



collaborāte / formulāte / innovāte

NARRATIVE

TO: City of Milwaukee Plan Commission
FROM: Pat Kressin, PLA, LEED AP & Steve Fisco, PE
DATE: June 12, 2023
SUBJECT: Foxtown Landing (Tap Room) Riverwalk SPROZ

Overview:

The proposed Foxtown Landing Tap Room will consist of a 3-story, 28,000 square foot dog-friendly facility in the currently vacant parcels of land directly west of the Milwaukee River and directly south of the I-794 overpass at the intersection of N Plankinton Avenue and W Clybourn Street. The building will include a café, tap room, distillery, event space, and multiple patio and terraced spaces with fire pits and various seating options.

The project extends the riverwalk south from the south edge of the Dog Park/I-794 property with a 12' minimum wide pathway connecting through the Taproom Site to and back up to Plankinton at the intersection with St. Paul. The riverwalk extension connects to the taproom patio multiple concrete stairways and an ADA accessible pathway. There is an additional pathway connection to Plankinton via a paver pathway and driveway that straddles the property line between the Taproom and the Dog Park.

The 50' overlay zone adjacent to the taproom includes the 12' paver pathway, concrete stairs with handrails, typical Milwaukee Riverwalk style guardrails, a concrete paver patio, stone retaining walls, 18" stone seat walls, access to new floating docks, and various landscape plantings within planters incorporated into the patio and seat walls. Detailed materials list and sample photos are included below.

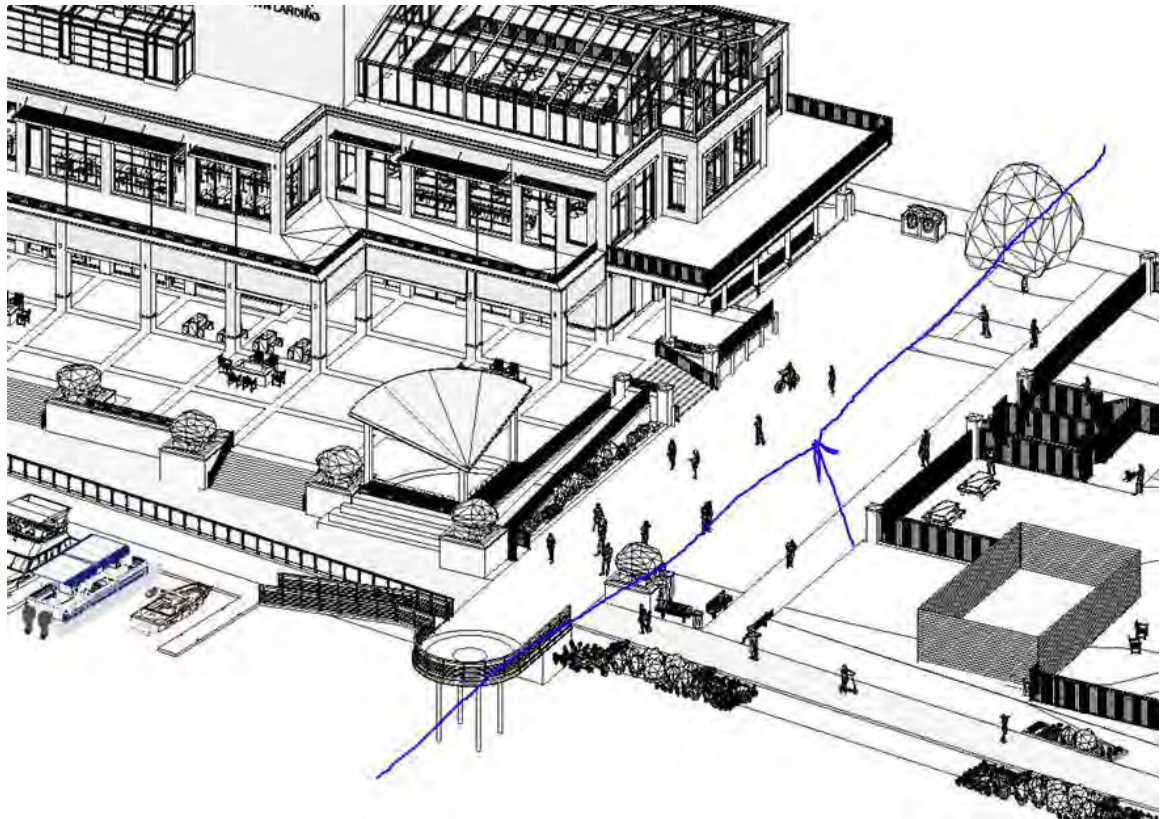
Detailed Project/Use Description:

New building:

Describe proposed new building type and impact on adjacent properties:

The proposed Foxtown Landing will consist of a 3 story, 28,000 square foot dog-friendly facility that collectively, with the proposed new Dog Park below the I-794 Freeway underpass immediately north (for context only), will create a new "Dog District" at the nexus where the Historic Third Ward meets downtown Milwaukee. More specifically, located on the currently vacant parcels of land directly west of the Milwaukee River, at the northeast corner of St. Paul Street and Plankinton Avenue, the building will include a Canine Café, Tap Room, Distillery, Palm Garden Atrium Event Space and Woof Top Greenhouse Lounge along with multiple roof top terraces, covered patio seating and large grade level terrace seating with several fire pits and stepped seating to both physically and visually engage with the Riverwalk and the Milwaukee River to the east. The building will both in its design and use complement the adjacent Prizlaff buildings which lies directly southwest of the site. The project will include the extension of the Riverwalk system from the north and will connect to the main entrance of the building at the corner St. Paul and Plankinton. The Riverwalk continuation across the 20' alley is within the Taproom submittal. The edges of the Riverwalk trail are actually continued through the use of 8"

pavers linking trail edges across the alley per the rendered image in appendix A. Here is the SPROZ limits drawn on a REVIT image.



Riverfront Facades:

Describe proposed riverfront façade, include plan for public accessibility:

The proposed material palette used includes the predominant articulated skin of reclaimed Cream City brick with a split face stone base, cut limestone cornices, lintels and sills, large punched opening windows with dark bronze aluminum storefront framing and clear insulated Low-E glazing, with the use of a shingle zinc metal panels on the north and east elevations on the third floor and mechanical central core which is flanked by the dark bronze framed sloped glass of the Palm Garden atrium and Greenhouse of the Woof Top Lounge. The limestone cornice lines above the first and second floor wrap around the roof terraces with the use of short dark bronze ornamental guardrails to allow for visibility. The second floor roof terrace overhangs the first floor to create a porch condition with T&G wood ceilings. These roof terraces step down to the river along with the ground level and lower terrace with the use of ornamental railings as guardrails, fencing and handrails as needed to define and enclose the terraces and circulation elements. There are wide stairs and a ADA accessible ramp that connect directly to the Riverwalk.

Building signs:

The Foxtown Landing building identification signage will consist of a wall mounted internally lit vertical marquee cabinet sign on the west elevation, flood lit wall stud-mounted cast aluminum channel letters at the main entrance, and a flood lit stud-mounted cast aluminum letters on the zinc shingle metal panel core, as shown on the renderings.

Building detail:

The overhead canopies over the ground floor south and west street windows consists of a dark bronzed tied-back structural steel frame with a tongue and groove exposed infill and dark bronze sheet metal cap. The entrance canopy and overhead doors will be similar but will incorporate laminated glass to allow more natural light. The second and third floor windows have a tied-back structural steel sunscreen on the south, east and west. The marquee sign will be a wall mounted prefabricated dark bronze aluminum cabinet sign.

Landscape:

The Foxtown Landing landscaping is meant to compliment the adjacent MKE Dog Park Riverwalk’s landscaping. While there is considerably less planting area on this site as compared to the MKE Dog Park Riverwalk site, a similar planting palette will be used to provide some uniformity to this overall larger section of Milwaukee’s Riverwalk (W Clybourn St to E St. Paul Ave). Raised planters with large shade trees will line the Riverwalk’s western edge and provide refuge from the sun to those using either the Riverwalk or Foxtown Landing’s patio. Shrub and perennial planting beds will accompany these trees and will assist in providing year-round color and texture to the urban site.

Materials:

1. Hand Rock Faced Limestone 12” x 24” Base (Natural) **(Building and Riverwalk Overlay)**
2. Stone: Beaver Creek Sanblasted Finish (to match Husch Blackwell building stone) **(Building)**
3. Dark Bronze Anodized Aluminum Storefront **(Building)**
4. Clear Low E Insulated Glass **(Building)**
5. Cut Limestone Cornices, Lintels, Sills and Caps (Natural) **(Building)**
6. Zinc or Kynar Finished (Zinc Color) Metal Shingles **(Building)**
7. Ornamental Metal Handrails, Guardrails, and Fencing (Dark Bronze powder coat) **(Riverwalk)**
8. Prefinished (dark bronze/ zinc) metal copings, fascia and trim **(Building and Riverwalk Overlay)**
9. Cedar Tongue and Groove canopy infill and porch ceilings (Cedar stain) **(Building and Riverwalk Overlay)**
10. Poured Concrete with Broom finish (Natural) **(Building and Riverwalk Overlay)**
11. Precast Concrete (Earthtones) Brick Pavers **(Building and Riverwalk Overlay)**
12. **8” paver banding @ 20’ alley, which connects 12’ riverwalk edges while allowing the pavers along the alley to maintain aesthetics.**










Appendix A – Proposed Material Images

Hand Rock Face

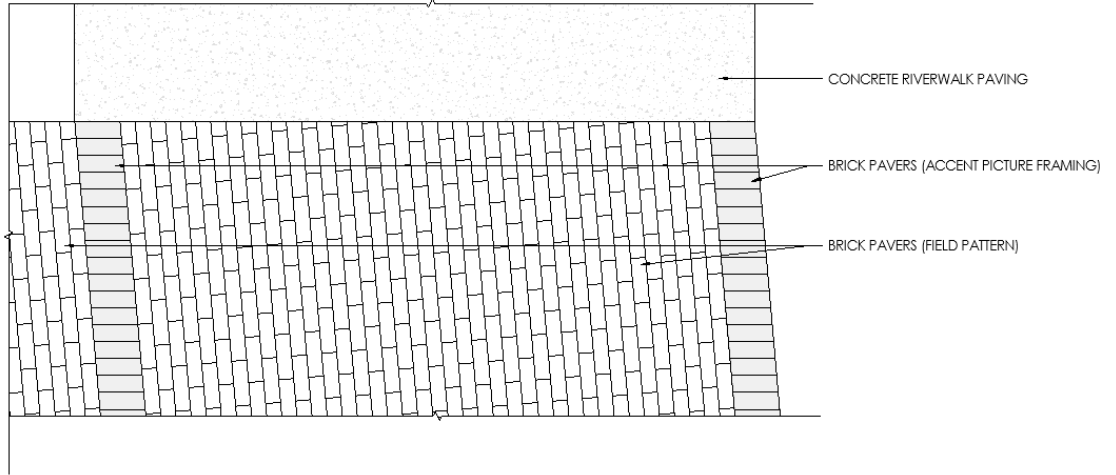


Concrete Pavers in Programmable Space and former Alley (Straddles SPROZ limits)

HOLLANDSTONE™

 CHARCOAL	 RED	 RUSTIC RED	 SIERRA	 RIVER BLEND	 AUTUMN RED
 PRAIRIE					
 4X8 6CM					

Paver Layout (from CADD)



Paver / Alley look from REVIT



Milwaukee Riverwalk Guardrail



Appendix B – Existing Site & Surrounding Area Photos

Looking South @ St. Paul Ave. and the East side of the Taproom site



Looking northwest at vacated alley, north side of the Taproom



**St. Paul right-of-way looking west (south end of project)
This is an area to see ramps down from city sidewalk**



Looking NW from St. Paul Ave. bridge



**Location where alley, Riverwalk (trail) and the two projects meet
Looking north from St. Paul Ave. bridge**



Generation 50

landscapeforms®

Product Data Sheet



The Generation 50 line of benches and litter receptacles is a modern interpretation of several of the company's classic designs. "Generation 50 pays homage to the design, culture, and craft that is at the heart of the company but also takes advantage of the manufacturing expertise and new technologies that characterize Landscape Forms now and into the future," says Generation 50 designer Robert Chipman. Angular, diamond-shaped detailing is the shared visual character across the line's pieces. Generation 50's many options and broad application fit multiple site designs and uses. Benches can be specified with or without backs; in traditional, cantilevered, top-of-wall mounted, and wall mounted styles; with curved or straight face boards; and with three arm options or without arms. A litter receptacle in two styles rounds out the line. The elements are made of cast aluminum, steel, and wood, including thermally modified ash, a domestically sourced, sustainable material.

