

ARCHITECTURAL DESIGN NARRATIVE BACKGROUND

8500 N PFEIL STREET, MILWAUKEE, WI 53224

SITE

The site is located on the corner of the East side of N Pfeil St. The site development, includes a new one-story 105,485-square-foot speculative building, a parking area for staff and guests at the main entry to the west of the building screened by a variety of Evergreen Trees and Shrubs, and trailer docks for 12 trailers is included to the west side of the building screened by a variety of Evergreen Trees and Shrubs. Site amenities include a pond to the south of the building and other landscaping.

MATERIALS AND FINISHES

The facility will be built utilizing a precast tilt up wall systems: Broken up vertically by offsetting the precast panels and introducing a plane change on the corners of the building. Wrapping the building, natural earth tone colors were selected for a discrete non disturbing look that respects the surrounding context that also break up the building vertically and horizontally. Additionally select panels are painted to match the end/entry panels to break up long horizontal runs. The sleek new development features two store front featured entries for multiple tenants, also offset and highlighted to create more interest and break up the east wall, with such touches as high windows placed at a higher elevation to allow for privacy and provide lots of natural light into the work areas. The roof and structure of the building were designed to allow for the minimum precast wall height while maintaining the desired clear height for a speculative tenant.

SITE ACCESS

The main entry to the building for staff and guests will be accessed off of N Pfeil Street with a two-lane paved street, 28' wide. Sidewalks will continue to connect non disturbed along the east side of N Pfeil St and W Donna Drive. A future sidewalk that allows quick access for approaching from the south is shown on the west side of the building connection to the main entries creating a circulation linking the main entries, parking, bus stops and public walkways. The finish floor elevation of the building is currently set at elevation 193' to allow positive drainage away from the building. Trailer parking will be developed for this project that will be accessed off of the south east end of the site and will be hard surfaced with asphalt pavement.

Zilber Property Group – 8500 North Pfeil Street DIZ comparison Chart

Property Info:	Proposed Development	Zoning Code Requirements	Additional Notes
Address	Towne Corporate Park of Granville - 8500 North Pfeil Street Milwaukee, WI 53224		
Lot Location in development	Lot “B” (East of North Pfeil Street) – 7.60 AC		
Zoning District	IL1 – Commercial/Industrial	Speculative Warehouse or light Manufacturing Proposed use	Meets DIZ Overlay Requirements
Proposed Building Area & Height	1 story & 105,350 (Lot B)		
Proposed Building Height	40’		
CPC & BOZA Plan Approval		BOZA & CPC plan approval is required before Building Permit can be issued.	Attention Required : Zilber to follow up with BOZA submittal – See options below
Site & Building Data:	DIZ Overlay Requirements	Provided DIZ Overlay Info	
Max. Building Height	Max. building height (to top of roof/highest point) = 45’	Provided = 35’-3” Height	Meets DIZ Overlay Requirements
Front Setback	Front Setback Req. = 15’	Provided = 15’	Meets DIZ Overlay Requirements
Side/Rear Set back (adjacent to industrial zones)	Side / Rear Setback = 10’	Provided = 10’	Meets DIZ Overlay Requirements
Side/Rear Set back (adjacent to golf course)	Side / Rear Setback = 25’	Provided = N/A Applies Lot ‘A’	Meets DIZ Overlay Requirements
Side/Rear Set back (adjacent to residential zones)	Side / Rear Setback = 25’	Provided = 50’	Meets DIZ Overlay Requirements
FAR (Floor Area Ratio)	N/A per DIZ	N/A per requirements	N/A
Max. Lot Coverage	Required Max. Lot = 50%	Provided = 31.7% Building = 5.19 AC Impervious area = 2.41 AC Grass area = 31.7 % Green Space	Meets DIZ Overlay Requirements
Min. Development Frontage surfaces, & wetland area)	Total (building / driveway / pedestrian walkway) = 80% of the front width (among the development frontage, 50 % min. to be building façade)	80% Provided	Meets DIZ Overlay Requirements
Min. Landscape Frontage	Required = 20% of the front width	20 % Provided	Meets DIZ Overlay Requirements

Detention or Retention areas	To be considered landscape area	Factored into percentages provided above	Reference Site plan Layouts
Direct pedestrian access	Direct pedestrian access needs to be provided from the street right-of-way to Building Entrance (it doesn't need to be a sidewalk or paved surface, but must be maintained to permit pedestrian access)	Direct pedestrian access added to be provided from the street right-of-way to Building Entrance per Staff Recommendations	In addition, a future sidewalk with a connection to the South public sidewalk is shown. Also in lieu of asphalt concrete connection was approved substitution was proposed and is acceptable as long as owner maintains and replaces as needed.
Parking requirements	No automobile parking requirements	Not Applicable	N/A
Min. Length of Loading for Heavy Vehicles	Required Min Length = 27'	Provided = 60'/65'	Meets DIZ Overlay Requirements
Parking/landscape requirements	Max. distance between two landscape islands = 10 parking spaces	Parking Layout provided are 10 Parking space Max per design 94 Total Spaces (4) ADA/145 trees	See Provided Civil Layouts and combined Landscape drawing
Landscaped requirements between Residential & proposed Development	Landscaped berm provide on East end to meet buffer requirements between Residential & proposed Development	The design team understands the current layout satisfies the DIZ requirement, but maybe not be in line with the Zoning code. We would submit that a BOZA review will be need to resolve to be in accordance with Table 295-805-4-d in sub chapter 8 of the zoning code. There is an exception that may allow current layout to remain, along with community outreach feed back of the adjacent residence, Zilber is committed to providing a design per code while also being acceptable to the community. The Design team would proposed that we be allowed to follow the 'alternative residential buffer standards'. We can revise our planting plan to include shrubs every 5' in lieu of the evergreen requirement.	Options going forward : 1) Get a variance from BOZA review 2) PEG believes it is design per an exception in the zoning code, but would need to get it approved by BOZA 3) If community feedback from what is currently on the drawings is acceptable to the adjacent property we could keep as is, but it would need to be presented to BOZA
Exterior insulation and finish Systems	Must not exceed 30 % of the exterior wall area on the street façade	N/A	N/A
Building Material not seen from the public street	May consist of 50% of the elevations (including precast)	Provided = > 50% based on SF North = 7,063 sf East = 18,403 sf West = 15,663 sf South = 5,724 sf	Meets DIZ Overlay Requirements

Community Outreach by Zilber:

- ZPG Development team contacted Ald. Lewis and provided overview of project prior to submittal to City for review
- Efforts began to coordinate in-person informational session but Safer-at-Home Order restricted in-person meetings/gatherings
- ZPG team created project informational flyer with email contact for questions and distributed to resident list provided by Ald. Lewis' office and additional residences identified to the south of the project site (approx. 175 +/- residences received informational flyer). Mailed April 3, 2020.
- ZPG Development responded to 2 resident inquiry emails regarding additional project information

CPC STAFF REVIEW COMMENTS:

We have reviewed the submitted drawings and offer the following comments. Once addressed, we feel that the project will meet the intent of the overlay standards.

1. Site/landscape plan:

- a. Please add a pedestrian sidewalk linking the entrances to the public sidewalk, as required by both the DIZ and the IL1 zoning. The sidewalk should be a minimum of 5' in width, but preferably wider. The crossing at the parking lots should be concrete and level with the asphalt surface.

A 6' sidewalk was added connection both main entries to the public walk way. Additionally a future sidewalk was added to the south to create a shorter path connection to the south. As for the crossings: asphalt and concrete settle at very different rates and after a few Wisconsin winters, the edges of the concrete will be busted up and the asphalt will have settled. It creates a trip hazard and I would like to do some other method. In past projects in the city we have proposed a pavement marking tape that is embedded in the asphalt surface course. They lay it down and the roller compacts it in place. It provides a permanent striped walkway without the wear of traditional paint. Owner agrees to maintain and replace as necessary.

- b. The landscape along the street edge of the parking lot appears substantial; however, the design shown on the plan places the required trees in the right-of-way between the curb and sidewalk rather than on private property. While this may be acceptable (with the Dept. of Public Works' approval), we ask that you clarify why the trees cannot be placed on the property itself. The Landscaping was revised to be on private property per staff recommendations.

- c. The rear setback for the landscape buffer seems to be in line with the DIZ standards. However, the landscape screening within this buffer should follow the industrial district residential transition standards in the zoning code (see Table 295-805-4-d in sub chapter 8 of the zoning code). This substantial buffer is important as a means to screen any noise or sight lines from the existing residential condo development immediately east of the site.

The design team understands the current layout satisfies the DIZ requirement, but maybe not be in line with the Zoning code. We would submit that a BOZA review will be need to resolve to be in accordance with Table 295-805-4-d in sub chapter 8 of the zoning code. There is an exception that may allow current layout to remain, along with community outreach feed back of the adjacent residence, Zilber is committed to providing a design per code while also being acceptable to the community. The Design team would proposed that we be allowed to follow the 'alternative residential buffer standards'. We can revise our planting plan to include shrubs every 5' in lieu of the evergreen requirement.

