

Date: July 22, 2024

To: Plan Commission, Meeting 7/23/2024

Cc: City Administrator Patrick Brever, Assistant City Administrator
Katie Crosby

From: Economic Development Manager Ericka Lang

**RE: Introduction and Presentation of Scott Crawford, LLC Development Proposal at
1100 Milwaukee Avenue**



Project Proposal Summary:

Bucyrus Campus Site at 1100 Milwaukee Avenue		
177 apartments	66 Technical Building	45 Heritage Building (mix use)
	26 Corporate Building	40 New Building
7,730 Sqft	Commercial space, Heritage	
384 parking	101 (8 ADA)- 10 th Ave, on property	201 – 10 th Ave, adjacent parcel
	28 (3 ADA)- west lot, Milwaukee Av	54 (2 ADA)- east lot, Milwaukee Av
Amenities:	Playground behind corporate building	Art alley behind Technical building

Background

Developer Scott Crawford, LLC is proposing to repurpose three vacant office buildings into apartment homes and build a new multifamily in the west parking lot along Milwaukee Avenue. The existing Heritage building will be a mixed-use building with first floor commercial.

The existing lot was divided via a CSM in 2023, separating the above buildings from the manufacturing businesses to the north.

Staff Comments

Overall, any proposal for this site should include improvements that connect the site to the downtown. Previously, the private office buildings were part of the larger Bucyrus campus, deliberately separated and walled off from the surrounding community. Any enhancements should improve physical and perceived connections between the site and the downtown.

On July 16th the city building inspector, engineer and zoning administrator/economic development manager met with the developer's team to discuss the preliminary plans.

Summary of city staff preliminary comments:

1. 11th Avenue right-of-way:
 - Ensure delineation between the public road and tenant entry to reduce traffic circulation conflict as drivers circulate lot and road. Goal is to keep cars searching for a parking spot within the lot. In response, the developer added various stop signs that has not been reviewed at this time.

- Staff discussed alternatives for 11th Ave, such as eliminating the boulevard, narrowing the road, and adding straight street parking on each side. No changes are proposed.
 - Developer agreed to remove the six white street light poles on private property on each side of 11th and replace the two boulevard lights to match Milwaukee Avenue poles if no changes to 11th Ave configuration. A lighting plan will be provided at a later time.
2. Landscaping: The landscape plan is incomplete and cannot be fully reviewed at this time.
- A list of all proposed and existing species is needed with new plant dimensions at maturity, including in the right-of-way along 10th Ave and Milwaukee Ave. Beds near entries require shorter plantings.
 - The absence of landscaping in the northern half of 10th Avenue parking lot is of concern.

The developer is not showing new landscape beds in the 10th Ave parking lot that is a separate parcel. The developer stated any landscaping added to 10th Ave parking lot not on the developer's site will not be maintained by that property owner.
3. Fencing/masonry walls. Staff iterated plan commissioner's previous comments to remove the perimeter masonry walls to better connect the site to the downtown, diminishing a fortress appearance.
- The plan shows three mason sections removed at 10th and the Alley. The remaining walls remain.
 - Information on existing wall heights was requested.
4. 10th Avenue parking lot condition and storm water management: developer to provide existing and proposed impervious percentages. The condition of the parking lot may require resurfacing.
5. On site accessibility:
- There are two gates along 10th and the alley that are open during the day and during operating hours of the commercial space. They are closed thereafter, accessed by tenants using a fob.
 - No gates are shown at the west parking lot.
 - It is assumed the 1022 Milwaukee parking lot gate will be closed at all times.
6. Northern bollards at Heritage building on adjacent property- confirm property owner approval of permanently closing off access. The recorded CSM 9256 displays various access and parking easements in front of the Heritage building and behind the Technical and Heritage buildings.
7. Parking:
- 384 spaces are provided for 177 units and commercial space, just over two spaces per unit, if not including the commercial spaces.
 - The 10th Avenue lot in front of the Heritage will be shared parking between tenants and any businesses, providing 201 spaces.
 - Developer to confirm if 100% overnight assigned parking, and if so, how day and overnight visitors are accommodated.
8. Site plan: various site plan items were not reviewed at the preliminary staff meeting.
- Garbage corrals:
 - i. The proposed garbage corrals appear to be the size of one parking stall and assumably will not accommodate the expected supply.

- ii. Best practices show there needs to be an adequate buffer for garbage truck access and proximity to parked cars due to odor and tenants discarding furniture or other larger items placed outside a corral.

