



## Raposa Design ■ Architecture

12690 W. Greenbriar Ln., New Berlin, WI 53151  
Ph: 262.751.5221 Fax: 262.754.4058  
Email: raposadesign@gmail.com

January 16, 2017

Ms. Kristin Connelly AICP

Principal Planner

City of Milwaukee, Dept. of City Development

809 N. Broadway, 2<sup>nd</sup> Floor

Milwaukee, WI 53202

RE: **Point Loomis Retail Shell**  
**SE Corner of South 27<sup>th</sup> Street & Loomis Rd**  
**Milwaukee, WI**

Point Loomis LLC is requesting approval of a 2600 s.f. +/- Retail Building. The building was designed to adhere to the Development Incentive Zone Overlay Requirements.

The following items are consistent with the Design Principles and Performance Standards.

### Site Design/Lot Requirements

- A. **Height Limitations** - The building is a Maximum Height of 22'-6". Design Guidelines Max. Allowable 50'-0".
- B. **Building Placement** - The building was placed along Loomis Rd. facing S. 27<sup>th</sup> Street. The building was placed on the street edge within the existing masonry and metal fencing 7'-6" from the lot line keeping within the 25' maximum setback within the Overlay Standard.
- C. **Parking, Circulation & Access**
  - Parking Ratio Provided is 4/100 s.f. for parking immediately adjacent to the proposed structure. Design Guidelines is 3 stalls/100 s.f.
  - All parking is shared between neighboring facilities.
  - All parking and drive aisles are lighted for security.
  - Pedestrian connection is provided to the parking area and building.
- D. **Landscaping**
  - Landscaping meets code.
  - Existing ornamental fence with brick columns shall remain.
  - Dumpster enclosure is screened with existing landscaping to the south and new landscaping to the north.
- E. **Signage** - Building Signage will be channel letters in a raceway painted to match. No new monument signs are proposed. Building Signage is 42 s.f. per elevation and does not exceed 200 s.f. in total. Maximum height does not exceed 6'-0".
- F. **Lighting** - The building will have recessed can lighting in the Entry Canopy and a full cut off wall pack at the rear egress door/dumpster enclosure area.
- G. **Hours of Operation** - Hours of Operation for the site will match the existing Shopping Center Hours. 9am -10 PM Sunday through Saturday.



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Loomis Point - Page 2 Cont.

### Building Design

#### A. Massing

- The façade of the building is articulated with raised parapets on all four sides of the structure to emphasize the facades. The main entrance is accentuated with a cantilevered canopy that extends over the main entrance for weather protection.
- The building placement helps define the South-East Corner of the shopping center providing a screening element to the large parking field to the North while maintain views to the larger anchor tenants to the West. By placing the building closer to the street we are creating a more urban/pedestrian feel to the streetscape.

#### B. Facades

- The East & South Facing façades will draw attention to the street with its articulated parapets with stone piers, vision glass, metal panel shutters and decorative concrete masonry. Interest is also drawn to the building by using banding to create visual interest.
- The North Façade Facing the parking field is provides articulated parapets with stone piers, vision glass, metal shutters and decorative concrete masonry. A cantilevered canopy provide visual mark as the entry point to the building. Interest is also drawn to the building by using banding to create visual interest.
- The West Façade provides two raised parapets for visual interest along with metal panels to add a textural/industrial element to the building.

#### C. Materials

- All Facades have Heritage Collection Brick Base with a Precast Concrete Sill, Cementitious Siding with Trim Boards, Prefinished Metal Elements.
- The North, East and South Facades Contain Stone Piers, Vision Glass and Clear Anodized Framing and EIFS Signage Bands.
- The North, West and South Facades also have Galvalume Metal Panels and Shutters as well as Eifs Corner Elements.
- Eifs Elements are 19% which is less than the allowable 35% in the Design Guidelines.

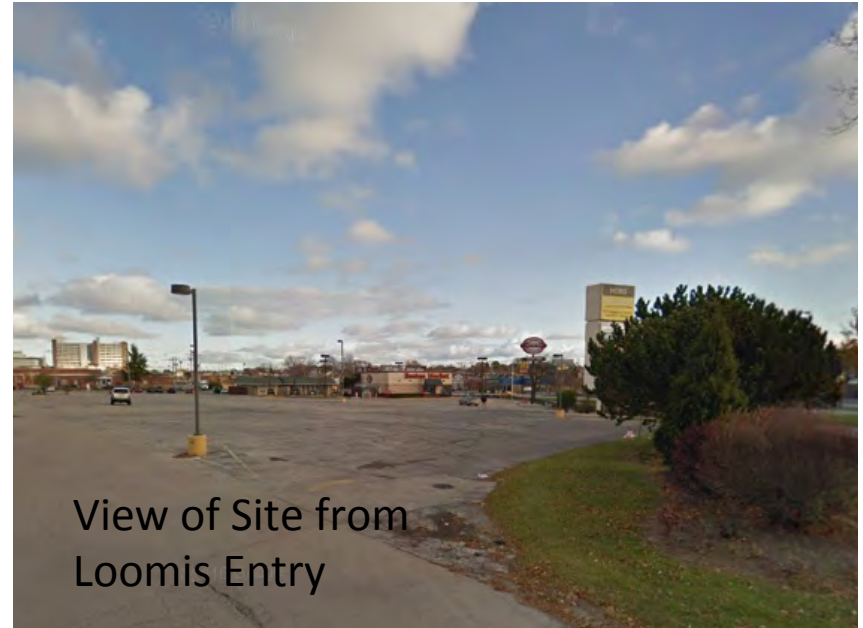
We believe that the proposed building was designed to meet all of the design guidelines put forth in the Development Incentive Overlay District.