2. Building facades:

- a. The DIZ standards call for long, uninterrupted facades to be avoided by adding windows and openings, recessed portals, varying color and texture, building articulation and architectural details. We understand that this is a speculative building, and as such, it is currently unknown which windows will be able to be added on the first floor. Given the scale of this building, and particularly the Pfeil-facing elevation, we suggest that additional vertical emphasis is added. While the concrete panel exterior does have both vertical and horizontal scoring, the vertical proportions could benefit from further emphasis. A break in the parapet along the long horizontal parapet (such as dropping it

down by a few feet) with corresponding panel scoring could help to achieve this. These breaks should occur near the corner differentiation as well as mid points along the long parapet runs.

The attached renderings are in response to the Plan commission's concerns of a "long uninterrupted horizontal wall", given the fact that we have introduced a plan change by offsetting the precast panels on the corners, bumped up the entries, and created a gap to highlight the entries, our solution is playing with the paint scheme, painting the center two panels with the lighter color similar to the corners, introducing a vertical element that breaks up the wall further. The roof and structure were designed to allow for the minimum precast wall height while maintaining the desired clear height for a speculative tenant.

- b. Other methods that might work include adding upper level vertically shaped windows into the building, or additional off-sets to the exterior wall. [See 2A for design modifications](#)
 - c. See attached diagrams for further explanation of our comments. [Use for revised elevation & renderings](#)
- 3. As standard practice, we shared the exhibits with the Depts. of Public Works (DPW) and Neighborhood Services (DNS), as well as the ADA Coordinator. While we have not yet heard from DPW or DNS, the ADA Coordinator offers the following comment:
Suggestion - consider placing one of the four accessible parking spaces at the middle entrance. This will permit a mobile device user to have an accessible pathway to the entrance without having to negotiate their device through two parked vehicles.
[The design team agrees that providing the most well designed ADA access to all entries, the "middle entry" as referenced seems to be the electrical and Fire Protection rooms which will be controlled access point due to the nature of the rooms and equipment housed in those room, we feel like a redesign of the parking structure to move one adjacent space isn't as important as having the two spaces by the primary building entries which are far more likely to be accessed by ADA users. These rooms would also be accessible from the interior of the building per ADA code.](#)
- 4. While this item will be scheduled as a regular agenda item (as opposed to a public hearing) at the August 17th City Plan Commission meeting, the commissioners will be interested to know if any outreach has been done with the residential condo building to the east of this site. While not required, we recommend that you consider reach out to the condo association prior to the City Plan Commission meeting.
[Zilber had a very productive meeting with the Ald. Lewis and also conducted a public outreach to gain feedback from adjacent property owners and residence to take in account their thoughts on the development. Question were responded to and taken into consideration during the design process.](#)



Application for Site Plan Review Overlay Zone (SPROZ)
Application for Development Incentive Zone (DIZ)

Date: 7-27-20 Ald. District: 9

I/We request that the City Plan Commission of the City of Milwaukee approve the plans for the property located at
(within an established SPROZ or DIZ):

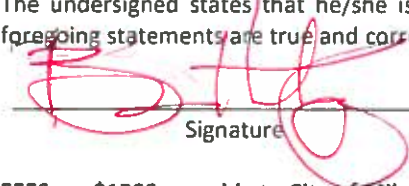
8500 N PFEIL STREET, MILWAUKEE, WI 53224

To permit: A new one-story 105,485-square-foot speculative building, a parking area

Requested by: Name: Brian Hatzung
(contact person) Address: 2122 West Mt. Vernon Avenue, Milwaukee, WI 53233
Telephone: 414.918.1467 Email: Brian.Hatzung@zastudios.com

Owner: Name: TOWNE-GRANVILLE LLC
(if different than above) Address: 710 N. PLANKINTON AVE, SUITE 1100, MILWAUKEE, WI 53203
Telephone: 414-274-2916 Email: frank.dekan@zilber.com

The undersigned states that he/she is an owner of interest in the property or an agent for the owner and that the foregoing statements are true and correct to the best of his/her knowledge and belief.


Signature

7.27.2020
Date

FEES: \$1500, payable to City of Milwaukee Treasurer. Nonrefundable per Ch. 200-33, City Code.

SUBMITTAL REQUIREMENTS: The following items must be submitted at least three weeks prior to a scheduled City Plan Commission meeting: site plan, landscape plan, elevations, signage plans, detailed Riverwalk plan (if the project is within the Riverwalk overlay zone), narrative, completed checklist (if the project is within the Milwaukee River Greenway overlay zone).

1. 5 sets of plans-11" x 17" and 1 set of plans-24" x 36"
2. 5 copies of narrative
3. Photographs or digital images of site or existing building
4. Digital copy of plans, narrative and photos (PDF)
5. Milwaukee River Greenway SPROZ ONLY – completed CHECKLIST

Submit completed application, fee and submittal to:
Department of City Development
Planning Administration
809 N. Broadway, 2nd Floor
Milwaukee, WI 53202
Telephone: (414) 286-5726
City.milwaukee.gov/OverlayZones

**PLEASE FILL OUT TO THE BEST OF
YOUR KNOWLEDGE:**

Results	Projected
New jobs	tbd
Retained jobs	n/a
New housing units	0
New commercial and/or industrial space (SF)	105,485
Renovated commercial and/or industrial space	n/a
Private investment	\$ tbd



SITE

EST DONNA DRIVE- LOOKING NORTH



SITE

EST DONNA DRIVE- LOOKING NORTH



SITE

NORTH PFEIL STREET- LOOKING EAST



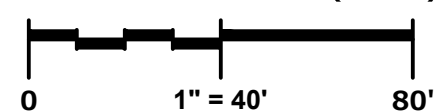
NORTH PFEIL STREET- LOOKING NORTH

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GRAPHICAL SCALE (FEET)



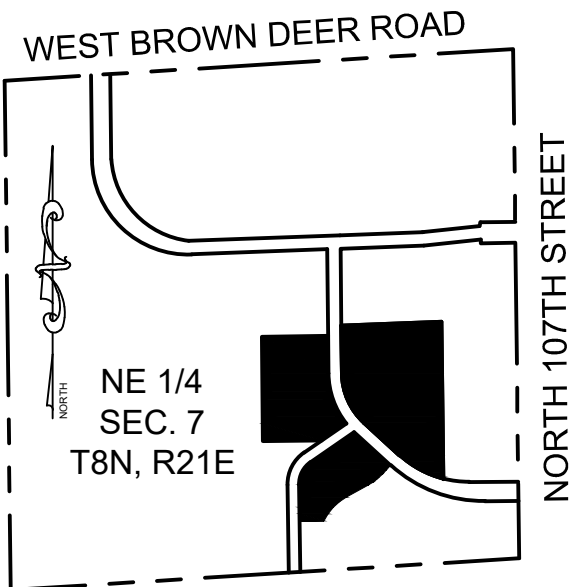
Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The east line of the Northeast 1/4 of Section 7, Township 8 North, Range 21 East has a bearing of N00°39'59"W.

TABLE A - PARCELA

- Monuments placed at all corners of the subject property boundary.
- Address (as disclosed in title commitment): 8500 N. Pfeil Street
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0016E dated SEPTEMBER 26, 2008. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- PARCELA: A Land Area: 331,215 Square Feet (7.6037 Acres). (GROSS LAND AREA = 650,477 Square Feet or 14.9330 Acres).
- Vertical Datum: City of Milwaukee (City of Milwaukee Vertical Datum conversion = National Geodetic Vertical Datum of 1929 minus (-) 580.603). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 7, Town 8 North, Range 21 East, Elevation = 738.79 NGVD29 = 158.19 CITY OF MILWAUKEE.
- Letter / Zoning Report not supplied by client at time of survey.
- The subject property is vacant - No Buildings observed.
- Substantial features observed in the process of conducting the survey graphically shown on survey.
- There are no designated parking spaces on the subject property.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20180801485 with a clear date of MARCH 2, 2018 and ticket #20200203185 with a clear date of JANUARY 10, 2019. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Names of adjoining owners according to current public records: Shown on Survey.
- No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- No wetlands were delineated or observed in the process of conducting the fieldwork.
- Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

VICINITY MAP

SCALE 1"=1000'



NE CORNER, NE 1/4 SEC. 7, T8N, R21E
(FOUND CONC. MON. W/ BRASS CAP) /
PREFERENCE BENCHMARK:
EL.=738.79 NGVD29 = 158.19 CITY
P.O.C.

1289.92'
EAST LINE OF THE NE 1/4 SEC. 7, T8N, R21E
N00°39'59"W 2651.90'

PARCELA

PARCELA
C.S.M. NO. 6691
331,215 SQ. FT.
7.6037 ACRES

- VACANT -
NO BUILDINGS
OBSERVED

PARCELA

LOT 2
C.S.M. NO. 7143

POND

PARCELA
C.S.M. NO. 6570

STATEMENT OF ENCROACHMENTS - PARCELA

AA -Apparent Easement not included in Title for a 12" Storm Sewer.

