

EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

07/20/2021

SPROZ SUBMITTAL

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

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

continuum
ARCHITECTS + PLANNERS



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EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
TITLE SHEET SPROZ

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	T-000

VICINITY MAP
E. NORTH AV.
N. WATER ST.
E. BRADY ST.
N. HUMBOLDT BLVD.
SCALE: 1" = 1000'

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/fled 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/fled 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/fled 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:

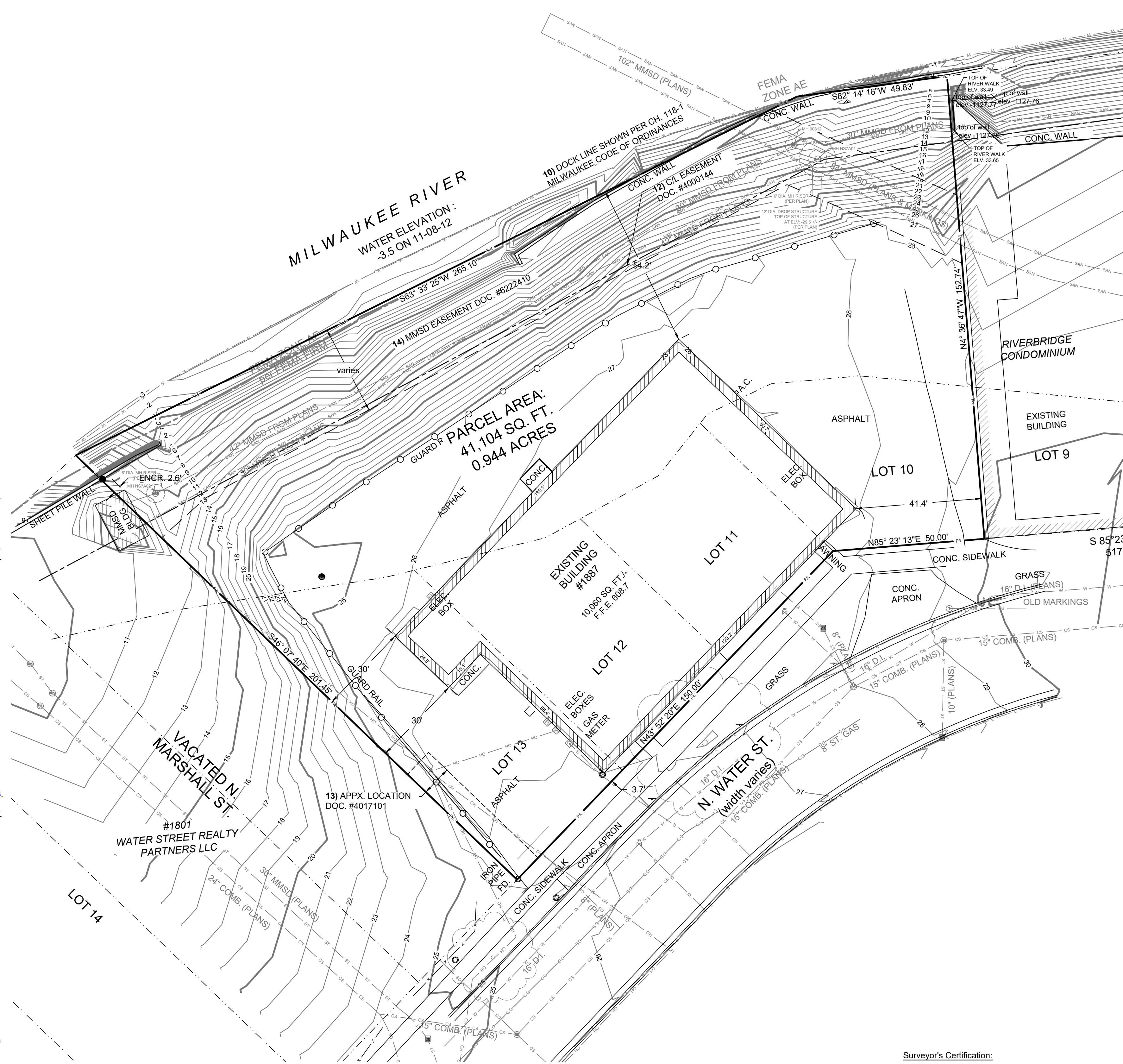
1. Bearings are referenced to the East line of the NW 1/4 of Section 21-7-22, bearing North 0°18'59" West.

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
PROPERTY LINE
EASEMENT
CHAIN LINK FENCE
TREE LINE
OH OH OVERHEAD UTILITY LINE
E E ELECTRIC
T T TELEPHONE
FO FO FIBER OPTIC
CTV CTV CABLE TV
SAN SAN SANITARY SEWER
FM FM FORCE MAIN
ST ST STORM SEWER
W W WATER MAIN
G G GAS
EXISTING CONTOUR
- MANHOLE
CATCH BASIN
CATCH BASIN (ROUND)
ROOF DRAIN
HYDRANT
WATER VALVE
GAS VALVE
UTILITY POLE
GUY WIRE
GAS METER
ELECTRIC METER
UTILITY PEDESTAL
TRAFFIC SIGNAL
LIGHT POLE
SOIL BORING
MONITORING WELL
- IRON PIPE FOUND/SET
REBAR FOUND/SET
CHISELED CROSS FOUND/SET
PK NAIL FOUND/SET
SPIKE/NAIL
MONUMENT
BENCHMARK
SIGN
DECIDUOUS TREE
CONIFEROUS TREE
BUSH
POST

NE COR. NE 1/4
SEC. 21-7-22

E. LINE NE 1/4 SEC. 21-7-22
N 0°18'59"W

SE COR. NE 1/4
SEC. 21-7-22

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

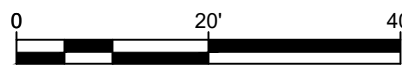
THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



1887 N. WATER STREET
MILWAUKEE, WISCONSIN

ALTANSPPS LAND TITLE SURVEY

NO. REVISION DATE BY



DRAWING NO. 19863-ALTA.dwg

DRAWN BY: B.M.R.

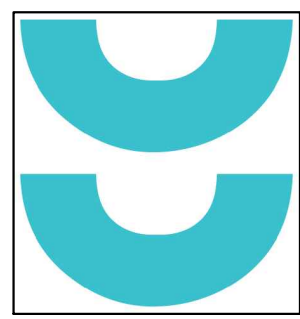
DATE: 6/02/2021

PROJECT NO: 19863

CHECKED BY:

APPROVED BY:

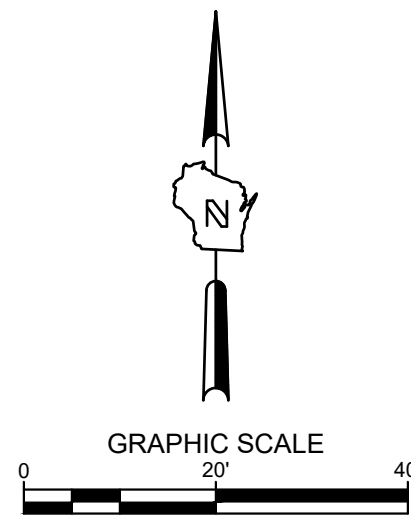
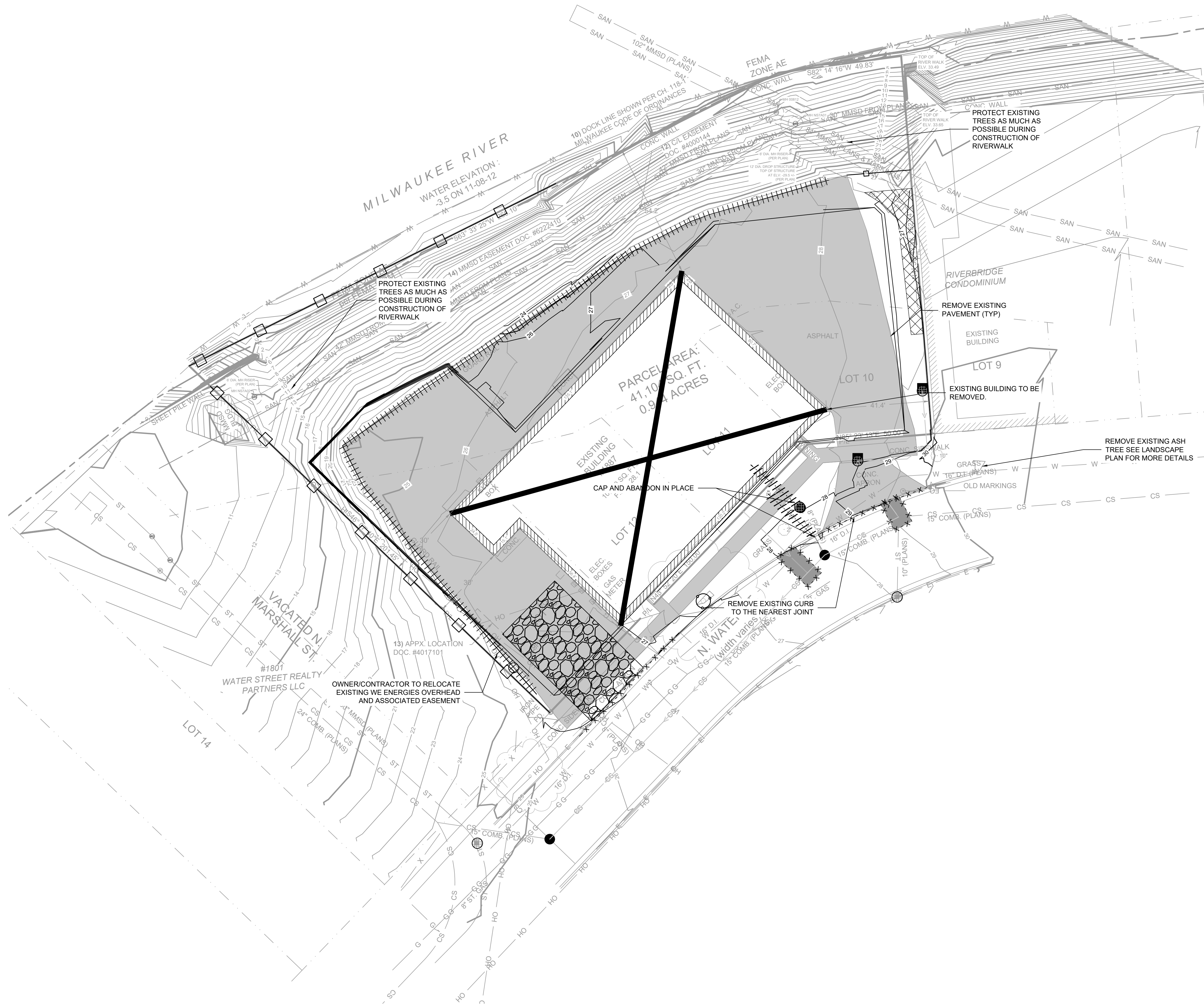
SHEET NO.:



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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 (50' 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.

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EIGHTEEN87 ON WATER

1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
EROSION CONTROL

REVISIONS:

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

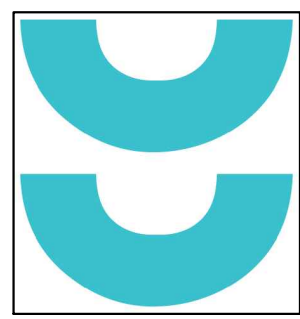
SIGMA PROJECT NUMBER 19863

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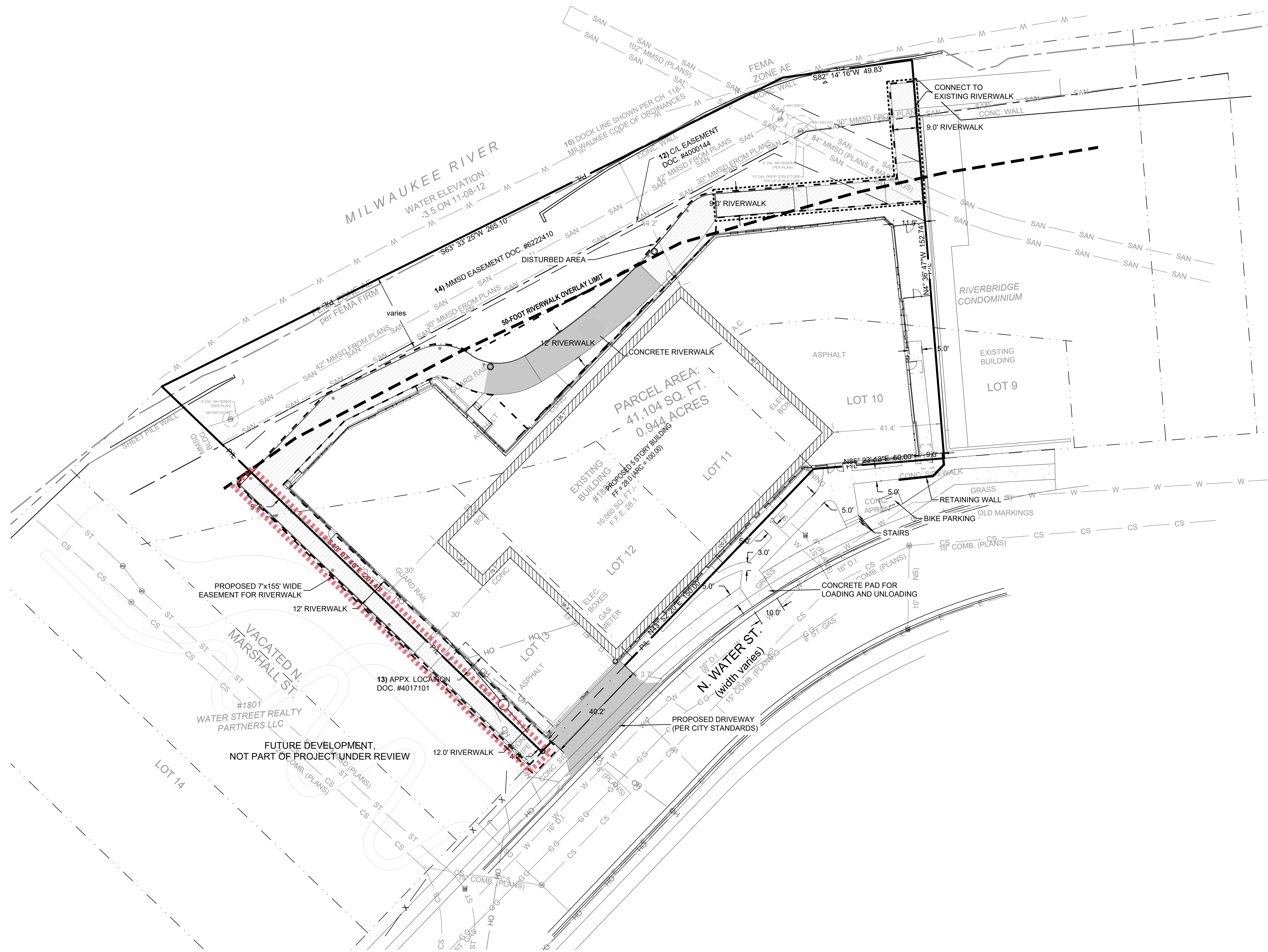
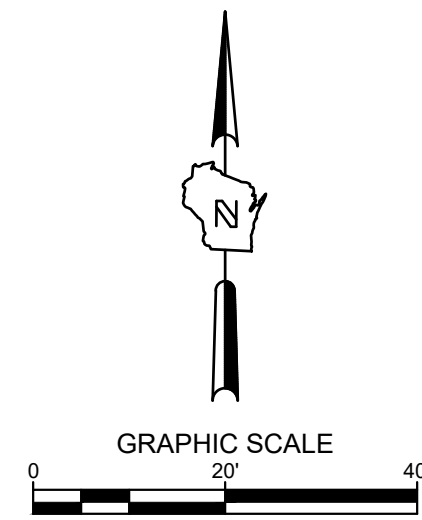
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



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SITE INFORMATION

SITE AREA = 41,104 SF (0.944 AC)
SITE DISTURBED AREA = 34,332 SF (0.788 AC)
EXISTING IMPERVIOUS AREA = 26,223 SF (0.602 AC)
PROPOSED IMPERVIOUS AREA = 26,267 SF (0.603 AC)
PROPOSED RIVERWALK DECK = 3,580 SF (0.082 AC)
TOTAL PARKING SPACES = 53 SPACES (ALL INSIDE PROPOSED BUILDING)

LEGEND:

- 5" THICK CONCRETE WALK (A C401)
- CONCRETE PAVEMENT (B C401)
- RIVER WALK DECK (SEE ARCH PLANS FOR MORE DETAIL)
- LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
- EXTENTS OF PROPOSED RIVERWALK
- EXTENTS OF SPROZ DEVIATION ZONE

GENERAL NOTES:

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- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

PRELIMINARY
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WORKERS OR 3 WORK DAYS
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EIGHTEEN87 ON WATER

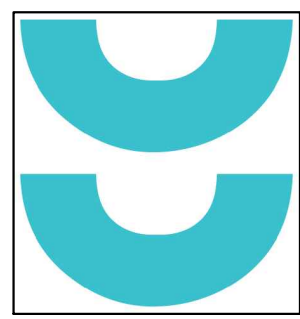
1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
SITE PLAN

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C100

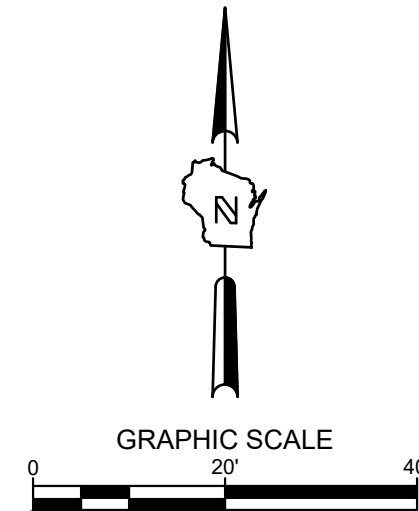
SIGMA PROJECT NUMBER 19863



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LEGEND:

- 5" THICK CONCRETE WALK (A C401)
- CONCRETE PAVEMENT (B C401)
- RAISED RIVER WALK (SEE ARC PLANS FOR MORE DETAIL)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER
SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
- PROPOSED ASPHALT
SPOT GRADE
- EXISTING SURFACE
SPOT GRADE (MATCH)
- LIMITS OF RIVERWALK OVERLAY ZONE
(50' LANDWARD OF EXISTING DOCK WALL)
- EXTENTS OF PROPOSED RIVERWALK
- EXTENTS OF SPROZ DEVIATION ZONE

GENERAL NOTES:

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- EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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EIGHTEEN87 ON WATER

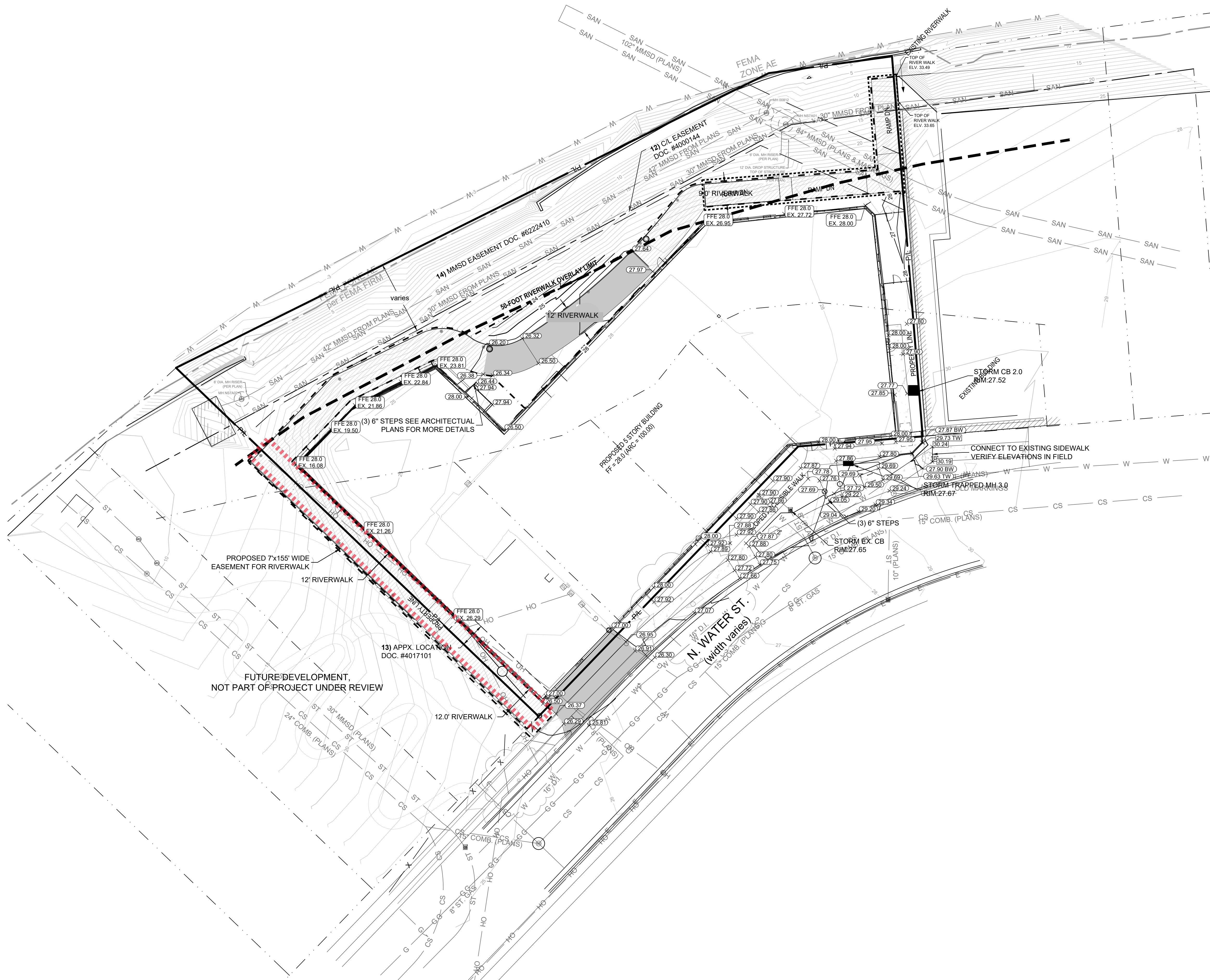
1887 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
GRADING PLAN

REVISIONS:

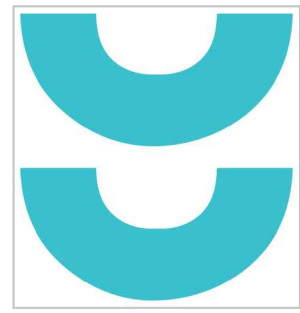
SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	C200

SIGMA
PROJECT
NUMBER 19863



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WE STATUTE 18.07(2)(b)4
REQUIREMENT 3.000 COTS
MILW. AREA 259-1181

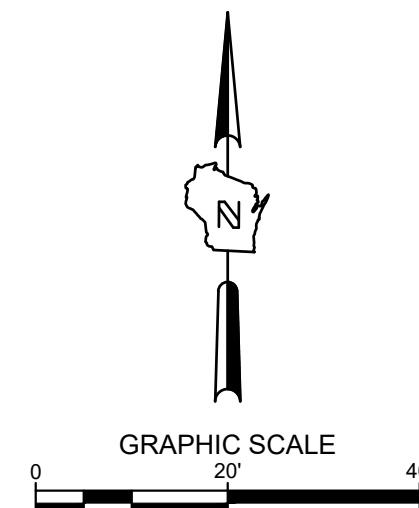
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GENERAL NOTES:

- IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL PROTECT ALL BENCHMARKS.
- ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE.
- ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
- ANY LAWN OR LANDSCAPED AREAS OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
- CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL.

LEGEND:

- LIMITS OF DISTURBANCE
- - - 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

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MILWAUKEE, WI 53202

SHEET TITLE:
LANDSCAPE OVERVIEW

REVISIONS:

SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/21
SHEET NUMBER	L100

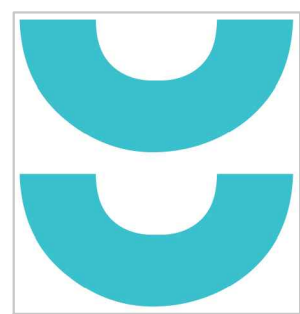
SIGMA PROJECT NUMBER 19863

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WE STATE: 18.07.02.01
MILW. AREA 259-1181

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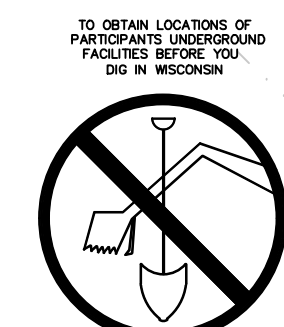
SHEET TITLE:
RIVERWALK SITE PLAN EXHIBIT

REVISIONS:

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

SIGMA
PROJECT
NUMBER 19863

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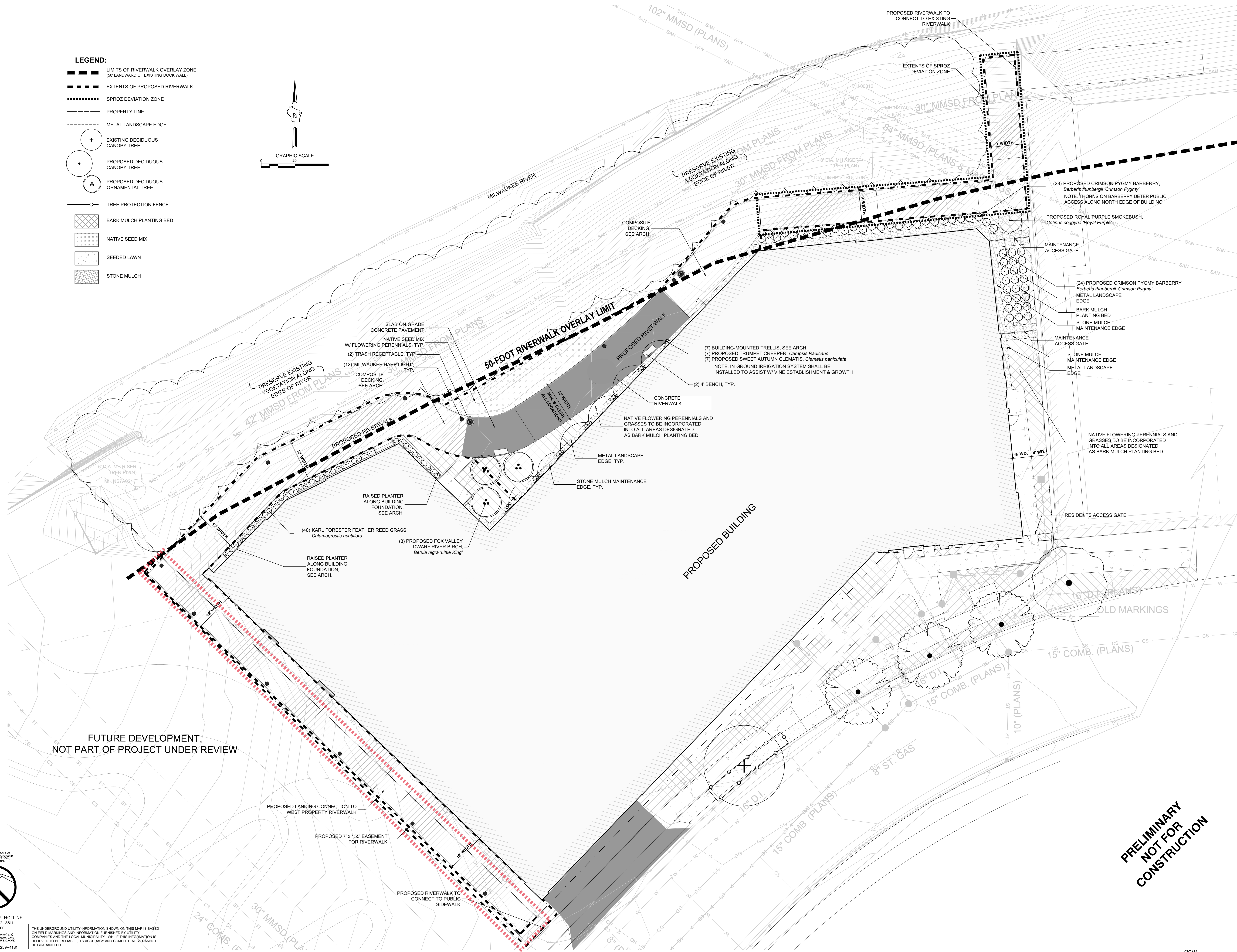
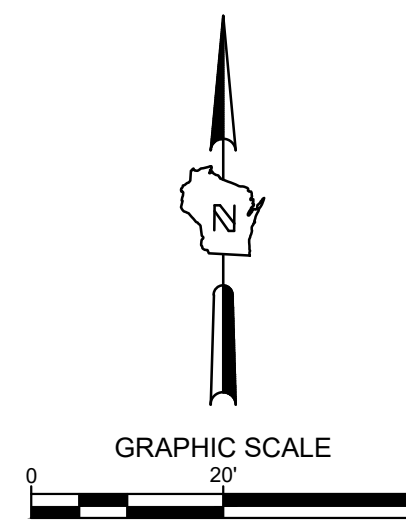


