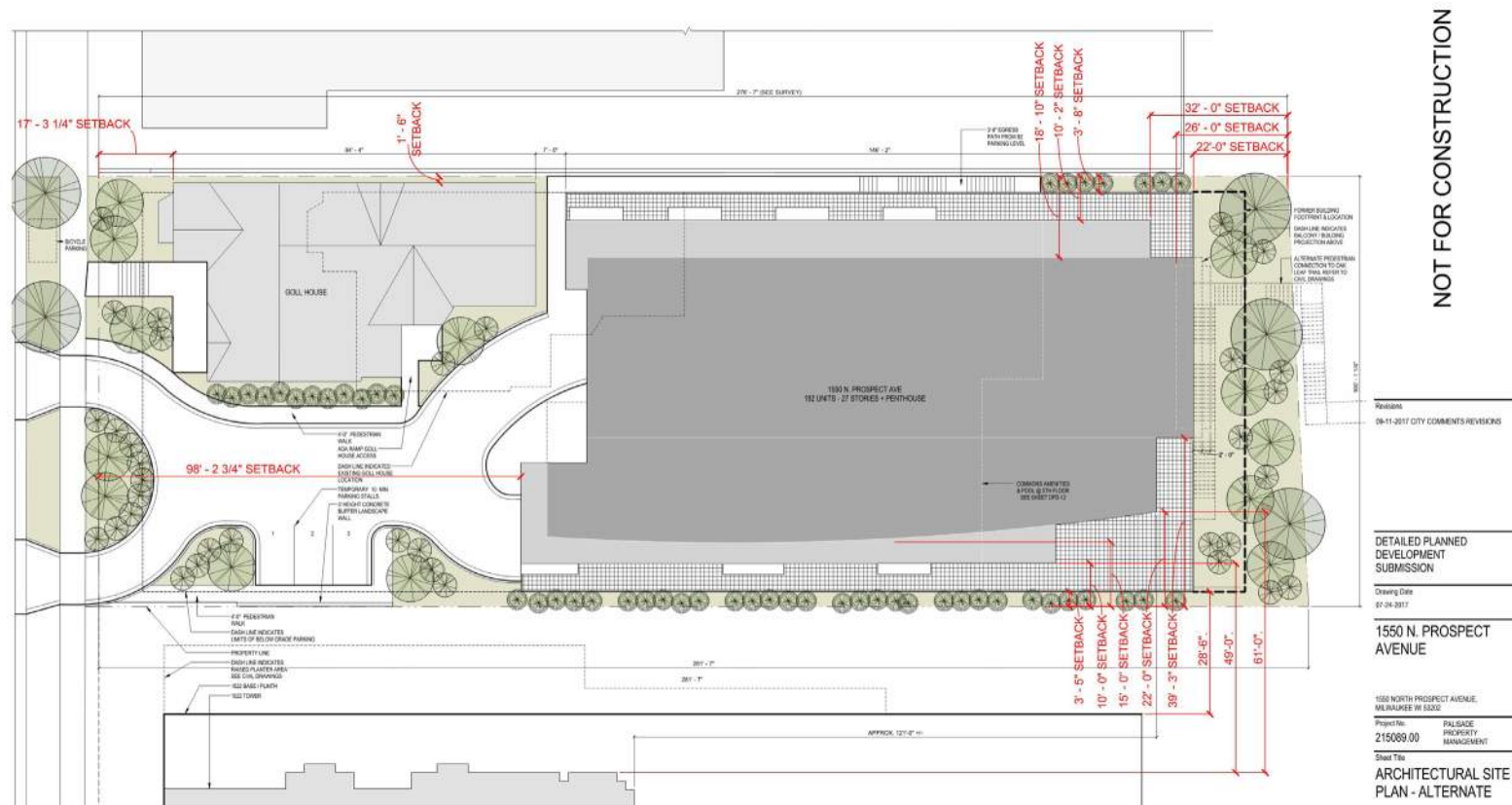
Site Photo



PD approved site plan (2017)

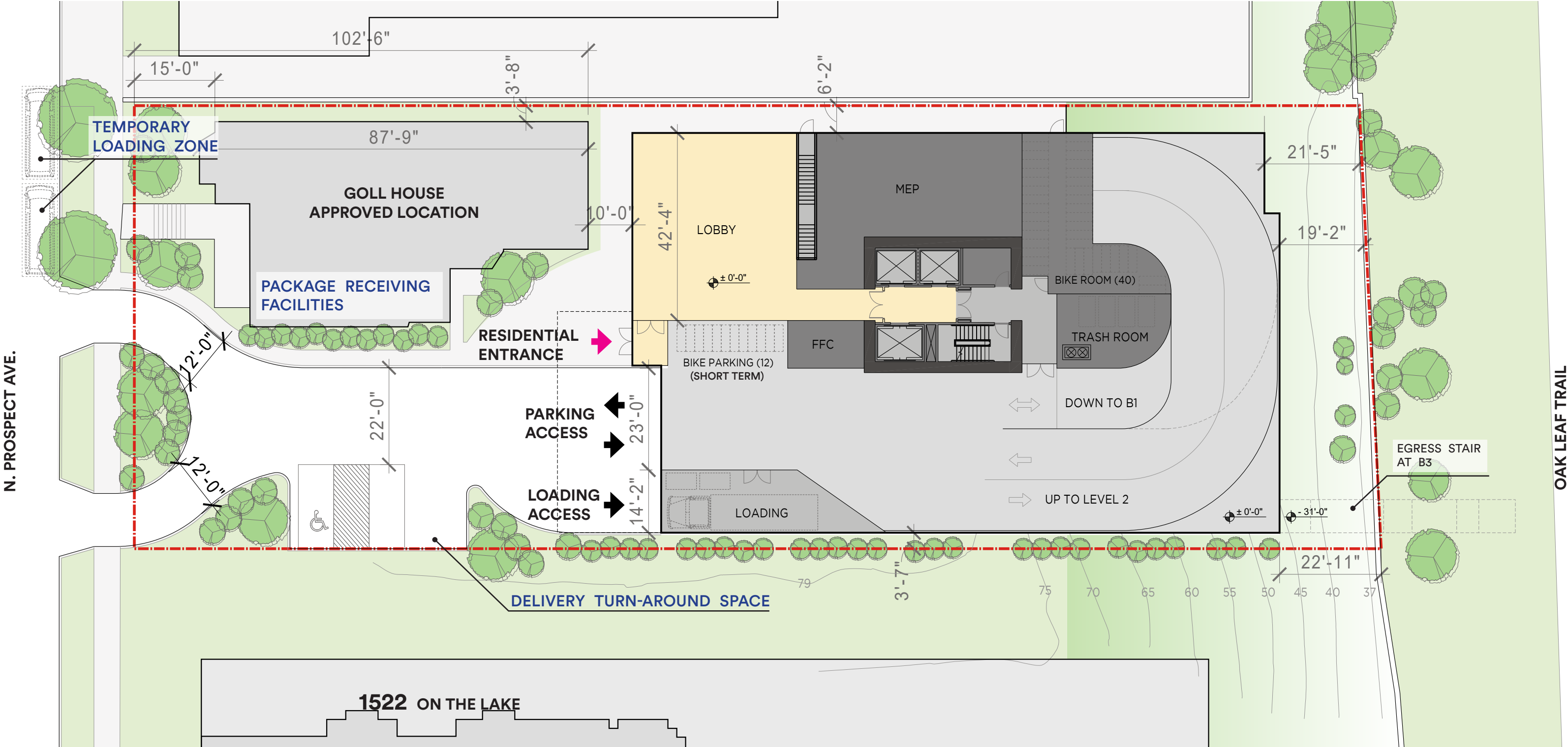


BASE SITE PLAN



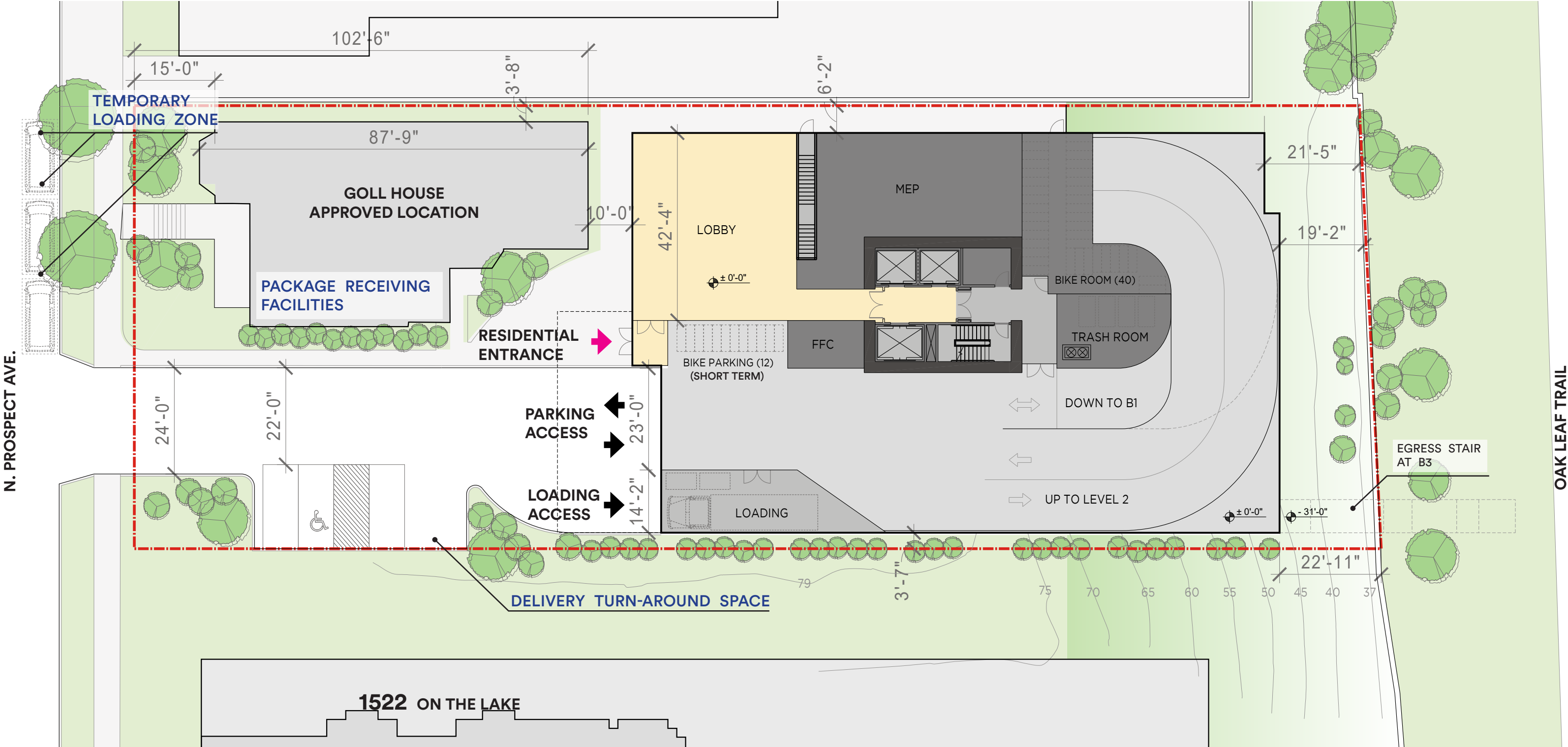
ALT. SITE PLAN

Site Plan (Proposed Design)

