

EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

07/20/2021

DEVIATION SUBMITTAL



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

CAP PROJECT #: 210502

**OWNER:
RULE ENTERPRISES**

1023 SOUTH 26TH STREET
MILWAUKEE, WI 53204

**CONSULTING ARCHITECT:
CONTINUUM ARCHITECTS + PLANNERS, S.C.**

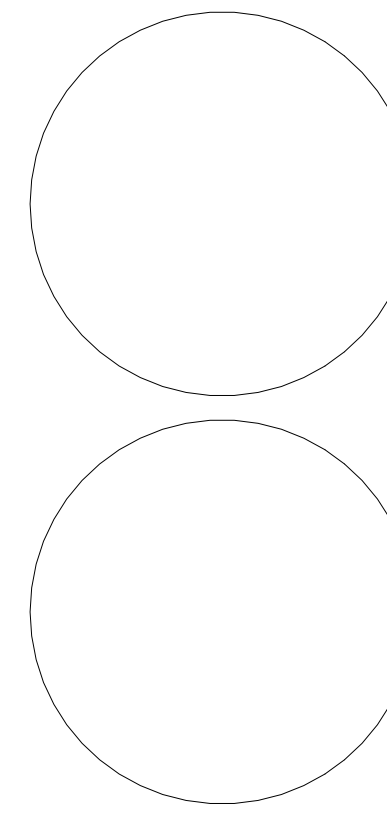
751 N JEFFERSON ST - SUITE 200
MILWAUKEE, WI 53202
TEL. (414) 220-9640

**CONSULTING CIVIL ENGINEER:
THE SIGMA GROUP**

1300 W. CANAL STREET
MILWAUKEE, WI 53233
TEL. (414) 643-4163

SHEET INDEX:

- T000 TITLE SHEET
- PLAT OF SURVEY
- C002 EROSION CONTROL
- C200 GRADING PLAN
- L100 LANDSCAPE PLAN
- EX1 RIVERWALK SITE PLAN EXHIBIT
- A202 RIVERWALK PERSPECTIVES



continuum
ARCHITECTS + PLANNERS

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR
DESIGN DEVELOPMENT PURPOSES
ONLY. THEY ARE NOT TO BE USED FOR
REGULATORY APPROVAL, PERMIT, OR
CONSTRUCTION PURPOSES.

EIGHTEEN87 ON WATER

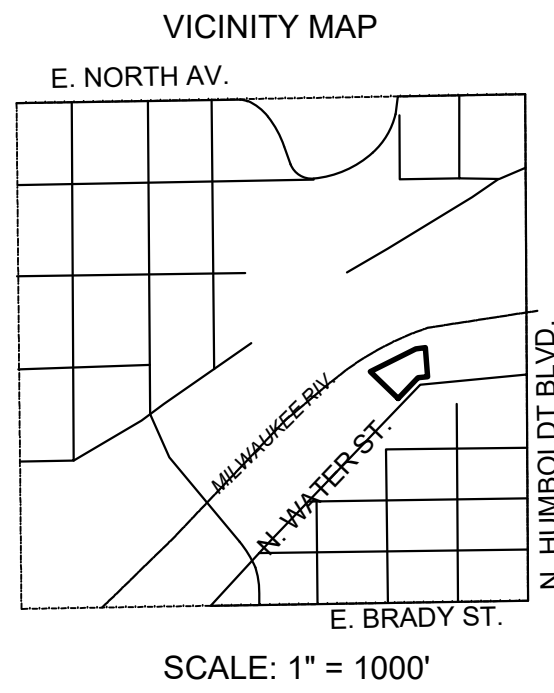
1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE
SPROZ DEVIATION TITLE SHEET

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DEVIATION SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	T_000

Programming
Campus + Master Planning
Interior Design
Sustainable Design
Historic Preservation/
Renovation
Project Management



Legal description per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021:

Water Lots 10, 11, 12, and 13 in Hubbard and Pearson's Addition to Milwaukee, in the Northwest 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