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WE STATE: 18.07(7)(9)(4)
REQUIRES ALL 3 WORK DAYS
WITHIN 90 DAYS
MILW. AREA 259-1181

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COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS
BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT
BE GUARANTEED.

LEGEND:

- LIMITS OF RIVERWALK OVERLAY ZONE
(50' 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





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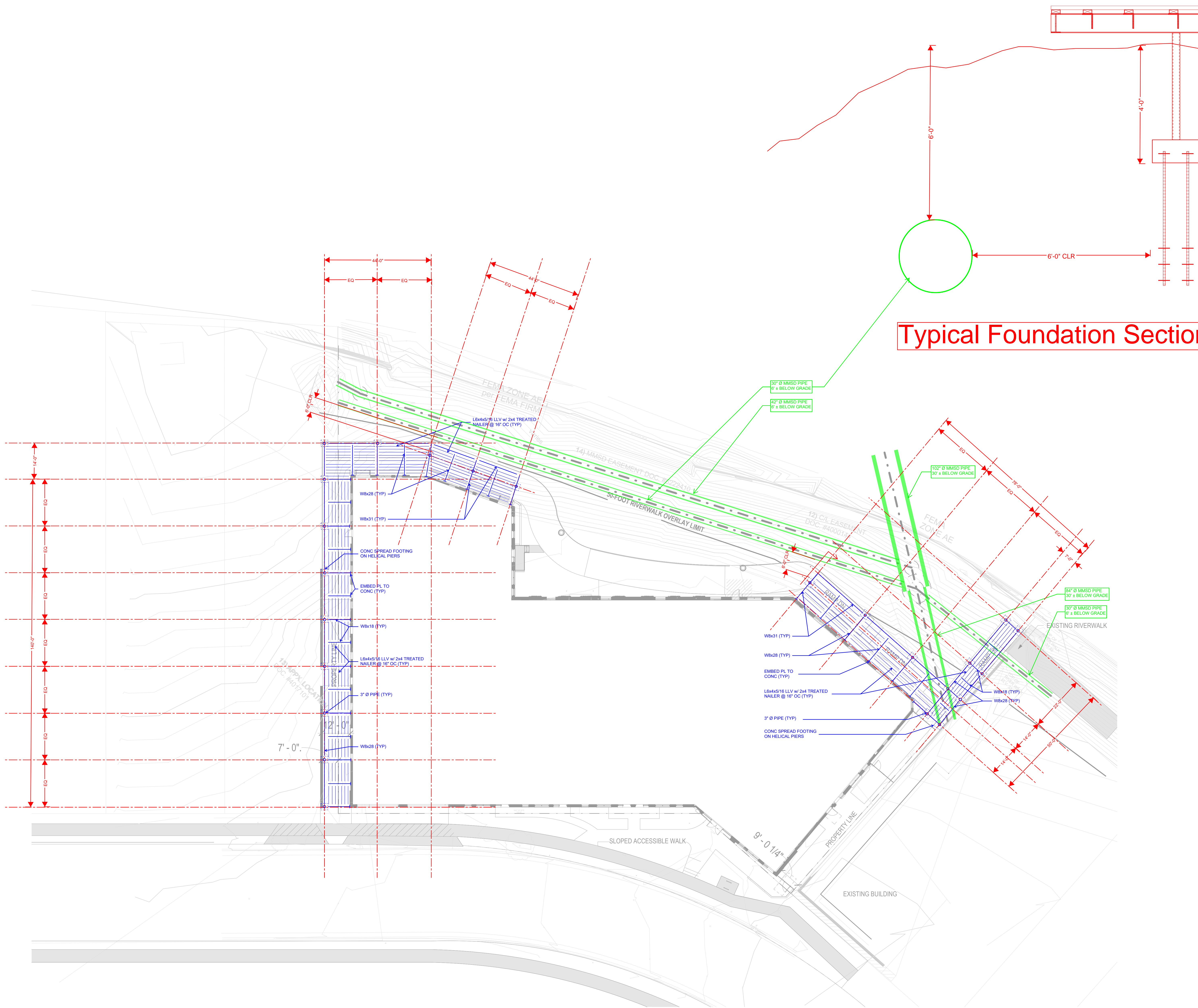
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MILWAUKEE, WI 53202
SHEET TITLE:
RIVERWALK STRUCTURAL FRAMING PLAN

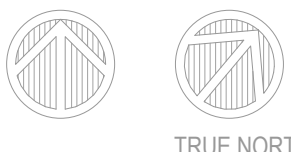
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SCALE	VARIABLE
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SHEET NUMBER	A-200



Typical Foundation Section

Riverwalk Structural Framing Plan
Structural Members shown in blue





REFUSE COLLECTION AT
THIS GARAGE ENTRY
GARBAGE CARTS LOCATED
INTERNALLY

WATER STREET

- (3) PROPOSED CALLERY PEAR
- (4) BIKE PARKING
- PROTECT EXISTING TREE
- RECONNECT W/ EXISTING SIDEWALK



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SHEET TITLE
SITE PLAN

REVISIONS:

SCALE VARIES

PROJECT NUMBER 210502

SET TYPE SPROZ SUBMITTAL

DATE ISSUED 07/20/2021

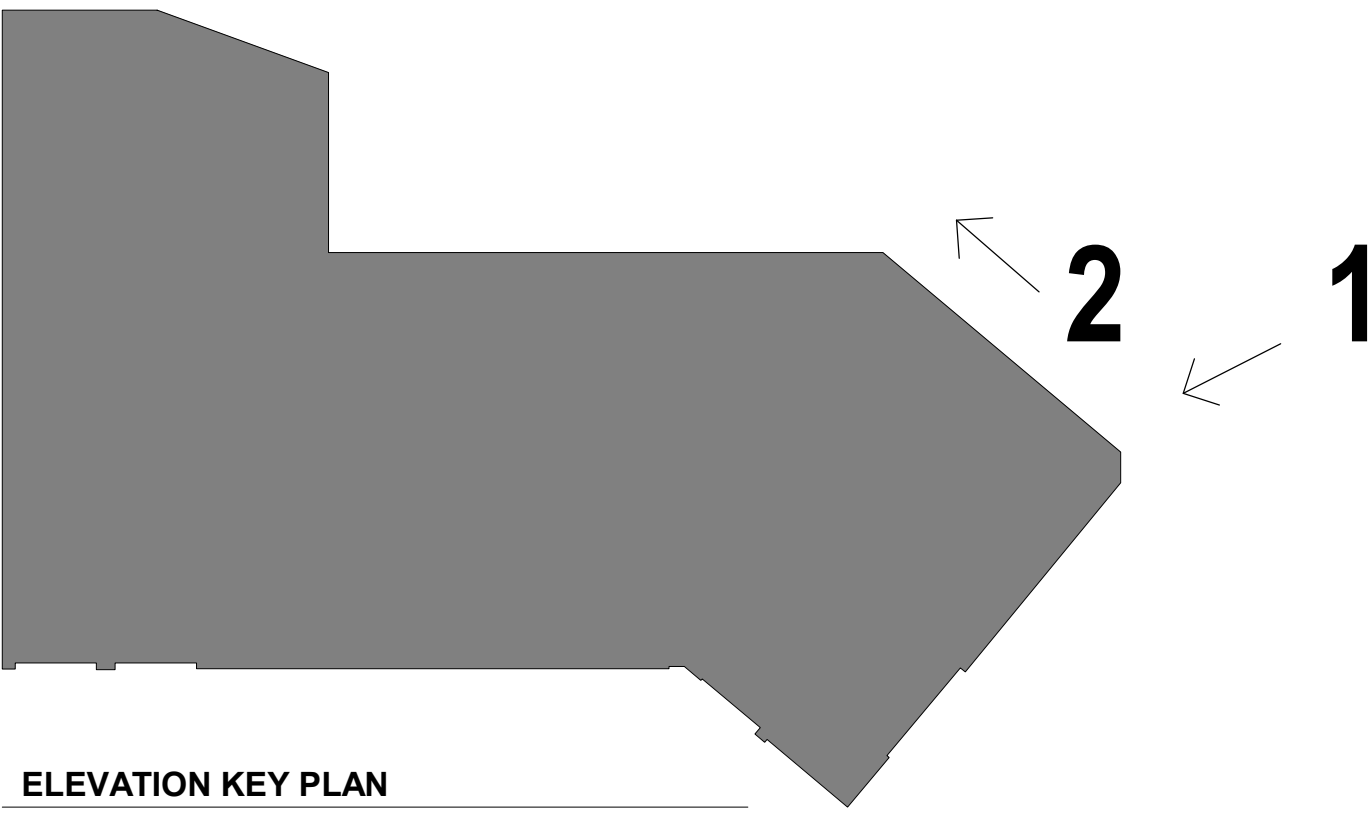
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PERSPECTIVE VIEW 1