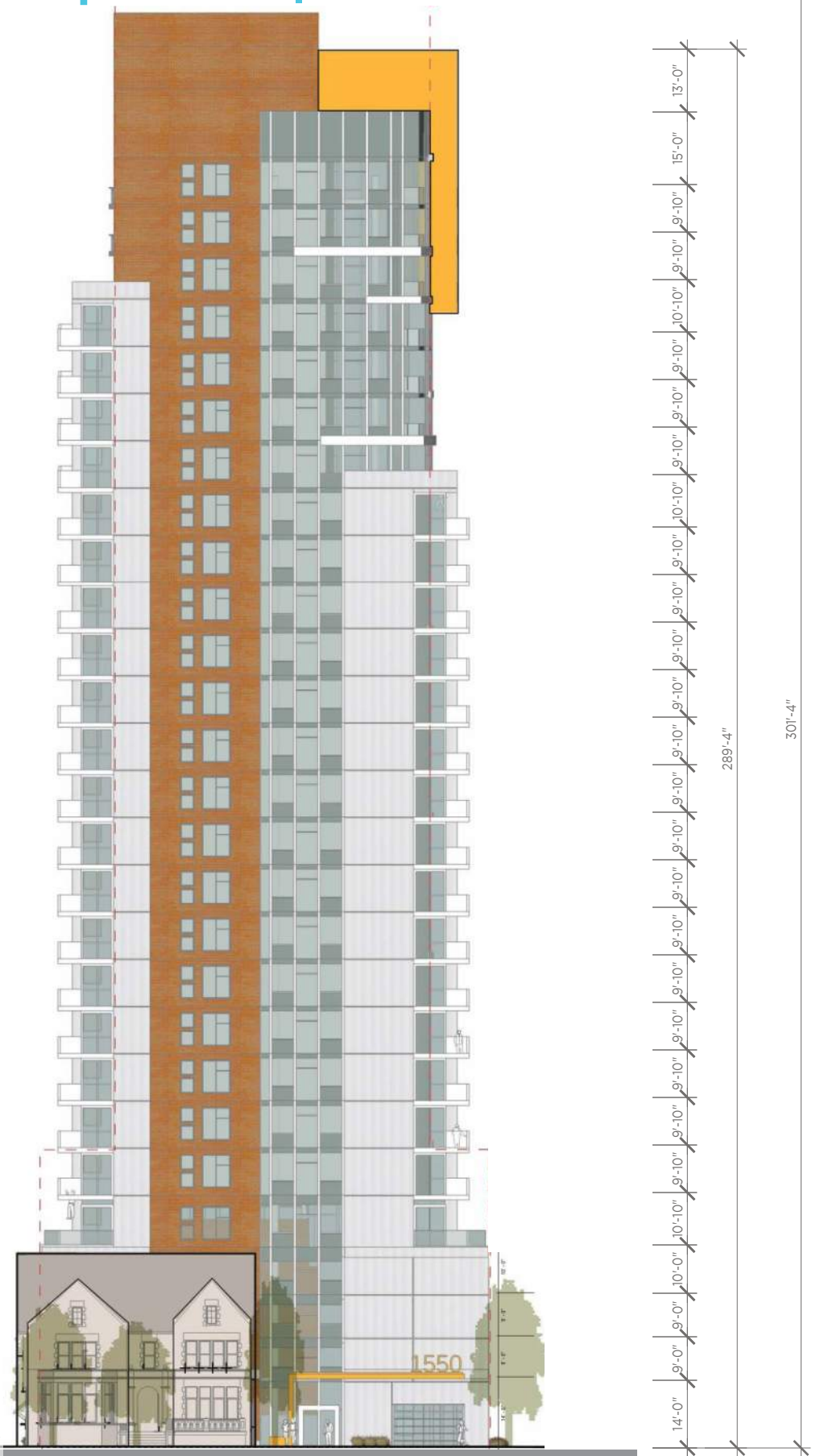


3/64" = 1'-0"

Alternative Site Plan



3/64" = 1'-0"



PROPOSED DESIGN

PRECAST OR METAL PANEL
(FOR TOWER)

ALUMINUM FRAME
AND WINDOW

GLASS BALCONY

ALUMINUM SLAB COVER

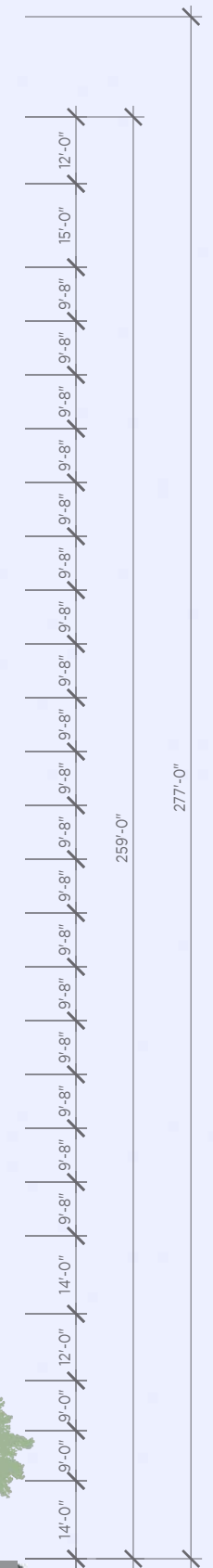
FLOOR TO CEILING
WINDOW WALL SYSTEM

PRECAST OR BRICK
(FOR PODIUM)

GOLL HOUSE
PROFILE BOUNDARY

STOREFRONT GLASS

METAL PANEL

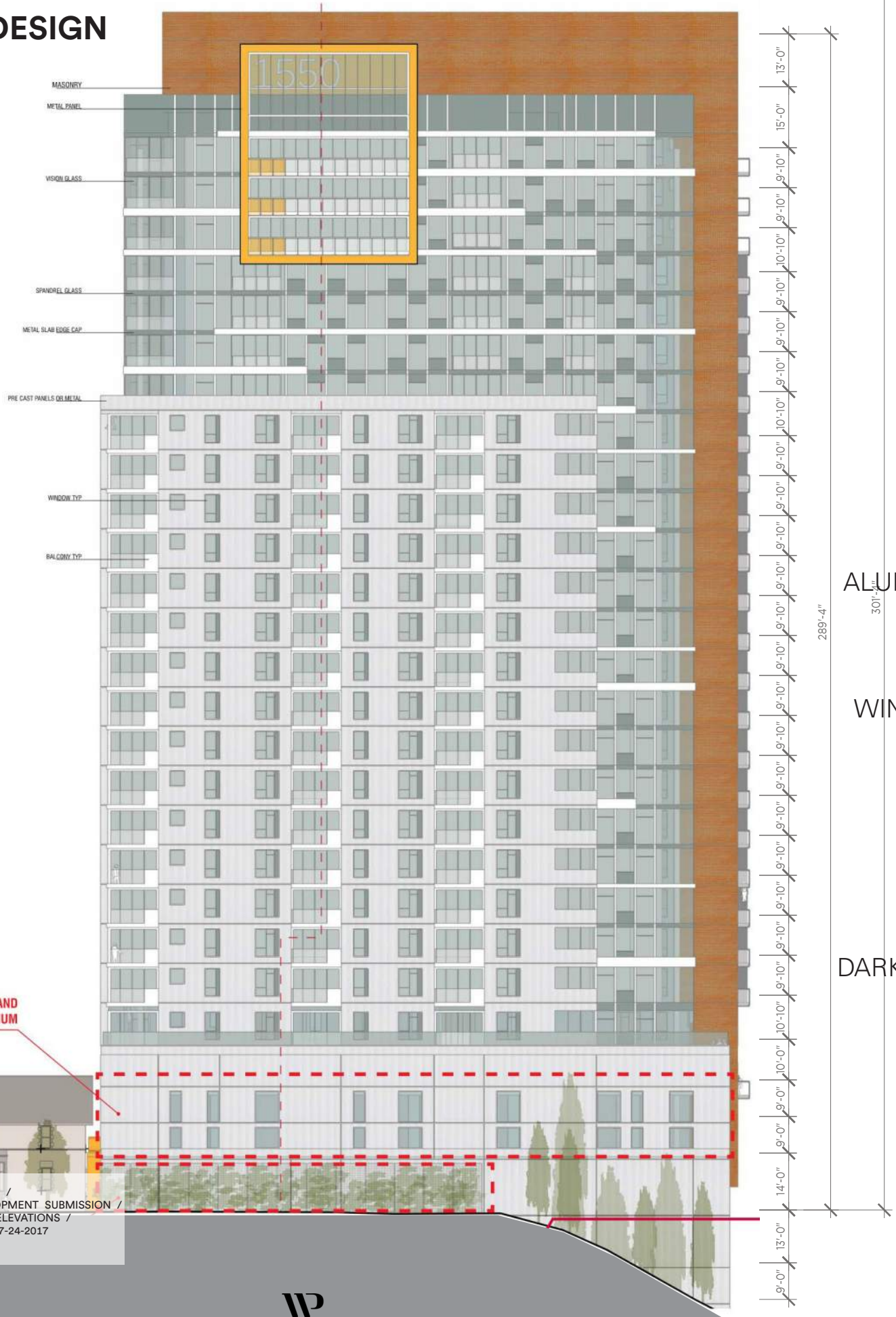


DRAWING FROM:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
WEST & SOUTH EXTERIOR ELEVATIONS /
DPD-19 / DRAWING DATE 07-24-2017

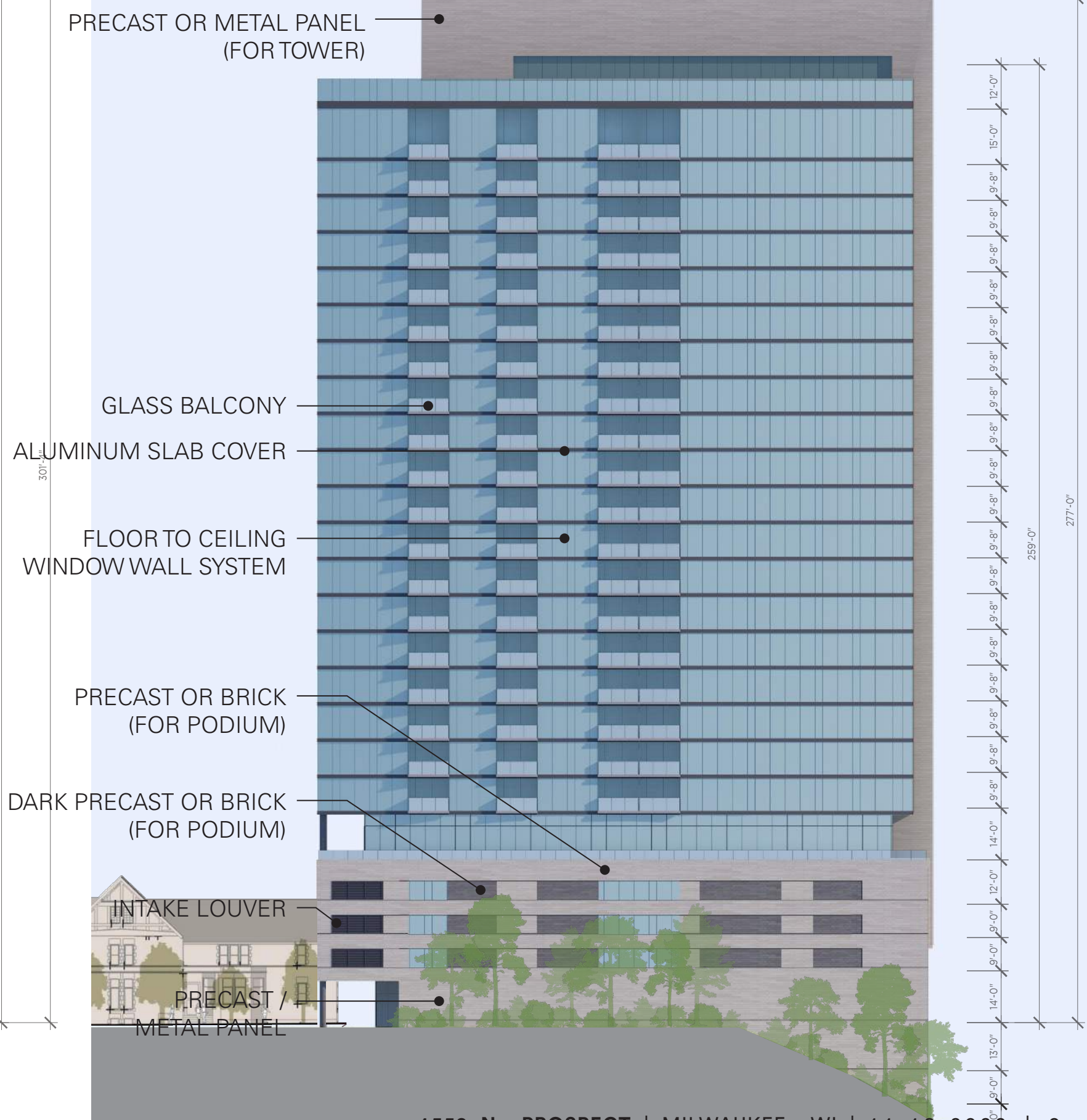
Elevation Comparison | South

2017 PD DESIGN

0' 16' 32'
1/32" = 1'-0"