If you have any questions please feel free to contact me.

Russell Raposa  
Principal  
Raposa Design : Architecture & Planning



View of Site from  
27<sup>th</sup> Street



View of Site from  
Loomis Entry



View of OfficeMax  
to Proposed Site



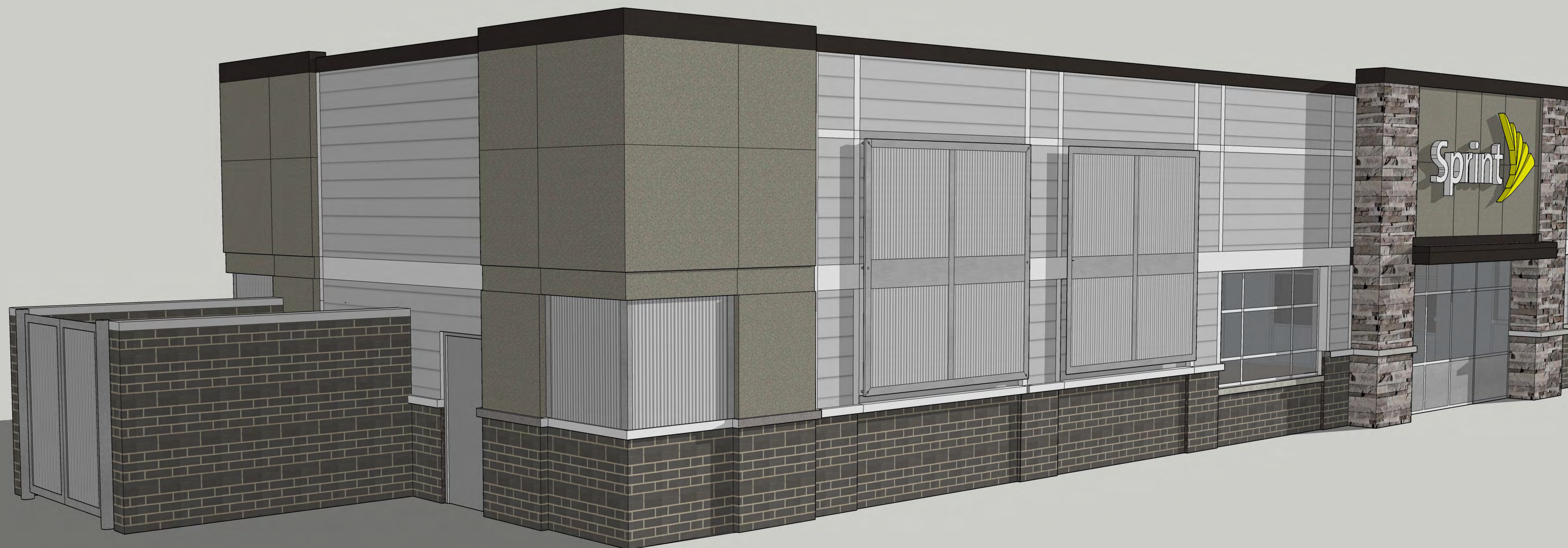
View of Site from Parking  
Lot Looking West