Bench

- Generation 50 benches are available backed or backless.
- The bench has aluminum casting supports with a powdercoat finish, and a wood seating surface.
- Bench is available in four different styles – traditional, cantilever, top of wall, and wall mount
- Generation 50 bench styles include a variety of mounting options:
 - Generation 50 traditional is available freestanding, surface mount, or embedded
 - Generation 50 cantilever is available embedded or surface mounted.
 - Generation 50 top of wall is available embedded or surface mounted.
 - Generation 50 wall mounting – hardware to anchor to wall not included.
- Benches are 72" in length
- The backed and backless benches are available with either no arms, end arms, or end and center arms.
- The backless bench is offered with two arm styles - angle or loop arms.
- The backless bench is only available with angle arms.
- Available in ippe, jarrah, and domestically sourced thermally modified ash (DSTMA) for exterior use.
- Available in jarrah, domestically sourced thermally modified ash (DSTMA), oak, and maple with LF-80 for interior use.
- The face boards of the bench can either be curved or straight-cut.
- Most styles of Generation 50 benches ship fully assembled.

	Style	Depth	Width / Length	Height	Weight
	Traditional Backless	23.5"	72"	17.25"	88 lbs
	Traditional Backless with (2) Arms	23.5"	72"	21.5"	95 lbs
	Traditional Backless with (3) Arms	23.5"	72"	21.5"	98 lbs
	Traditional Backed	26"	72"	33"	130 lbs
	Traditional Backed with (2) Arms	26"	72"	33"	139 lbs
	Traditional Backed with (3) Arms	26"	72"	33"	144 lbs

Note: Weights and dimensions based on jarrah wood (straight-cut faceboards) and angle arms

preferred, chosen bench

	Faceboard Style
	Straight Cut
	Curved

Generation 50

landscapeforms®

Product Data Sheet



	Style	Depth	Width/Length	Height	Weight
	Cantilever Backless	23.5"	72"	17"	82 lbs
	Cantilever Backless with (2) arms	23.5"	72"	21.25"	89 lbs
	Cantilever Backless with (3) arms	23.5"	72"	21.25"	92 lbs
	Cantilever Backed	26"	72"	32.75"	127 lbs
	Cantilever Backed with (2) arms	26"	72"	32.75"	136 lbs
	Cantilever Backed with (3) arms	26"	72"	32.75"	140 lbs
	Wall Mount Backed	28.5"	72"	27"	133 lbs
	Wall Mount Backed with (2) arms	28.5"	72"	27"	141 lbs
	Wall Mount Backed with (3) arms	28.5"	72"	27"	146 lbs



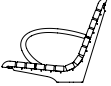
	Style	Depth	Width/Length	Height	Weight
	Top of Wall Backless	23.5"	72"	6"	78 lbs
	Top of Wall Backless with (2) arms	23.5"	72"	10.25"	85 lbs
	Top of Wall Backless with (3) arms	23.5"	72"	10.25"	89 lbs
	Top of Wall Backed	26"	72"	21.5"	123 lbs
	Top of Wall Backed with (2) arms	26"	72"	21.5"	131 lbs
	Top of Wall Backed with (3) arms	26"	72"	21.5"	136 lbs
	Wall Mount Backless	28.5"	72"	11.5"	90 lbs
	Wall Mount Backless with (2) arms	28.5"	72"	15"	97 lbs
	Wall Mount Backless with (3) arms	28.5"	72"	15"	101 lbs

Note: Weights and dimensions based on jarrah wood (straight-cut faceboards) and angle arms

Generation 50

Product Data Sheet



	Arm Styles
	Backless, Angle Arm
	Backed, Angle Arm
	Backed, Loop Arm

Generation 50

landscapeforms®

Product Data Sheet



Litter Receptacle

- Generation 50 litter is available with a top-open or side-open lid.
- Capacity: 30 Gallon
- Litters are comprised of wood panel sides, powdercoated carbon steel panels and an inner carbon steel frame, with a black polyethylene base.
- The black polyethylene base is prefilled with concrete and then plugged. This allows the unit to be freestanding. There is also a slot in the base to allow for the unit to be surface mounted.
- The litters are available freestanding or surface mount.
- Litter lids and side panels are finished with Pangard II polyester powdercoat.
- 30 GL liner is black roto-molded polyethylene.
- Generation 50 litter ships fully assembled.

Finishes

- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- All metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.

To Specify



Bench:

- Specify Generation 50 bench, backed or backless, select mounting style (if applicable), powdercoat color and wood type. Choose faceboard (curved or straight) and select optional arms.

Litter:

- Specify Generation 50 litter, powdercoat color and wood type. Select side-open and top-open, and mounting style.

Designed by Robert Chipman

	Style	Diameter	Height	Weight
	Top Open	23.25"	39.5"	111 lbs
	Side Open	23.25"	41"	110 lbs

Note: Weights based on jarrah wood

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LAKESIDE

Product Data Sheet

selected, preferred waste bin



Litter Receptacles

- Lakeside litter receptacles are available in side, or top- opening designs.
- Side-opening litter receptacle has a 30 gallon capacity, top-opening has a 35 gallon capacity.
- Steel panels are available in grass, leaf, custom or plain designs which are plasma-cut steel.
- Litters come standard with a removable black polyethylene liner.
- Receptacles are standard with freestanding/surface mount base.

	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	grass side-opening	21"	36"	101 lb
	leaf top-opening	21"	36"	106 lb
	plain top-opening	21"	36"	106 lb

Planters

- Planters are circular and are available at a standard 23" high with a 36" diameter
- Planters come standard with a black liner and a removable steel body
- Fabricated, welded and ground steel body is mounted with removable screws to the polyethylene liner
- Liners are available standard in black with three optional colors: Black, Daisy, Sky, and Grass Steel panels are available in plain or plasma-cut grass and ginko leaf patterns
- Custom designs available upon request
- Planters are freestanding
- All materials 100% recyclable

	STYLE	DIAMETER	HEIGHT	PRODUCT WEIGHT
	grass	36"	23"	121 lb
	leaf	36"	23"	119 lb
	plain	36"	23"	128 lb

LAKESIDE

Product Data Sheet



Finishes

- Exterior woods are unfinished and will weather to a soft pewter gray, requiring no future maintenance.
- Metal is finished with Landscape Forms' proprietary Pangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Call for standard color chart.
- A wide array of optional colors may be specified for an upcharge.
- Visit landscapeforms.com; click Design Tools, Materials/Colors link for standard offerings, including FSC wood options

To Specify

Metal bench

- Specify model, backless or backed, and select panel design: grass or leaf. Picket fence specify model, backless or backed and select Polysite color or wood type.
- Custom metal design Contact your Landscape Forms sales representative for details.
- Specify powdercoat color.

Litter

- Select top or side-opening litter, and metal panel design.
- Specify powdercoat color.

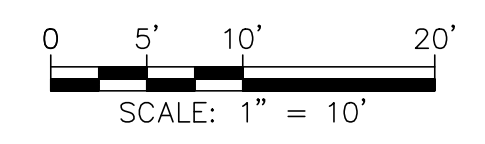
Planter

- Select metal panel design
- Select powdercoat metal color.
- Select liner color

Designed by Margaret McCurry, FAIA, ASID, IIDA

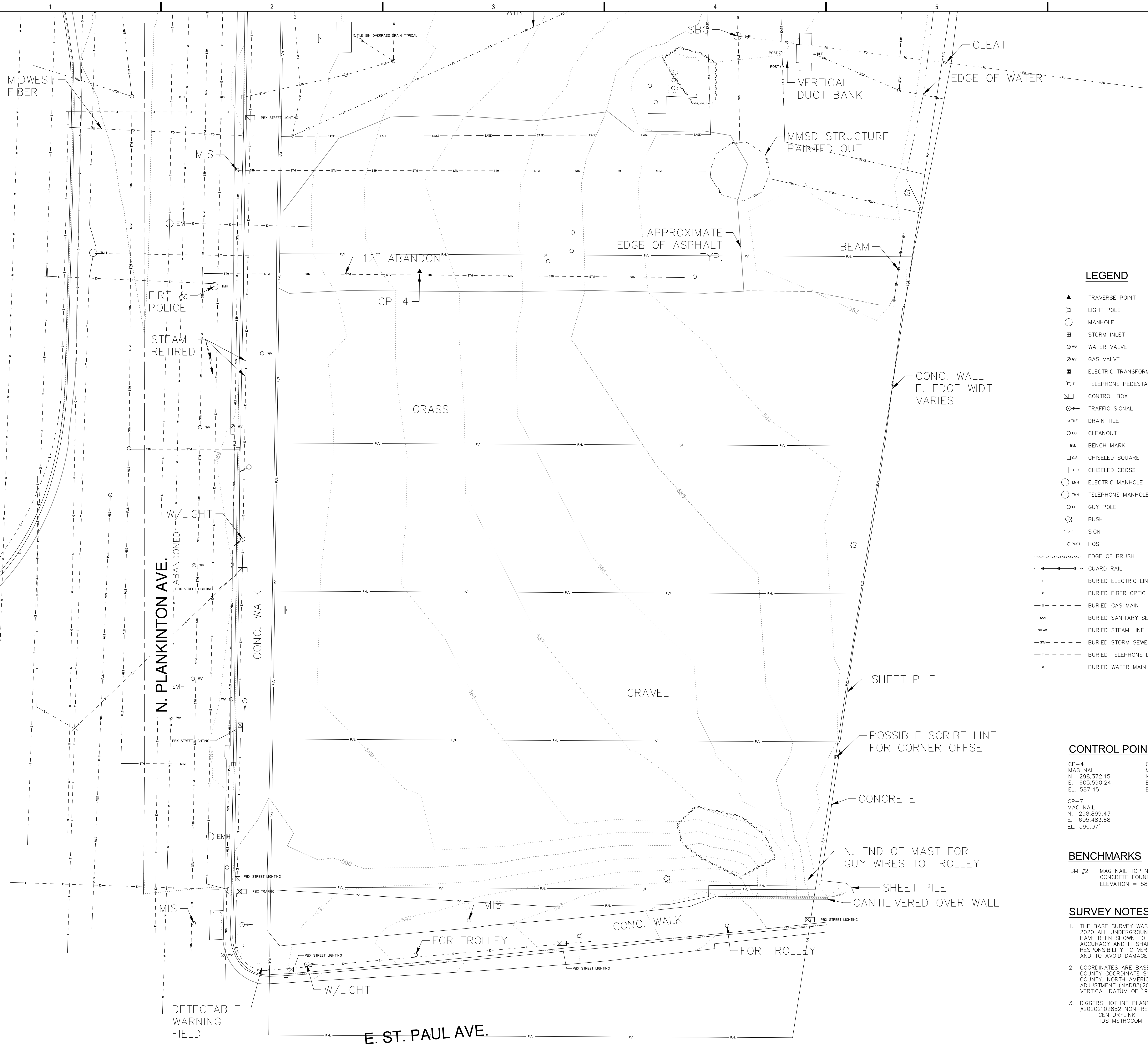
Lakeside design is protected by U.S. Patent Nos. D529,736; D530,548; D532,210; D536,549; D543,330; D543,329