PERSPECTIVE VIEW 2



ELEVATION KEY PLAN

SCALE 1" = 40'-0"



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SHEET TITLE:
RIVERWALK PERSPECTIVES

REVISIONS:

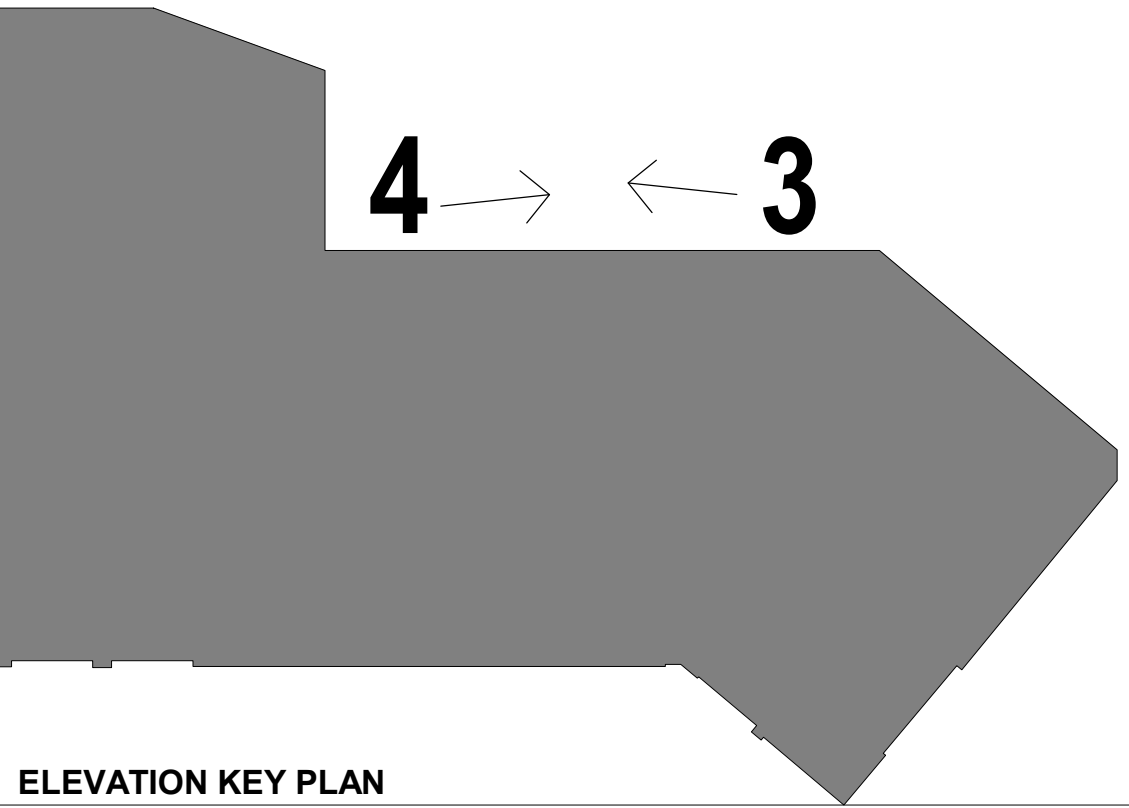
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PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A-202



PERSPECTIVE VIEW 3




PERSPECTIVE VIEW 4



ELEVATION KEY PLAN

SCALE: 1" = 40'-0"



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SHEET TITLE:
RIVERWALK PERSPECTIVES

REVISIONS:

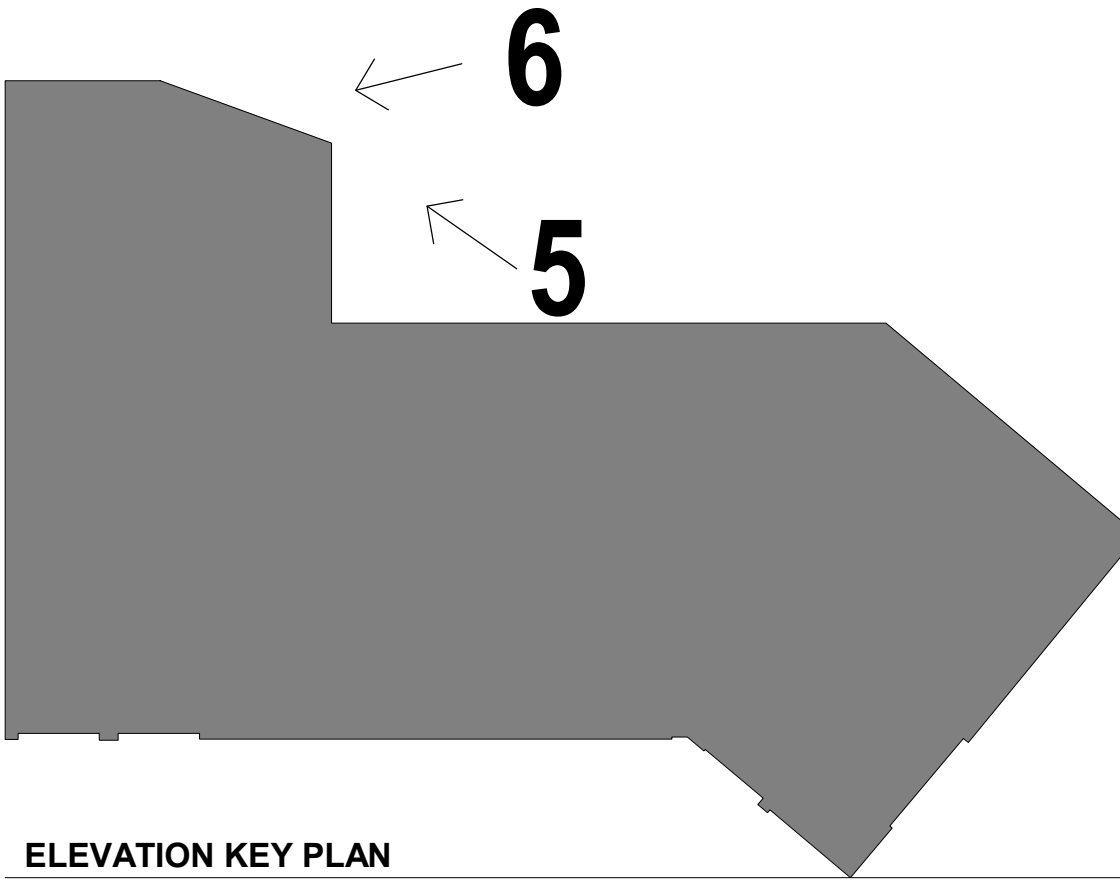
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PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A-203



PERSPECTIVE VIEW 5



PERSPECTIVE VIEW 6



ELEVATION KEY PLAN

SCALE 1" = 40'-0"

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SHEET TITLE:
RIVERWALK PERSPECTIVES

REVISIONS:

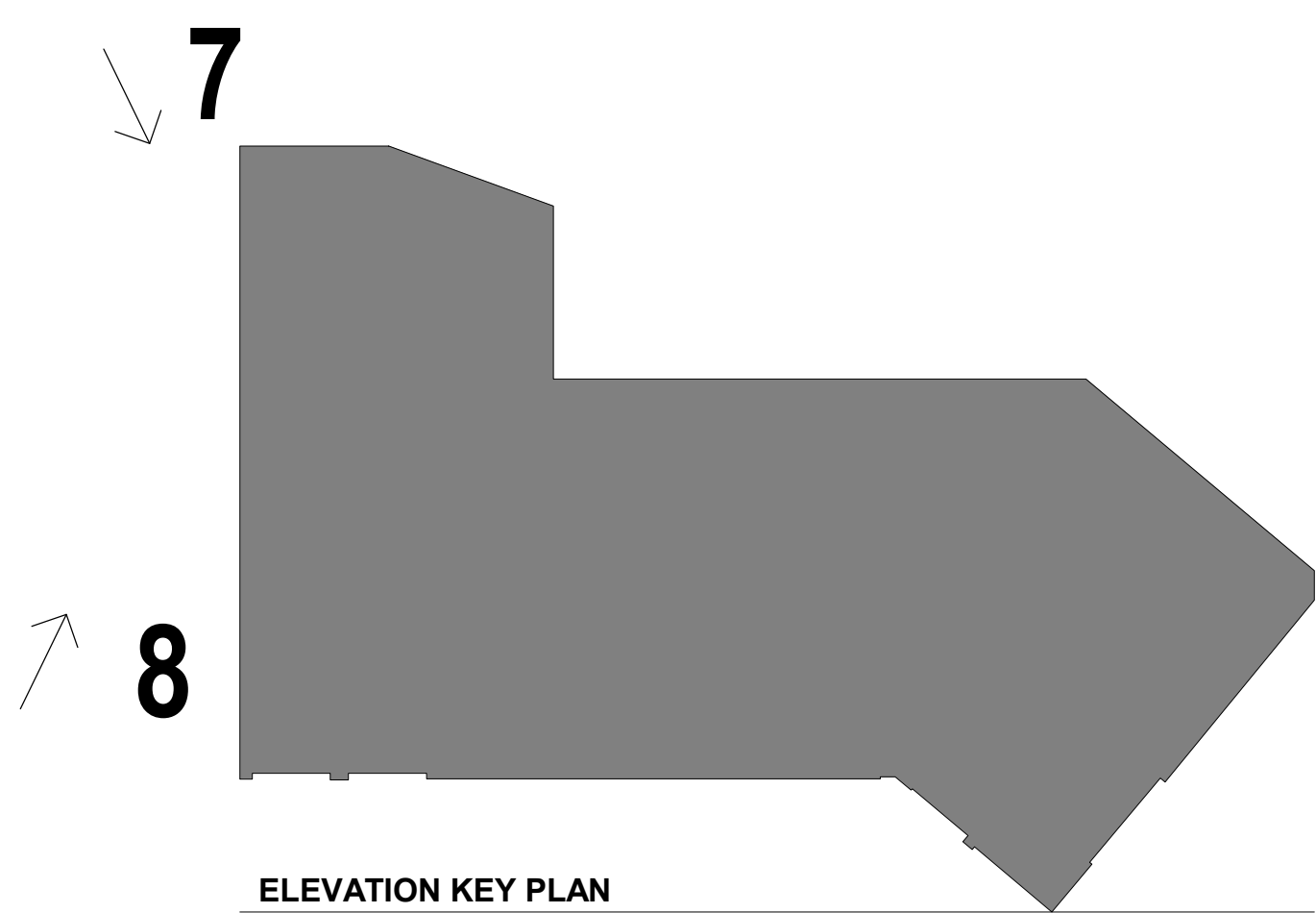
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PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A-204




PERSPECTIVE VIEW 8



PERSPECTIVE VIEW 7



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



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SHEET TITLE: RIVERWALK PERSPECTIVES

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/2021
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EIGHTEEN87 ON WATER

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MILWAUKEE, WI 53202

SHEET TITLE:
NORTH & EAST ELEVATIONS

REVISIONS:

SCALE VARIES

PROJECT NUMBER 210502

SET TYPE SPROZ SUBMITTAL

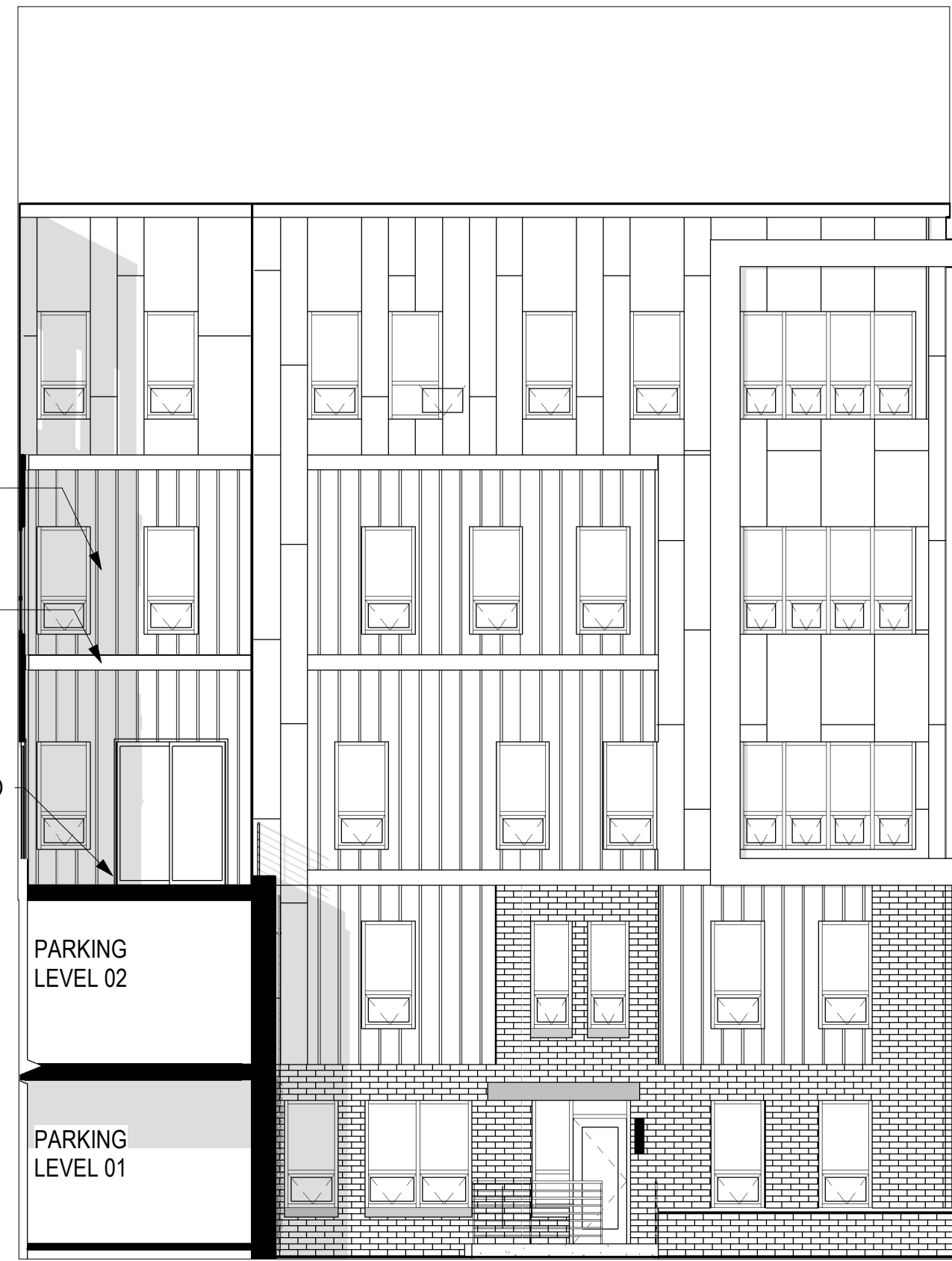
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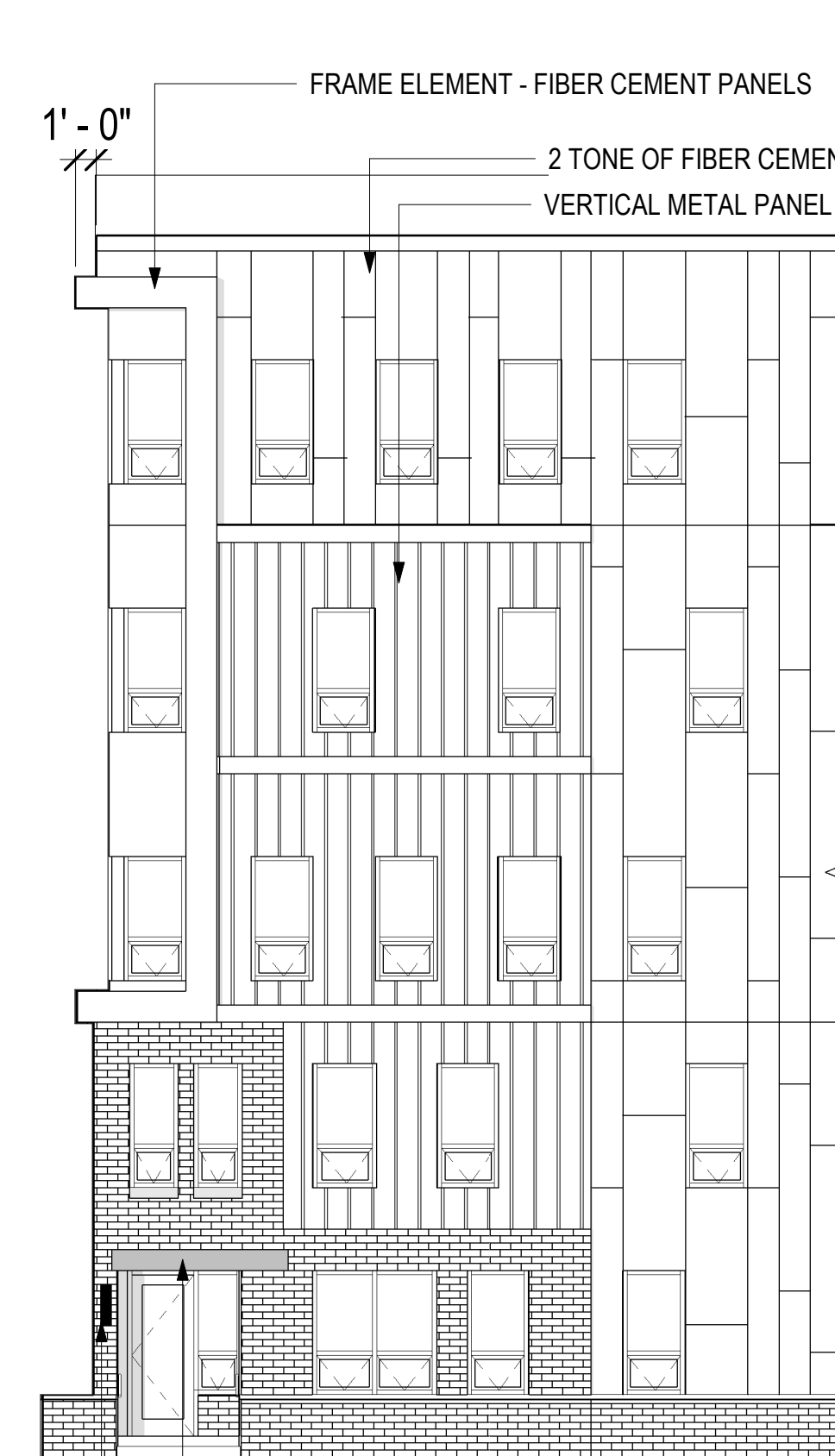
4 NORTH ELEVATION