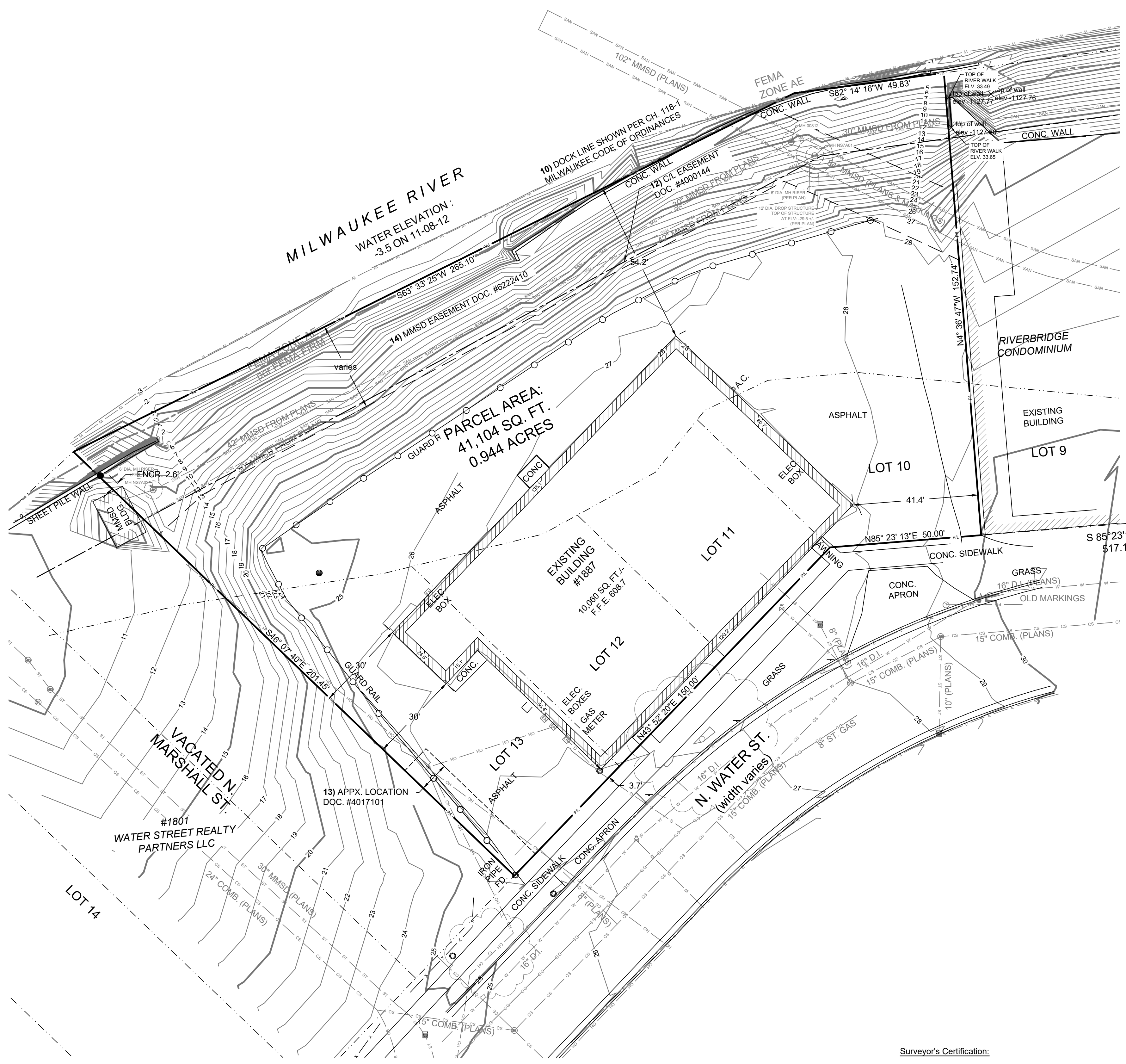
Tax Key No.: 354-0913-110-5

Address: 1887 N. Water Street

Per First American Title Insurance Company Commitment No. NCS-1070057-MAD, effective date of May 17, 2021, the following items appear in Schedule B II as exceptions:

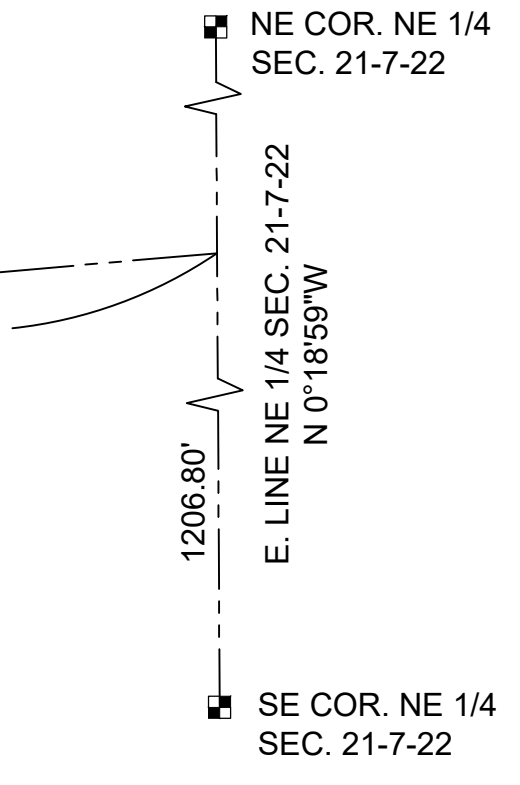
9. Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes.
10. Rights of the public in any portion of the subject premises lying below the ordinary high water mark of any creek, river, stream, pond, lake or other public body of water. The policy will not insure the exact location of any portion of the land created by the gradual buildup of the shore (accretion), or the lowering of the water level (reliction); the title to the land cut off by a change in course of the water body (avulsion); or ownership of artificially filled land. DOCK LINE SHOWN PER CH. 118-1 CITY OF MILWAUKEE ORDINANCE.
11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Plat of Hubbard and Pearson's Addition recorded December 27, 1838 as Document No. PL001009 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **BLANKET IN NATURE, NOT PLOTTABLE.**
12. Sewer Easement to City of Milwaukee, a municipal corporation, dated April 26, 1915, recorded/ filed January 18, 1963 in Reel 64, Image 908 as Document No. 4000144. **SHOWN ON MAP.**
13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company, dated April 05, 1963, recorded/ filed April 19, 1963 in Reel 95, Image 868 as Document No. 4017101. **SHOWN ON MAP.**
14. Sewer Easement to Milwaukee Metropolitan Sewerage District (MMSD), dated July 25, 1988, recorded/ filed October 31, 1988 in Reel 2269, Image 1078 as Document No. 6222410. **SHOWN ON MAP.**
15. Terms, provisions, restrictions, obligations as set forth in Redevelopment Plan for the Beer Line Redevelopment Project "B" Area adopted on May 03, 1993 by the Redevelopment Authority of the City of Milwaukee recorded on August 17, 1993 in Reel 3099, Image 1747 as Document No. 6813328. Modification and/or amendment by instrument: Redevelopment Plan Amendment No. 1 Recording Information: August 25, 2000 as Document No. 7953564 **BLANKET IN NATURE, NOT PLOTTABLE.**

- NOTES:**
1. Bearings are referenced to the East line of the NW 1/4 of Section 21-7-22, bearing North 0°18'59" West.
 2. Flood Zone classification: Part of the property lies within flood Zone AE. The Zone AE line is shown per FEMA FIRM Panel 55079C0092E, dated 9/26/08 with a Base Flood Elevation determined to be 584.55 NGVD.
 3. Parcel Area: 41,104 SQUARE FEET OR 0.944 ACRES.
 4. Vertical Datum: Elevations referenced to the City of Milwaukee Datum with the City Standard Benchmark located 180' north of the north curb of E. Kane Place and 5' west of the west curb of N. Warren St. having a published elevation of 67.824.
 5. No Zoning Report provided.