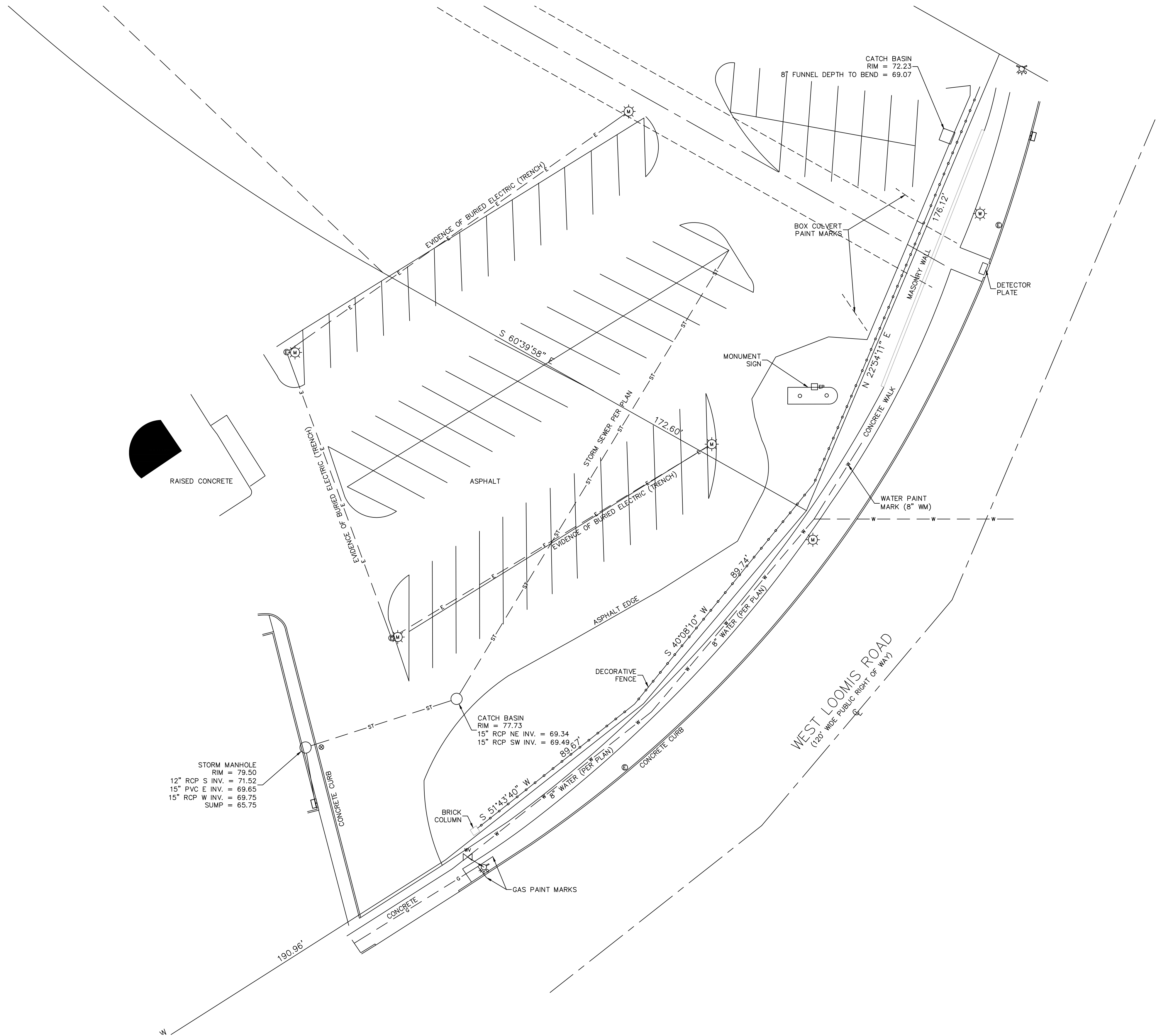
View From North East looking South West





View from South West looking North East

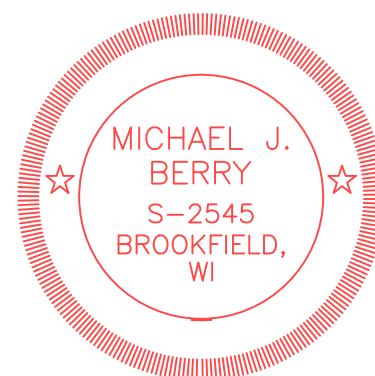




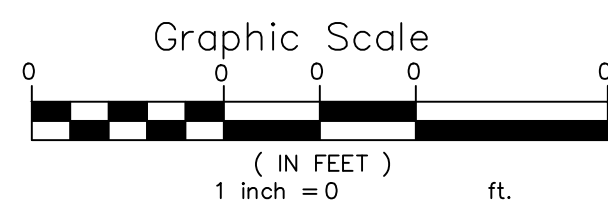
I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

DECEMBER 12, 2014  
DATE

*Michael J. Berry*  
MICHAEL J. BERRY, R.L.S.  
REGISTERED LAND SURVEYOR S-2545



LEGEND		
— SAN —	SANITARY SEWER	⊠ ELECTRIC TRANSFORMER
— ST —	STORM SEWER	⊠ ELECTRIC BOX AT GRADE
— W —	WATER MAIN	⊠ GAS METER
— G —	BURIED GAS LINE	⊠ TV PEDESTAL
— TEL —	BURIED TELEPHONE LINE	⊠ FIBER OPTIC MARKER
— E —	BURIED ELECTRIC LINE	⊠ FLAG POLE
— FO —	BURIED FIBER OPTIC LINE	⊠ TELEPHONE PEDESTAL
—	EDGE OF TREES AND BRUSH	⊠ AIR CONDITIONER
		⊠ METAL SIGN
		⊠ 994.32 DS
		⊠ DOOR SILL ELEVATION
		⊠ MAIL BOX
		⊠ METAL LIGHT POLE
		⊠ YARD LIGHT
		⊠ UTILITY POLE
		⊠ HYDRANT
		⊠ AUTO SPRINKLER
		⊠ WATER VALVE
		⊠ GAS VALVE