PROPOSED DESIGN



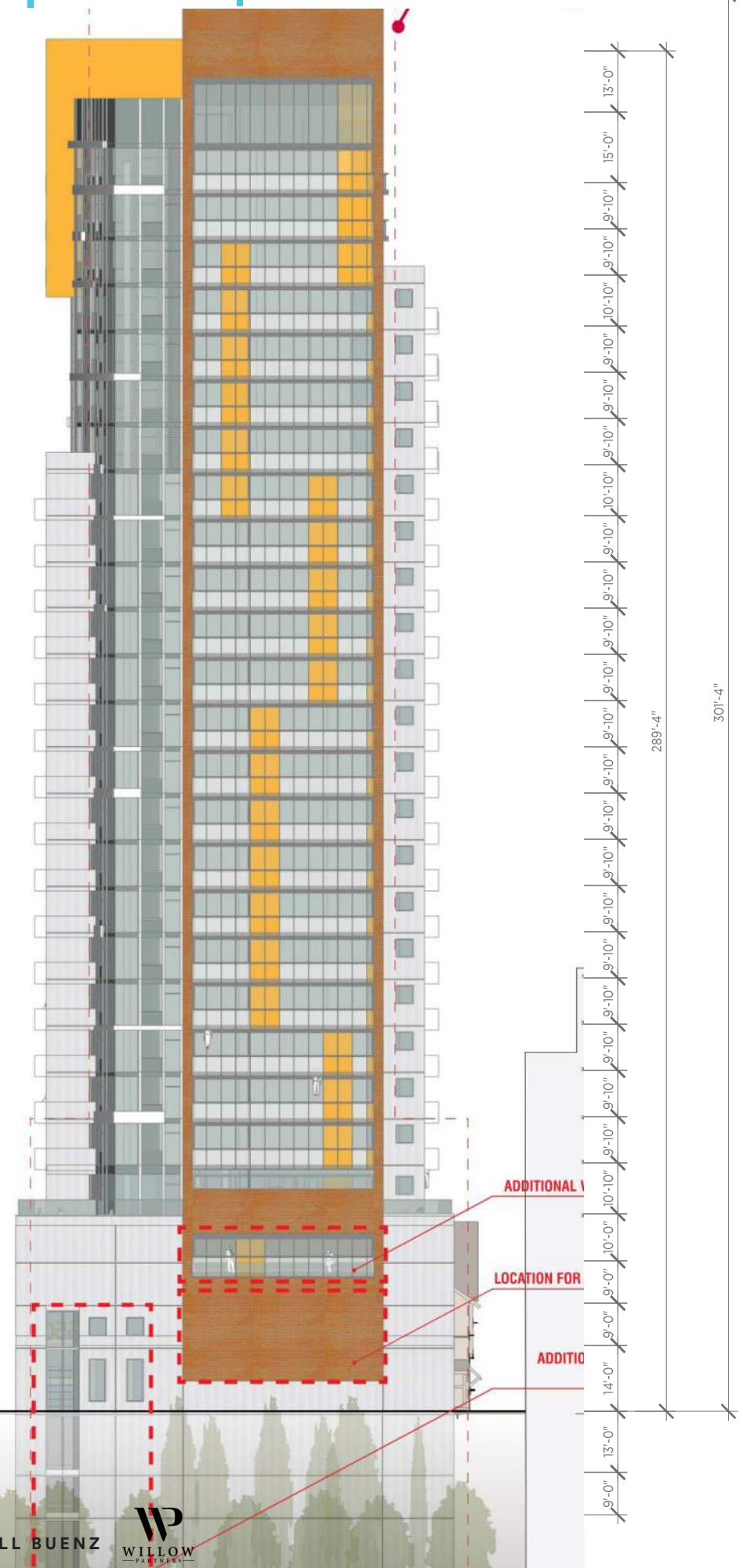
ADDITIONAL FACADE ARTICULATION AND WINDOWS AT PARKING PODIUM

DRAWING FROM:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
WEST & SOUTH EXTERIOR ELEVATIONS /
DPD-19 / DRAWING DATE 07-24-2017

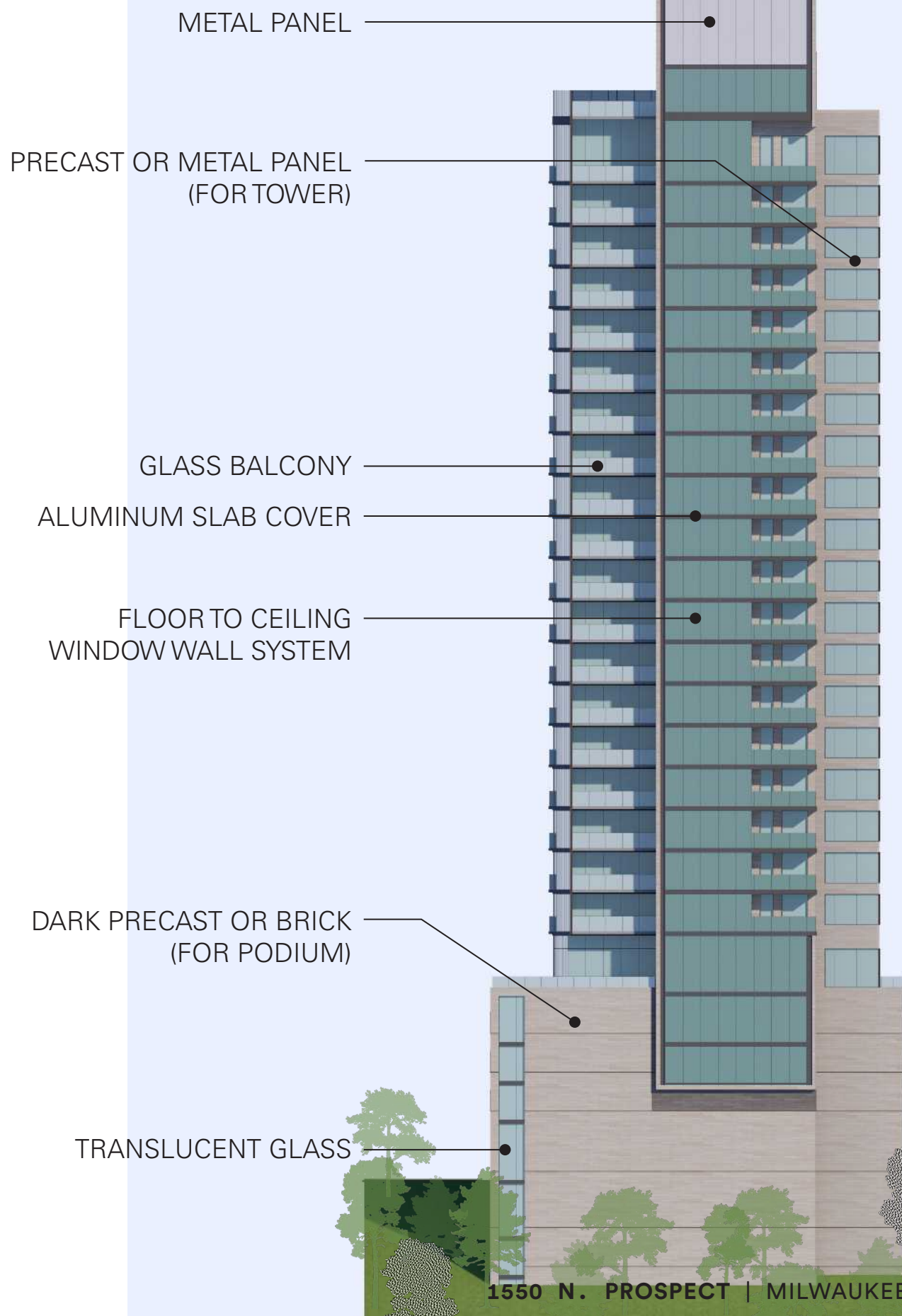
Elevation Comparison | East

2017 PD DESIGN

0' 16' 32'
1/32" = 1'-0"



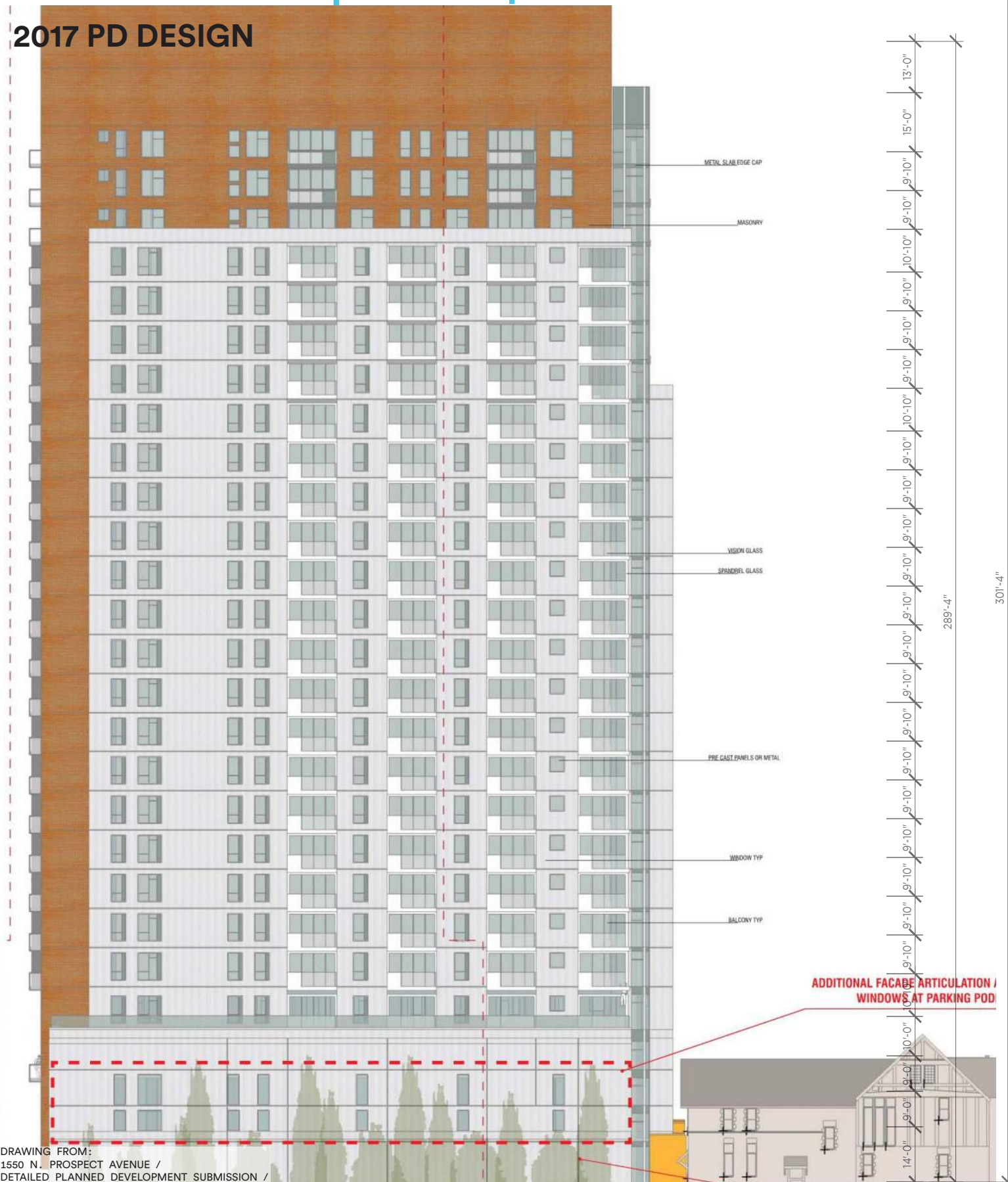
PROPOSED DESIGN



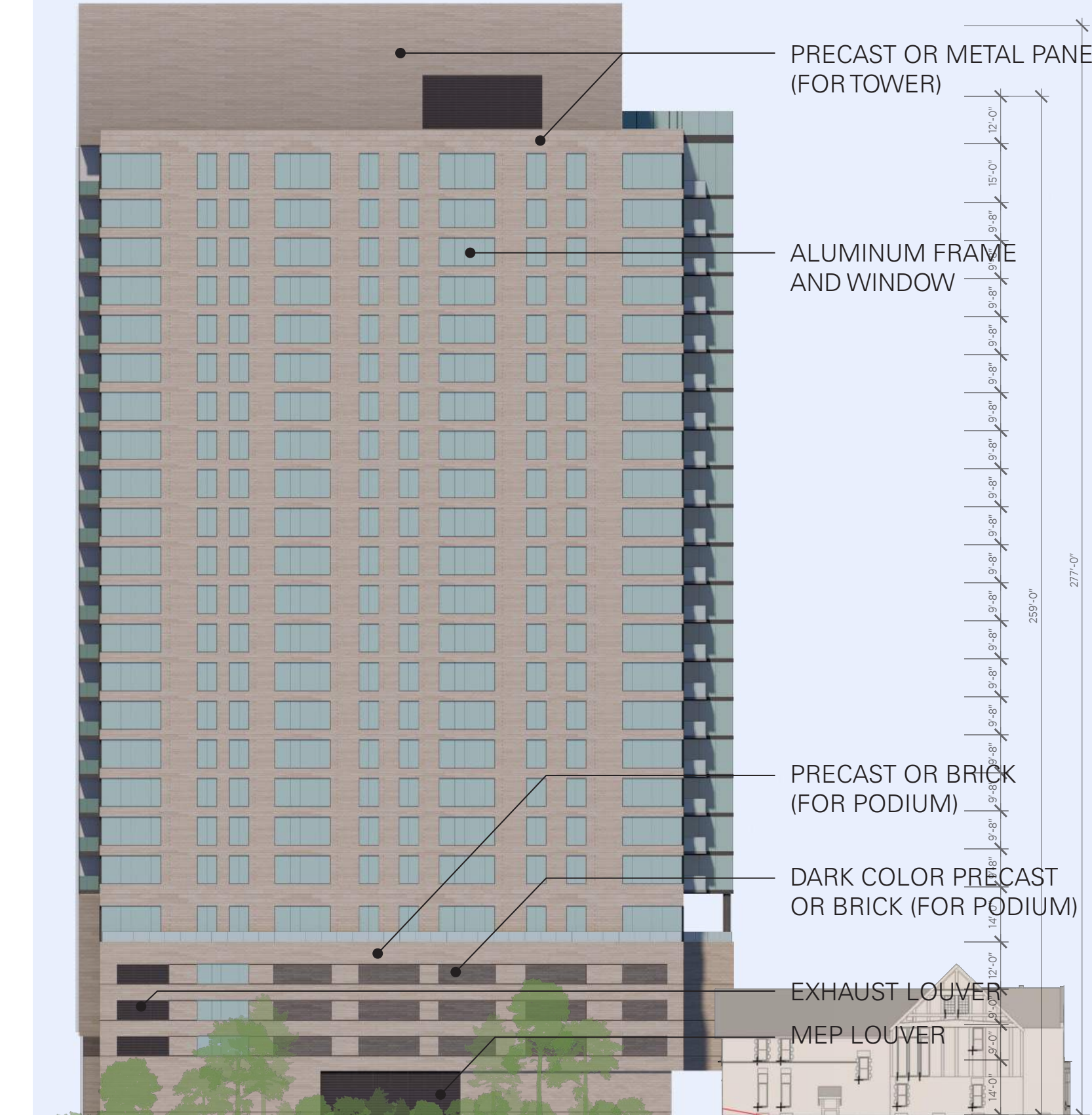
DRAWING FROM:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
NORTH & EAST EXTERIOR ELEVATIONS /
DPD-20 / DRAWING DATE 07-24-2017