LEGEND

---	SECTION 1/4 SECTION LINE	---	EXISTING CONTOUR
---	PROPERTY LINE	○	MANHOLE
---	EASEMENT	○	CATCH BASIN
-x-x-	CHAIN LINK FENCE	○	CATCH BASIN (ROUND)
~	TREE LINE	○	ROOF DRAIN
OH	OVERHEAD UTILITY LINE	○	HYDRANT
E	ELECTRIC	○	WATER VALVE
T	TELEPHONE	○	GAS VALVE
FO	FIBER OPTIC	○	UTILITY POLE
CTV	CABLE TV	○	GUY WIRE
SAN	SANITARY SEWER	○	GAS METER
FM	FORCE MAIN	○	ELECTRIC METER
ST	STORM SEWER	○	UTILITY PEDESTAL
W	WATER MAIN	○	TRAFFIC SIGNAL
G	GAS	○	LIGHT POLE
		○	SOIL BORING
		○	MONITORING WELL



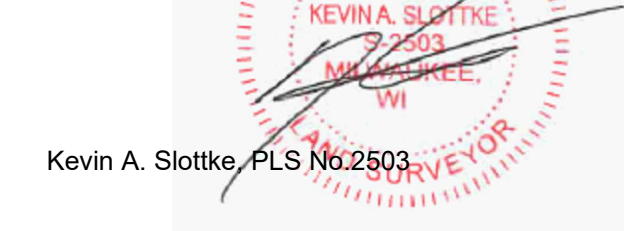
MANHOLE INFORMATION

MH NS7A01	RIM: 11.95
	SW 42" INV. -28.06
	NW 102" INV. -41.51
	SE 84" INV. -41.51
MH NS7A02	RIM: 10.14
	NE 42" INV. -9.01
	SW 42" INV. -9.01
MH 00812	RIM: 10.55
	NE 30" INV. -3.41
	SW 30" INV. -3.41

Surveyor's Certification:
 To: Rule Enterprises LLC, a Wisconsin limited liability company
 First American Title Insurance Company
 Carl Tomich

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 Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11 and 13 of Table A thereof. The field work was completed on March 23, 2021

Date of Map June 2, 2021



Kevin A. Slotke, PLS No. 2503

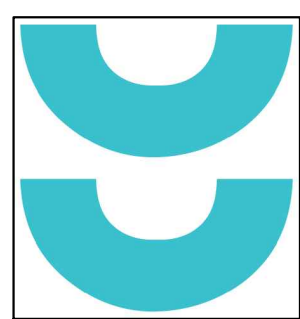
THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