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MILWAUKEE RIVER

NOT FOR CONSTRUCTION



LEGEND

- ▲ TRAVERSE POINT
- ⊠ LIGHT POLE
- MANHOLE
- ⊞ STORM INLET
- ⊙ WV WATER VALVE
- ⊙ GV GAS VALVE
- ⊞ ELECTRIC TRANSFORMER
- ⊠ TELEPHONE PEDESTAL
- ⊞ CONTROL BOX
- ⊙ TRAFFIC SIGNAL
- ⊙ DRAIN TILE
- ⊙ CLEANOUT
- ⊞ BENCH MARK
- ⊞ CHISELED SQUARE
- ⊞ CHISELED CROSS
- ⊙ EMH ELECTRIC MANHOLE
- ⊙ TMH TELEPHONE MANHOLE
- ⊙ GP GUY POLE
- ⊙ BUSH
- ⊙ SIGN
- ⊙ POST
- EDGE OF BRUSH
- GUARD RAIL
- BURIED ELECTRIC LINE
- BURIED FIBER OPTIC
- BURIED GAS MAIN
- BURIED SANITARY SEWER
- BURIED STEAM LINE
- BURIED STORM SEWER
- BURIED TELEPHONE LINE
- BURIED WATER MAIN

CONTROL POINTS

CP-4 MAG NAIL N. 298,372.15 E. 605,590.24 EL. 587.45'	CP-5 MAG NAIL N. 298,619.73 E. 605,717.74 EL. 592.44'
CP-7 MAG NAIL N. 298,599.43 E. 605,483.68 EL. 590.07'	

BENCHMARKS

BM #2 MAG NAIL TOP NORTHWEST CORNER OF CONCRETE FOUNDATION TUNNEL EQUIPMENT. ELEVATION = 586.15' (SHOWN)

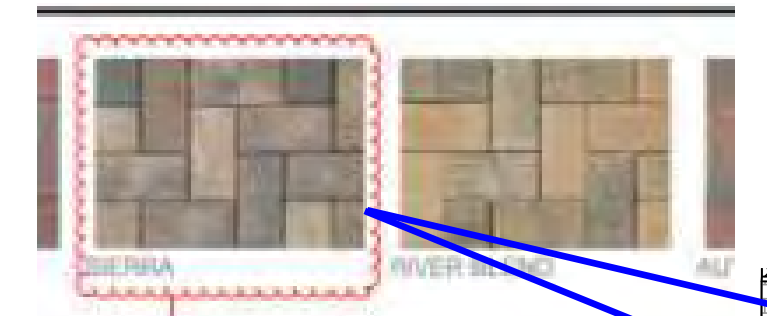
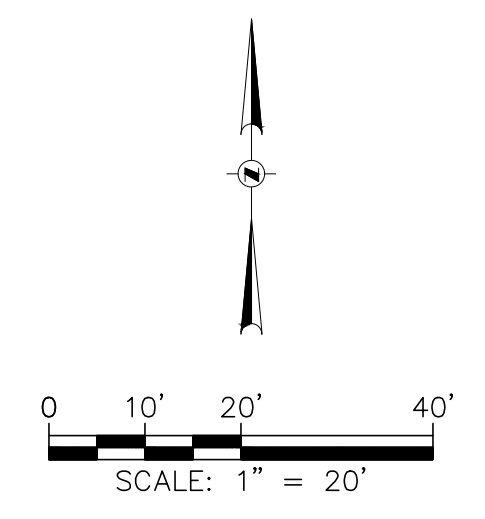
SURVEY NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2020 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. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), MILWAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), NORTH AMERICAN VERTICAL DATUM OF 1988, 2012 ADJUSTMENT
3. DIGGERS HOTLINE PLANNING PRINT TICKET #20202102852, NON-RESPONDERS: CENTURYLINK TDS METROCOM

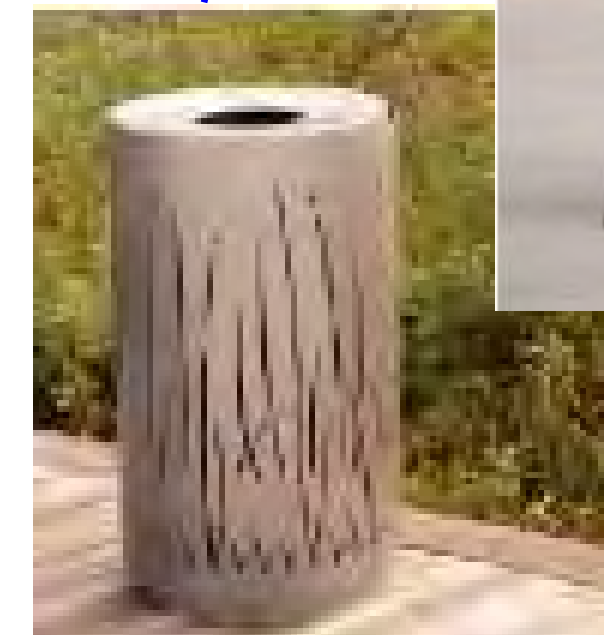
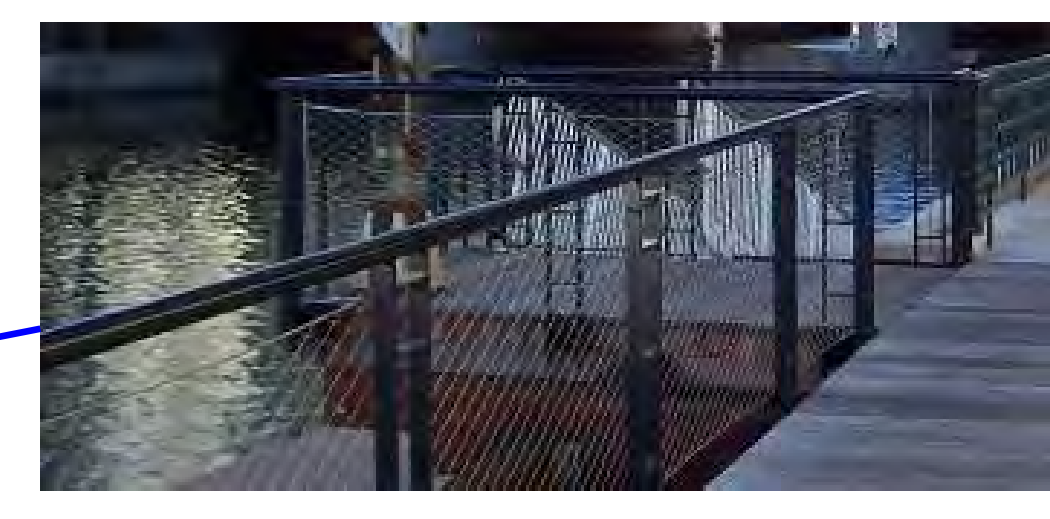
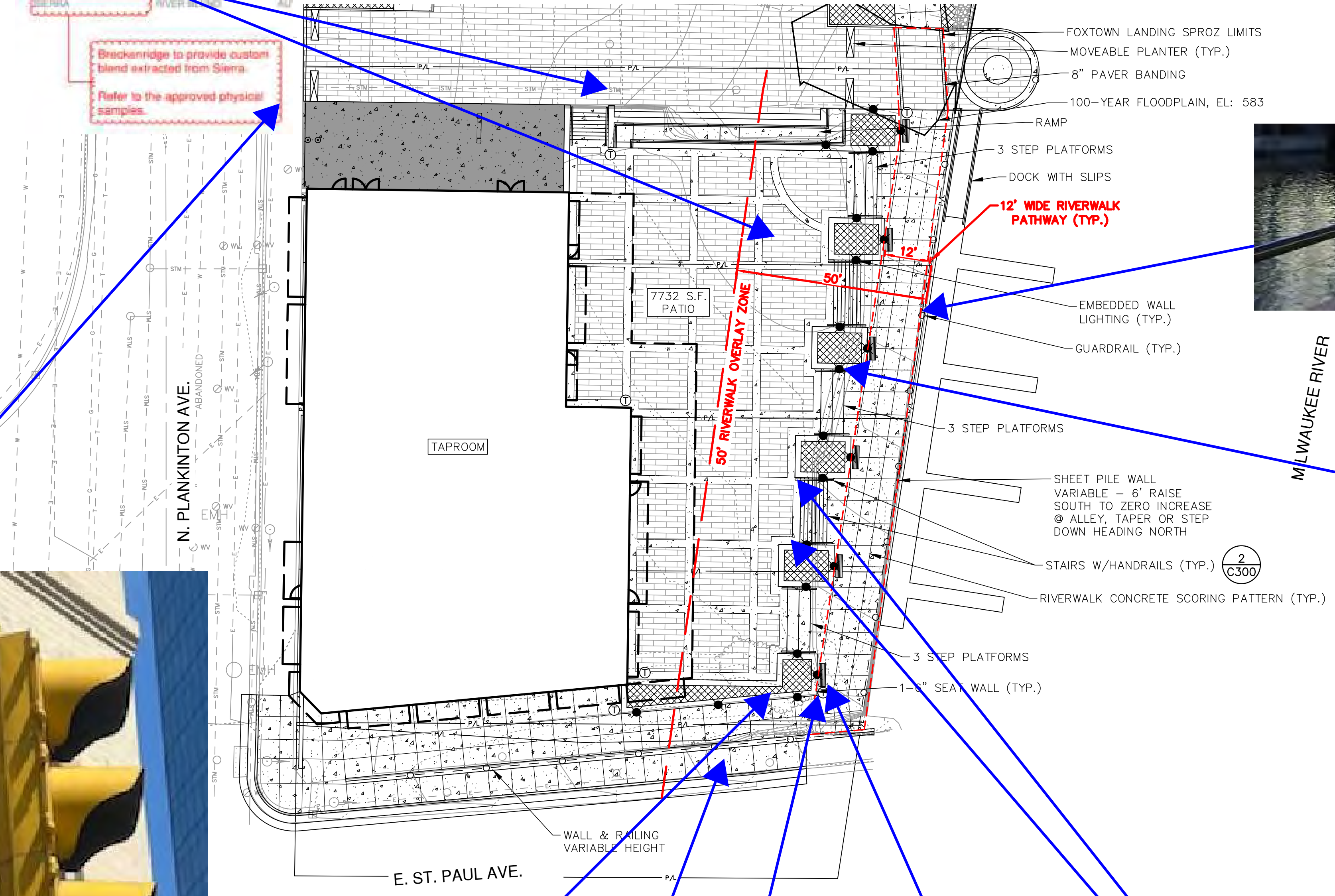
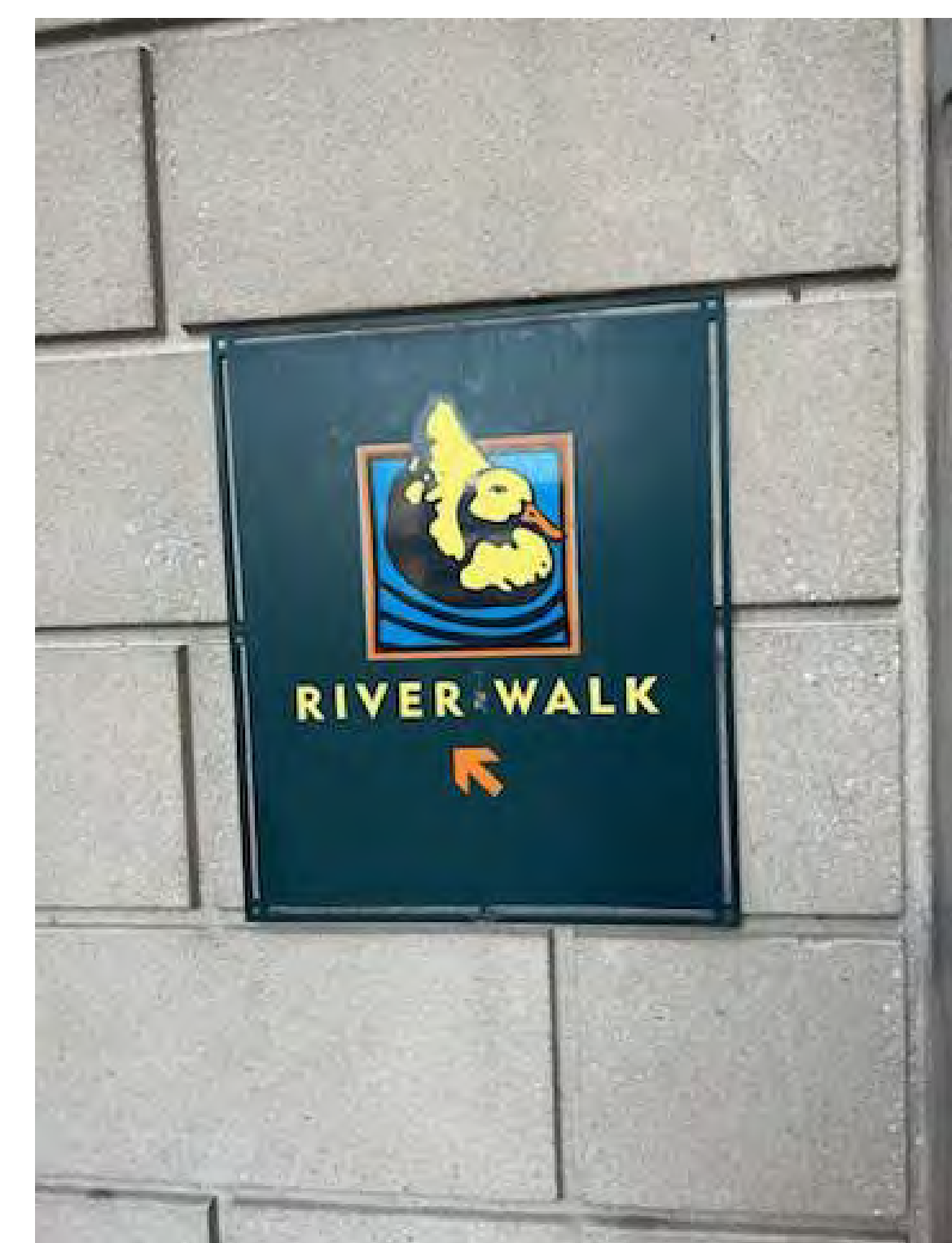
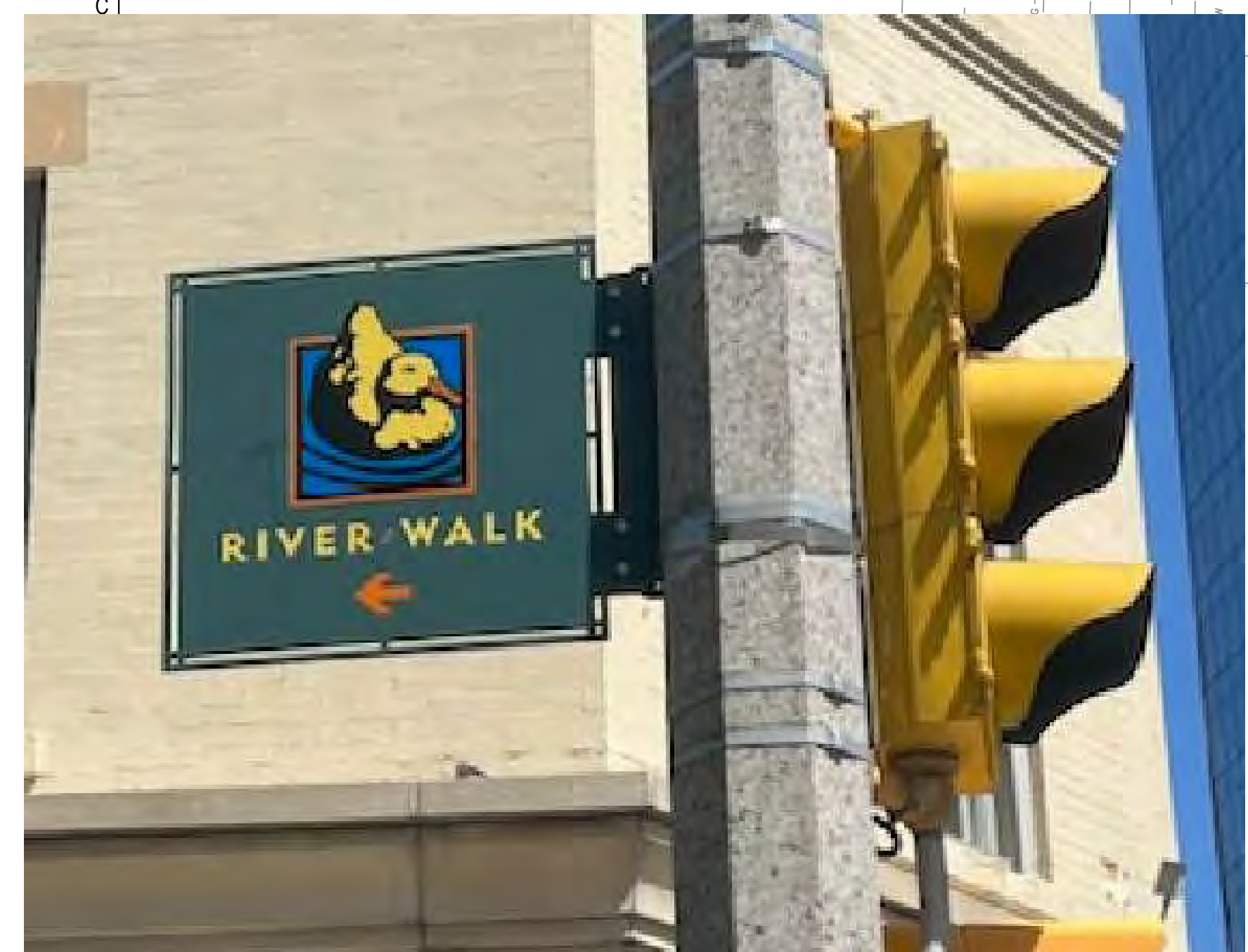
PROJECT TITLE:
Foxtown Landing