LEGEND OF SYMBOLS & ABBREVIATIONS

	SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN
	STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX
	STORM INLET		TELEPHONE PEDESTAL		FLAG POLE
	CLEANOUT		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP
	CATCH BASIN		TELEPHONE MARKER		BOLLARD
	LATERAL		TRANSFORMER		CROSS CUT
	UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		IRON PIPE
	WELL		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD
	HYDRANT		CABLE TV MANHOLE/VAULT		MAG NAIL
	WATER VALVE		GAS VALVE		SECTION MONUMENT
	DOWN SPOUT		GAS METER		BENCH MARK
	SPRINKLER VALVE		GAS MARKER		DECIDUOUS TREE
	WATER SHUT OFF		AIR CONDITIONING UNIT		BUSH
	STANDPIPE		VENT		WETLAND SYMBOL
	WATER MANHOLE		DIRECTIONAL ARROW		CL = CENTERLINE
	FLOOD LIGHT		DUMPSTER		CONC. = CONCRETE
	LIGHT POLE		HOT CAP STALL		EL. = ELEVATION
	TRAFFIC SIGNAL		SPOT ELEVATION		EXT. = EXISTING
	UTILITY POLE				INV. = INVERT
	GUY WIRE				MON. = MONUMENT
	SANITARY SEWER				P.O.B. = POINT OF BEGINNING
	STORM SEWER				P.O.C. = POINT OF COMMENCEMENT
	WATER MAIN				R.O.W. = RIGHT OF WAY
	FIBER OPTIC LINE				SEC. = SECTION
	TELEPHONE LINE				SQ. FT. = SQUARE FEET
	ELECTRIC LINE				(W) = WITH
	OVERHEAD WIRES				(R) = RECORDED AS
	CABLE TELEVISION				(D) = DEEDED AS
	GAS MAIN				
	WETLANDS				
	TREE LINE				
	NO ACCESS				

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY, INC. COMMITMENT NUMBER 1803A0281 WITH AN EFFECTIVE DATE OF DECEMBER 26, 2019 (REVISED 1.20.2020).

PARCELA: (SEE SHEET 1)
Parcel Four (4) of CERTIFIED SURVEY MAP NO. 6691, a Division of Parcel Four (4) of Certified Survey Map No. 6570, being a part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Seven (7), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, recorded in the Office of the Register of Deeds for Milwaukee County on August 4, 1999 in Reel 4619, Images 1055 to 1058 inclusive, as Document No. 7784653.

8500 N. Pfeil Street
Tax Key No. 039-0364-000-5

PARCELA: (SEE SHEET 2)
Lot Two (2) of CERTIFIED SURVEY MAP NO. 7143, a Redivision of Parcels One (1) and Two (2) of Certified Survey Map No. 6683, in the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Seven (7), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, recorded in the Office of the Register of Deeds for Milwaukee County on October 10, 2002 in Reel 5431, Images 3360 to 3364 inclusive, as Document No. 8364137.

8501 N. Pfeil Street
Tax Key No. 039-0382-000-3

PARCELA: (SEE SHEET 3)
Parcel Three (3) of CERTIFIED SURVEY MAP NO. 6570, a division of part of Lots Six (6) and Seven (7) in Block Three (3), all of Lot Eight (8) in Block Three (3), The Highlands, a recorded subdivision, Parcel Two (2) of Certified Survey Map No. 3121, part of vacated North 110th Street and vacated West Heather Avenue, and land all lying in the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Seven (7), in Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, recorded in the Office of the Register of Deeds for Milwaukee County on October 8, 1998, in Reel 4410, Images 1380 to 1384 inclusive, as Document No. 7613349.

10901 W. Donna Drive
Tax Key No. 039-0313-000

CURVE DATA				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C2	261.18'	531.57'	N61°37'14.5"W	258.56'
C3	290.93'	355.00'	N24°04'01.5"W	282.86'

LOCATION: 8500 NORTH PFEIL STREET
PARCELA 4 OF C.S.M. NO. 6691, BEING A PART OF NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SEC. 7, T8N, R21E, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

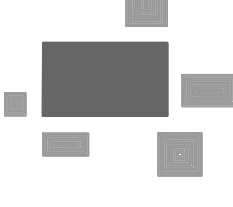
REVISIONS

1	REVISED TITLE	02/17/2020

REG. JOB NO. 1254.00
REG. PM. 04/05/18
DATE 04/05/18
SCALE 1"=40'

SHEET 1
3

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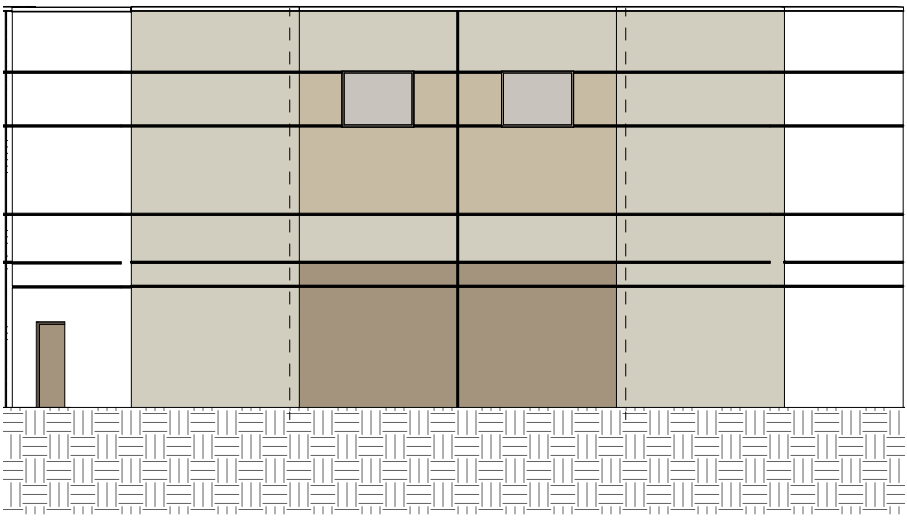
PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

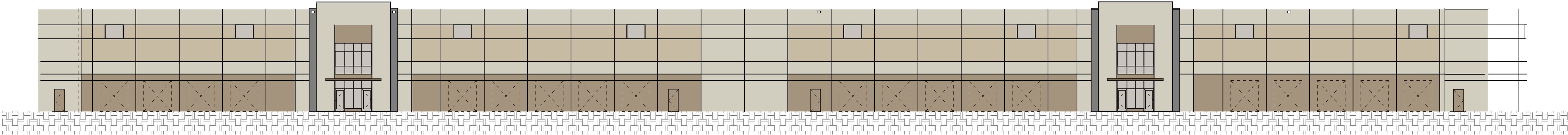
ALTA/NSPS LAND
TITLE SURVEY



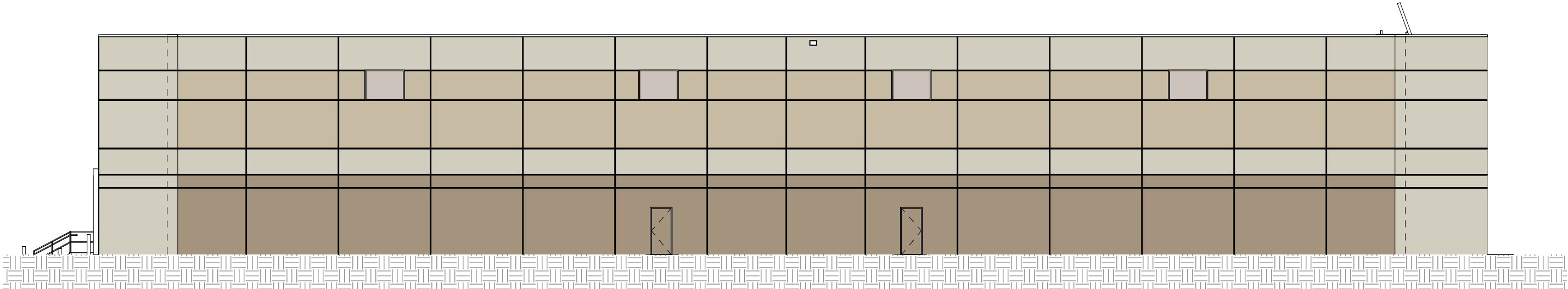
SOUTHWEST ELEVATION



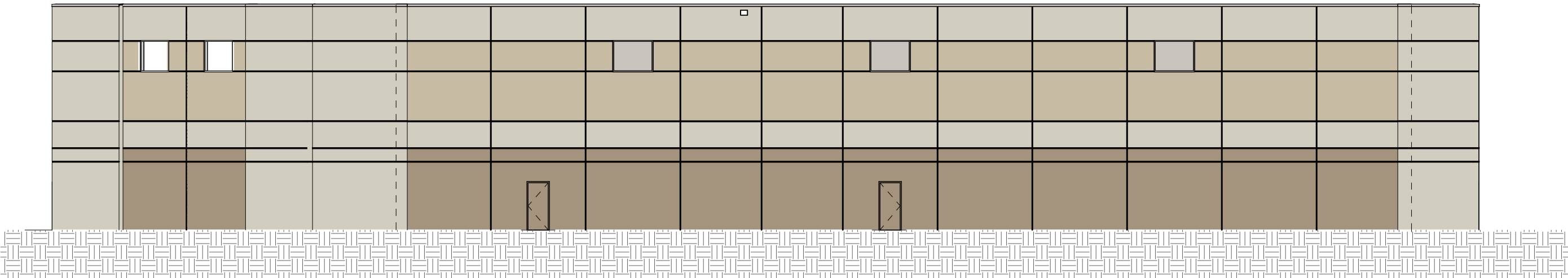
WEST ENTRY ELEVATION



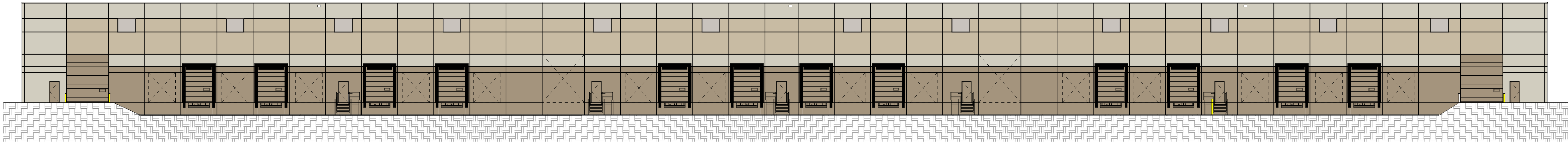
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