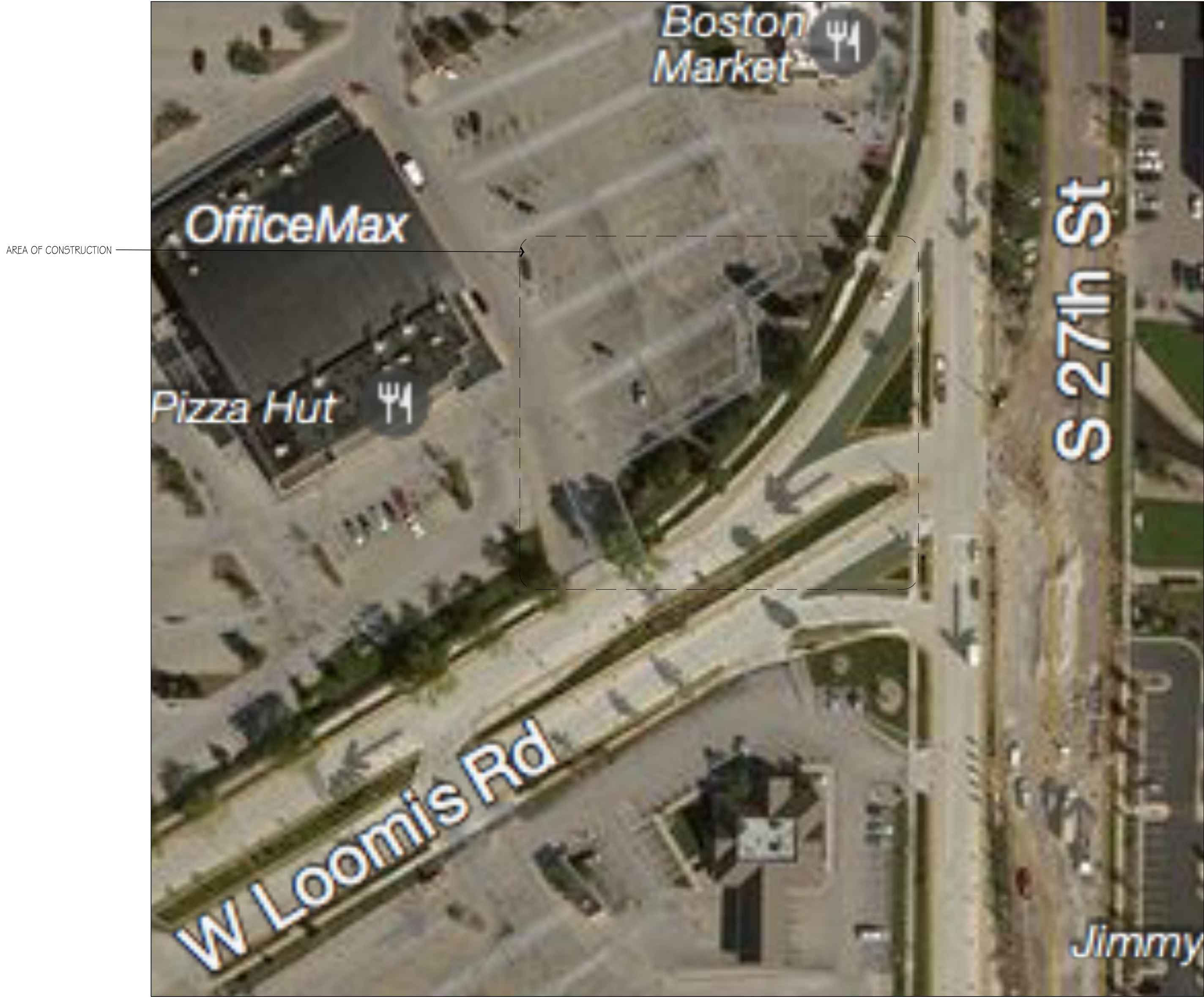


**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

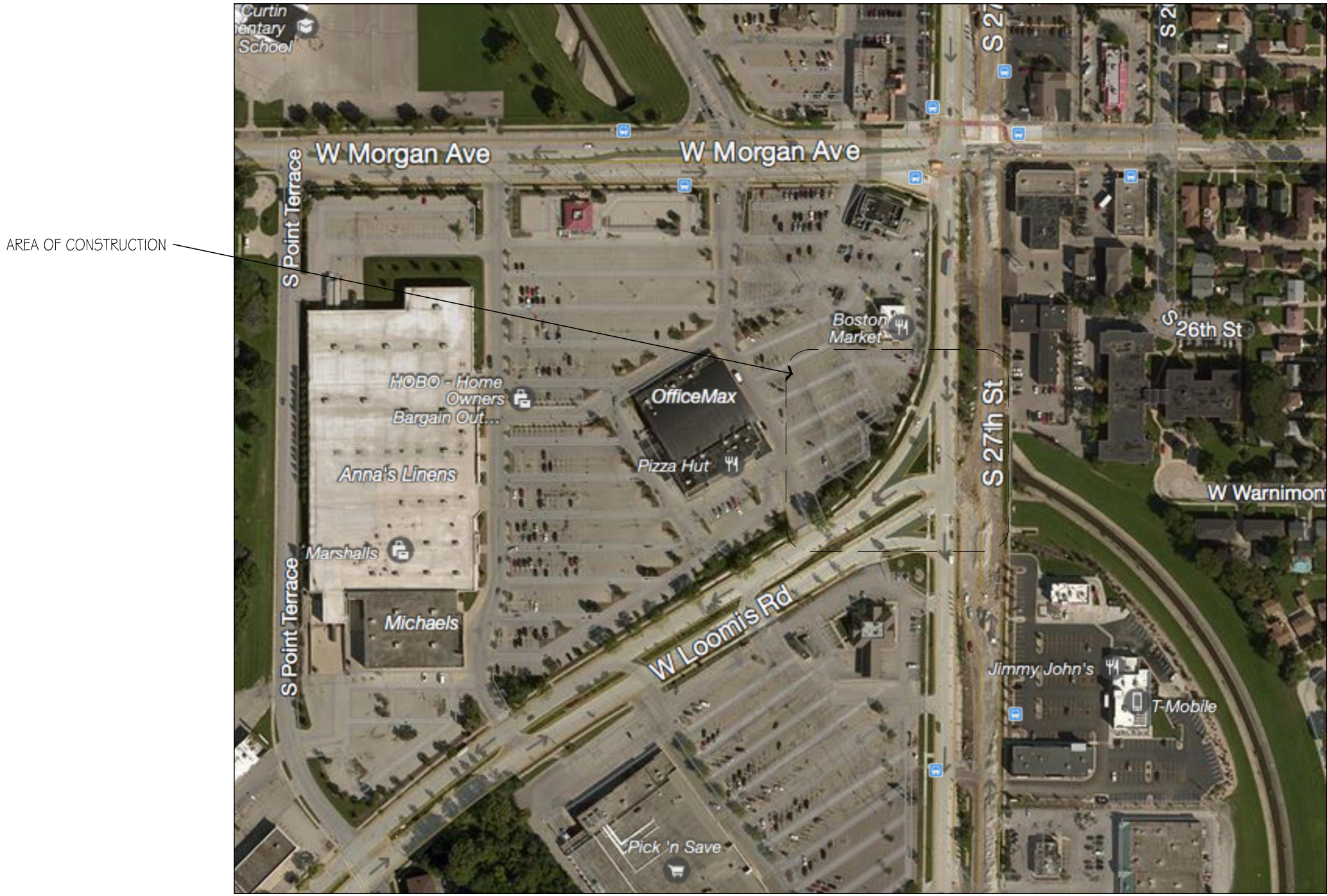
EXISTING CONDITIONS SURVEY  
FOR  
27TH & LOOMIS  
S 27 ST & W LOOMIS RD.  
MILWAUKEE, WI