1887 N. WATER STREET
 MILWAUKEE, WISCONSIN
 ALTANSPS LAND TITLE SURVEY

NO.	REVISION	DATE	BY
0			

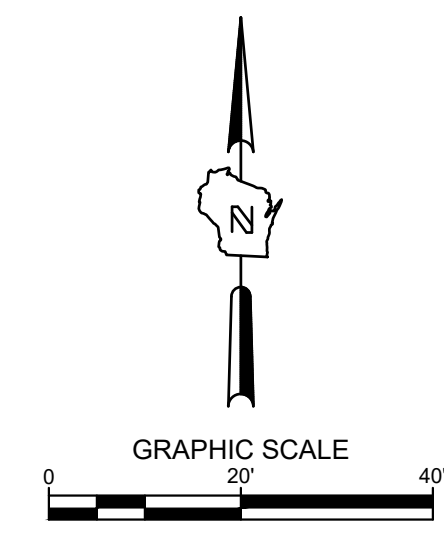
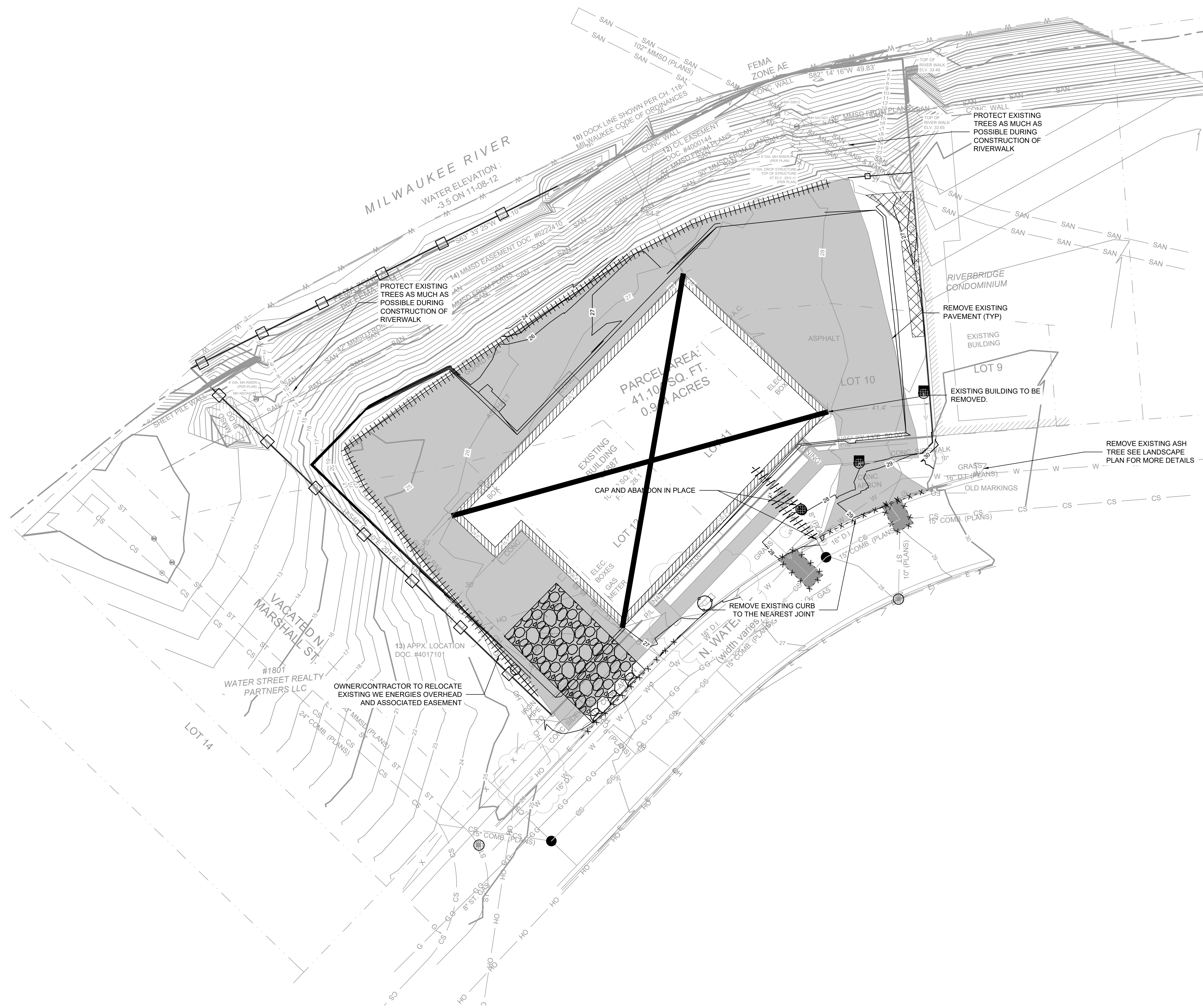
DRAWING NO.	19863-ALTA.dwg
DRAWN BY:	B.M.R.
DATE:	6/02/2021
PROJECT NO:	19863
CHECKED BY:	
APPROVED BY:	
SHEET NO.:	



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

©COPYRIGHT 2020, CONTINUUM ARCHITECTS + PLANNERS S.C.