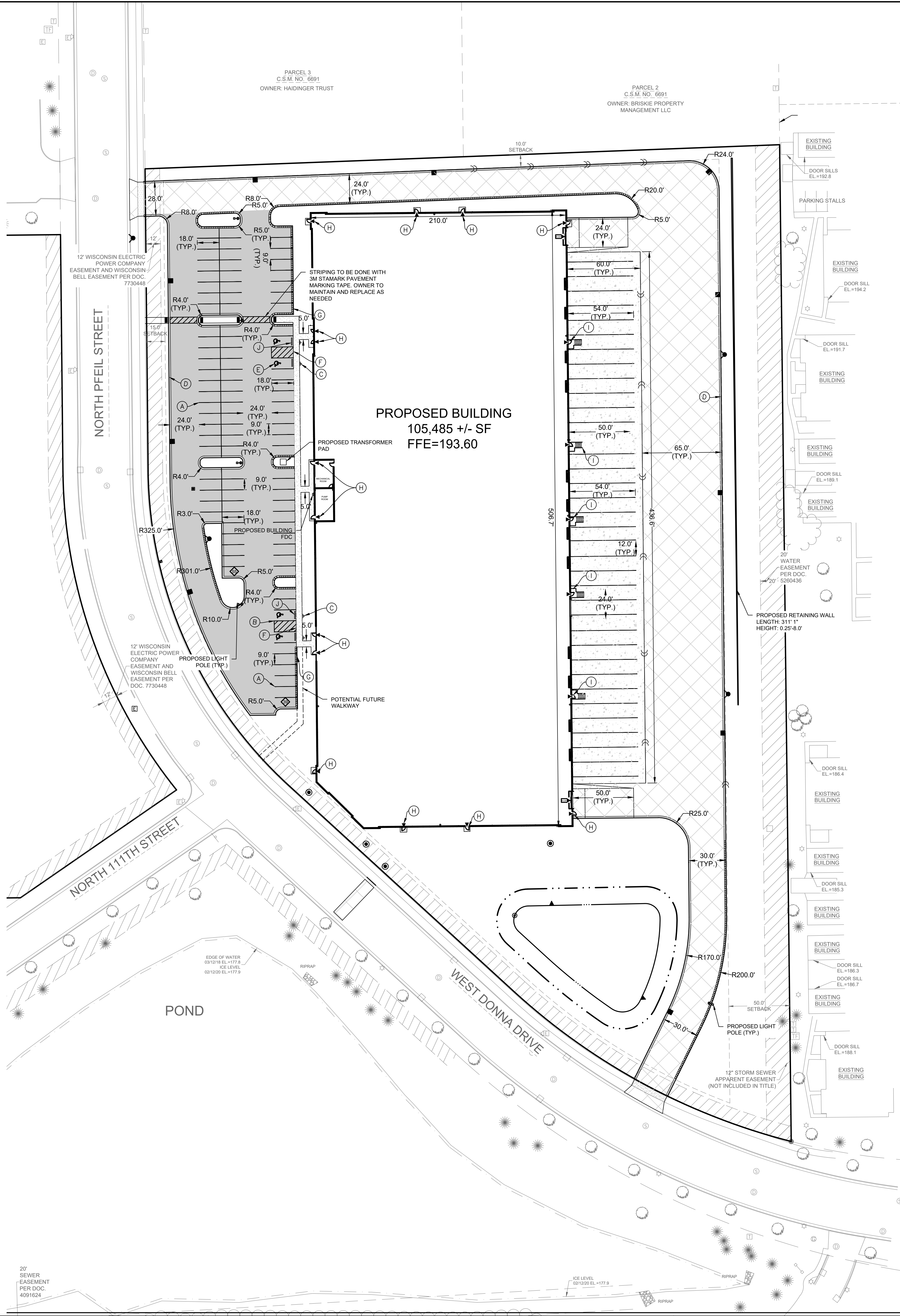
EAST ELEVATION

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DESIGNED: ACT

DRAWN: MTS

REVIEWED: MTS



LIGHT DUTY ASPHALT PAVEMENT
- 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
- 3-1/2" ASPHALTIC CON. (2 LIFTS)
- 2" LOWER LAYER (3 MT 58-58 S)
- 1-1/2" UPPER LAYER (5 MT 58-28 S)

HEAVY DUTY ASPHALT PAVEMENT
- 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
- 4-1/2" ASPHALTIC CON. (2 LIFTS)
- 3" LOWER LAYER (3 MT 58-58 S)
- 1-1/2" UPPER LAYER (5 MT 58-28 S)

CONCRETE SIDEWALK
- 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
- 5" PCC

CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
- 8" AVERAGE THICKNESS PCC (4000 PSI)

CITY CONCRETE SIDEWALK
- SEE CITY SIDEWALK DETAIL

(A)

4" SOLID WHITE STRIPE

(B)

4" DIAGONAL AT 45° SPACED 2' O.C.

(C)

ADA PARKING STALL SIGNAGE

(D)

18" CURB & GUTTER (SEE DETAIL)

(E)

ADA STALL INSIGNIA

(F)

WALK FLUSH WITH PAVEMENT

(G)

TAPER CURB HEAD (SEE DETAIL)

(H)

BUILDING DOOR SLAB (2% MAX SLOPE OF DRIVE IN OR MAN DOOR)

(I)

STEEL STEPS WITH HANDRAIL (SEE ARCHITECTURAL PLANS FOR DETAILS)

(J)

CONCRETE WHEEL STOP (SEE DETAIL)

(K)

PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

(L)

MAN DOOR

(M)

OVERHEAD DOOR

REVERSE PITCH CURB & GUTTER

STANDARD CURB & GUTTER

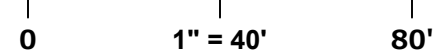
SITE DATA

SITE AREA:	7.60 AC
DISTURBANCE LIMITS:	7.15 AC
BUILDING AREA:	2.42 AC
PROPOSED CAR PARKING SPACES:	94 SPACES (4 A.D.A.)
PROPOSED TRUCK SPACES:	25 SPACES
GRASS AREA:	2.41 AC
TOTAL IMPERVIOUS AREA:	5.19 AC
GREEN SPACE (%)	31.70%

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2



GRAPHICAL SCALE (FEET)



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**ZILBER INDUSTRIAL 1 AT GRANVILLE
CORPORATE PARK**
8500 N PFEIL STREET, MILWAUKEE, WI 53224

SITE DIMENSIONAL AND PAVING PLAN

REVISIONS		
1	MUNICIPAL SUBMITTAL	03-16-20
2	BID SET	03-18-20
3	REV PER STAFF COMMENTS	08-06-20

REG. NO. 1254.00	MTS
REG. NO.	MTS
START DATE 02/07/20	SCALE 1" = 40'