Elevation Comparison | North

2017 PD DESIGN



PROPOSED DESIGN



DRAWING FROM:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
NORTH & EAST EXTERIOR ELEVATIONS /
DPD-20 / DRAWING DATE 07-24-2017

Solid Wall Material



FLOOR TO CEILING GLASS

SOLID WALL TYPE A (AT PUNCHED OPENINGS ON THE TOWER)

MATERIAL OPTION 1 (BASE) - FORM-LINER PRECAST CONCRETE PANEL

MATERIAL OPTION 2 - METAL PANEL

(IN CASE THAT THERE IS AN ISSUE WITH PRECAST PANEL WEIGHT OR CONSTRUCTABILITY)

SOLID WALL TYPE B (AT ENTIRE PARKING PODIUM AREA)

MATERIAL OPTION 1 (BASE) - FORM-LINER PRECAST CONCRETE PANEL

MATERIAL OPTION 2 - BRICK

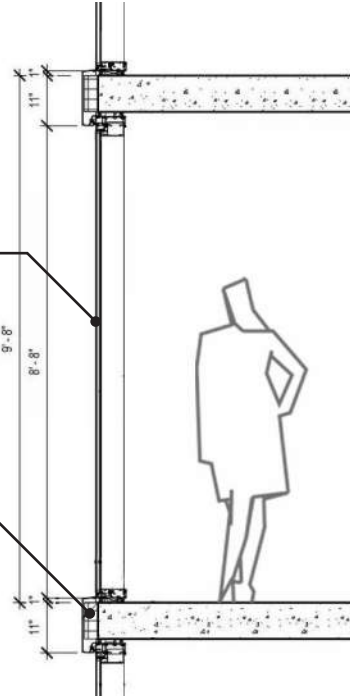
Exterior Material Reference - Glass

GUARDIAN SUNGUARD - SNR 50

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

FLOOR TO CEILING GLASS

SLAB EDGE COVER



EXTERIOR WALL SYSTEM DETAIL



SODO APARTMENTS, CALGARY CANADA



SODO APARTMENTS, CALGARY CANADA



SALES FORCE TOWER, SAN FRANCISCO CA



VUE 53, CHICAGO ILLINOIS

Form Liner Concrete Panel (Base material option)

<https://www.plasmacem.com/en/prefabricated-concrete-slabs-exposed-concrete-walls/cph-24-esx-0207-siena>



<https://www.reckli.com/pt/products/concrete-formliners/select/wood/282-colorado>



<https://gateprecast.com/projects/168052/nordstrom-the-woodlands/>



Precast Panel used in Kilbourn Tower



Brick (Alt. material option for podium)



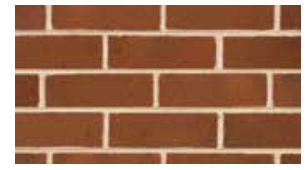

<https://gateprecast.com/projects/182628/tcu-worth-hills-parking-garage/>



<https://bbp.style/PUBLIC/products/brochures/australprecast/AP-Precast-Panel-Brick.pdf>



Colours

		
Chillingham White	Simmental Silver	Bowral Brown
		
Gertrudis Brown	Bowral Blue	

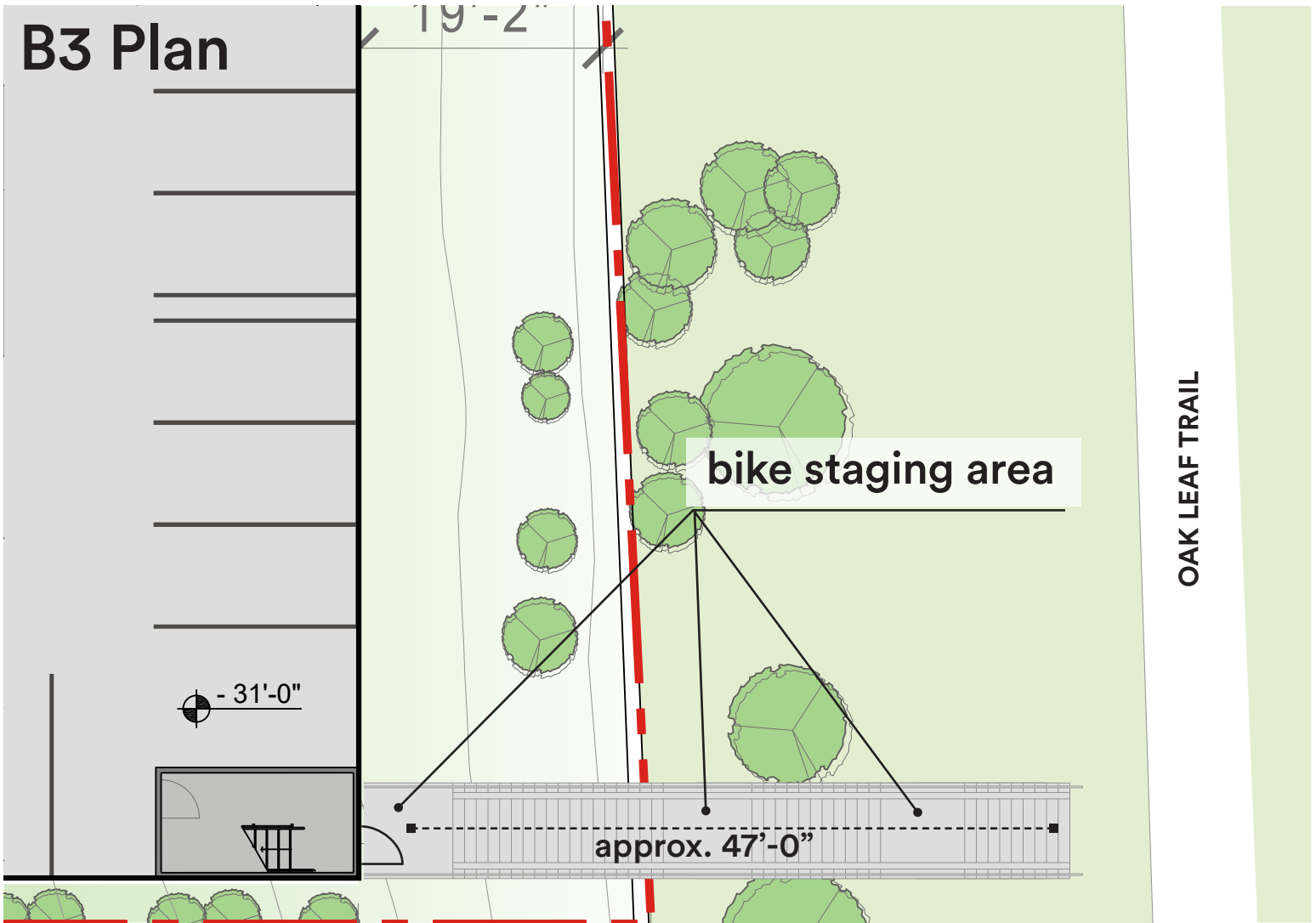
Metal Panel (Alt. material option for tower)

