

File No. 211348. A substitute ordinance relating to the Fourth Amendment to the Detailed Planned Development known as Pick N' Save, f/k/a Home Depot, to allow construction of a commercial building west of the grocery store located at 7401 West Good Hope Road, on the south side of West Good Hope Road, east of North 76th Street, in the 9th Aldermanic District.





View looking south



View looking southeast



View looking northeast



Northwest Side Area Plan

- Adopted in 2007, amended in 2017.
- Promotes high-quality commercial and retail uses in under-utilized land.
- Encourages a diverse mix of goods and services through commercial and retail uses.
- The proposed amendment to the Detailed Planned Development (DPD) known as Pick N' Save is consistent with the Comprehensive Plan.

CPC PRESENTATION



PROJECT:
BUILDING FOR PLANET FITNESS – MILWAUKEE
7401 W. GOOD HOPE ROAD MILWAUKEE, WI 53223

RMA ARCHITECTS, INC.
1050 SOUTH GRIDER STREET
APPLETON, WI 54914





Agenda

Timeline

Previous File History

Project Summary

Site Specifications

Landscape Plan

Sign Specifications

Building Materials

Building Plan

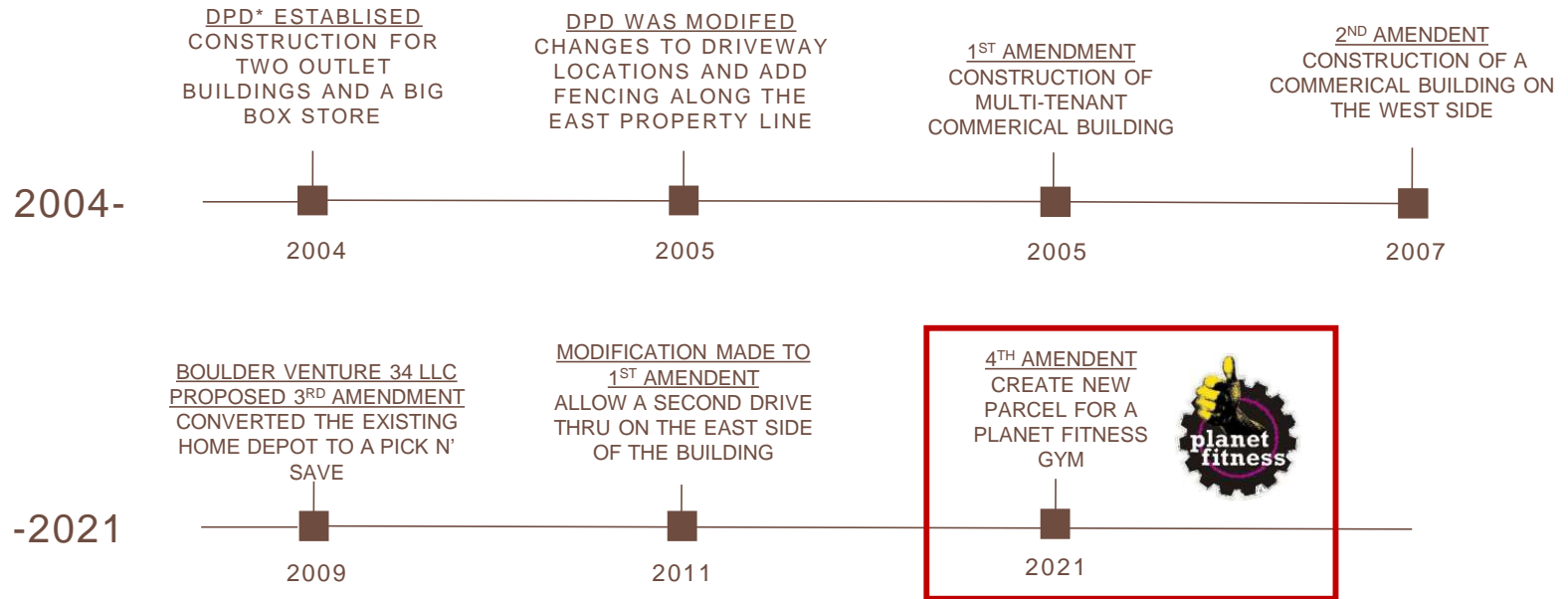
Summary



TIMELINE



*DETAILED PLANNING DEVELOPMENT





PREVIOUS HISTORY



NORTH VIEW (FRONT) OF EXISTING GARDEN CENTER



WEST VIEW (SIDE) OF EXISTING GARDEN CENTER



SOUTH VIEW (BACK) OF EXISTING GARDEN CENTER

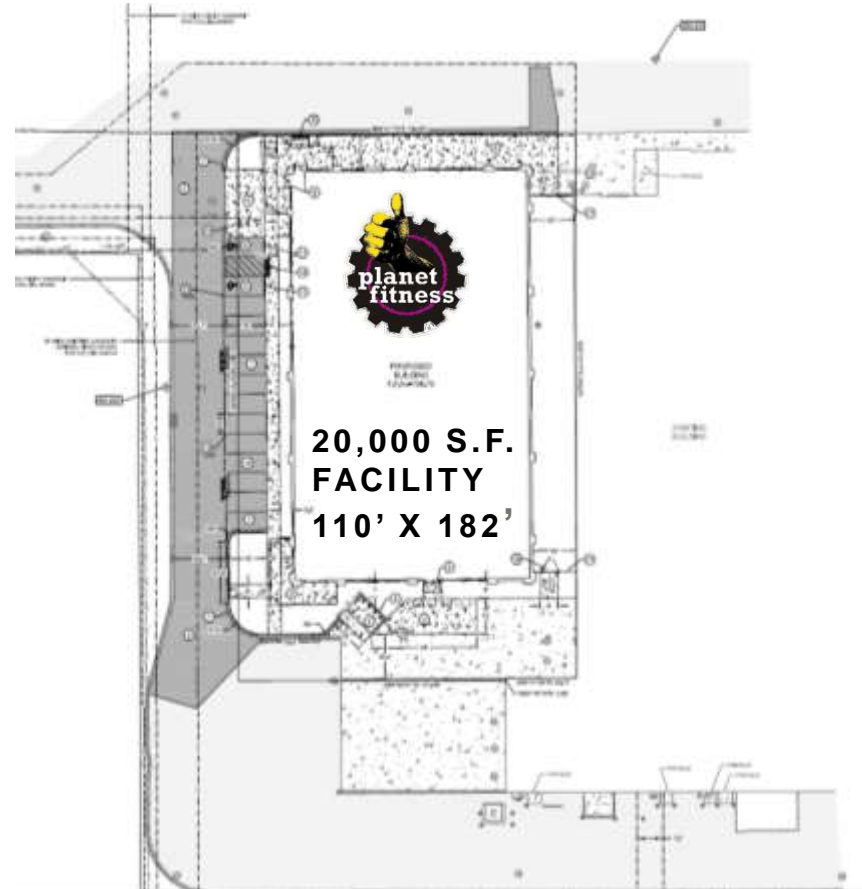
S.P. BOULDER VENTURE 34 LLC PROPOSED 3RD AMENDMENT TO DPD

- REDEVELOP OF 10.8 ARCE VACANT COMMERCIAL SITE
- FORMALLY HOME DEPOT
- AMENDMENT #3 APPLIED TO LOT #1 (NOT INCLUDING TWO OUTERLOTS)
- THE EXISTING OUTER GARDEN CENTER REMAINED VACANT FOR STORAGE



PROJECT SUMMARY

- BDP 76TH AND GOOD HOPE RD, LLC, PURCHASED LOT #2 (GARDEN CENTER) FROM PICK N' SAVE
- DEVELOPER PROPOSES TO DEMOLISH 0.889 ARCE GARDEN CENTER AND CONSTRUCT A 20,000 SQ. FT. PLANET FITNESS ATHLETIC CENTER
- MODIFICATIONS TO THE SITE INCLUDE EXTERIOR LANDSCAPE, REFUSE DUMPSTER ENCLOSURE AND 14 NEW SURFACE PARKING STALLS, SHARED WITH PICK N' SAVE PER AGREEMENT.
- SEPARATELY SERVICED FROM PICK N' SAVE WITH NEW SANITARY SEWER LATERALS AND WATER LINE.