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



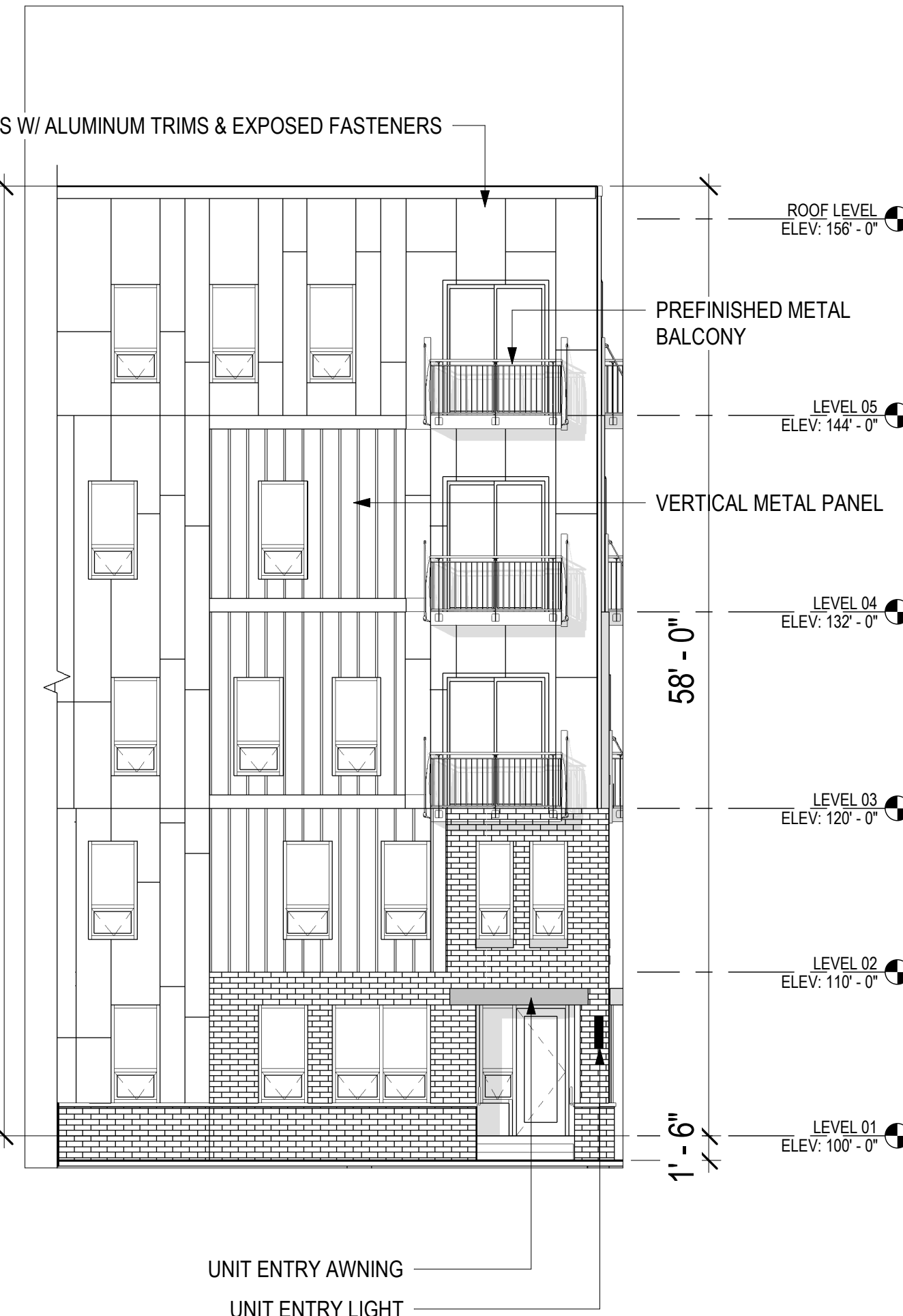
3 EAST ELEVATION - NORTH WING

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



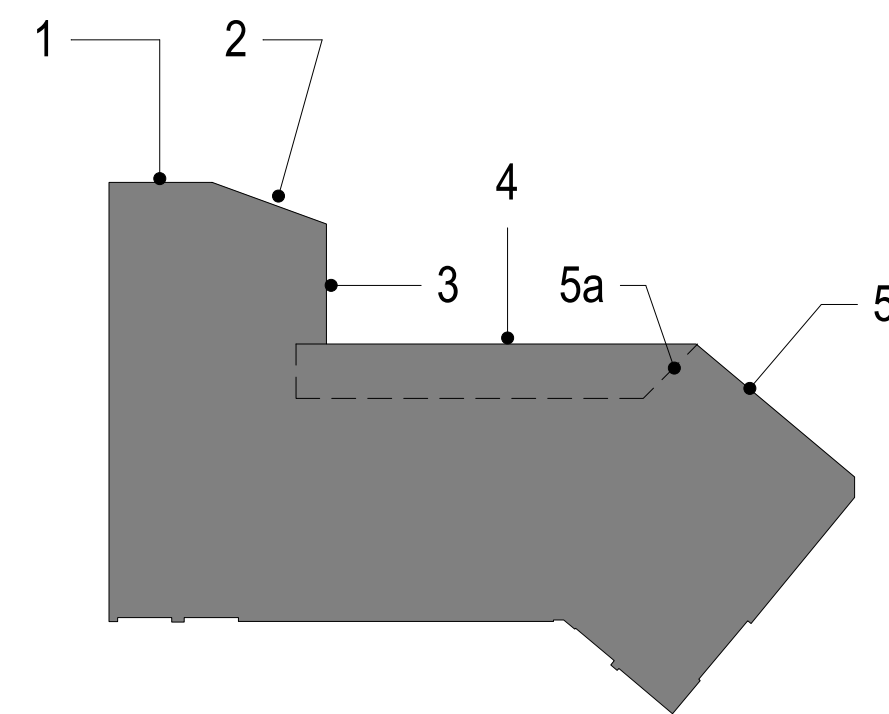
2 NORTH WING ANGLED WALL

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



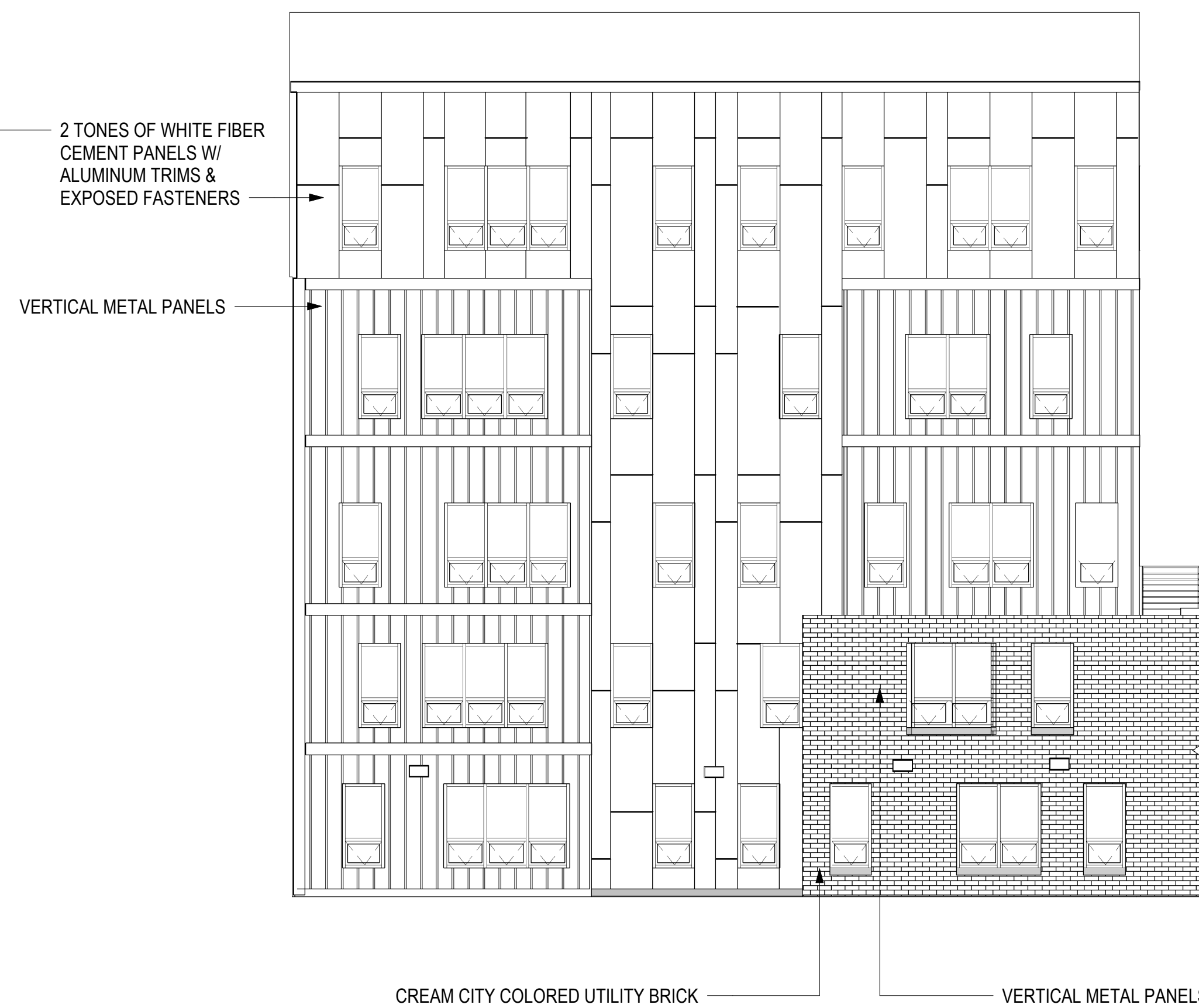
1 NORTH WING ELEVATION

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



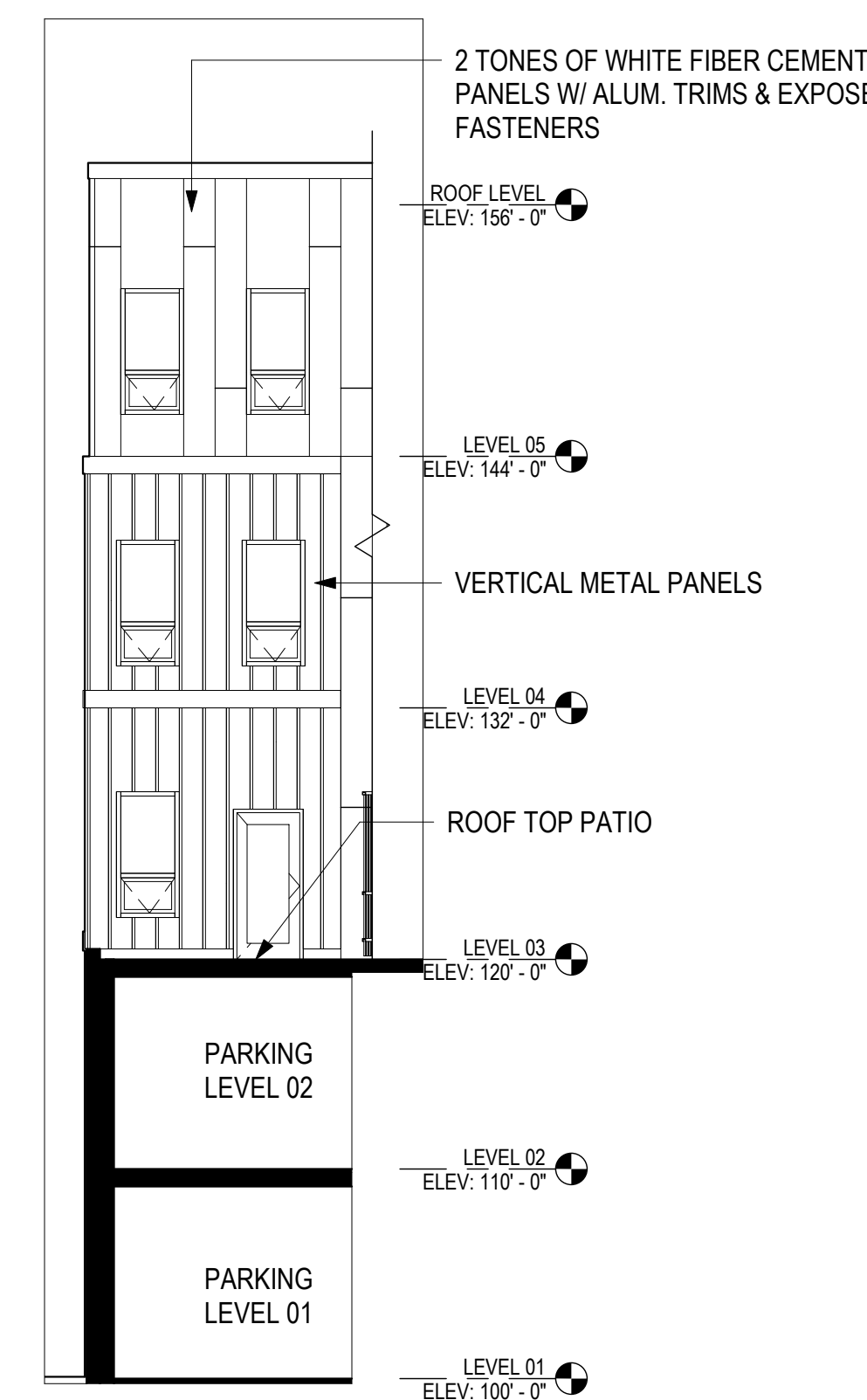
ELEVATION KEY PLAN

Scale: 1" = 60'-0"
0' 25' 50' 100' 150'



5 NORTH ELEVATION ANGLED WALL

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'



5a NORTH ELEVATION - ANGLED WALL

Scale: 1/8" = 1'-0"
0' 2' 4' 8' 12'




PERSPECTIVE VIEW - WEST ELEVATION

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ELEVATION KEY PLAN
SCALE 1" = 60'-0"