<https://www.dri-design.com/project/nordstrom-eaton-centre/>

<https://www.dri-design.com/project/cts/>

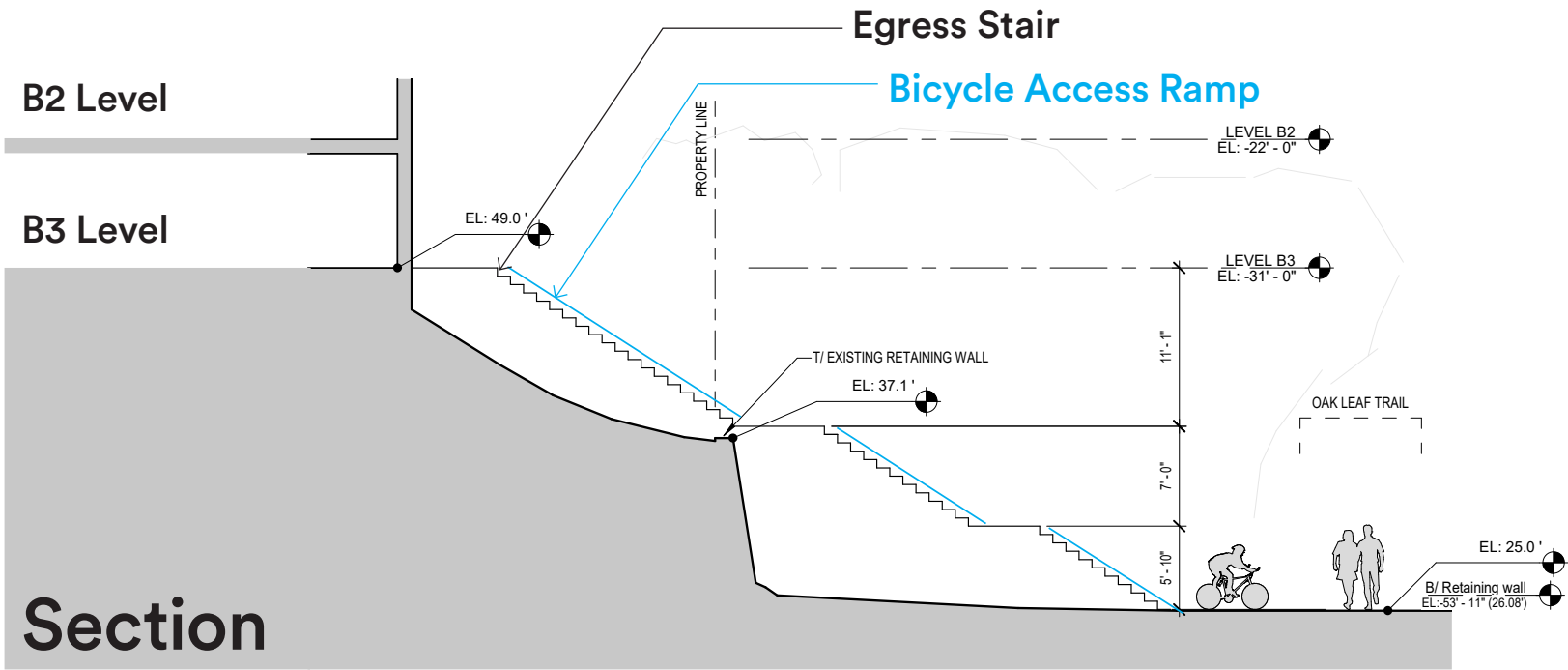


Oak Leaf Trail Connection

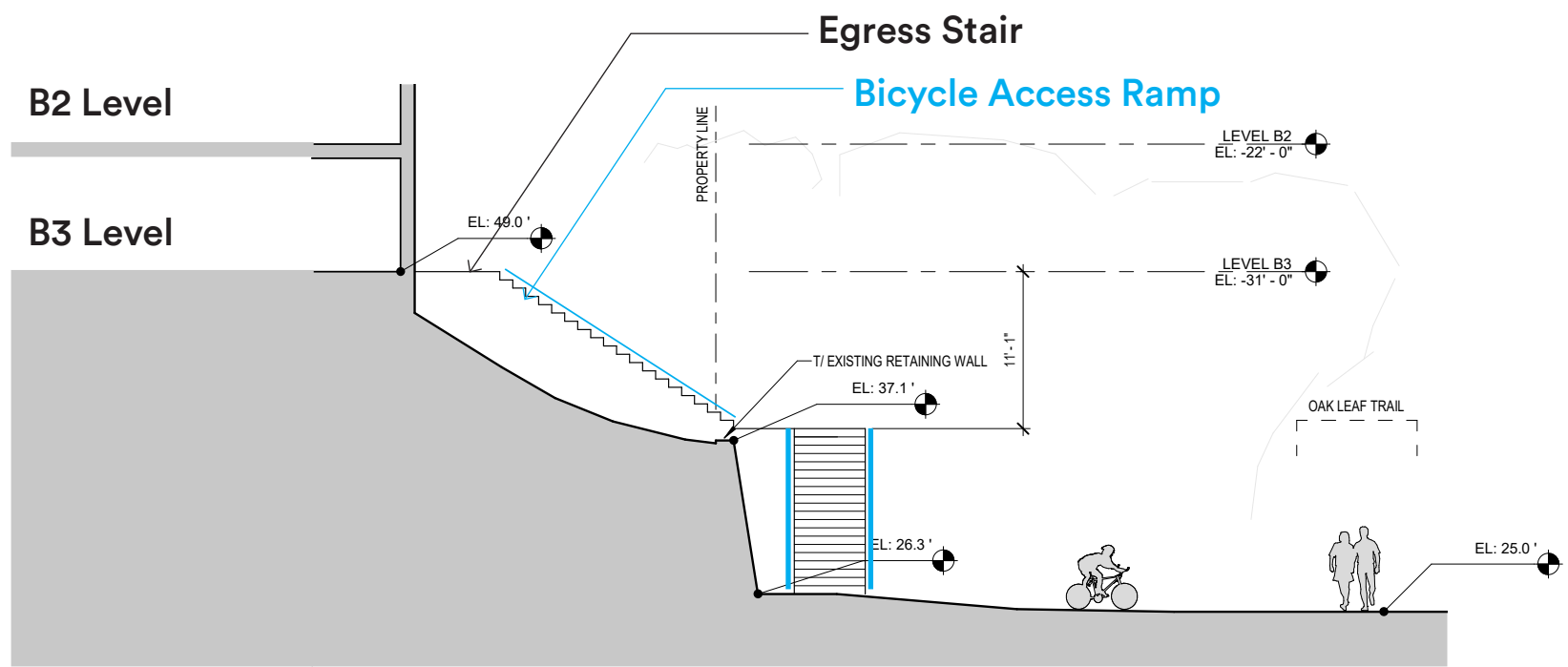
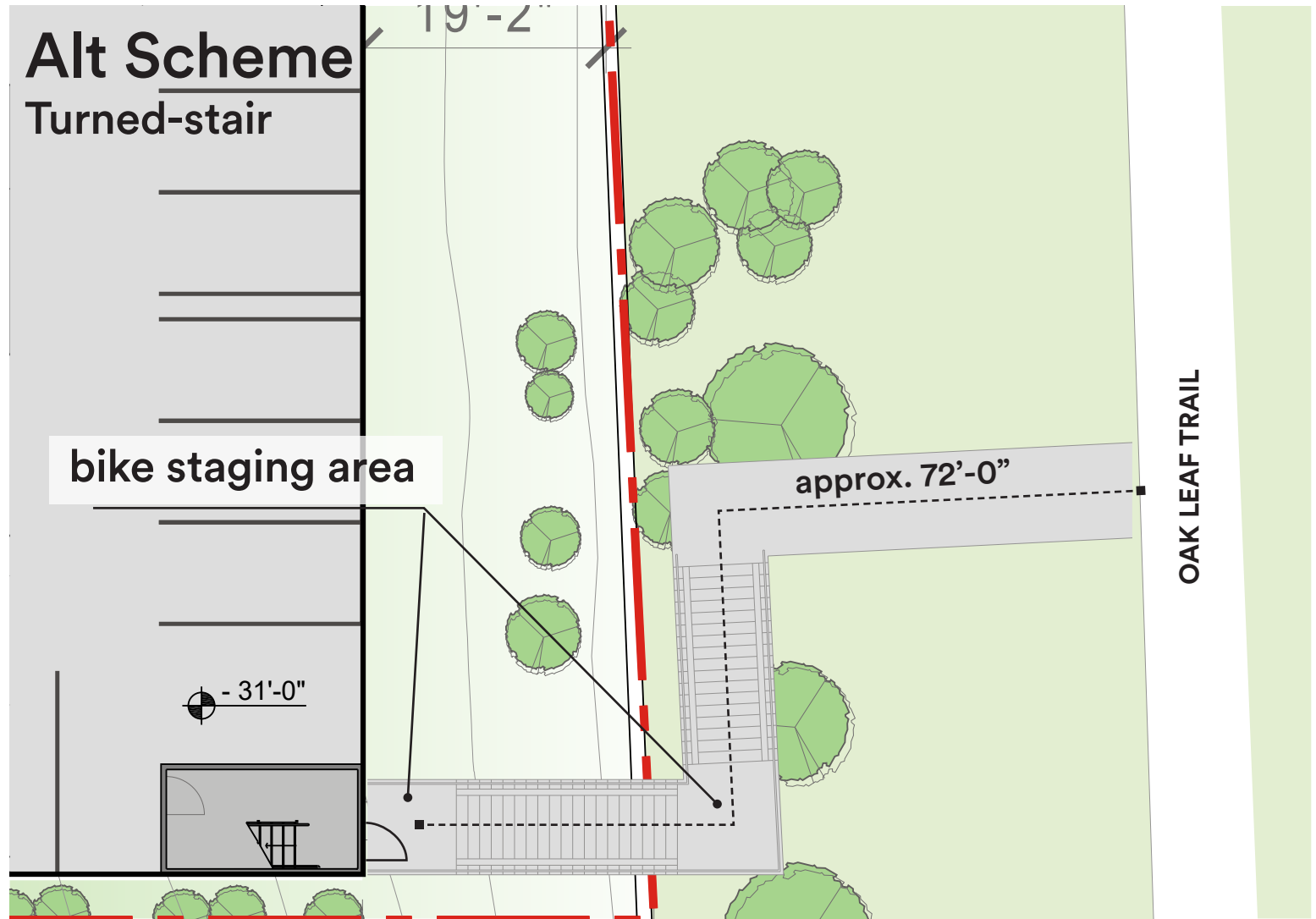


Bicycle Access Ramp Example

<https://www.sarisinfrastructure.com/post/blog-announcing-the-bicycle-access-ramp-a-stairway-for-your-bike>



Oak Leaf Trail Connection (Alternative Schemes)



Signage design

the size and location of the signage remains the same relative to the approved PD design

Approved PD design



Proposed design



RE-DRAFTED BASED ON:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
EXTERIOR RENDERINGS /
EXHIBIT B / DRAWING DATE 07-24-2017



Minor Modification to PD

Approved detailed plans may be modified, subject to approval by Common Council resolution, provided that such minor modification will not cause:

Checklist Yes/No

1. A change in the general character of the planned development.
2. Substantial relocation of principal and accessory structures.
3. Substantial relocation or reduction of parking, loading and recreation areas.
4. Substantial relocation of traffic facilities.
5. An increase in land coverage by buildings and parking areas.
6. An increase in the gross floor area of the buildings.
7. A reduction in the amount of approved open spaces, landscaping or screening.

No
No
No
No
No
No
No

#1 Proposed design maintains
the general character of the approved PD design
Approved PD design



Proposed design

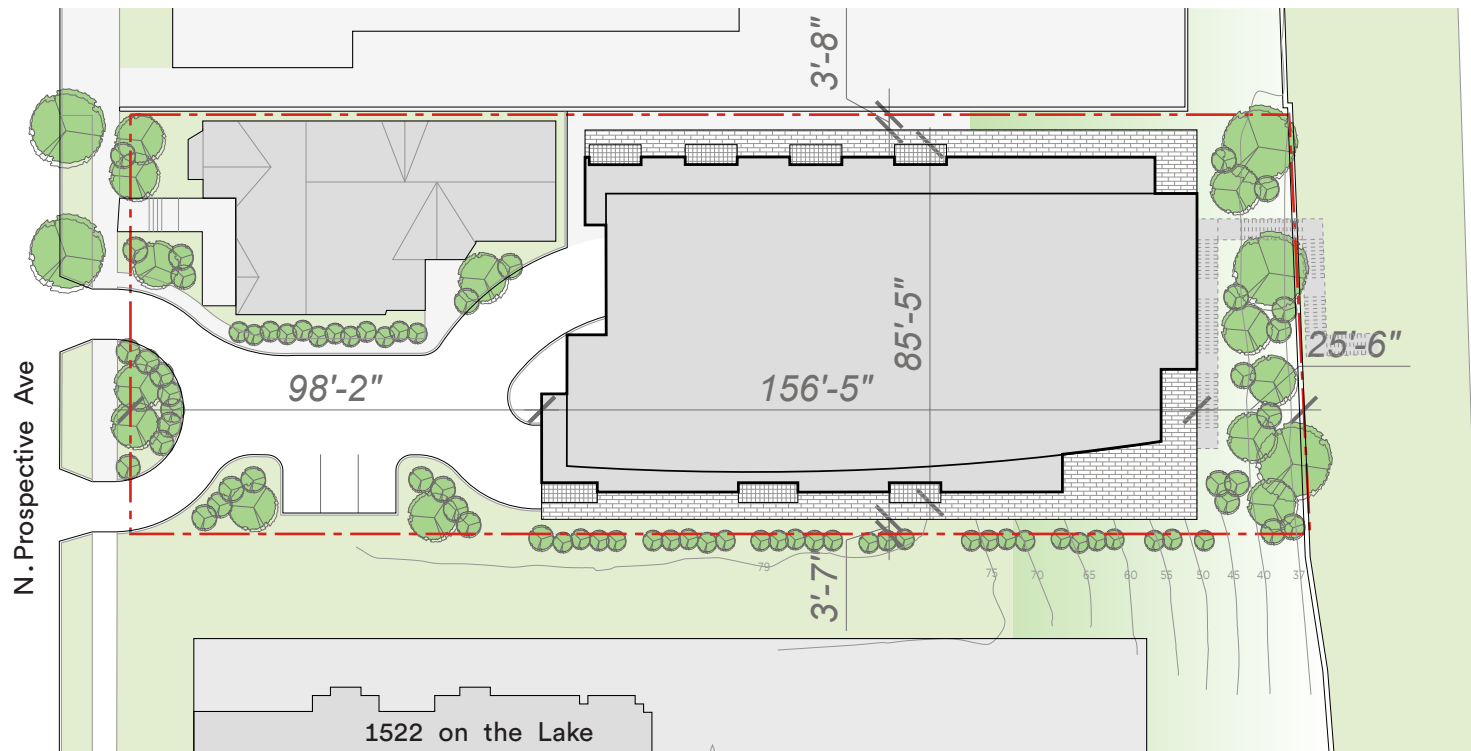


RENDERING FROM:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
EXTERIOR RENDERINGS /
EXHIBIT B / DRAWING DATE 07-24-2017

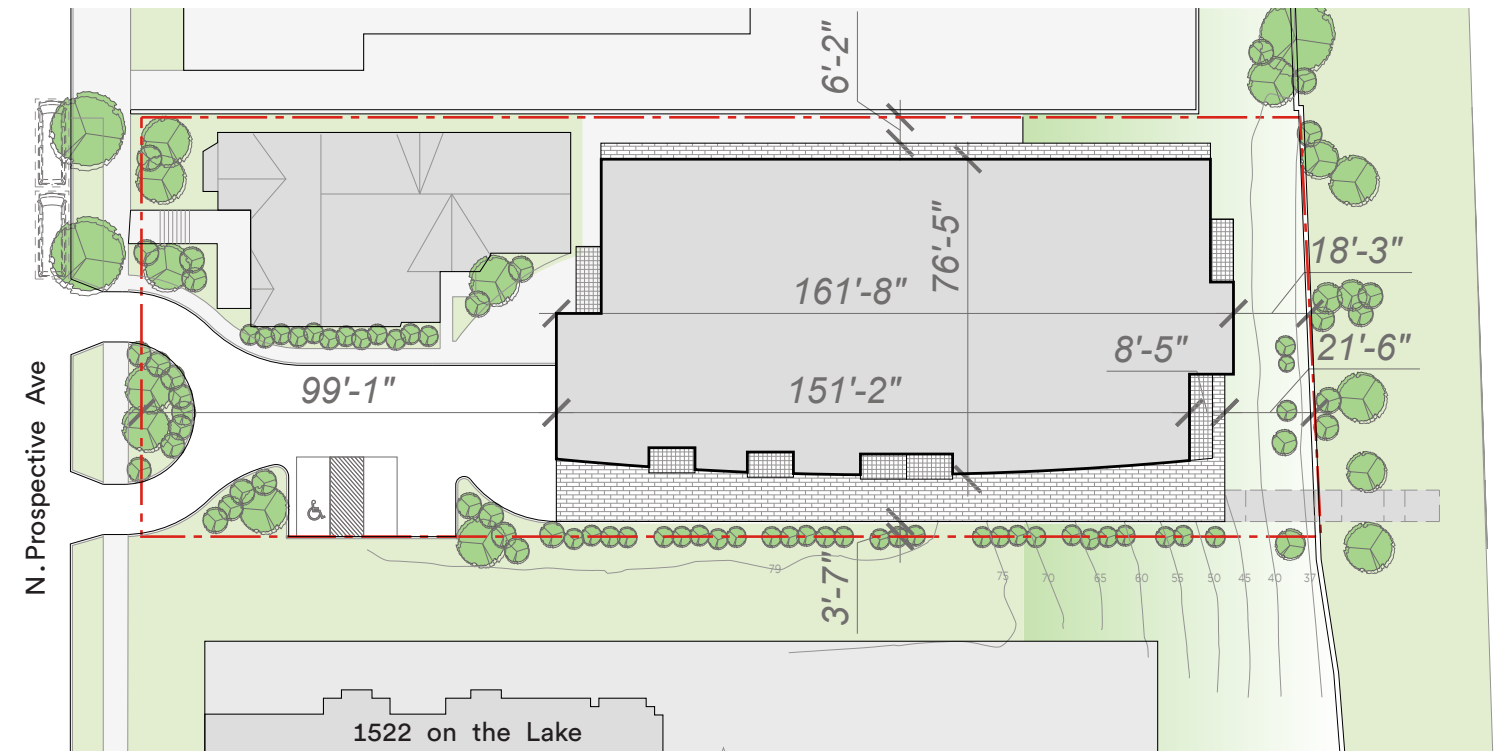
#2 Proposed design maintains

the location of the principal and accessory structures relative to the approved PD design