SHEET TITLE:
EXISTING CONDITIONS PLAN

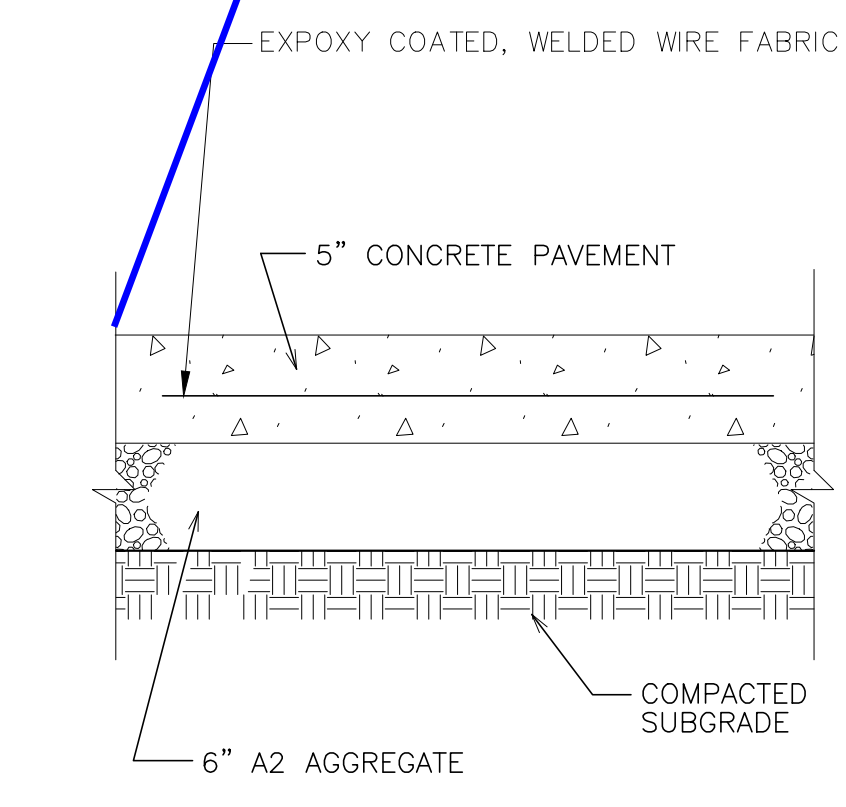
SHEET NUMBER:



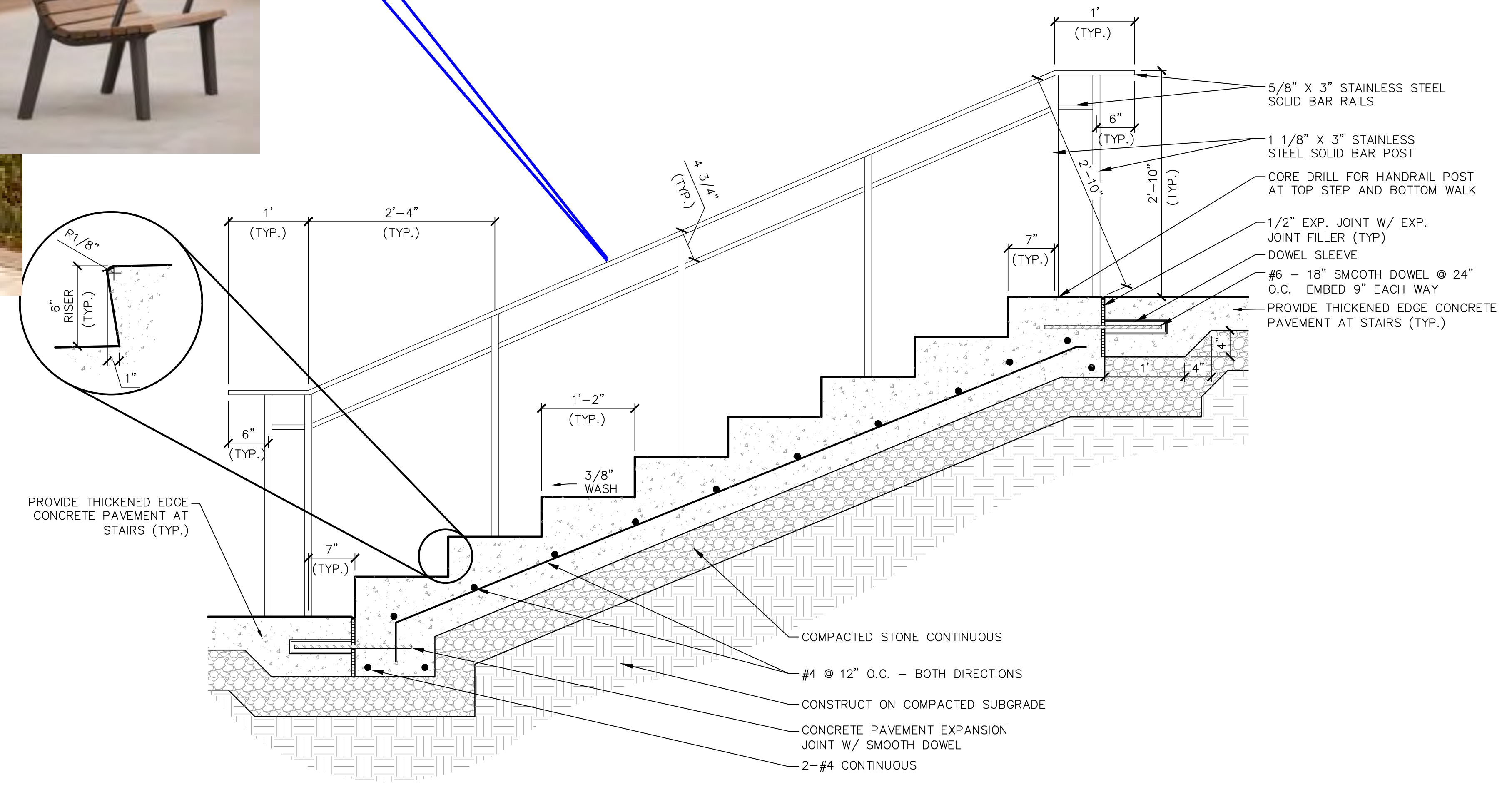
Brick-edge to provide custom blend extracted from Sierra
Refer to the approved physical samples.