- LEGEND:**
- PROPOSED SILT FENCE (B/C400)
 - PROPOSED INLET PROTECTION (A/C400)
 - PROPOSED TRACKING PAD (E/C400)
 - SEDIMENT LOG/ SILT SOCK (D/C400)
 - PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B (C/C400)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - UTILITY REMOVAL
 - GUARD RAIL REMOVAL
 - STRUCTURE REMOVAL
 - PAVEMENT REMOVAL
 - TREE PROTECTION (F/C400)
 - LIMITS OF RIVERWALK OVERLAY ZONE (60' LANDWARD OF EXISTING DOCK WALL)
 - EXTENTS OF PROPOSED RIVERWALK
- NOTE: ALL EXISTING STREET SIGNS IN R.O.W. SHALL REMAIN IN PLACE, UNLESS NEEDED TO BE REMOVED FOR CONSTRUCTION ACTIVITIES. IF SIGNS ARE REMOVED FOR CONSTRUCTION ACTIVITIES, THE SIGN SHALL BE REPLACED WHEN CONSTRUCTION ACTIVITIES HAVE COMMENCED.

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

EIGHTEEN87 ON WATER
1887 N. WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE: EROSION CONTROL

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DEVIATION SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C002

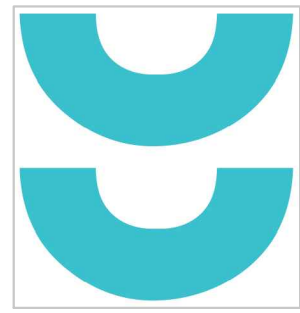
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SIGMA PROJECT NUMBER 19863



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE STRONGLY RECOMMEND
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