Approved PD design



Proposed design



RE-DRAFTED AND APPROXIMATELY MEASURED
BASED ON:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
ARCHITECTURAL SITE PLAN - ALTERNATE /
DPD-8B / DRAWING DATE 07-24-2017

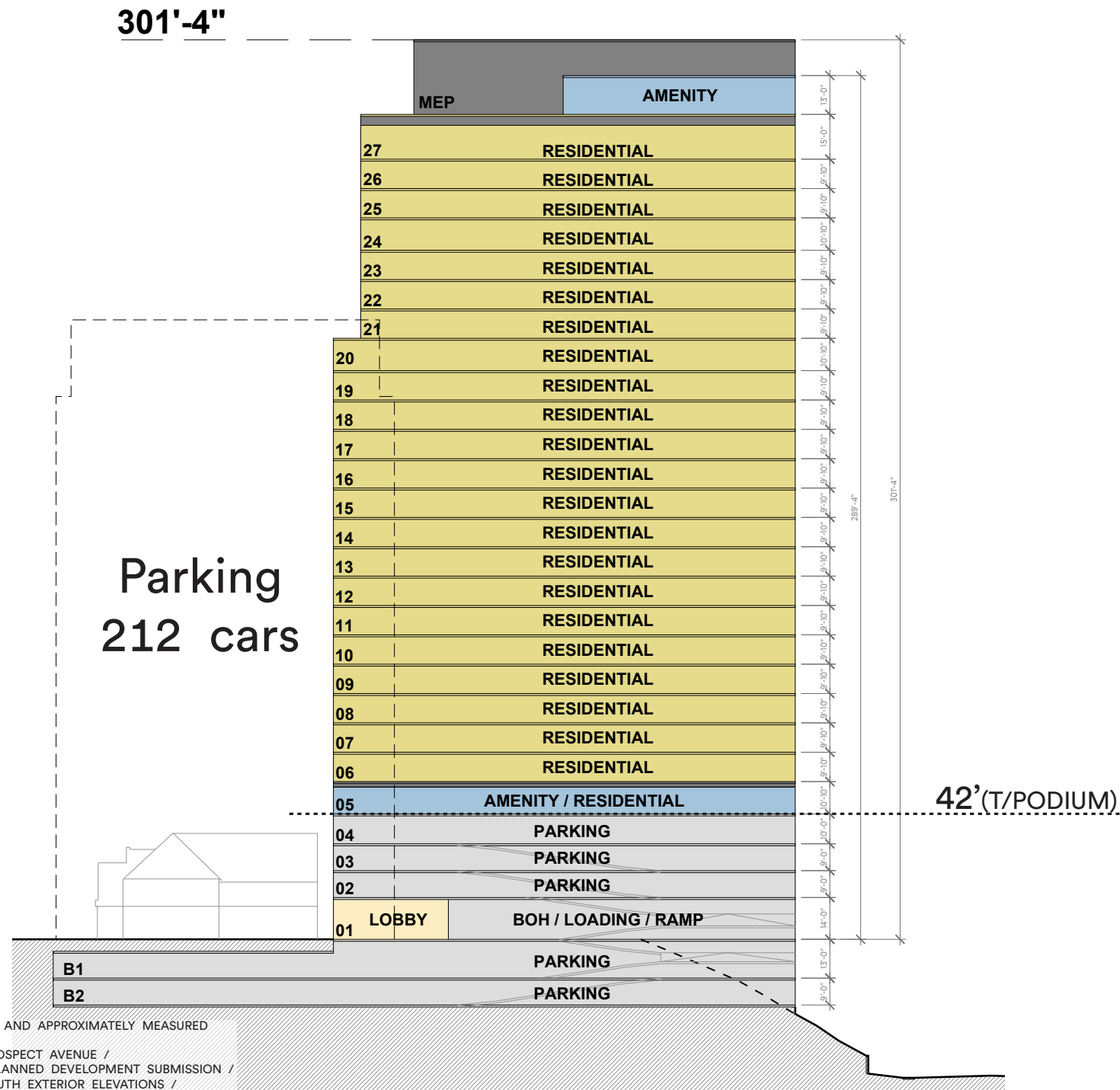
* REFER TO PD DRAWINGS FOR ACCURATE DIMENSIONS



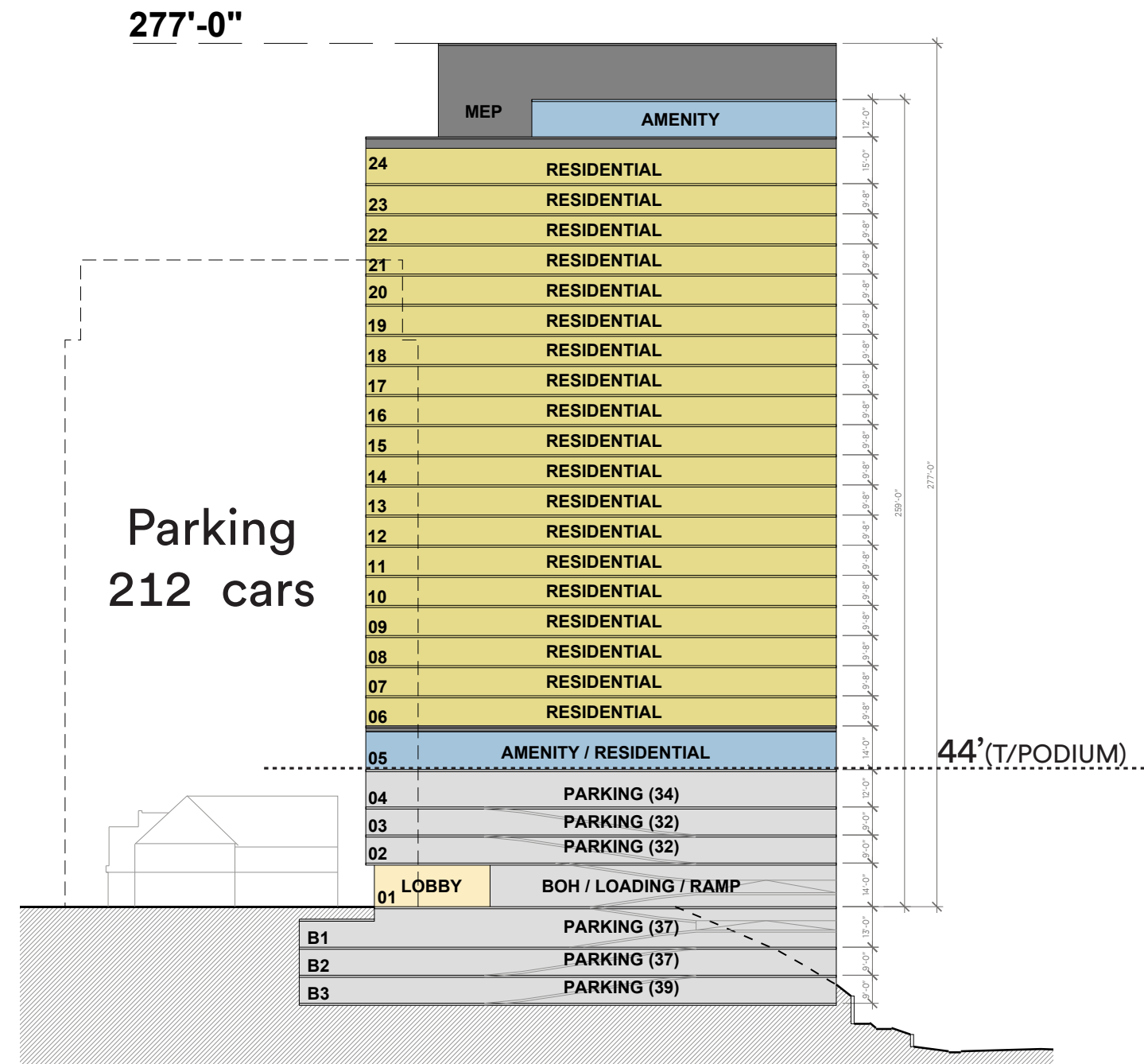
#3 Proposed design maintains

the location and size of parking, loading and recreation areas relative to the approved PD design