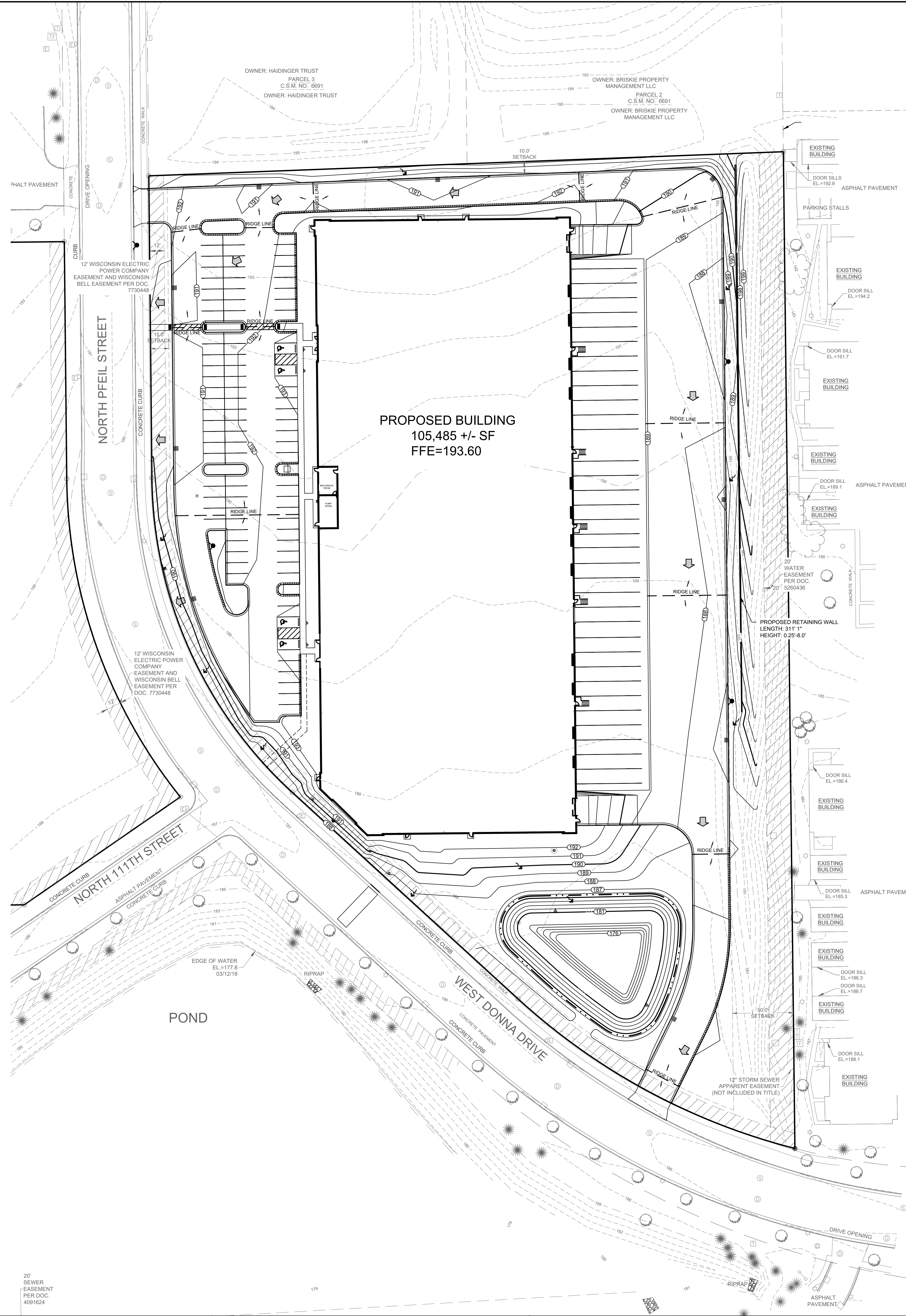
SHEET
C-4
OF
C-13

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DESIGNED: ACT

DRAWN: MTS

REVIEWED: MTS



LEGEND			
	SANITARY SEWER MANHOLE		NORMAL WATER LEVEL (NWL)
	STORM SEWER MANHOLE		DITCH OR SWALE
	STORM SEWER CATCH BASIN (ROUND CASTING)		DIRECTION OF SURFACE FLOW
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		DIVERSION SWALE
	PRECAST FLARED END SECTION		OVERFLOW RELIEF ROUTING
	CLEANOUT		
	VALVE BOX		
	FIRE HYDRANT		
	PROPOSED CONTOUR		
	PROPOSED SPOT ELEVATION		
	WETLANDS		
	FLOODPLAIN		
	HIGH WATER LEVEL (HWL)		

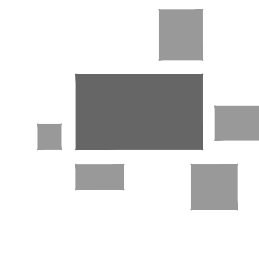
CONSTRUCTION SITE SEQUENCING	
1.	INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
2.	DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.
3.	CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4.	CONSTRUCTION OF FOUNDATIONS AND BUILDING.
5.	INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6.	COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7.	INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8.	EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.	

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'



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CORPORATE PARK**
8500 N PFEIL STREET, MILWAUKEE, WI 53224

GRADING PLAN

REVISIONS	
1. MUNICIPAL SUBMITTAL	03-16-20
2. BID SET	03-18-20
3. REV PER STAFF COMMENTS	08-06-20

REG. JOB NO.	1254.00
MTS	
REG. PM	
START DATE	02/07/20
SCALE	1" = 40'

SHEET
C-5
of
C-13

GRADING PLAN

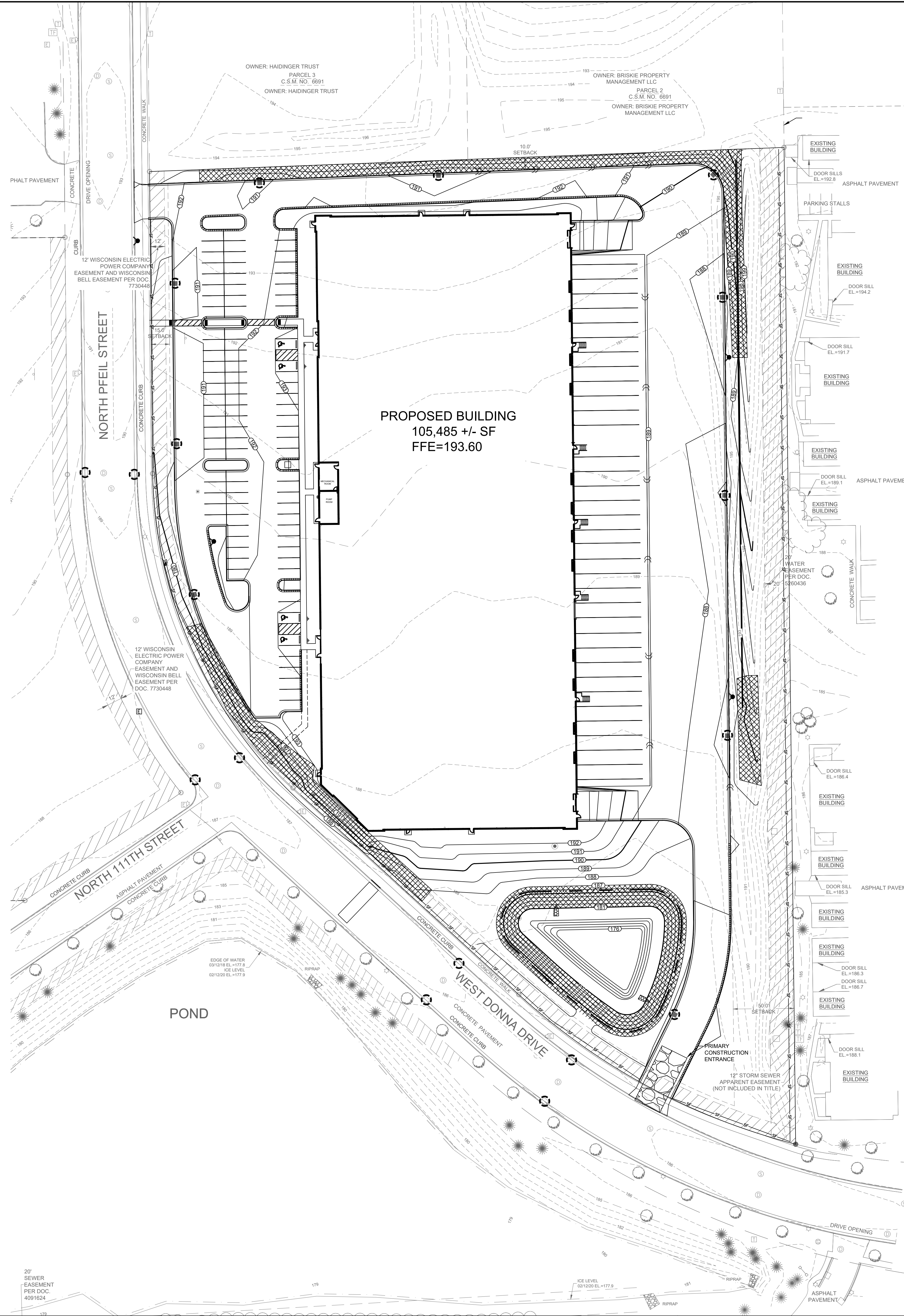
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DESIGNED: ACT

REVIEWED: MTS

DRAWN: ACT



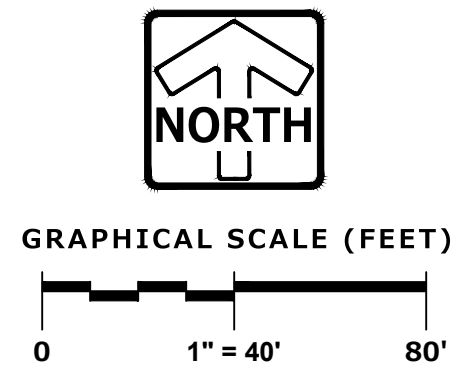
LEGEND			
	SANITARY SEWER MANHOLE		NORMAL WATER LEVEL (NWL)
	STORM SEWER MANHOLE		DITCH OR SWALE
	STORM CATCH BASIN (ROUND CASTING)		DIVERSION SWALE
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SILT FENCE
	PRECAST FLARED END SECTION		TYPE D INLET PROTECTION
	CLEANOUT		CONSTRUCTION ENTRANCE
	VALVE BOX		HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	FIRE HYDRANT		EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
	PROPOSED CONTOUR		RIP RAP
	PROPOSED SPOT ELEVATION		
	WETLANDS		
	FLOODPLAIN		
	HIGH WATER LEVEL (HWL)		

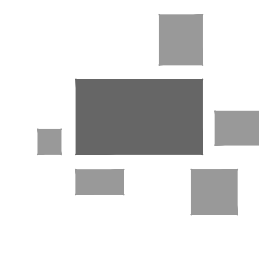
CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