- LEGEND**
- GUARDRAIL
 - Ⓣ TRASH RECEPTACLE
 - EMBEDDED WALL LIGHTING
 - ▬ 6" BENCH
 - ▭ 24" UPRIGHT MOVEABLE PLANTER
 - ▭ CONCRETE SIDEWALK W/SCORING PATTERN (1 C300)
 - ▭ CONCRETE PAVEMENT
 - ▭ SPECIALTY PAVING
 - ▭ RIPRAP STONE
 - ▭ SYNTHETIC TURF



1 CONCRETE SIDEWALK N.T.S.



2 CONCRETE STAIRS AND DECORATIVE HANDRAIL AT PATIO - TYPICAL SECTION

NOT FOR CONSTRUCTION

PROJECT TITLE:
Foxtown Landing

SHEET TITLE:
SITE LAYOUT PLAN

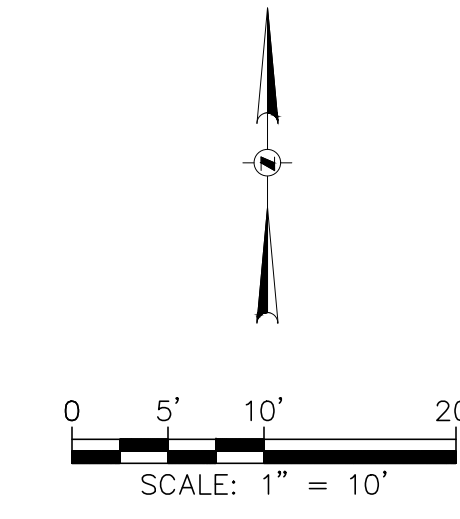
SHEET NUMBER:

C300

1" = 1'-0"

LEGEND

- - - 100 - - - EXISTING CONTOUR
- - - 100 - - - PROPOSED CONTOUR
- - - - - CONSTRUCTION LIMIT



N. PLANKINTON AVE.
ABANDONED

E. ST. PAUL AVE.

7732 S.F. PATIO
SLOPED
TO THE EAST

TAPROOM
FFE:
590.25

WALL & RAILING

MMSD MANHOLE
TO BE LOWERED
APPROX. 3.4" LOWERING
EX RIM: 592.37
PRO RIM: 589.00

FOXTOWN LANDING SPROZ LIMITS

12' WIDE RIVERWALK
PATHWAY (TYP.)

STEPS, TYP.

SHEET PILE WALL
(PROPOSED 2' RAISE, EAST
OF PATIO)

WATER SURFACE
EL: 582.54

PROPOSED TOP OF WALL,
585.66 (2' RAISE)

EXISTING SURFACE @
WALL

MILWAUKEE RIVER

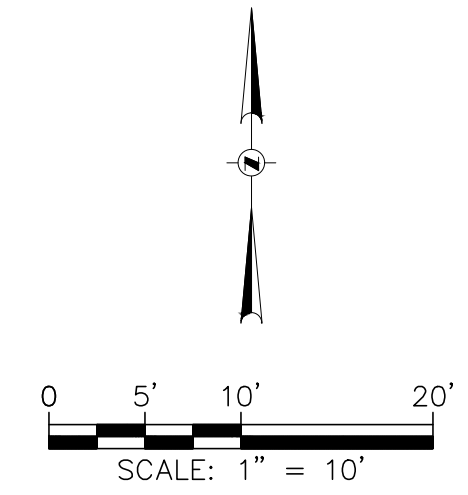
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PROJECT TITLE:
Foxtown Landing

SHEET TITLE:
SITE GRADING PLAN

SHEET NUMBER:

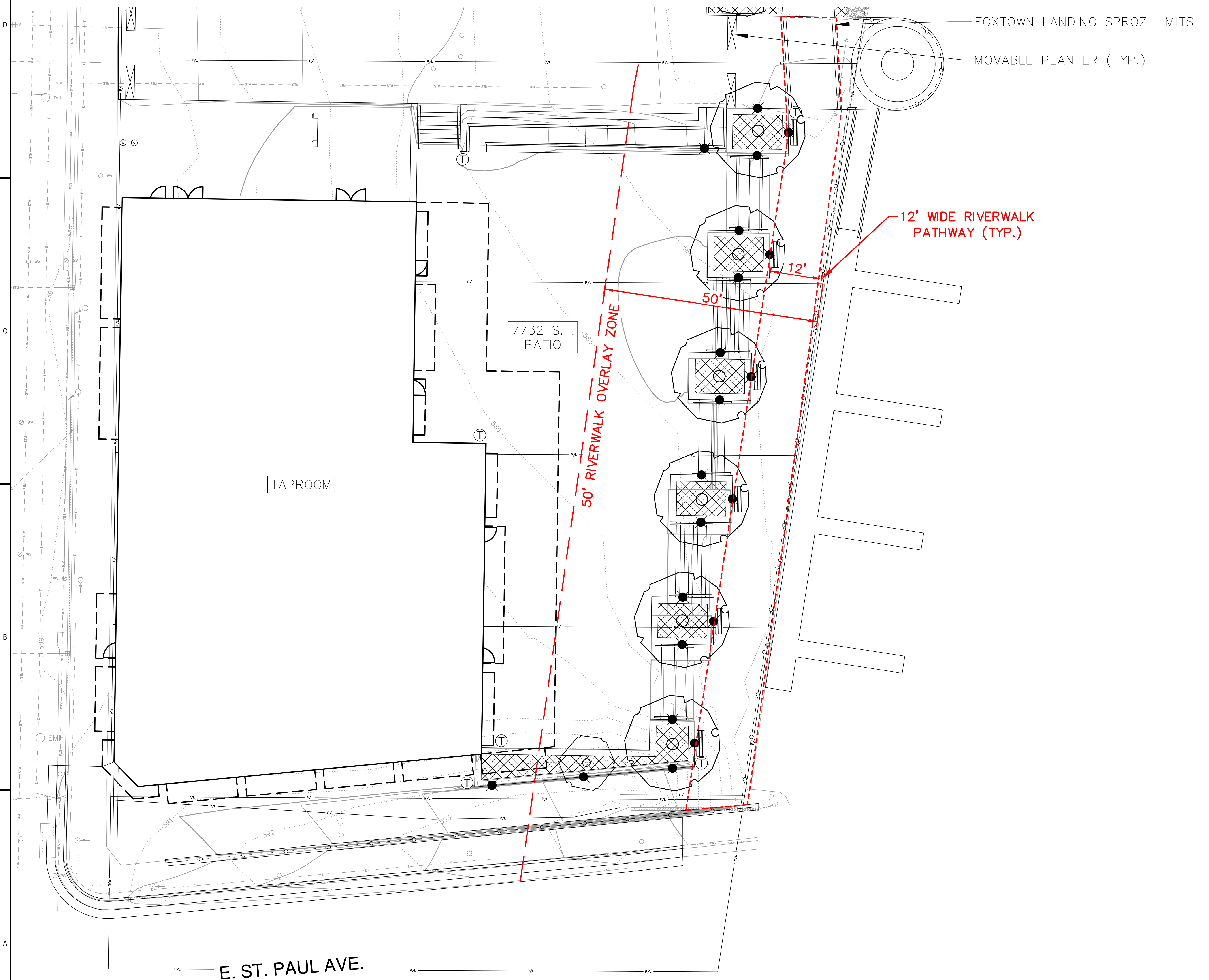
C400



LEGEND

- SHADE TREE, 2.5" CALIPER
- ORNAMENTAL TREE, 2" CALIPER
- PLANTING BEDS
SHRUBS, 3 GAL
PERENNIALS, 1 GAL
ORNAMENTAL GRASSES, 1 GAL

BOTANICAL NAME	COMMON NAME	MATURE SIZE
SHADE TREES		
<i>Betula nigra</i> 'Dura Heat'	Dura Heat River Birch	40h x 30w
<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation London Planetree	60h x 45w
<i>Populus tremuloides</i>	Quaking Aspen	40'-50h x 20'-30w
<i>Quercus bicolor</i>	Swamp White Oak	50h x 50w
ORNAMENTAL TREES		
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	20h x 15w
<i>Cercis canadensis</i> 'Minnesota Strain'	Minnesota Strain Eastern Redbud	20h x 20w
<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	20h x 25w
SHRUBS		
<i>Cornus sericea</i> 'Bergeson Compact'	Bergeson's Compact Red-osier Dogwood	4'-6h x 4'-6"w
<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Dogwood	3'-4h x 3'-4"w
<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	4h x 4w
<i>Hammamelis vernalis</i>	Vernal Witchhazel	6'-10h x 10'-15w
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	5h x 5w
<i>Rhus aromatica</i>	Fragrant Sumac	3h x 6'-8w
<i>Juniperus chinensis</i> 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	2'-3h x 5' w
<i>Juniperus chinensis</i> 'Traulman'	Traulman Juniper	15'-20' h x 4' w
PERENNIALS		
<i>Allium</i> 'Summer Beauty'	Summer Beauty Onion	16"-20h x 12
<i>Aster novae-angliae</i> 'Purple Dome'	Purple Dome New England Aster	18" x 18" w
<i>Echinacea purpurea</i>	Purple Coneflower	30" x 24" w
<i>Eupatorium dubium</i> 'Little Joe'	Little Joe' Joe Pye Weed	3'-4" h x 2'-3" w
<i>Eupatorium maculatum</i> 'Gateway'	Gateway Joe Pye Weed	5h x 5w
<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	18" h x 18" w
<i>Hemerocallis</i> 'Strawberry Candy'	Strawberry Candy Daylily	26" x 24" w
<i>Hosta</i> 'Gold Standard'	Gold Standard Hosta	30" h x 24" w
<i>Hosta</i> 'Guacamole'	Guacamole Hosta	18" h x 30" w
<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	24" h x 24-36" w
<i>Rudbeckia fulgida</i> 'Goldsturm'	Goldsturm Black-Eyed Susan	2'-3h x 24" w
ORNAMENTAL GRASSES		
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	5h x 30" w
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	24" h x 24" w
<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	6h x 30" w
<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	2'-4h x 18"-24" w
<i>Sesleria autumnalis</i>	Autumn Moor Grass	18" h x 18"-24" w



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PROJECT TITLE:
Foxtown Landing

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

L100

PROJECT:
FOXTOWN LANDING
 412 N. PLANKINTON AVE
 MILWAUKEE, WI 53202



215 N. WATER STREET, SUITE 250
 MILWAUKEE, WI 53202
 T 414.277.9700 | F 414.277.9705
 spsarchitects.com

PROJECT

PROPOSED BUILDING FOR:

**FOXTOWN
 LANDING MKE**

ST. PAUL & PLANKINTON
 MILWAUKEE, WI



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OWNER



REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	220520
ISSUED FOR	BIDDING
DATE	05/26/23

SHEET

TITLE PAGE

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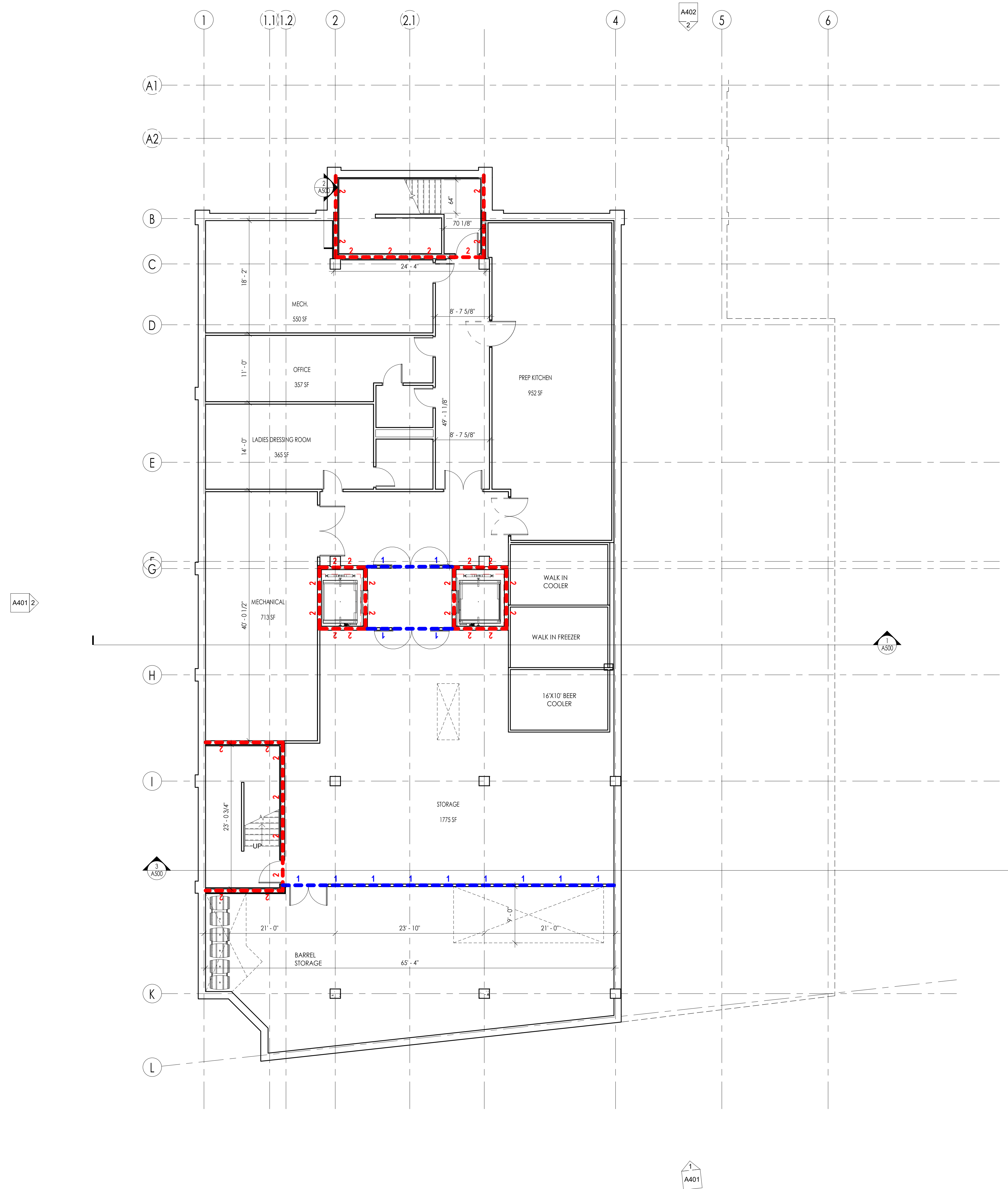
ARCHITECT:
STEPHEN PERRY SMITH ARCHITECTS, INC.
 MILWAUKEE, WISCONSIN

PROJECT

PROPOSED BUILDING FOR:

FOXTOWN LANDING MKE

ST. PAUL & PLANKINTON
MILWAUKEE, WI



1 LOWER LEVEL
SCALE 1/8" = 1'-0"

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PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
PROJECT NUMBER	220520
ISSUED FOR	BIDDING
DATE	06/12/23

SHEET

CONSTRUCTION PLAN - LOWER LEVEL

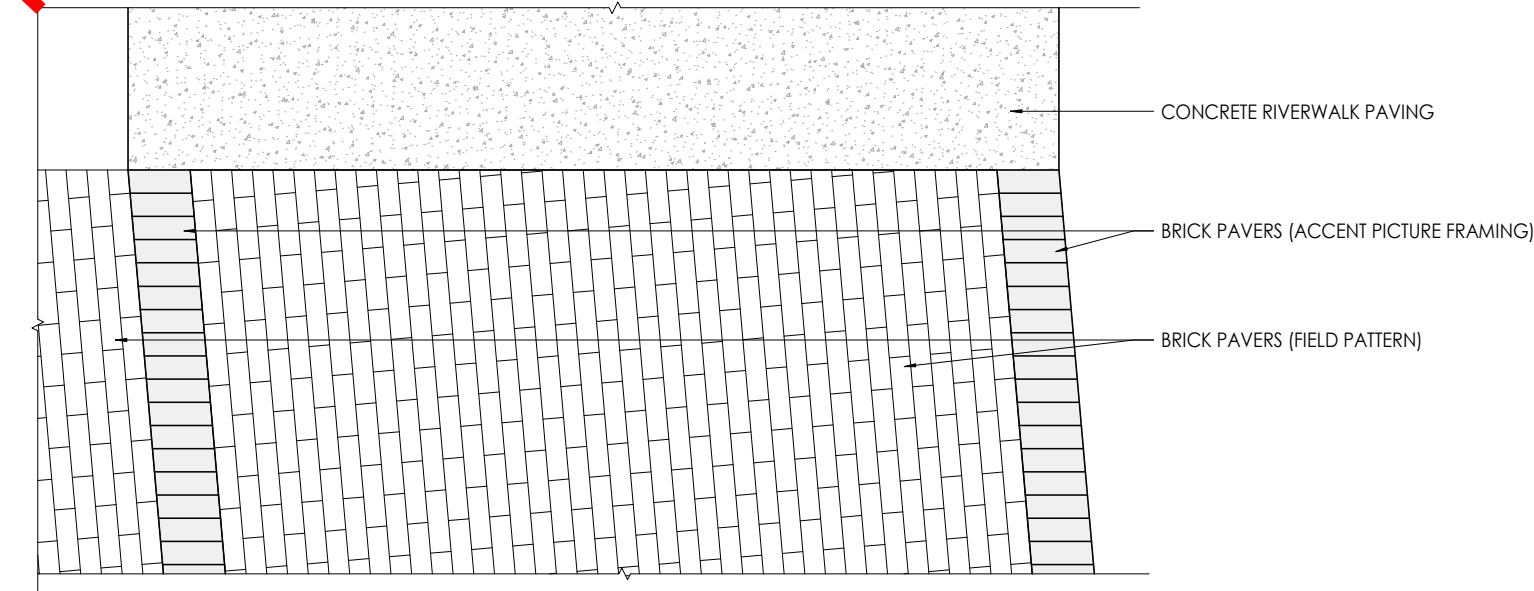
A100

PROJECT

PROPOSED BUILDING FOR:

FOXTOWN LANDING MKE

ST. PAUL & PLANKINTON
MILWAUKEE, WI



BRICK PAVER DETAIL AT RIVERWALK

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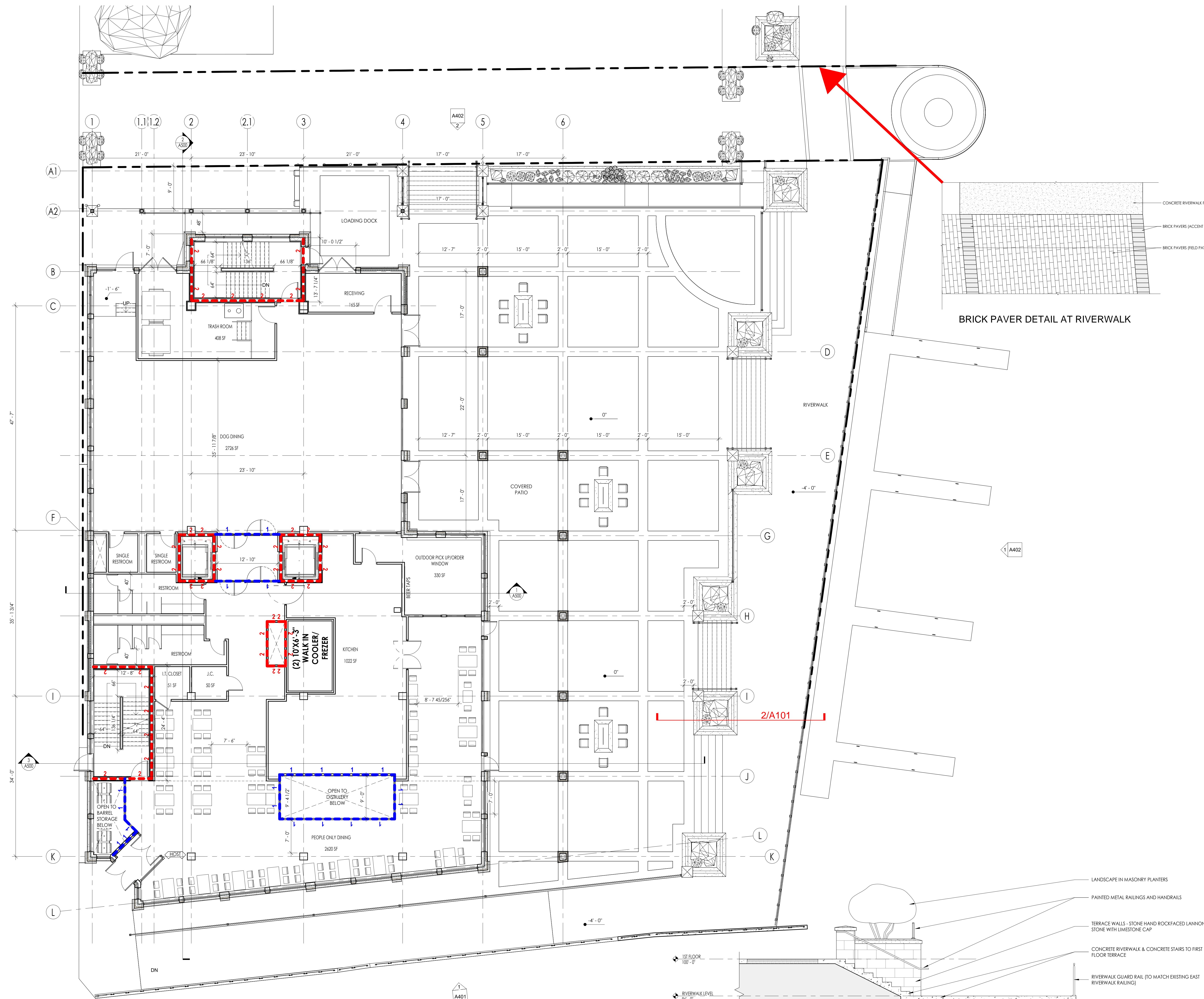
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PROJECT MANAGER	EJN
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SHEET