Approved PD design



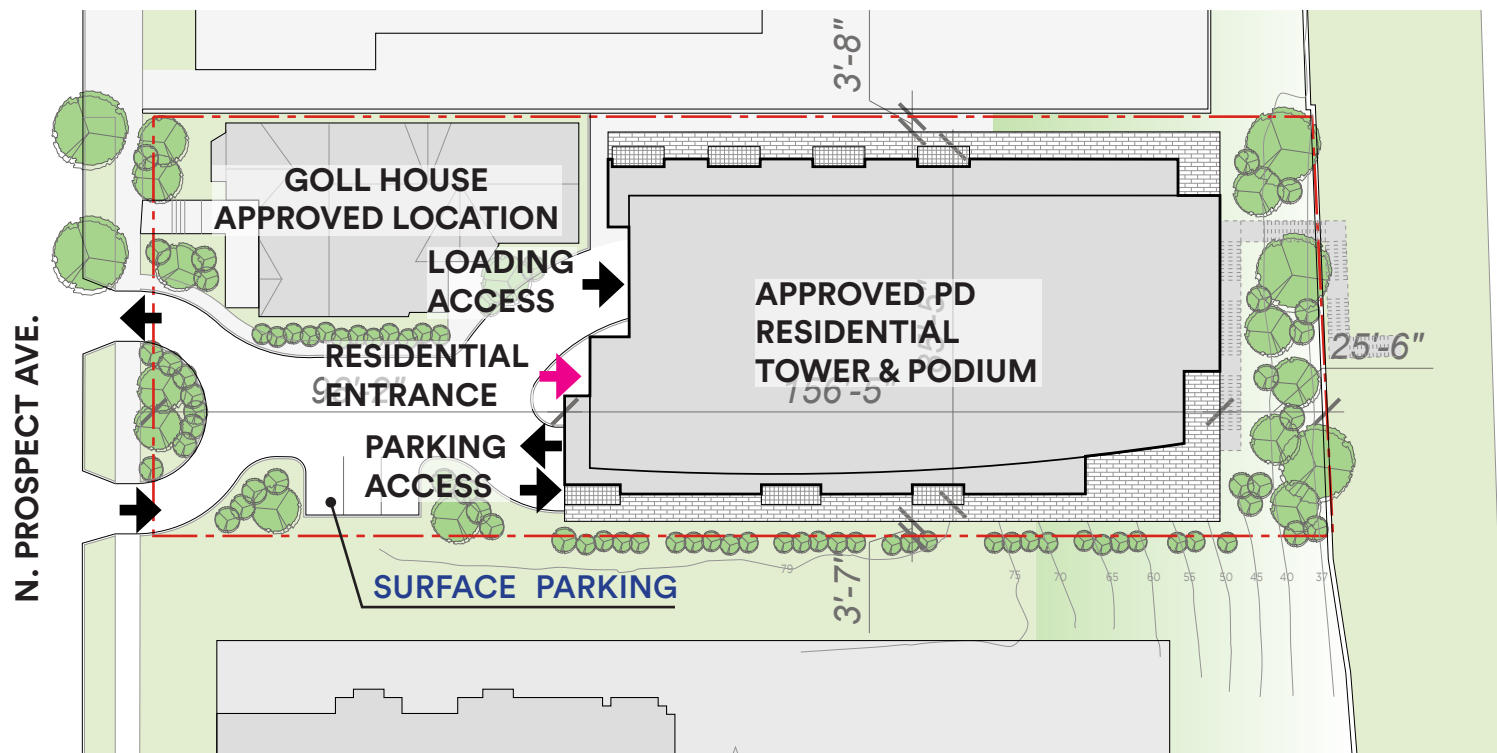
Proposed design



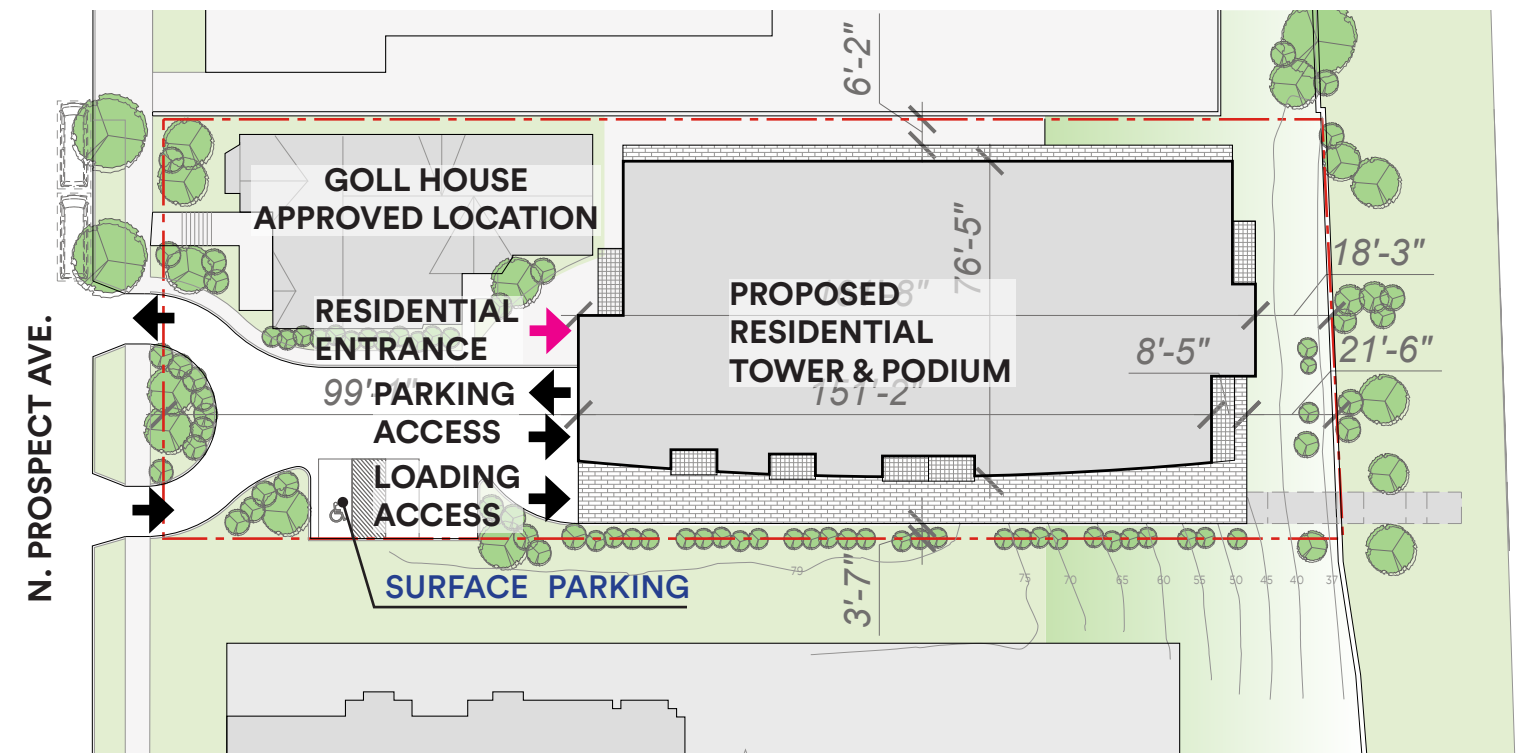
#4 Proposed design maintains

the location of traffic facilities relative to the approved PD design

Approved PD design

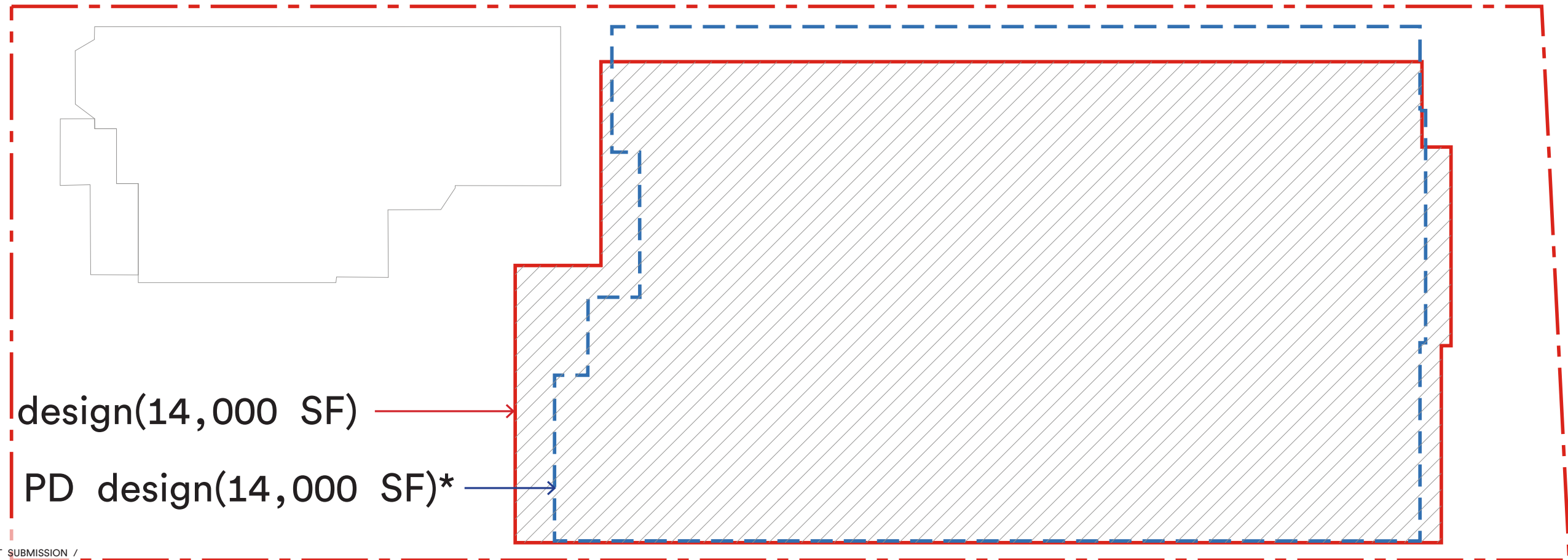


Proposed design



RE-DRAFTED BASED ON:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
ARCHITECTURAL SITE PLAN - ALTERNATE /
DPD-88 / DRAWING DATE 07-24-2017

#5 Proposed design maintains the land coverage by buildings and parking areas from the approved PD design



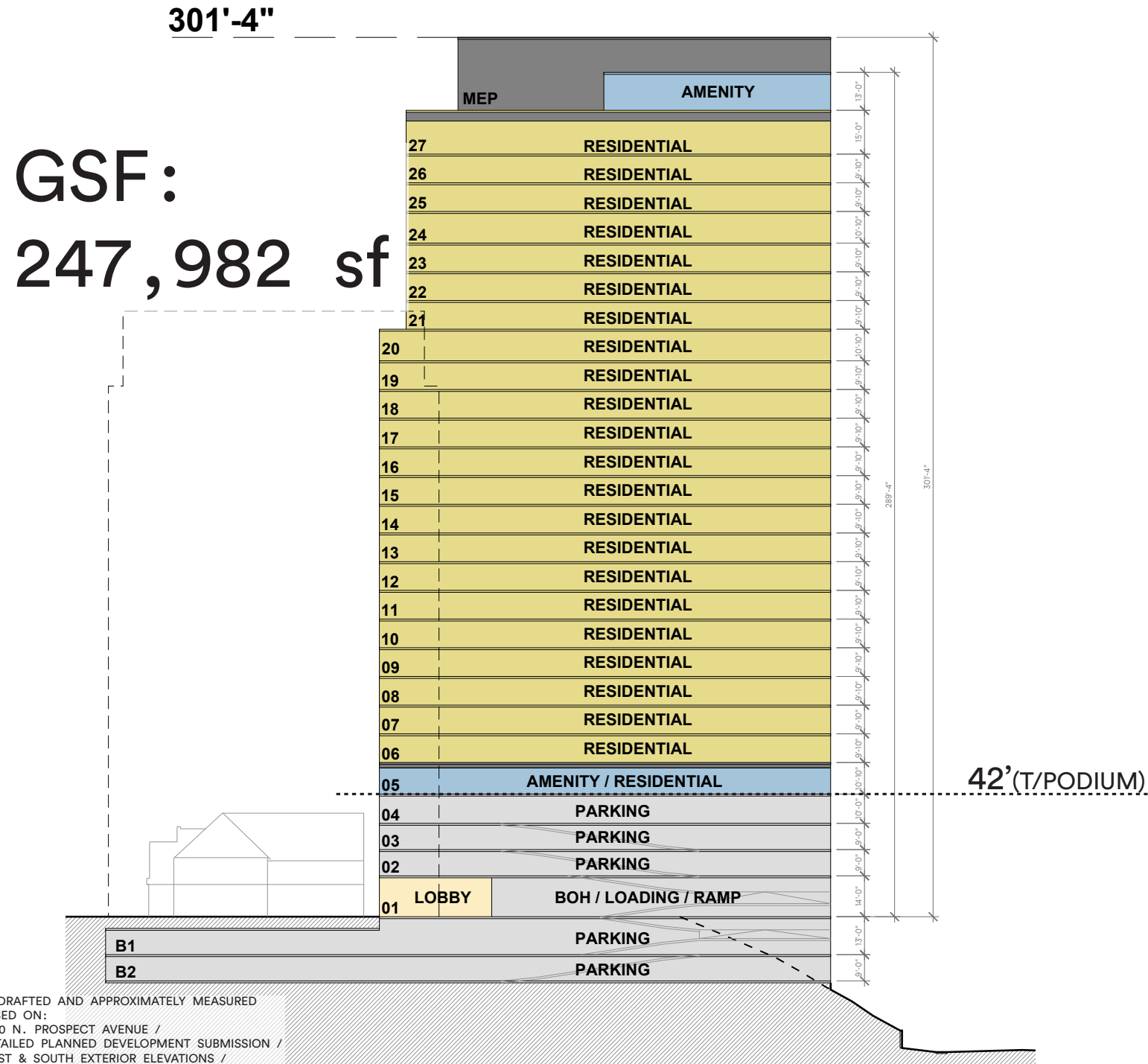
REFER TO STATISTICS FROM:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
OWNER'S STATEMENT & STATISTICAL SHEET /
EXHIBIT A / DRAWING DATE 07-24-2017

* BLUE DASH LINE RE-DRAFTED AND APPROXIMATELY MEASURED BASED ON:
1550 N. PROSPECT AVENUE /
DETAILED PLANNED DEVELOPMENT SUBMISSION /
ARCHITECTURAL SITE PLAN - ALTERNATE /
DPD-8B / DRAWING DATE 07-24-2017