- CONSTRUCTION SITE SEQENCING**
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
 2. DEMOLITION AND REMOVALS OF LANDSCAPING.
 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
 4. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
 5. INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
 6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 7. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

NOTE :

REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDROSEED





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8500 N PFEIL STREET, MILWAUKEE, WI 53224

EROSION CONTROL PLAN

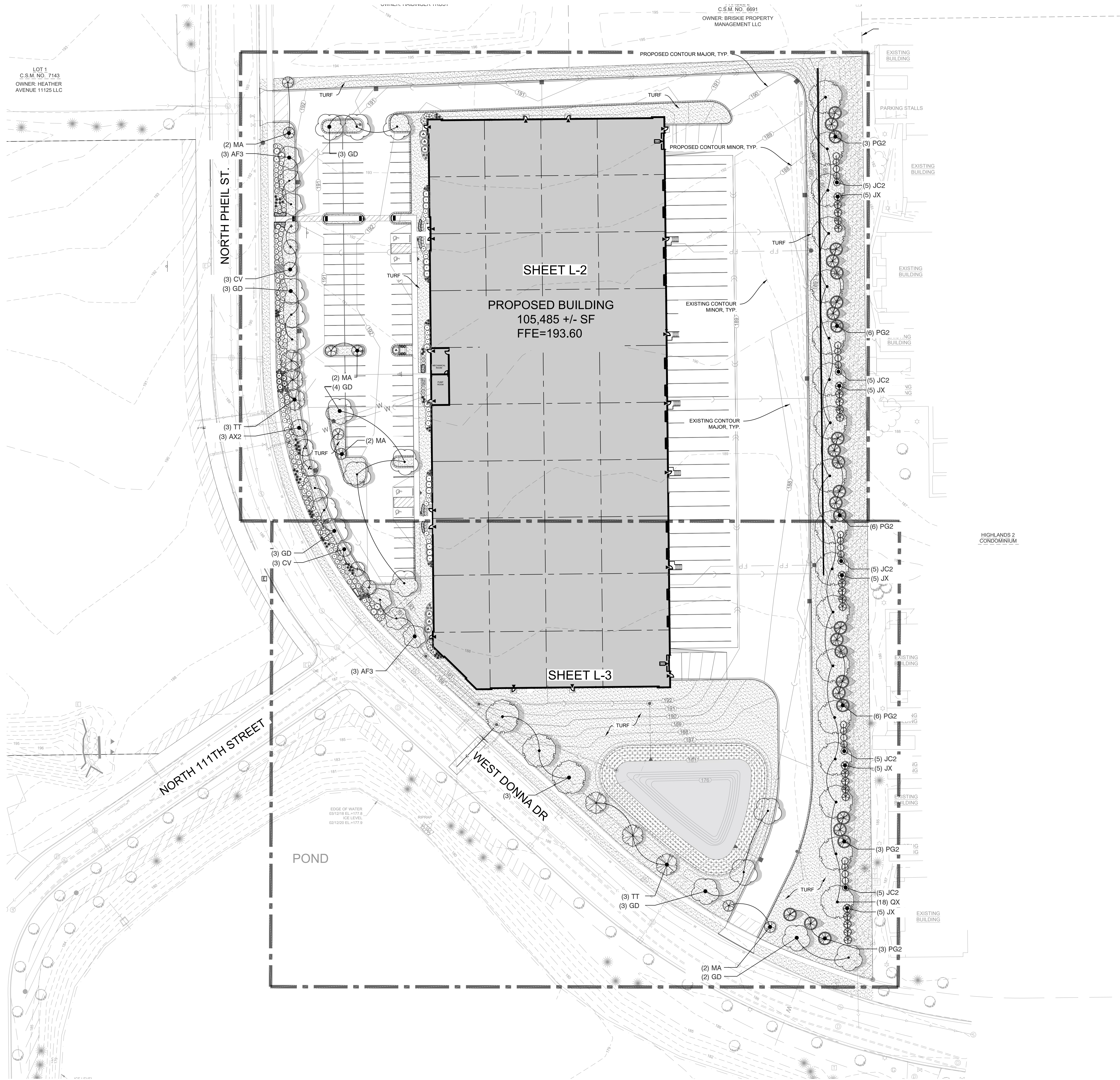
REVISIONS	
1. MUNICIPAL SUBMITTAL	03-16-20
2. BID SET	03-18-20
3. REV PER STAFF COMMENTS	08-06-20

REG. JOB NO. 1254.00
REG. PM. MTS
START DATE 02/07/20
SCALE 1" = 40'

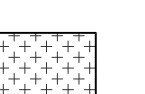

SHEET
C-9
of
C-13

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DESIGNED: JSL
DRAFTED: JSL
REVIEWED: DMB