CONSTRUCTION PLAN - 1ST FLOOR

A101



1 1ST FLOOR
SCALE 1/8" = 1'-0"

2 SECTION AT CONCRETE STAIRS

- LANDSCAPE IN MASONRY PLANTERS
- PAINTED METAL RAILINGS AND HANDRAILS
- TERRACE WALLS - STONE HAND ROCKFACED LANNON STONE WITH LIMESTONE CAP
- CONCRETE RIVERWALK & CONCRETE STAIRS TO FIRST FLOOR TERRACE
- RIVERWALK GUARD RAIL (TO MATCH EXISTING EAST RIVERWALK RAILING)
- NEW SEAWALL TO BE INSTALLED AT FOXTOWN LANDING

L:\02 Projects\2022\220520 Fromm St Paul & Plankinton\09 Models\220520 Fromm St Paul & Plankinton rev04 Building_R22.rvt

PROJECT

PROPOSED BUILDING FOR:

FOXTOWN LANDING MKE

ST. PAUL & PLANKINTON
MILWAUKEE, WI

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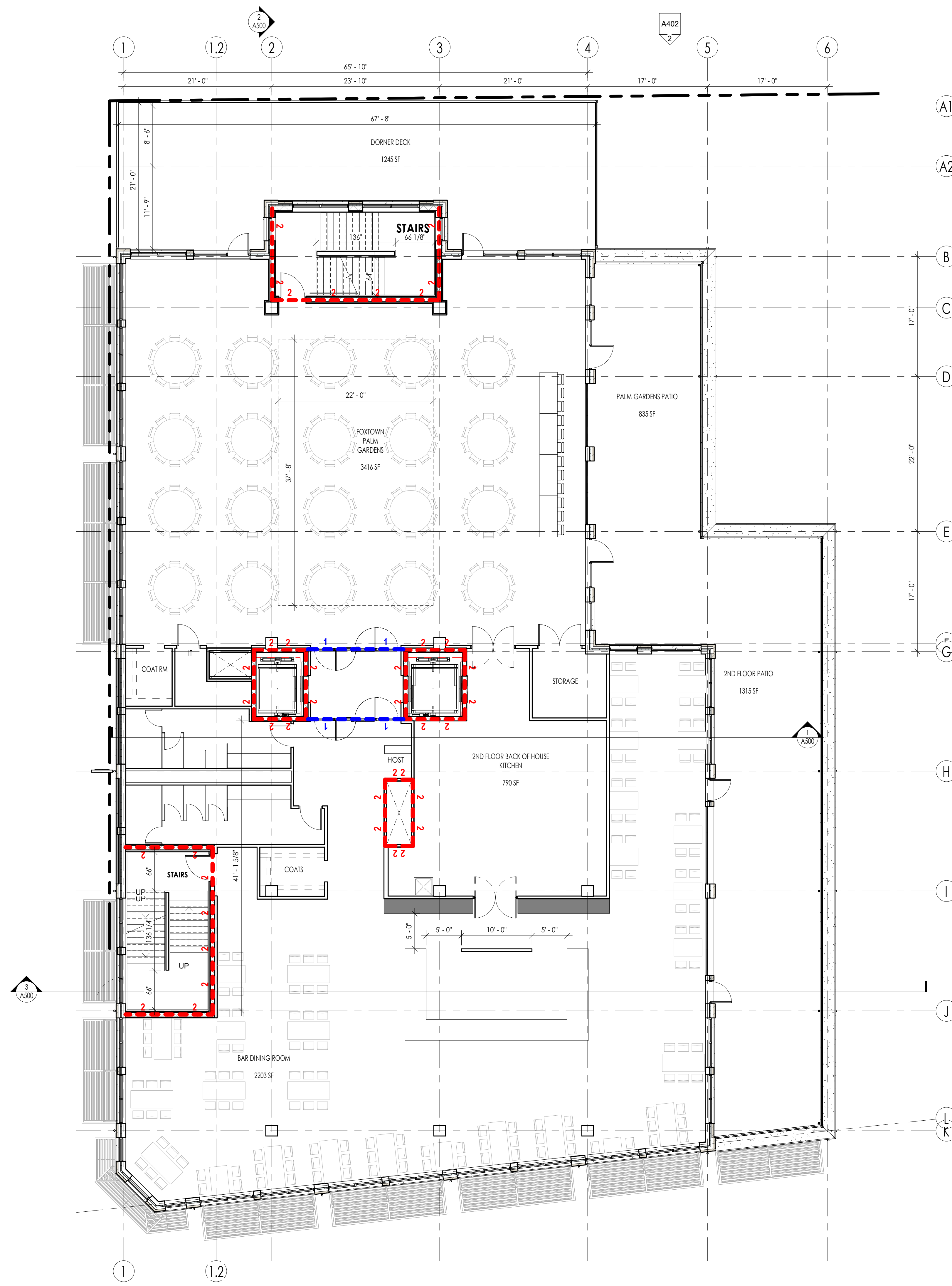
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PROJECT ARCHITECT	SPS
PROJECT MANAGER	EJN
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SHEET

CONSTRUCTION PLAN SECOND FLOOR

A102



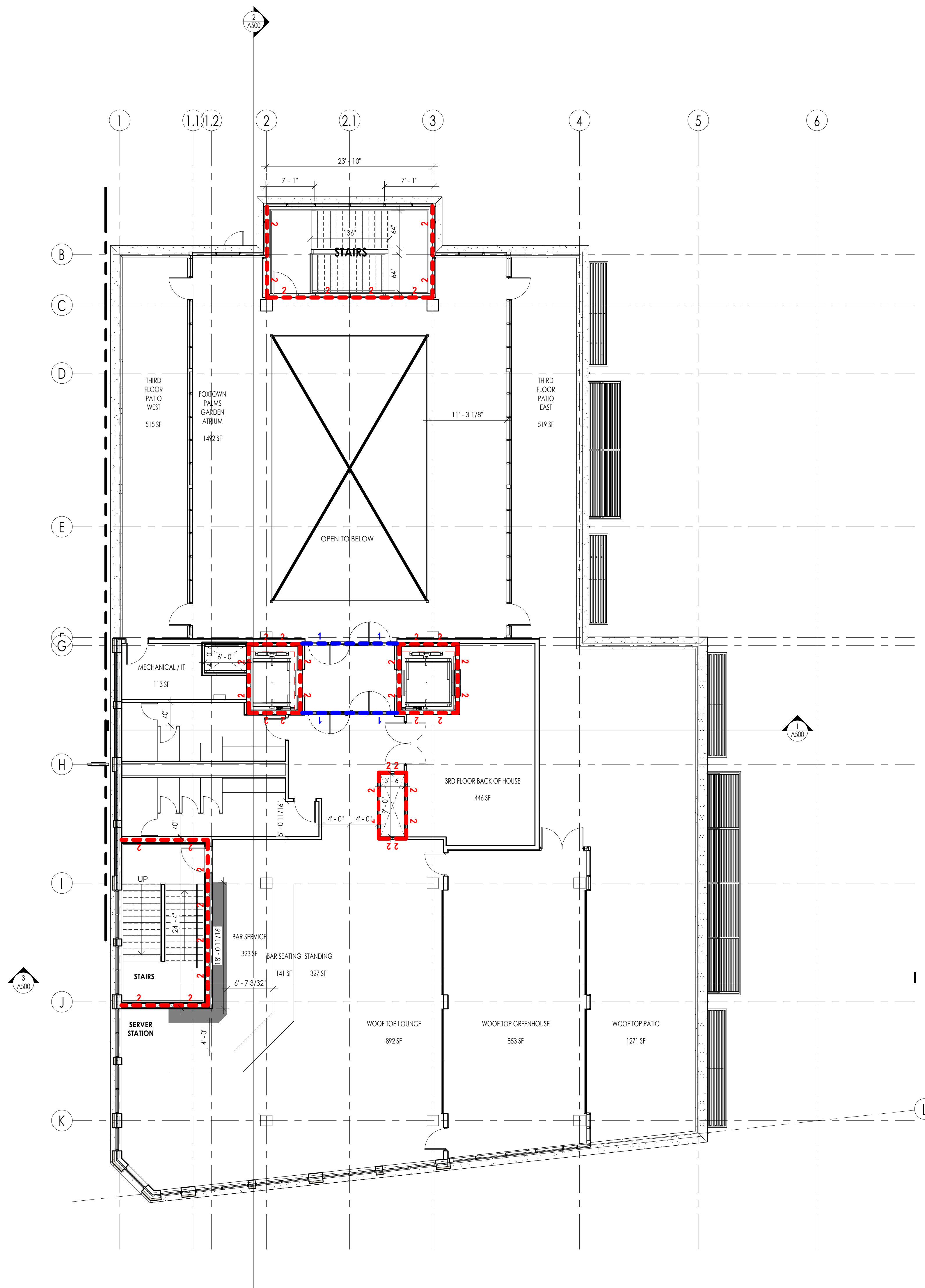
1 2ND FLOOR
SCALE 1/8" = 1'-0"

PROJECT

PROPOSED BUILDING FOR:

FOXTOWN LANDING MKE

ST. PAUL & PLANKINTON
MILWAUKEE, WI



1 3RD FLOOR
SCALE 1/8" = 1'-0"

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DATE	06/12/23

SHEET

CONSTRUCTION PLAN - 3RD FLOOR

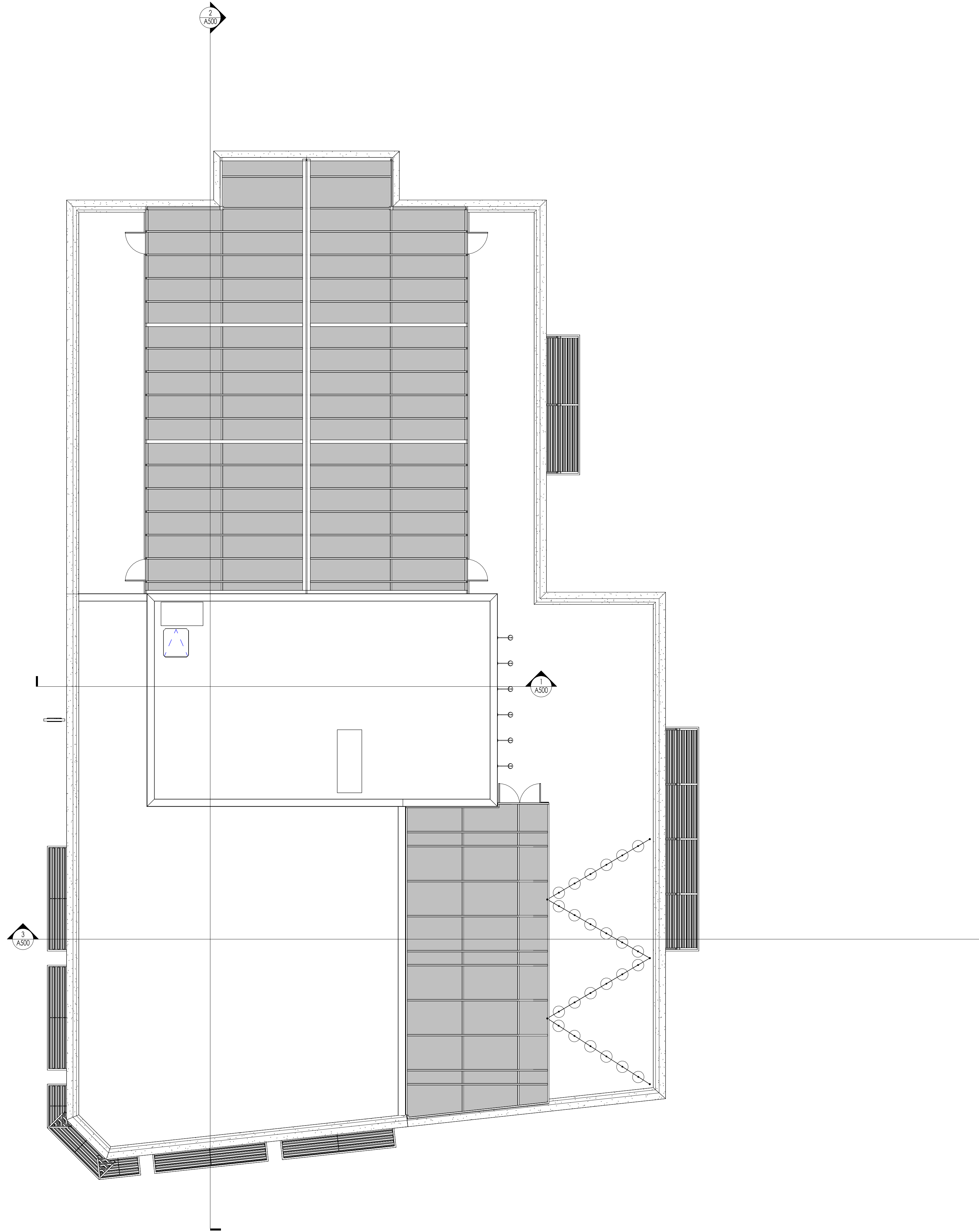
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PROPOSED BUILDING FOR:

FOXTOWN LANDING MKE

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MILWAUKEE, WI



1 ROOF PLAN
SCALE 1/8" = 1'-0"

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PROJECT MANAGER	EJN
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DATE	06/12/23

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CONSTRUCTION PLAN - ROOF

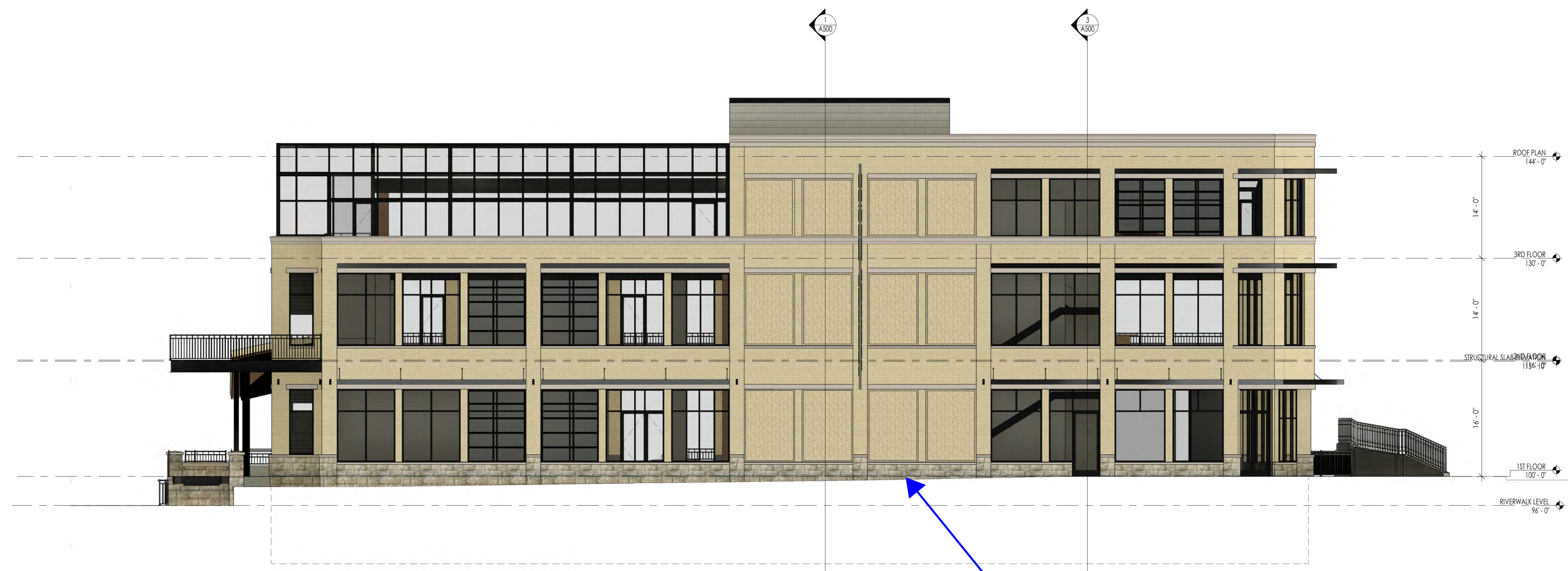
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PROJECT

PROPOSED BUILDING FOR:

FOXTOWN LANDING MKE

ST. PAUL & PLANKINTON
MILWAUKEE, WI



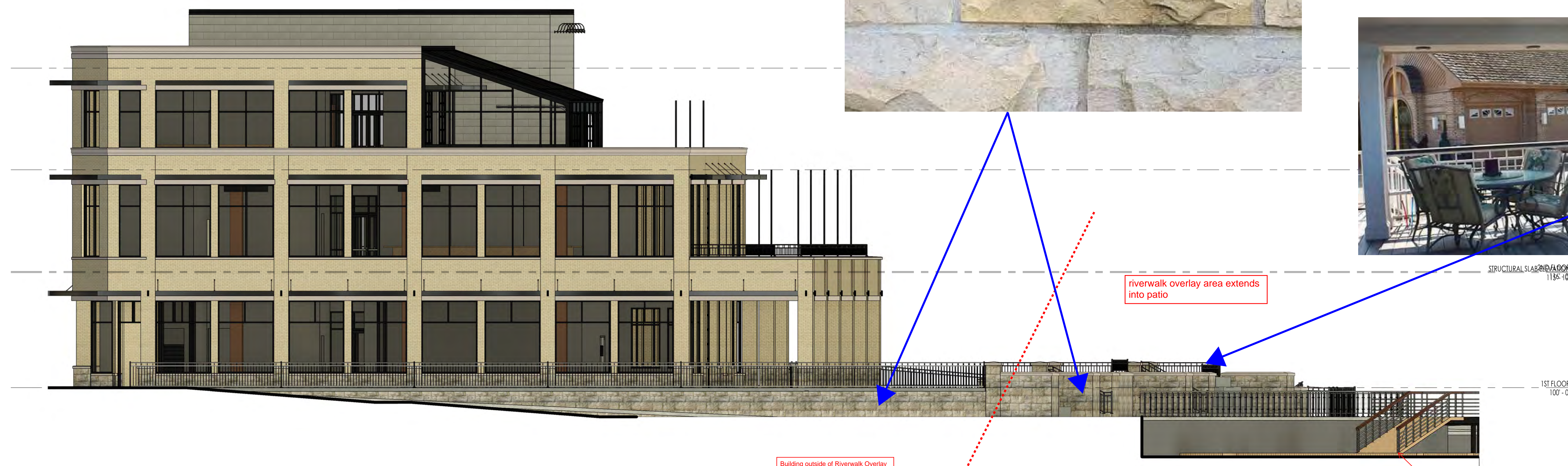
2 WEST
SCALE 1/8" = 1'-0"



Wall facade materials are used for terraces and retaining walls in the overlay zone to extend the materiality of the building to the Riverwalk.



<https://www.architecturaldepot.com/aluminum-deck-railing.html>



1 SOUTH
SCALE 1/8" = 1'-0"

Building outside of Riverwalk Overlay

Ramp to boat slips

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BUILDING ELEVATIONS

A401

PROJECT

PROPOSED BUILDING FOR:

FOXTOWN LANDING MKE

ST. PAUL & PLANKINTON
MILWAUKEE, WI



2 NORTH
SCALE 1/8" = 1'-0"



1 EAST
SCALE 1/8" = 1'-0"

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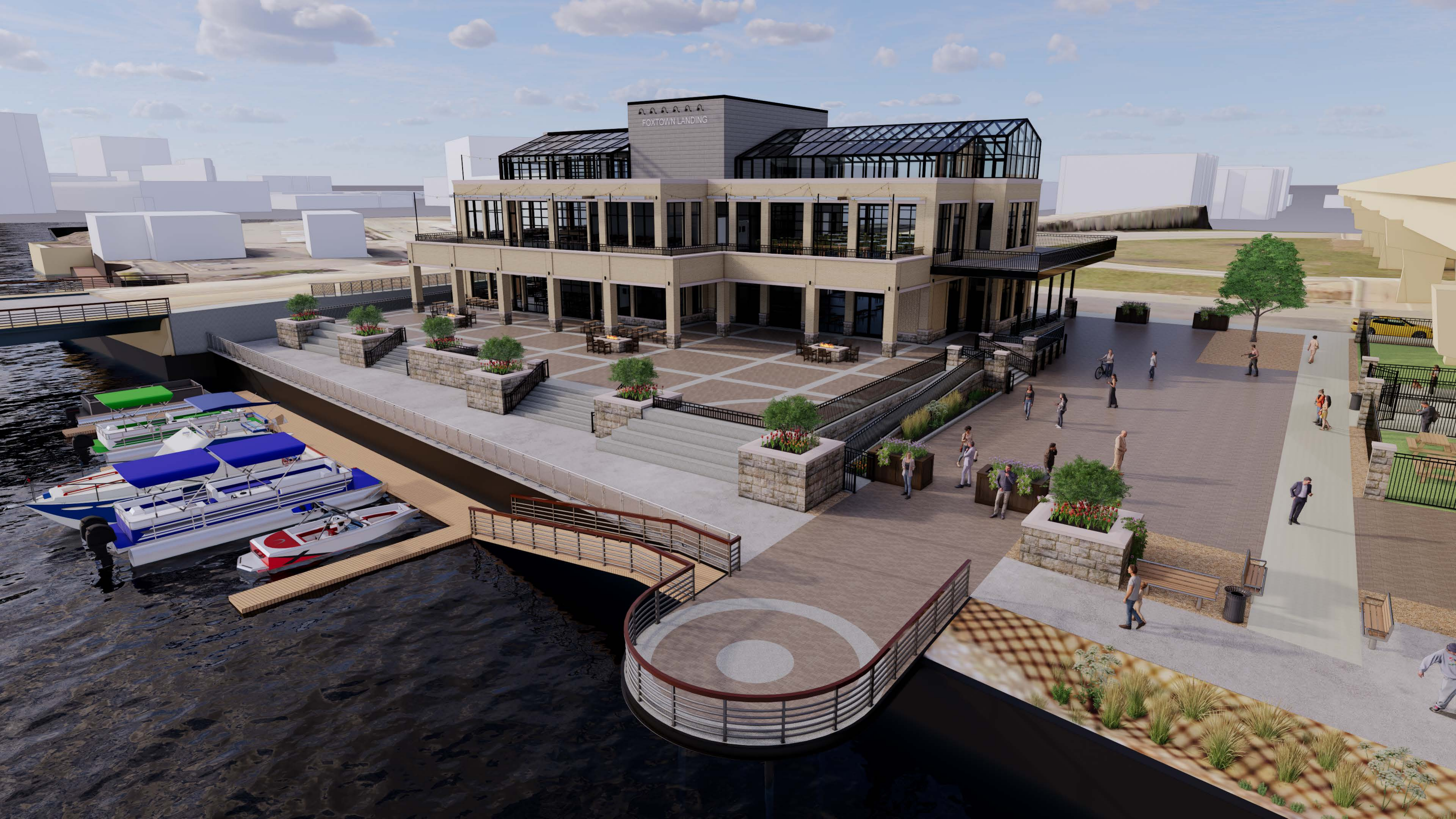
PROJECT ARCHITECT	SPS
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BUILDING ELEVATIONS

A402





FOXTOWN LANDING