SITE SPECIFICATIONS

GROSS LAND AREA: 38,738 SQ. FT. (0.889 ACRES)

SPACE BETWEEN STRUCTURES: 20' BETWEEN FITNESS AND PICK N' SAVE

OPEN SPACE: PROPOSED 16% GREEN SPACE

PARKING SPACES PROVIDED: 200 STALLS SHARED WITH PICK N' SAVE PER AGREEMENT

BICYCLE SPACES: 7

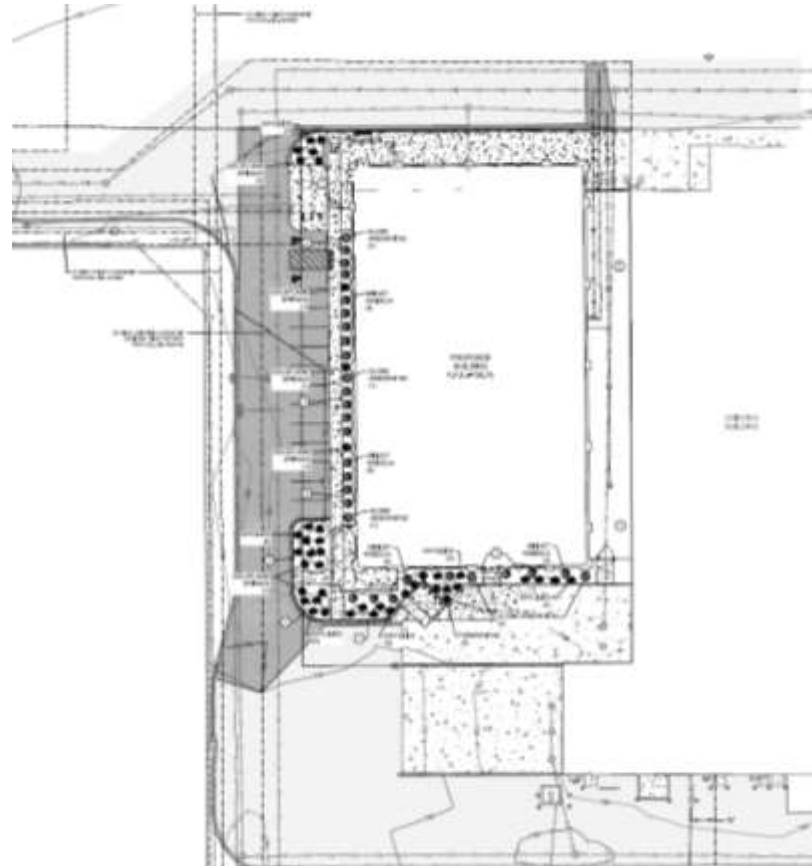
LOADING: SOUTH SIDE OF BUILDING (REAR OF BUILDING)





LANDSCAPE PLAN

- PROPOSED SITE PROVIDES 16% LANDSCAPING
- FOUNDATION PLANTING, PARKING ISLAND PLANTING, BASE PYLON SIGN PLANTINGS AND SCREENING AROUND DUMPSTER ENCLOSURE
- MEETING STANDARDS OF AMERICAN ASSOCIATION OF NURSERYMEN
- EXISTING AND PROPOSED LANDSCAPING WILL BE MAINTAINED/ REPLACED WHEN RQUIRED. ON AN ONGOING BASIS





SIGN SPECIFICATIONS

- SIGNS DESIGNED BY STRATFORM SIGN SALES, LLC
- TWO PLYON SIGNS @ 76TH ENTRY AND GOOD HOPE ENTRY
- APPROX. 12' WIDE AND 4' TALL
- 4 BUILDING MOUNTED SIGNS, 2 @ MAIN ENTRY, AND 2 LOCATED ON SOUTHWEST SIDE
- SIGNS TO BE MULBERRY COLOR AND INTERNALLY LIT

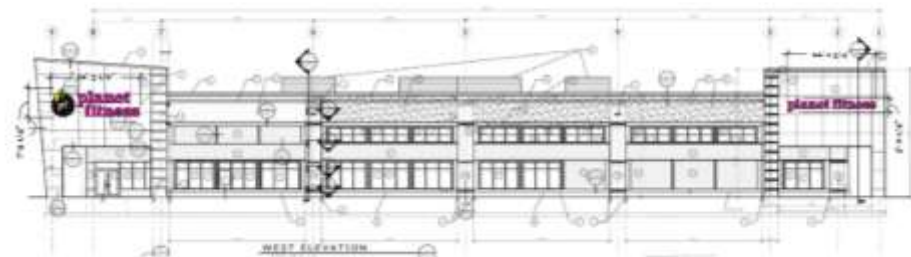


STRATFORM SIGN SALES, LLC

162 sq ft
(36" Tall Letters)