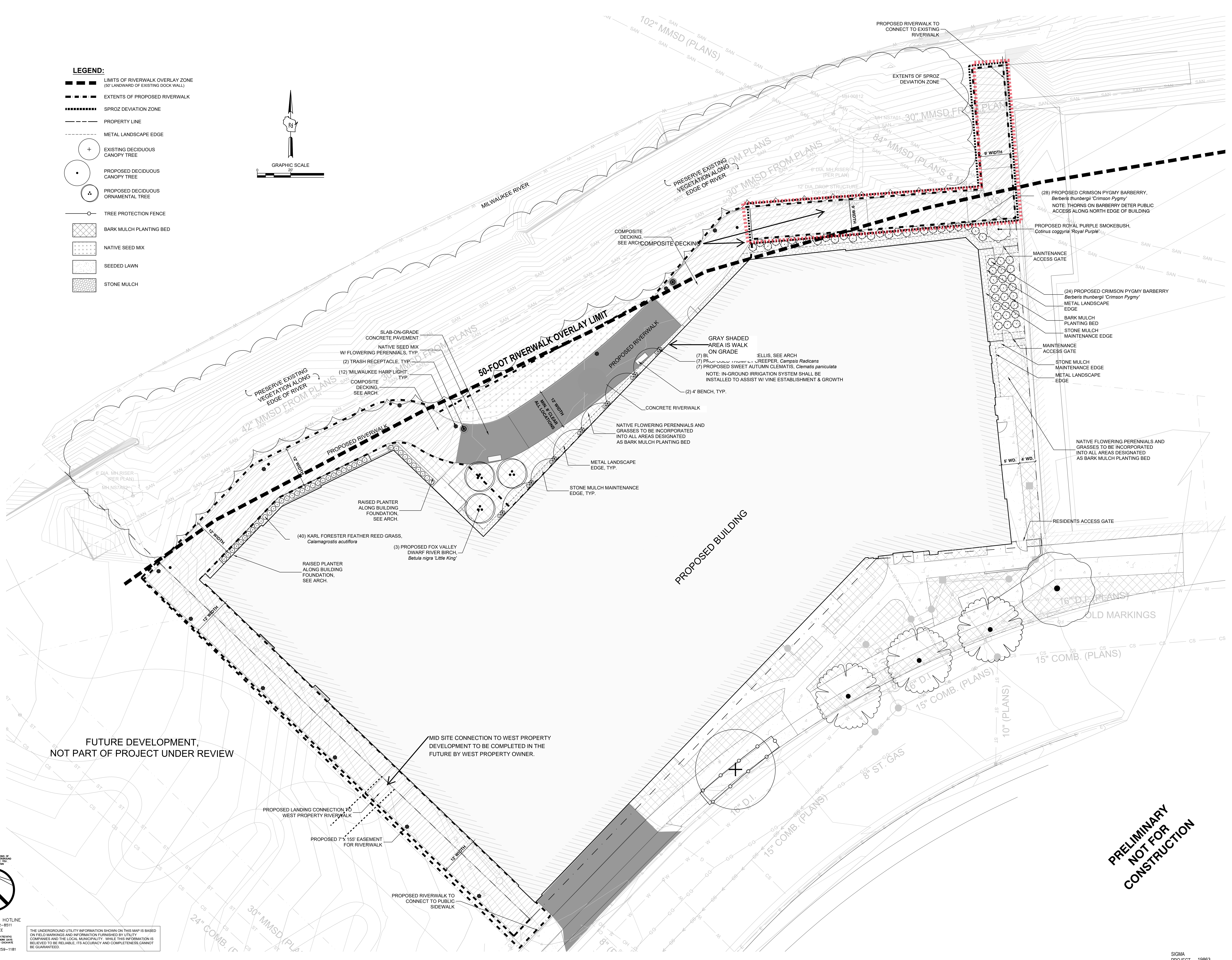
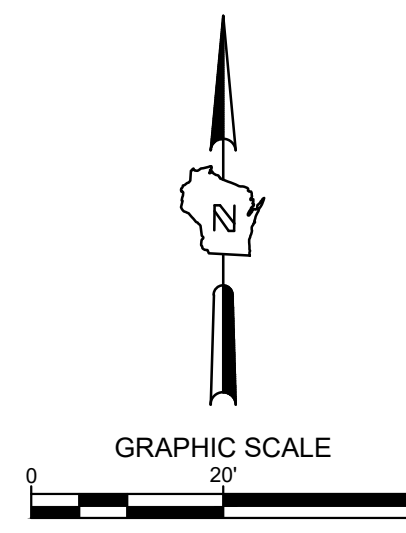
EIGHTEEN87 ON WATER
1887 N WATER STREET
MILWAUKEE, WI 53202
SHEET TITLE:
RIVERWALK SITE PLAN EXHIBIT

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DEVIATION SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	EX1

LEGEND:

- LIMITS OF RIVERWALK OVERLAY ZONE (5' LANDWARD OF EXISTING DOCK WALL)
- EXTENTS OF PROPOSED RIVERWALK
- SPROZ DEVIATION ZONE
- PROPERTY LINE
- METAL LANDSCAPE EDGE
- + EXISTING DECIDUOUS CANOPY TREE
- PROPOSED DECIDUOUS CANOPY TREE
- ⊙ PROPOSED DECIDUOUS ORNAMENTAL TREE
- TREE PROTECTION FENCE
- ▨ BARK MULCH PLANTING BED
- ▩ NATIVE SEED MIX
- ▩ SEEDED LAWN
- ▩ STONE MULCH



**PRELIMINARY
NOT FOR
CONSTRUCTION**



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE STATE NO WARRANTY
ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY
COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS
BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT
BE GUARANTEED.