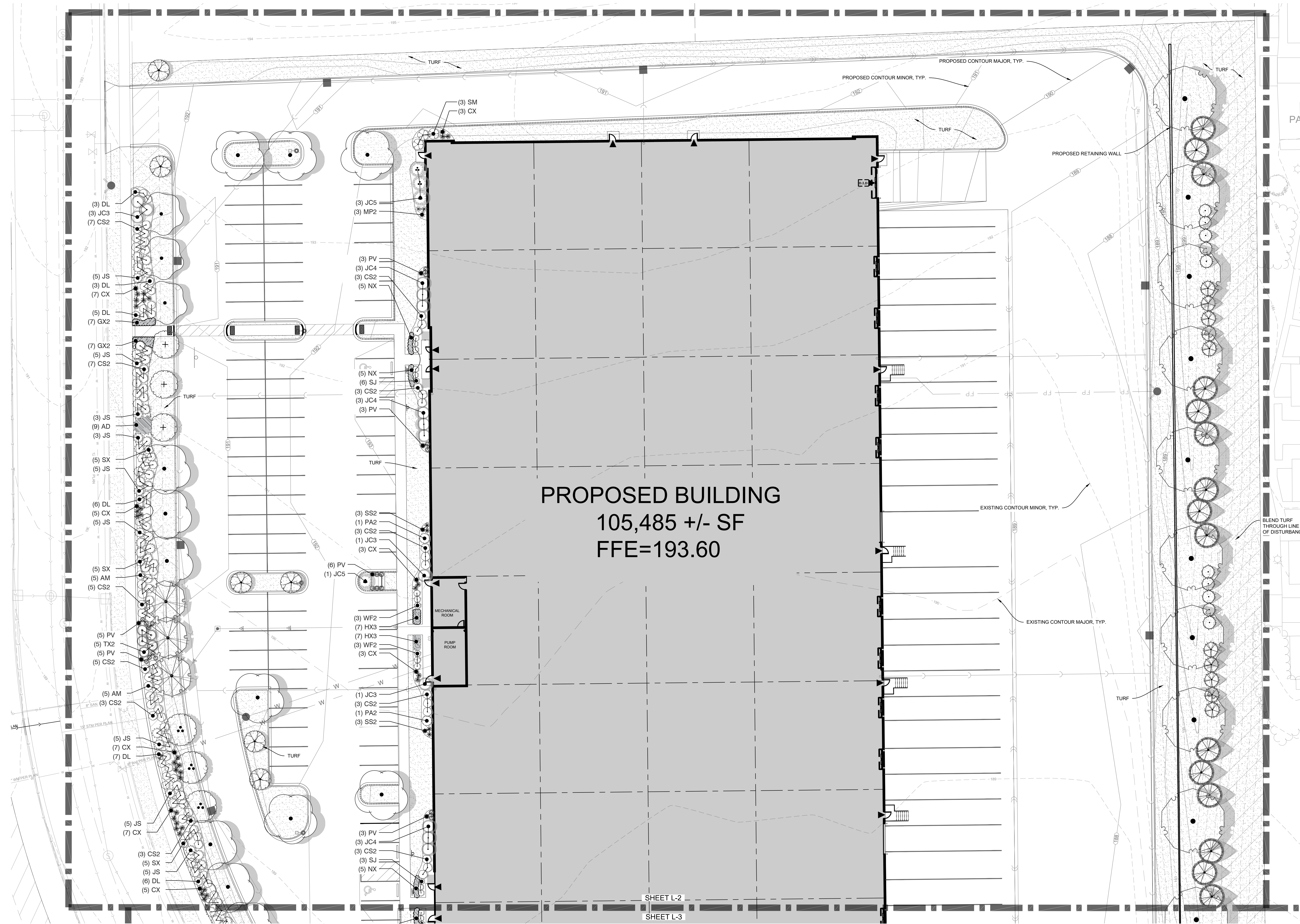


PLANT SCHEDULE MAIN SITE

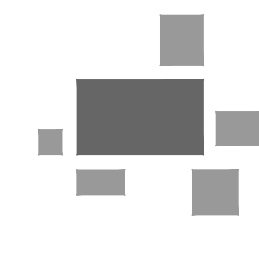
TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AF3	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2" Cal.	6
AX2	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	8" Ht.	3
CV	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	1.5" Cal.	6
GD	Gymnocladus dioica	Kentucky Coffee Tree	2" Cal.	18
MA	Malus x 'Adirondak'	Adirondak Crab Apple	1.5" Cal.	8
QX	Quercus x schuetti	Swamp Bur Oak	2" Cal.	21
TT	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2" Cal.	6
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JC2	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	6" Ht.	25
JX	Juniperus x 'J.N. Select Blue'	Star Power Juniper	6" Ht.	25
PG2	Picea glauca 'Densaia'	Black Hills Spruce	6" Ht.	27
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AM	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	3 gal.	10
CS2	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	3 gal.	56
DL	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	38
HP	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 gal.	5
SJ	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	3 gal.	12
SX	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	3 gal.	20
SM	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gal.	6
WF2	Weigela florida 'Dark Horse'	Weigela	3 gal.	6
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JC3	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	3 gal.	8
JC4	Juniperus chinensis 'Old Gold'	Old Gold Juniper	5 gal.	12
JC5	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	7
JS	Juniperus sabina 'Buffalo'	Buffalo Juniper	3 gal.	56
PA2	Picea abies 'Pumila'	Dwarf Globe Spruce	3 gal.	2
TX2	Taxus x media 'Densiformis'	Dense Yew	5 gal.	5
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CX	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	57
MP2	Miscanthus sinensis 'Purpureusens'	Flame Grass	1 gal.	6
PV	Panicum virgatum 'Northwind'	Switch Grass	1 gal.	35
SS2	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem	1 gal.	6
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AD	Anuncius dioicus	Goatsbeard	4.5" Cont.	9
CV3	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	4.5" Cont.	5
GX2	Geranium x cantabrigiense 'Blokovo Carmina'	Blokovo Carmina Cranesbill	4.5" Cont.	14
HK3	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	4.5" Cont.	14
NX	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint	4.5" Cont.	20
GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY	
	Rain Garden	AGRECOL RAINWATER RENEWAL MIX	5,374 sf	
	Turf Hydroseed	Drought Tolerant Fescue Blend	94,202 sf	

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DESIGNED: JSH
DRAWN: JSH
REVIEWED: DMB



PLANT KEY	
TREES	BOTANICAL / COMMON NAME
AF3	Acer freemanii 'Autumn Fantasy'
AX2	Amelanchier x grandiflora 'Autumn Brilliance'
CV	'Autumn Brilliance' Serviceberry
GD	Crataegus viridis 'Winter King'
MA	'Winter King' Hawthorn
QX	Gymnocladus dioica
TT	Kentucky Coffee Tree
	Malus x 'Adirondack'
	Adirondack Crab Apple
	Quercus x schuetti
	Swamp Bur Oak
	Tilia tomentosa 'Sterling'
	Sterling Silver Linden
EVERGREEN TREES	BOTANICAL / COMMON NAME
AC2	Abies concolor
PG2	White Fir
	Picea gleucsa 'Densata'
PS	Black Hills Spruce
	Pinus strobus
	White Pine
SHRUBS	BOTANICAL / COMMON NAME
AM	Aronia melanocarpa 'Morton'
	Iroquois Beauty Black Chokeberry
COB	Cephaelis occidentalis
	Buttonbush
CS2	Cornus stolonifera 'Arctic Fire'
CA	Arctic Fire Dogwood
DL	Corylus americana
HPG	American Hazelnut
SJ	Diervilla lonicera
SX	Dwarf Bush Honeysuckle
SM	Hydrangea paniculata 'Grandiflora'
SVP	Paricle Hydrangea
VLN	Spiraea japonica 'Magic Carpet'
WF2	Magic Carpet Spiraea
	Spiraea x bumalda 'Anthony Waterer'
	Anthony Waterer Spiraea
	Syringa meyeri 'Palibin'
	Dwarf Korean Lilac
	Syringa vulgaris
	Common Purple Lilac
	Viburnum lentago
	Nannyberry Viburnum
	Walgeia florida 'Dark Horse'
	Weigela
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
JC3	Juniperus chinensis 'Kallays Compact'
JC2	Kallay Compact Pfitzer Juniper
	Juniperus chinensis 'Mountbatten'
	Mountbatten Juniper
JC4	Juniperus chinensis 'Mountbatten'
JC5	Mountbatten Juniper
JS	Juniperus chinensis 'Old Gold'
JX	Old Gold Juniper
	Juniperus chinensis 'Sea Green'
	Sea Green Juniper
	Juniperus sabinia 'Buffalo'
	Buffalo Juniper
	Juniperus x 'J.N. Select Blue'
	Star Power Juniper
	Juniperus x 'J.N. Select Blue'
	Star Power Juniper
PA2	Picea abies 'Pumila'
TX2	Dwarf Globe Spruce
	Taxus x media 'Densiformis'
	Dense Yew
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CX	Calamagrostis x acutiflora 'Karl Foerster'
MP2	Feather Reed Grass
PV	Miscanthus sinensis 'Purpureascens'
SS2	Flame Grass
	Panicum virgatum 'Northwind'
	Switch Grass
	Schizachyrium scoparium 'Blue Heaven'
	Blue Heaven Little Bluestem
PERENNIALS	BOTANICAL / COMMON NAME
AD	Arunus dioicus
HX3	Goatsbeard
NX	Hemerocallis x 'Stella de Oro'
	Stella de Oro Daylily
	Nepeta x faassenii 'Novanepjun'
	Junior Walker Catmint
GROUND COVERS	BOTANICAL / COMMON NAME
	Rain Garden
	AGRECOL RAINWATER RENEWAL MIX
	Turf Hydroseed
	Drought Tolerant Fescue Blend



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**ZILBER INDUSTRIAL 1 AT GRANVILLE
CORPORATE PARK**
8500 N PFEIL STREET, MILWAUKEE, WI 53224

ENLARGED LANDSCAPE PLAN

REVISIONS	
1	MUNICIPAL SUBMITTAL 03-16-20
2	BID SET 03-18-20
3	REV PER STAFF COMMENTS 08-06-20



NORTH

GRAPHICAL SCALE (FEET)

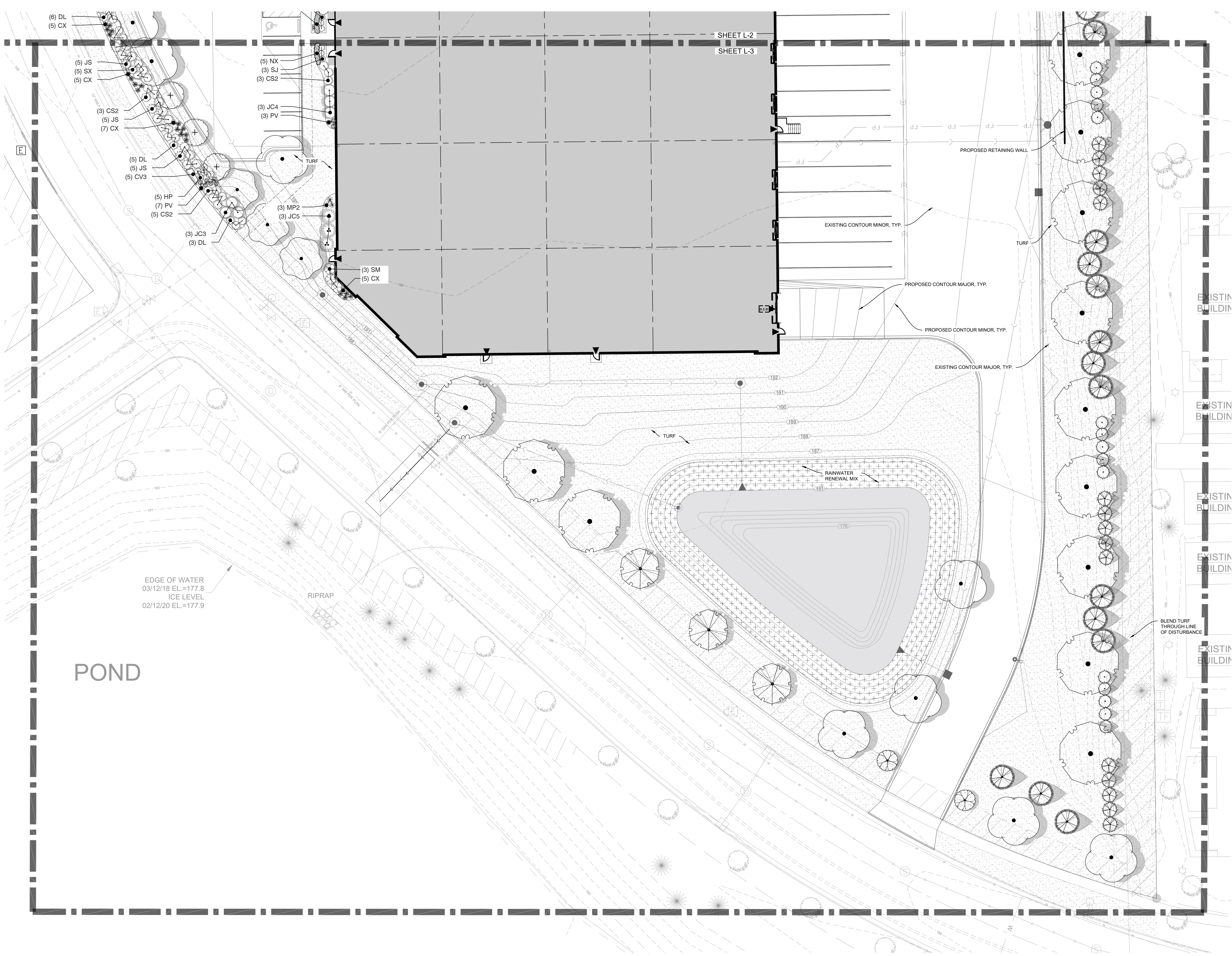
0 1" = 20' 40'