Drawn By:	RAP	Date:	12-12-14
Checked By:	MJB	Drawing No.	EC-0
CSE Job No.:	14-158	Sheet	1 of 1

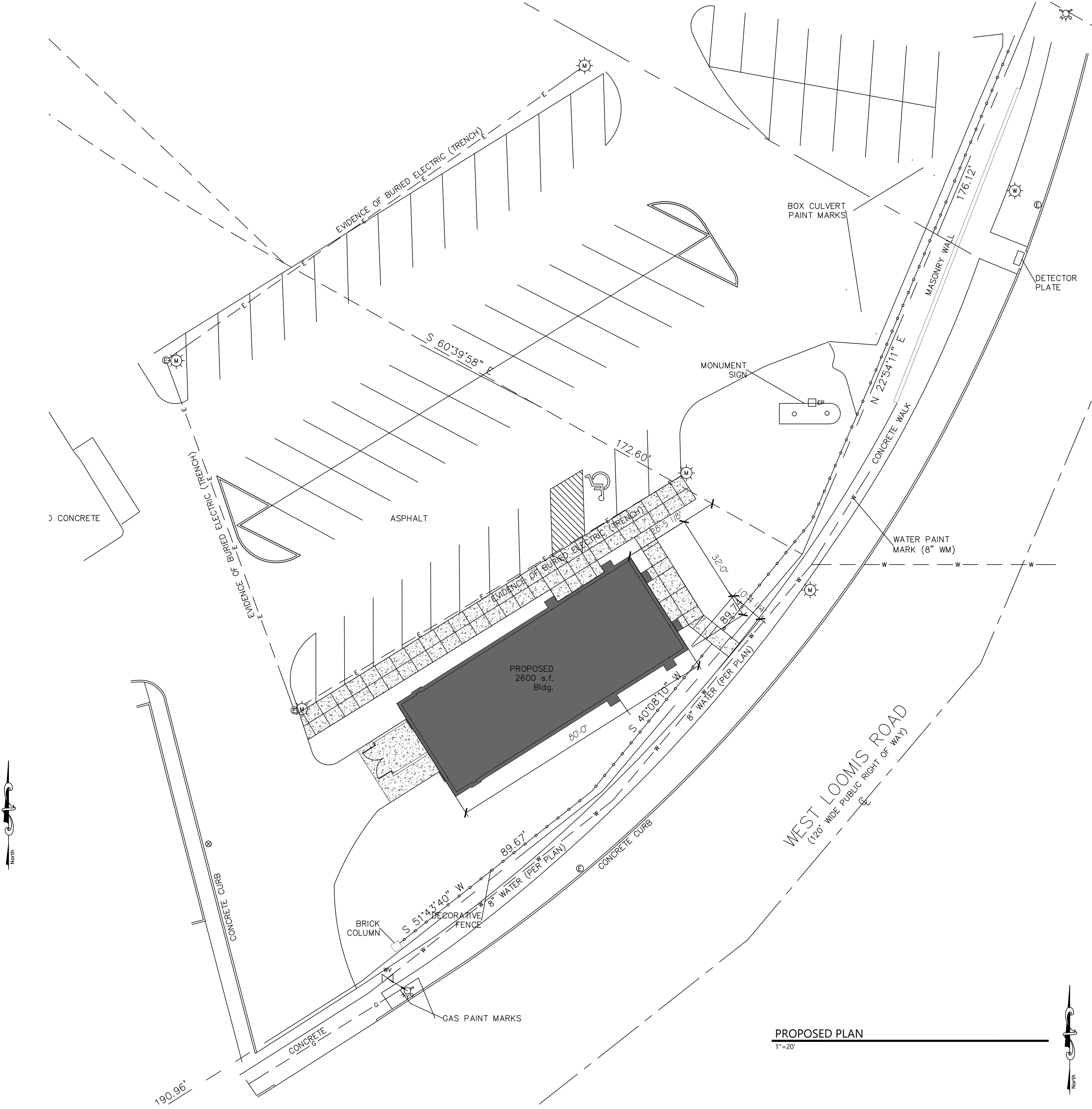




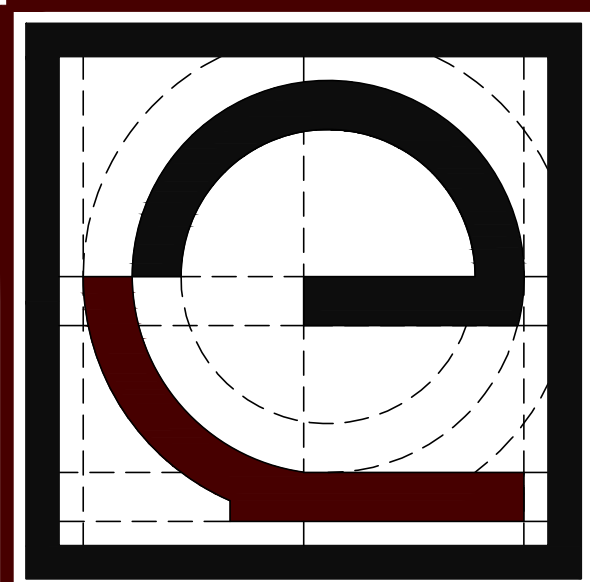
EXISTING SITE AERIAL BLOWUP  
NTS



OVERALL SITE  
NTS



PROPOSED PLAN  
1\"/>



RAPOSA DESIGN

architecture

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## Loomis Retail Shell

SE Corner Loomis & S.27th Street  
Loomis Point Retail Center  
Milwaukee, WI

SHEET TITLE

Proposed Plan

DATE OF ISSUE

08/25/17

SYMBOL

REVISION DESCRIPTION

DATE

JOB:

RD126.17

DRAWN:

08/25/17

CHECKED:

RJR

DATE:

00/00/00

SHEET:

ASP



1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable bark wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top  $\frac{3}{4}$  of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining  $\frac{3}{4}$  of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a  $\frac{1}{2}$ % mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{1}{2}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rot-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):  
 $\frac{3}{4}$  CY Peat Moss or Mushroom Compost  
 $\frac{1}{4}$  CY blended/pulverized Topsoil  
 $\frac{1}{2}$  CY composted manure

In rototilled beds only, also include in above mixture:  
2 lbs Starter Fertilizer

## LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				

### Proposed Landscape Construction Preparation

Removal & Disposal of non-protected Landscape Plantings/Trees

See landscape plan set for trees & shrubs that are to remain

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				

### Proposed Landscape Materials

SHADE TREES (DECIDUOUS)							
AFM	3	Acer rubrum 'Autumn Flame'	Autumn Flame Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				

EVERGREEN TREES							
TA	3	Thuja occidentalis 'Techny'	Techny Arborvitae	66"	B&B	Evenly shaped tree with branching to the ground	60"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				

EVERGREEN SHRUBS							
CGB	22	Buxus 'Chicagoland Green'	Chicagoland Green Boxwood	18"	B&B	Full rounded well branched shrub	24-30"
SGJ	5	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub	54"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				

DECIDUOUS SHRUBS							
GLS	3	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	42"
DKOSR	6	Rosa 'Double Knock Out (Pink)	Double Pink Knock Out Rose	18"	Cont.	Full, well rooted plant, evenly shaped	18"
PPSR	5	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.	Full, well rooted plant, evenly shaped	42"
NFS	10	Spiraea xbumalda 'Neon Flash'	Neon Flash Spirea	24"	Cont.	Full, well rooted plant, evenly shaped	24"
KSV	8	Viburnum carlesii	Fragrant Koreanspice Viburnum	30"	Cont.	Full, well rooted plant, evenly shaped	60"
MV	4	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				

ORNAMENTAL GRASSES							
KFRG	49	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
THG	30	Deschampsia cespitosa	Tufted Hair Grass	#1	Cont.	Full, well rooted plant	24"
PDS	19	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				

HERBACEOUS PERENNIALS							
MCF	15	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1	Cont.	Full, well rooted plant, evenly shaped; Mix Purple & White in same planting group	18"
MCF	8	Echinacea purpurea 'White Swan'	White Swan Coneflower	#1	Cont.	Full, well rooted plant, evenly shaped; Mix Purple & White in same planting group	18"
HRD	14	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
AJS	8	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.	Full, well rooted plant, evenly shaped	18"