70.6 sq ft
(28 7/8" Tall Letters)

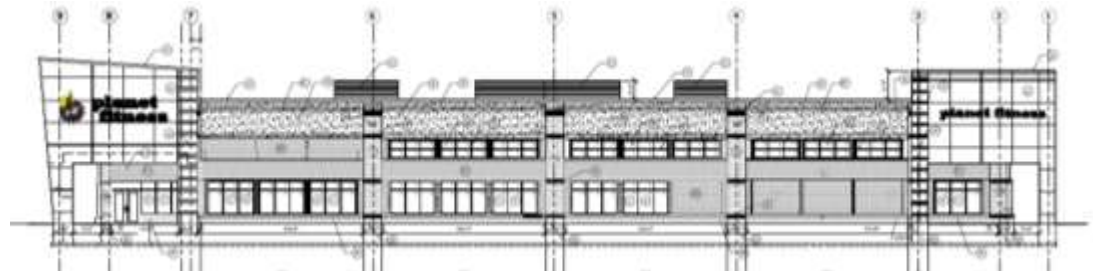


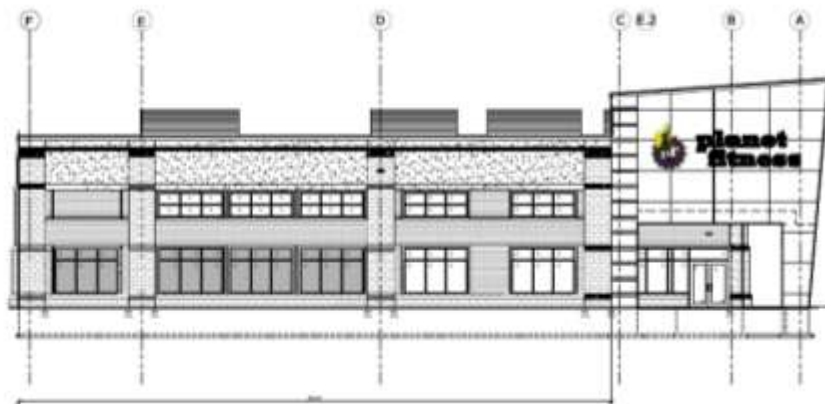
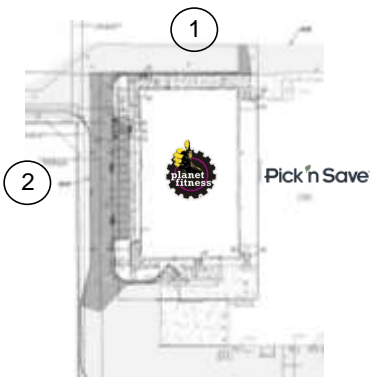
STRATFORM SIGN SALES, LLC