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SHEET TITLE:
WEST BUILDING PERSPECTIVE

REVISIONS:

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PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A502




PERSPECTIVE VIEW - NORTH ELEVATION

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ELEVATION KEY PLAN
SCALE 1" = 60'-0"



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SHEET TITLE:
NORTH BUILDING PERSPECTIVE

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210502
SET TYPE	SPROZ SUBMITTAL
DATE ISSUED	07/20/2021
SHEET NUMBER	A503

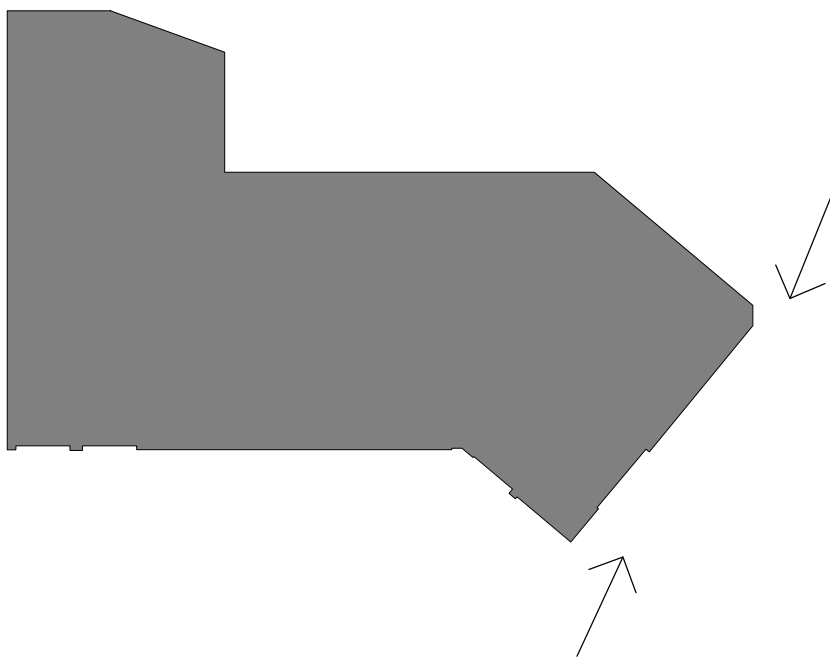



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PERSPECTIVE VIEWS - EAST VIEW





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SHEET TITLE:
EAST BUILDING PERSPECTIVES

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