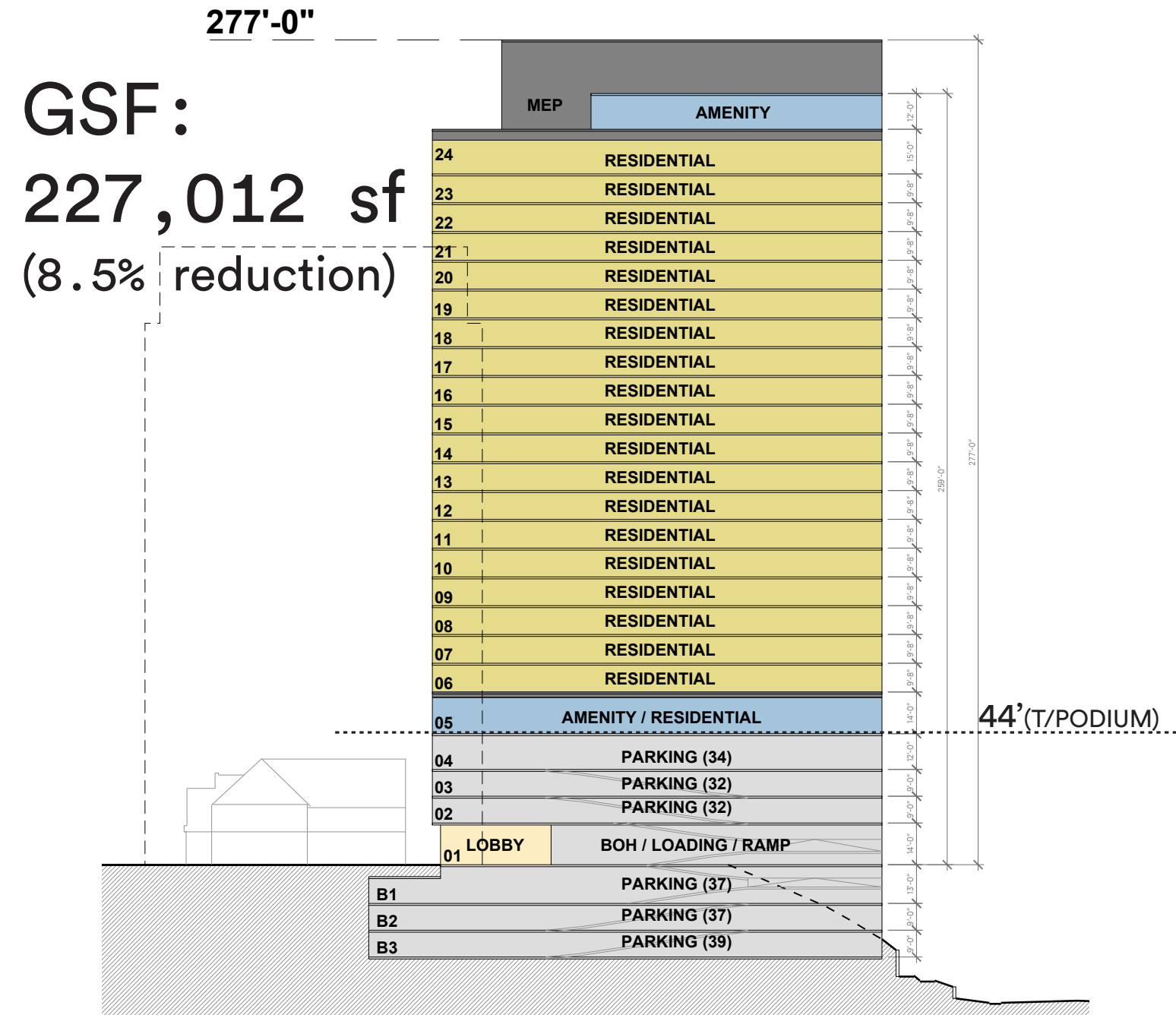
#6 Proposed design reduces

the gross floor area of the buildings from the approved PD design (by 8.5%)

Approved PD design



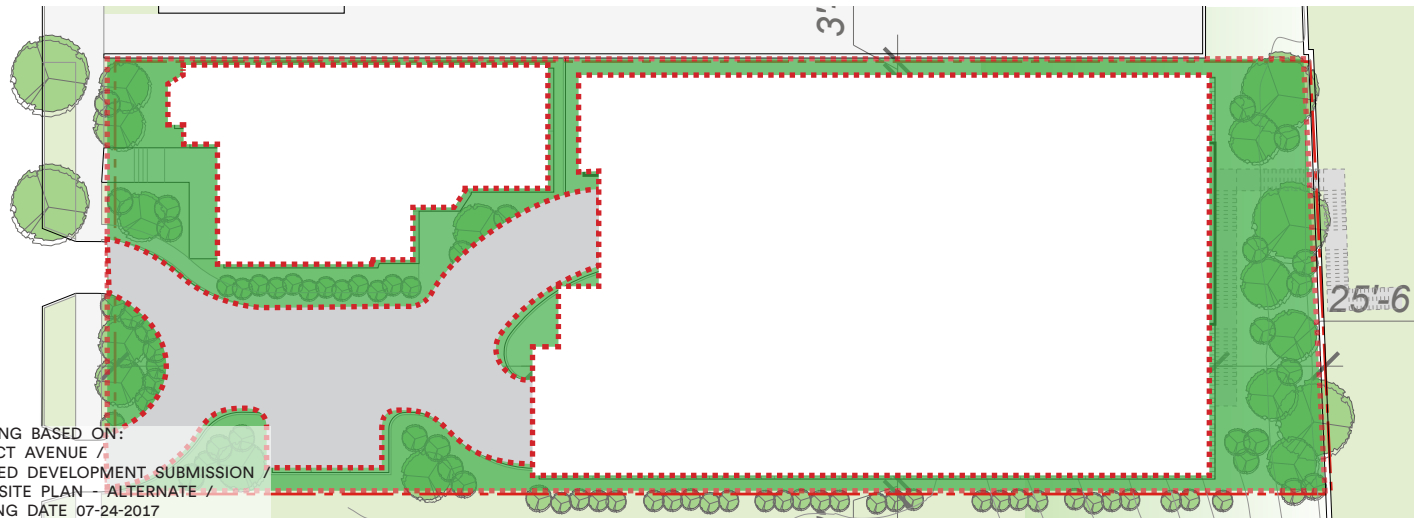
Proposed design



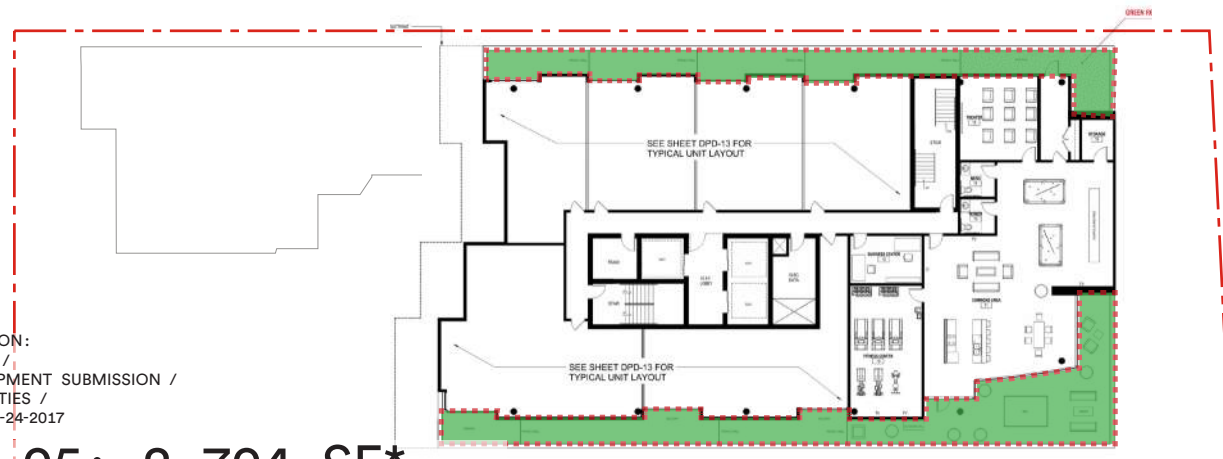
#7 Proposed design maintains

the amount of open spaces, landscaping and screening from the approved PD design

Approved PD design



GROUND: 7,197 SF*



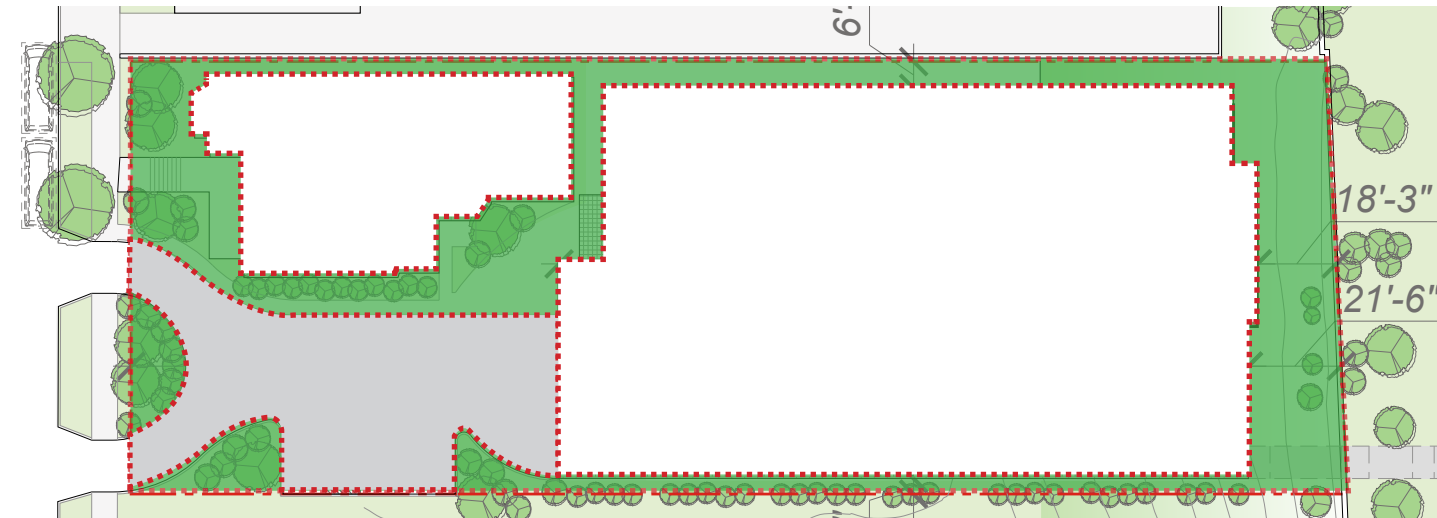
LEVEL 05: 2,704 SF*



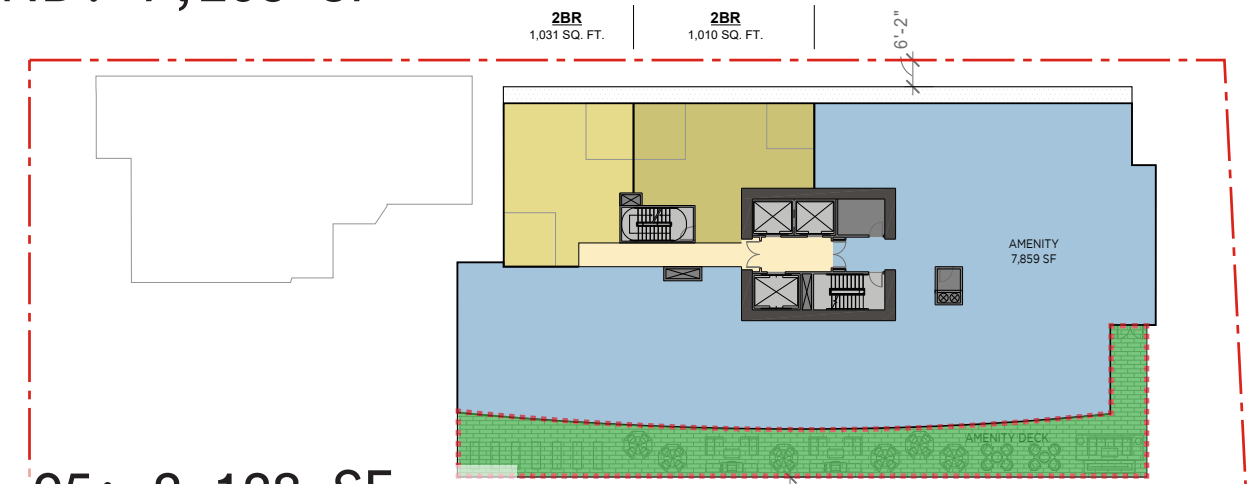
ROOF TOP: 2,132 SF*

TOTAL: 12,033 SF

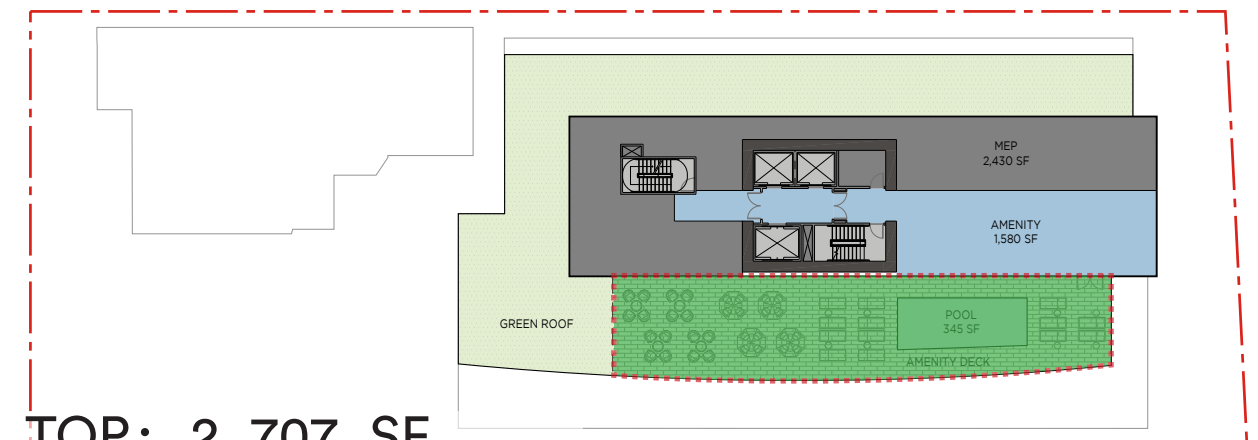
Proposed design



GROUND: 7,205 SF



LEVEL 05: 2,128 SF



ROOF TOP: 2,707 SF

TOTAL: 12,040 SF