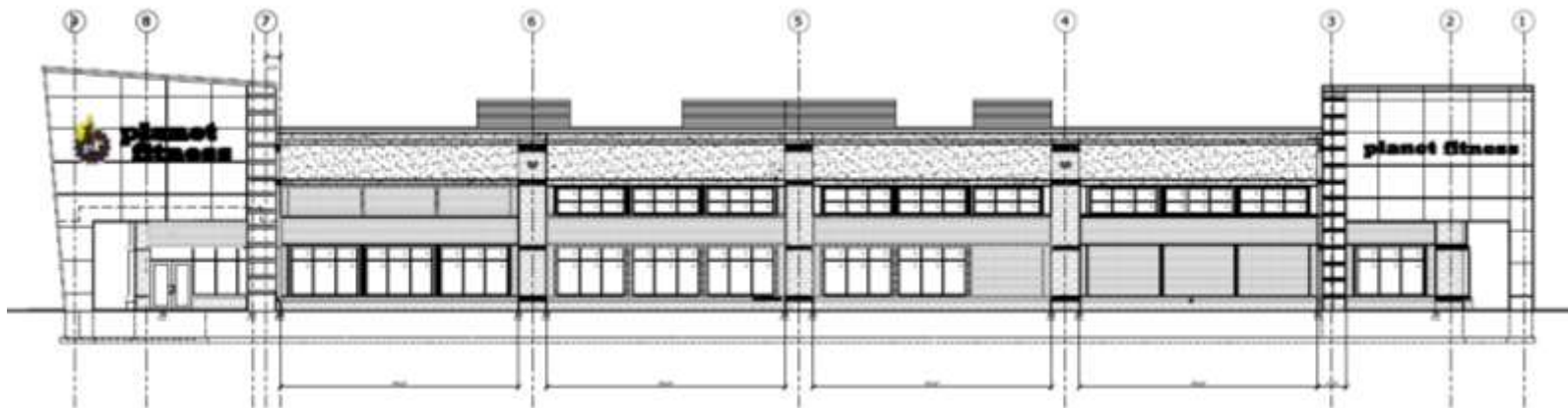
BUILDING MATERIALS

- CONSTRUCTED WITH STEEL COLUMNS, BEAMS, AND BAR JOIST ROOF W/ NON-COMBUSTIBLE TYPE IIB CONSTRUCTION.
- FEATURED ARCHITECTURAL ELEMENTS, MAIN ENTRY, AND SOUTHWEST CORNER FACING HIGHWAY 76
- BUILDING HEIGHT: 26'-0" (MAJORITY OF BUILDING)
- ENTRY ELEMENTS: 34' 8"
- 61% MASONRY AND GLASS, 17% ARCHITECTURAL METAL PANELS (CLEAR ANODIZED), 20% EIFS, AND 2% METAL TRIM/ COPING
- NEUTRAL GRAY TONES W/ BLACK ACCENTS

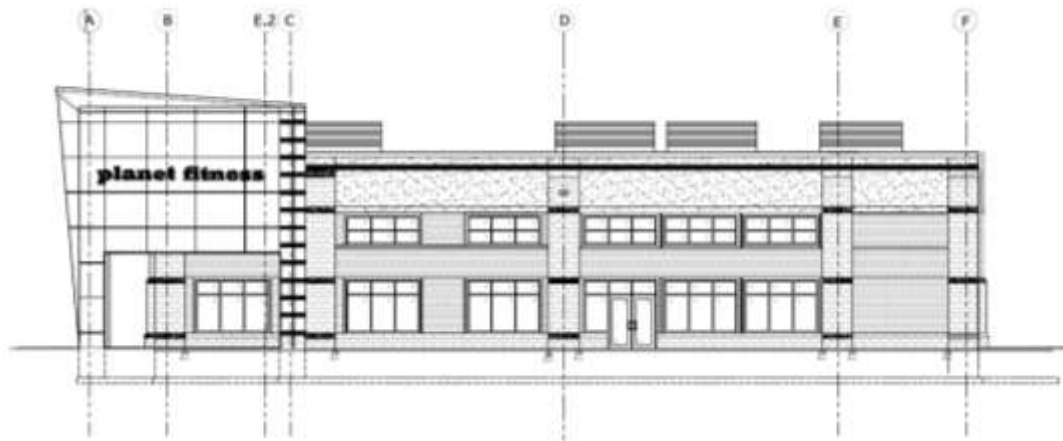
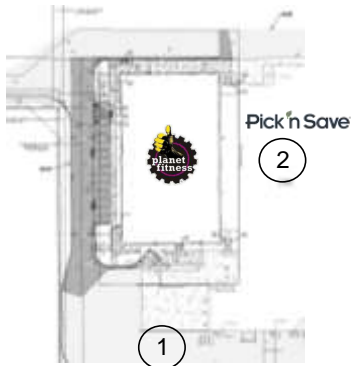




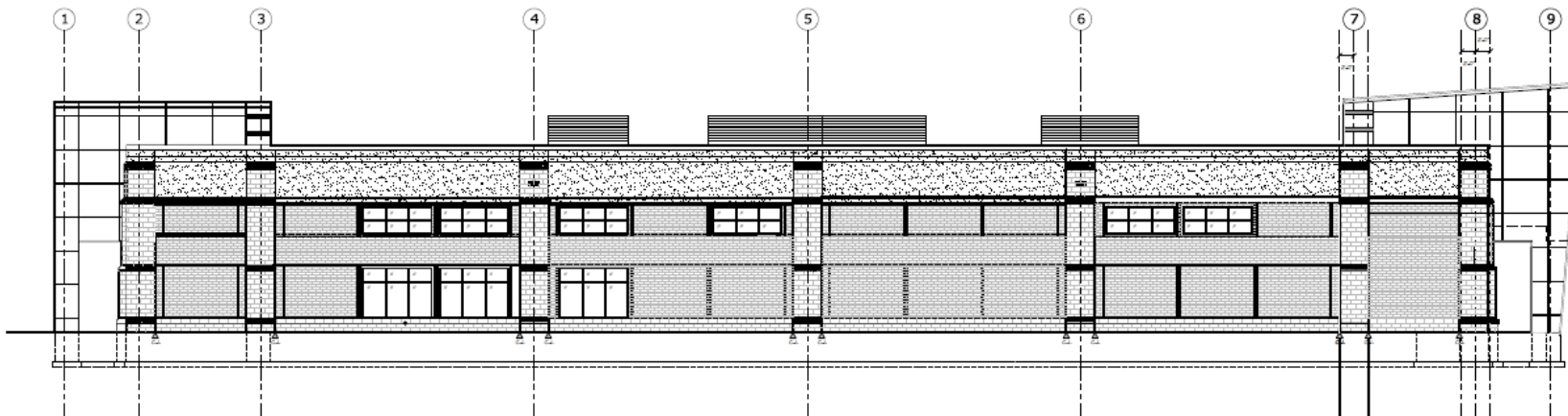
① NORTH ELEVATION (FACING GOOD HOPE ROAD)