SIGMA PROJECT 19863 NUMBER



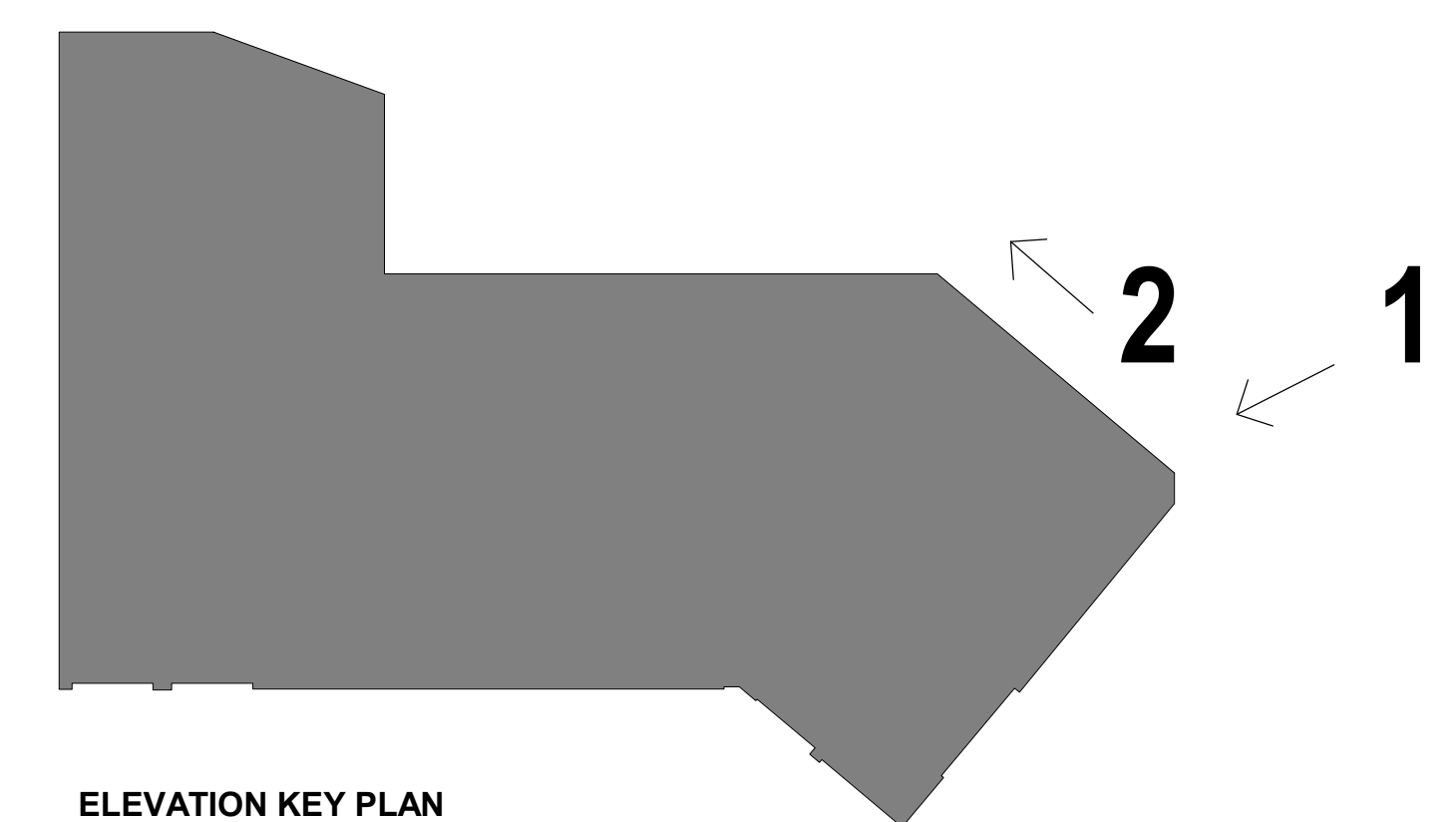
PERSPECTIVE VIEW 1

continum
ARCHITECTS + PLANNERS



PERSPECTIVE VIEW 2

continum
ARCHITECTS + PLANNERS



ELEVATION KEY PLAN
SCALE: 1" = 40'-0"



T 414.220.9640
751 N Jefferson St.
Suite 200
Milwaukee, WI 53202

CONSULTANTS:

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

EIGHTEEN87 ON WATER

1887 N WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
RIVERWALK PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	DEVIATION SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A-202