PRECISION No. 1254.00
PRECISION MTS
START DATE 02/07/20
SCALE 1"=20'

SHEET
L-2
of
L-4

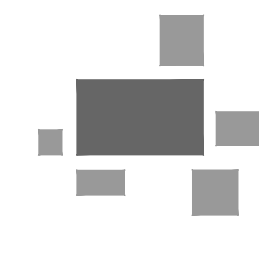
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DESIGNED: JSL
DRAWN: JSL
REVIEWED: JSL
DATE: 03/12/20



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
AF3	Acer freemanii 'Autumn Fantasy' Autumn Fantasy Maple
AX2	Arsenochier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry
CV	Crataegus viridis 'Winter King' 'Winter King' Hawthorn
GD	Gymnocladus dioica Kentucky Coffee Tree
MA	Malus x 'Adirondack' Adirondack Crab Apple
QX	Quercus x schuetti Swamp Bur Oak
TT	Tilia tomentosa 'Sterling' Sterling Silver Linden
EVERGREEN TREES	BOTANICAL / COMMON NAME
AC2	Abies concolor White Fir
PG2	Picea glauca 'Densata' Black Hills Spruce
PS	Pinus strobus White Pine
SHRUBS	BOTANICAL / COMMON NAME
AM	Aronia melanocarpa 'Morton' Iroquois Beauty Black Chokeberry
COB	Cephalanthus occidentalis Butterbush
CS2	Cornus stolonifera 'Arctic Fire' Arctic Fire Dogwood
CA	Corylus americana American Hazelnut
DL	Diervilla lonicera Dwarf Bush Honeysuckle
HPG	Hydrangea paniculata 'Grandiflora' Panicled Hydrangea
SJ	Spiraea japonica 'Magic Carpet' Magic Carpet Spirea
SX	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Spirea
SM	Syringa meyeri 'Palibin' Dwarf Korean Lilac
SVP	Syringa vulgaris Common Purple Lilac
VLN	Viburnum lentago Nannyberry Viburnum
WF2	Weigela florida 'Dark Horse' Weigela
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
JC3	Juniperus chinensis 'Kallias Compact' Kallias Compact Pfitzer Juniper
JC2	Juniperus chinensis 'Mountbatten' Mountbatten Juniper
JC4	Juniperus chinensis 'Mountbatten' Mountbatten Juniper
JC5	Juniperus chinensis 'Old Gold' Old Gold Juniper
JS	Juniperus chinensis 'Sea Green' Sea Green Juniper
JX	Juniperus x 'J.N. Select Blue' Star Power Juniper
PA2	Juniperus x 'J.N. Select Blue' Star Power Juniper
TX2	Picea abies 'Pumila' Dwarf Globe Spruce
	Taxus x media 'Densiformis' Dense Yew
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CX	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass
MP2	Miscanthus sinensis 'Purpureus' Purpureus Grass
PV	Panicum virgatum 'Northwind' Switch Grass
SS2	Schizachyrium scoparium 'Blue Heaven' Blue Heaven Little Bluestem
PERENNIALS	BOTANICAL / COMMON NAME
AD	Arunco dioica Goatsbeard
HX3	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily
NX	Nepeta x faassenii 'Novanepjun' Junior Walker Catmint
GROUND COVERS	BOTANICAL / COMMON NAME
	Rain Garden AGRECOL RAINWATER RENEWAL MIX
	Turf Hydroseed Drought Tolerant Fescue Blend



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8500 N PFEIL STREET, MILWAUKEE, WI 53224

ENLARGED LANDSCAPE PLAN

1. MUNICIPAL SUBMITTAL 03-16-20

2. BID SET 03-18-20

3. REV PER STAFF COMMENTS 08-06-20

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		

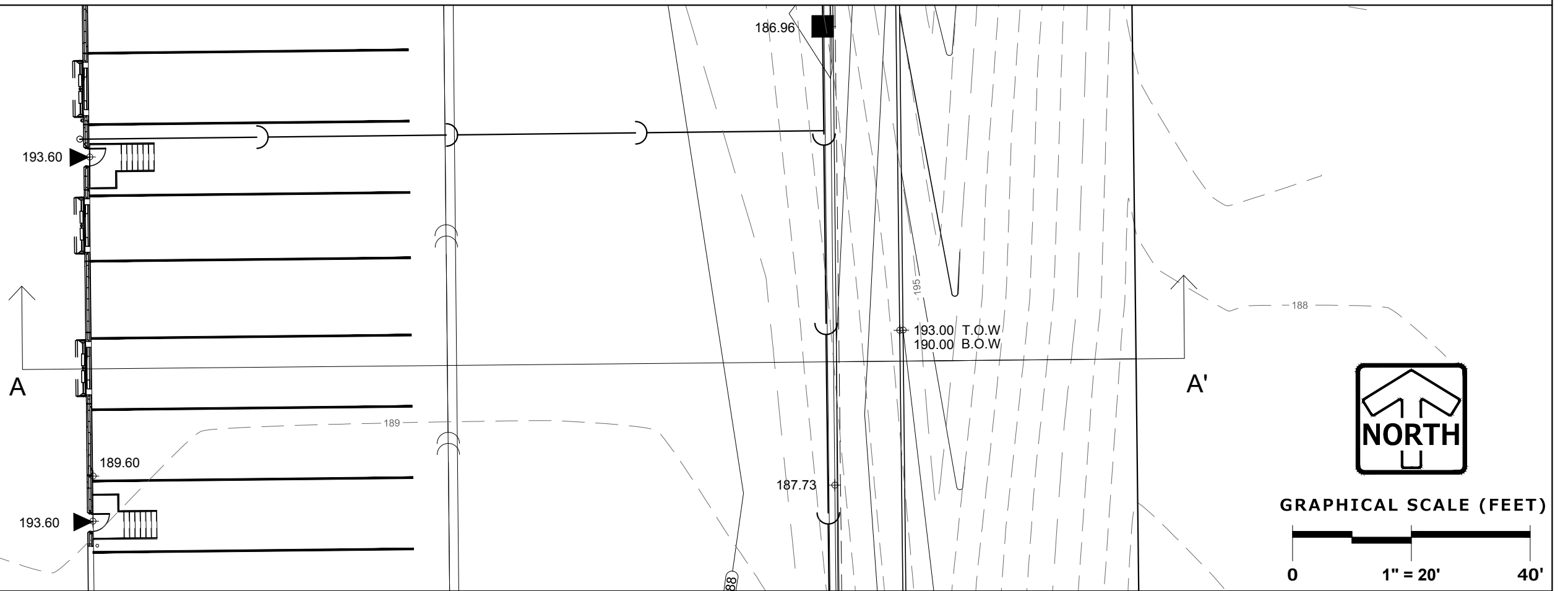
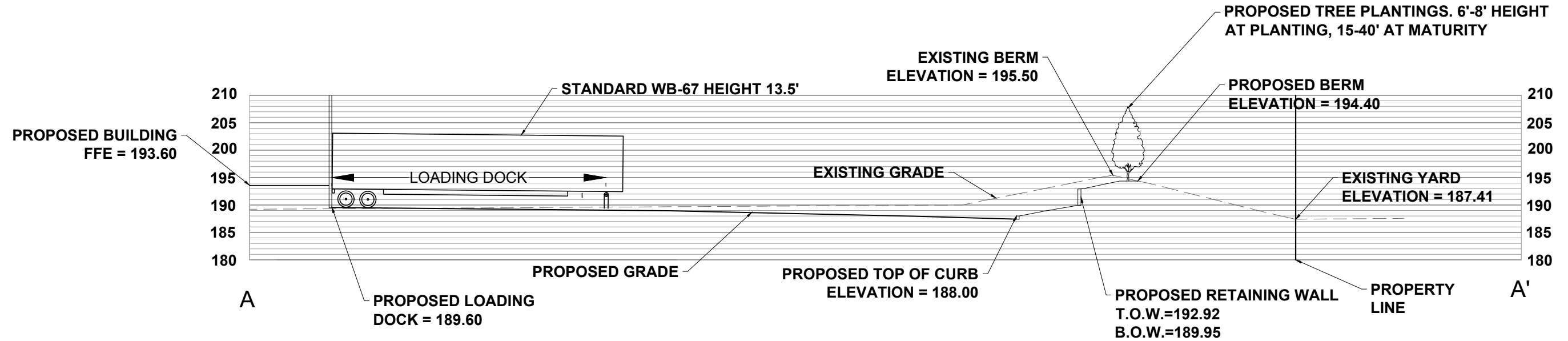
GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PROJECT NO. 1254.00
MTS
DATE 02/07/20
SCALE 1"=20'

SHEET
L-3
of
L-4

Z:\PROJECTS\2018\1254.00-WI\CA\DWG\EXHIBITS\2020-08-05 X-SECTION.DWG 8/5/2020 5:04 PM



GRANVILLE CROSS SECTION

PINNACLE ENGINEERING GROUP

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08/05/20

PLAN | DESIGN | DELIVER

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