② WEST ELEVATION



① SOUTH ELEVATION

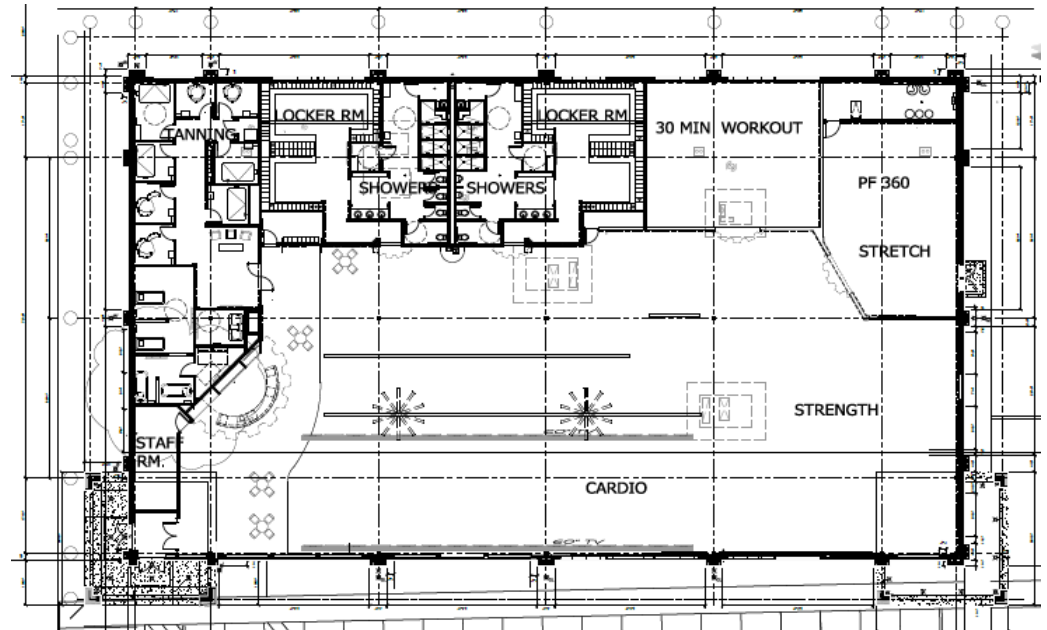


② EAST ELEVATION



INTERNAL SPACE

- MAJORITY OF SPACE IS OPEN GYM SPACE
- CARDIO EQUIPMENT W/ RECEPTION/ CHECK IN AREA, BLACK CARD AREA W/ HYDRO MESSAGE AND TANNING ROOM, LOCKER AND SHOWER FACILITIES, SPECIALIZED STRETCHING AREA AND MECHANICAL AREA
- EXPOSED WHITE CEILINGS W/ EXPOSED DUCT WORK
- ALL AREAS ARE HEATED AND COOLED



(INTERIOR LAYOUT IS SUBJECT TO CHANGE BASED ON BRAND STANDARDS, FOR REFERENCE ONLY)



PLANET FITNESS – PERVIOUS PROJECT INTERIOR EXAMPLES





NORTH ELEVATION (FACING GOOD HOPE ROAD)



EAST ELEVATION(FACING N 76 ST.)



PLANET FITNESS – MILWAUKEE

7401 W. GOOD HOPE ROAD MILWAUKEE, WI 53223

Thank you

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