LAWN	415	Lawn Establishment Area / Grading Area	SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)	
	3700	Erosion Matting for seeded areas	see plan for area delineation	SF	EroTex D575 Erosion Control Blanket (or approved equal)

Hardscape Materials				
152	Tree Protection Fencing	<i>see plan for location</i>	LF	See detail for construction in this landscape plan set

23	Shredded Hardwood Mulch (3" depth)	2,510 SF	CY	Bark Mulch; apply Preemergent after installation of mulch
15	Soil Amendments (2" depth)	2,510 SF	CY	
23	Pulverized Topsoil (Lawn Area)	3,700 SF	CY	
15	Pulverized Topsoil (2" over bed areas)	2,510 SF	CY	

\*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

### Seed Compositions:

ProGreen Plus 505 Seed Mix

17% Blue Angel Kentucky Bluegrass

17% Kentucky Bluegrass

16% Blue Sapphire Kentucky Bluegrass

25% VNS Creeping Red Fescue

25% VNS Perennial Ryegrass

Minimum seed at rate: 4# per 1,000 SF



CALL DIGGERS HOTLINE

811 or 1-800-242-8511

WIS. AREA 238.11.01

WIS. STATE: (608) 701-1774

REQUIRES MIN. 3 WORK DAYS

NOTICE BEFORE YOU DIG/NOTICE



HELLER & ASSOCIATES, LLC  
LANDSCAPE ARCHITECTURE

One Redwood Court  
Racine, Wisconsin 53402  
ph 262.638.9733  
fx 262.638.9737  
david@wdavheller.com

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:

No bare spots larger than one (1) square foot

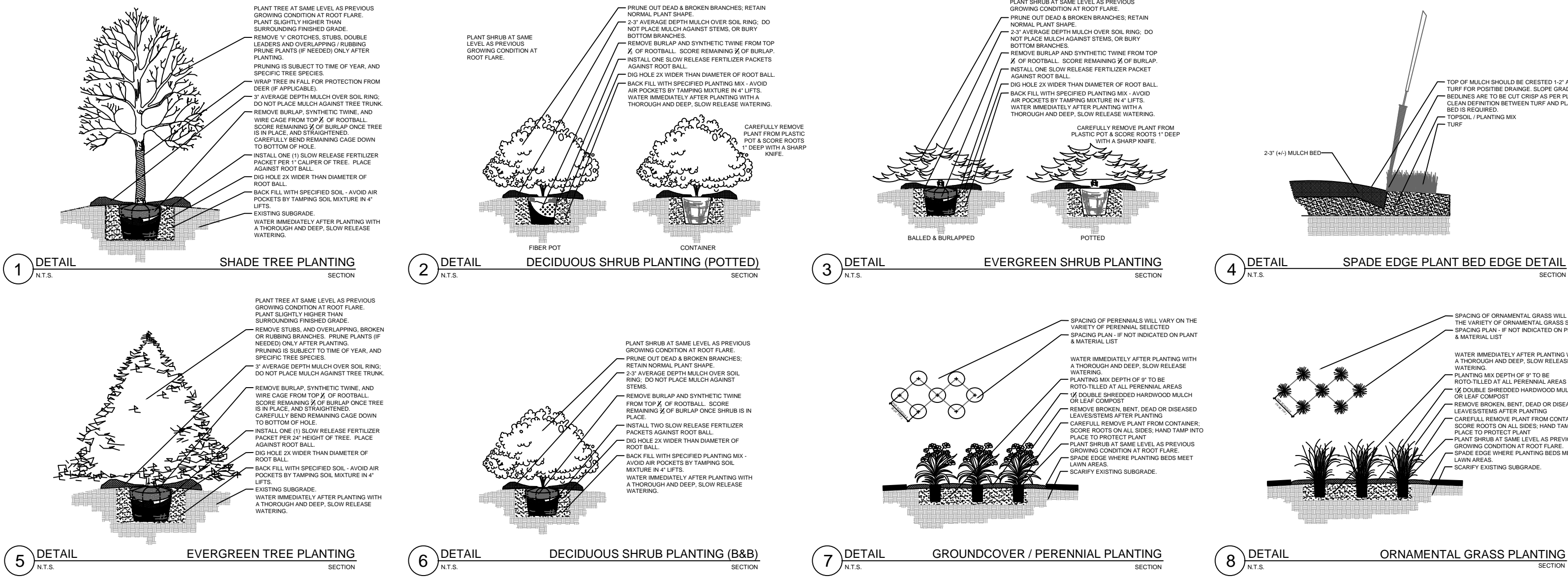
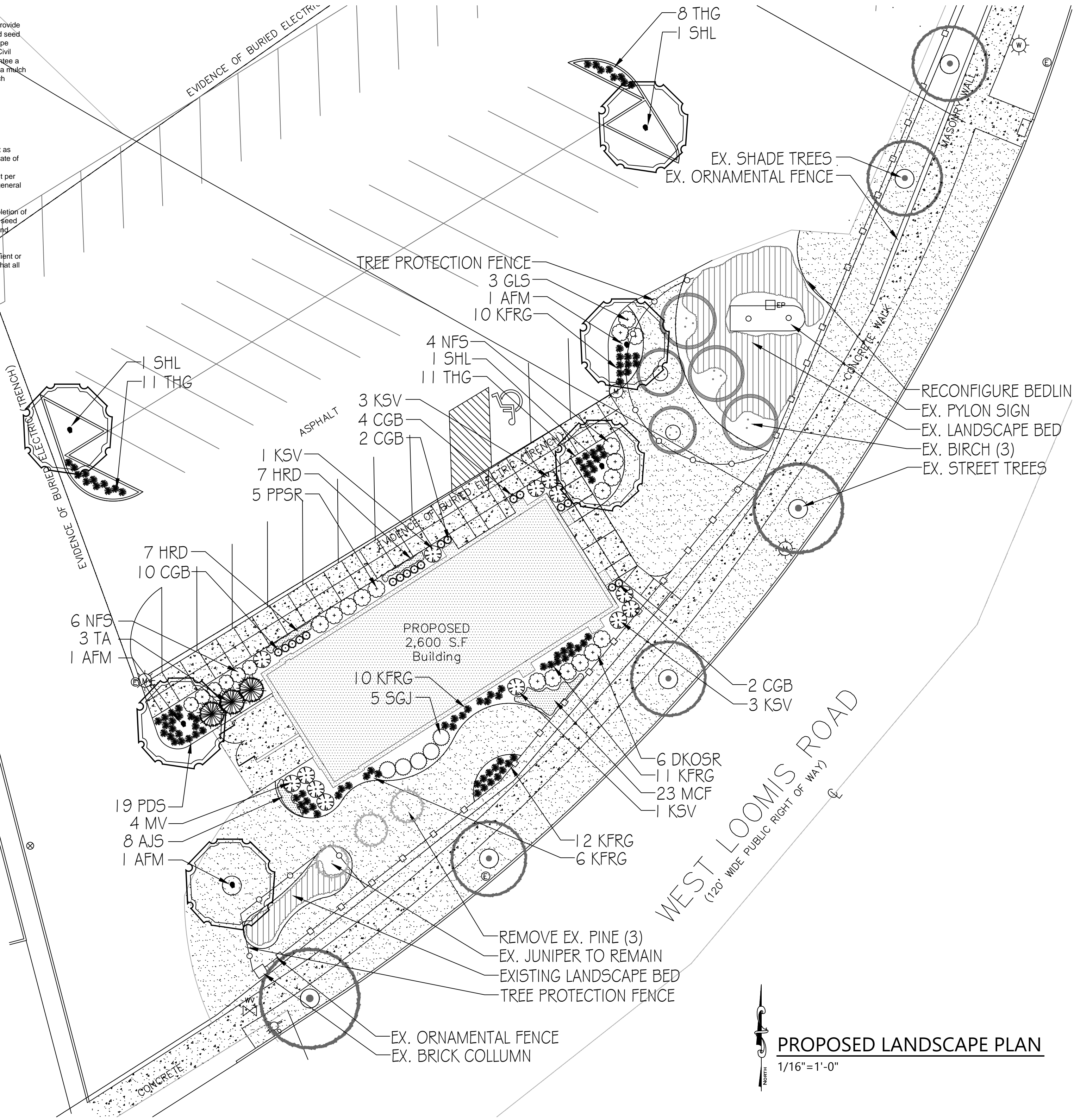
No more than 10% of the total area with bare areas larger than one (1) square foot

A uniform coverage through all turf areas

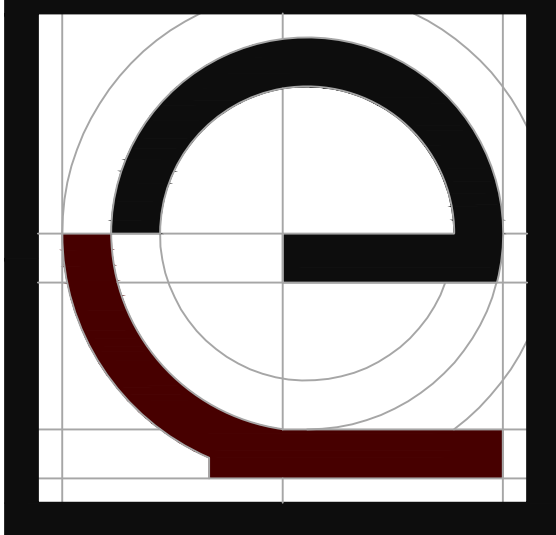
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect or Owner / Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and ensure that all specifications have been met.



## PLANTING DETAILS



RAPOSA DESIGN

architecture

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## Loomis Retail Shell

SE Corner Loomis & S.27th Street  
Loomis Point Retail Center  
Milwaukee, WI

SHEET TITLE

LANDSCAPE PLAN

DATE OF ISSUE 08/25/17

SYMBOL	REVISION DESCRIPTION	DATE

JOB: DRAWN: RD12617  
CHECKED: RLR  
DATE: 12/19/2017

SHEET:

LP - 100



**Loomis Retail Shell**  
SE Corner Loomis & S.27th Street  
Loomis Point Retail Center  
Milwaukee, WI

SHEET TITLE

### Proposed Elevations

DATE OF ISSUE 08/25/17

[illegible]

JOB:	RD126
DRAWN:	08/25/00
CHECKED:	
DATE:	00/00/00

SHEET:

A-1