Next August 27th Plan Commission meeting:

Commissioners will make a recommendation for a conditional use permit for the new and changed uses and review the PDD rezoning request at the next meeting. The developer shall provide the below items to the city for the next Plan Commission meeting:

- Provide 80% completed civil plans, over a current survey plat
- Provide high-level traffic review for site.
- Confirm on-site circulation and access between manufacturing and residential uses and gates, both pedestrians and vehicles.
- Detailed plans of 11th Ave residential parking lot entry at new building, showing curbs, approaches, signage and circulation.
- Storm sewer improvements, providing existing and proposed pervious/impervious percentages to determine if improvements needed. Inspection of existing structures for necessary repairs per city standards needed.
- Provide additional materials for fencing and masonry walls along 10th and Milwaukee, showing improvements, both on site plan and images/renderings. Provide existing wall heights.
- Provide detailed landscape plans (included in 80% plans).
- 10th Ave parking lot pavement- further review of condition and improvements needed. Appears there's too many cracks suitable for sealing only. Staff drove on 7/16 post rain event and ponding was evident – repairs recommended
- Utility plans—Should reflect water/fire, We Energies separation between parcels

***This list is not comprehensive and does not replace other plan approvals prior to building permit issuance. Lighting, architectural elevations, stormwater management plan, sanitary sewer, etc.*

BUCYRUS CAMPUS

1100 MILWAUKEE AVENUE,
SOUTH MILWAUKEE, WI 53172

07/03/2024

DEVELOPER
SUBMITTAL

continuum
ARCHITECTS + PLANNERS

CAP PROJECT #: 210701

OWNER:
SCOTT CRAWFORD, INC.

4201 N. 27TH STREET
MILWAUKEE, WI 53132
TEL. (414) 678-1723

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

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MILWAUKEE, WI 53202
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CONSULTING CIVIL AND LANDSCAPE ENGINEER:
GRAEF

275 W. WISCONSIN AVENUE STE 300
MILWAUKEE, WI 53203
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SHEET INDEX:

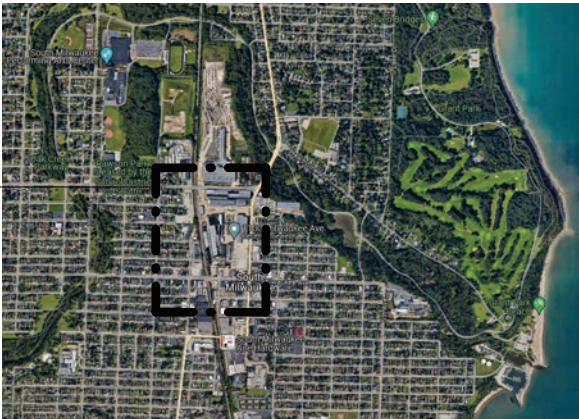
TITLE	
T00	TITLE SHEET

CIVIL	
C101	DEMOLITION AND EROSION CONTROL
C102	DEMOLITION AND EROSION CONTROL
C201	SITE LAYOUT PLAN
C202	SITE LAYOUT PLAN
C301	SITE GRADING PLAN
C302	SITE GRADING PLAN
C401	SITE UTILITY PLAN
C402	SITE UTILITY PLAN

LANDSCAPE	
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L900	SITE FURNISHINGS

ARCHITECTURE	
A01	CAMPUS SITE PLAN
A02	(NOT PROVIDED)
A03	MATRIX
A04	HERITAGE BUILDING
A05	ELEVATION
A06	TECH BUILDING
A07	CORPORATE BUILDING
A08	NEW BUILDING
A09	NEW BUILDING - LEVEL 01
A10	NEW BUILDING - LEVEL 02/03
A11	NEW BUILDING RENDERINGS

CAMPUS
LOCATOR MAP

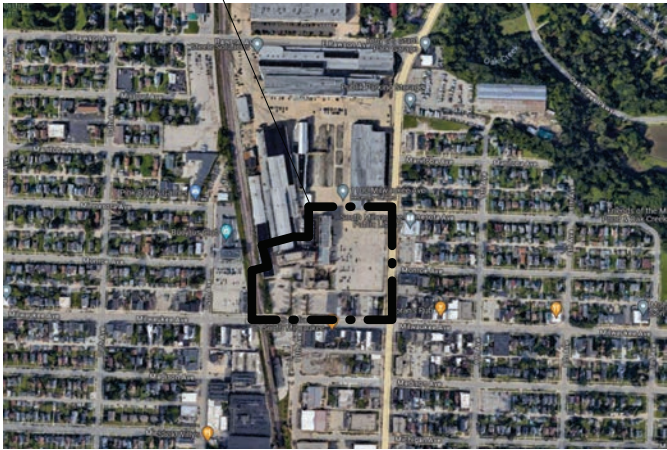


SITE LOCATOR MAP

NO SCALE



AREA OF WORK



CAMPUS LOCATOR MAP

NO SCALE



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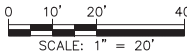
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1100 MILWAUKEE AVENUE, SOUTH MILWAUKEE, WI 53172













SHEET TITLE:
TITLE SHEET

REVISIONS:

SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	T00



LEGEND

- | | |
|--|------------------------------|
|  | -ASPHALT PAVEMENT REMOVAL |
|  | -CONCRETE PAVEMENT REMOVAL |
|  | -GRAVEL PAVEMENT REMOVAL |
|  | -BUILDING CANOPY REMOVAL |
| X X X X X X X X | -SAWCUT |
|  | -CONCRETE CURB REMOVAL |
|  | -RETAINING WALL REMOVAL |
| X | -TREE AND BOLLARD REMOVAL |
|  | -SITE UTILITY REMOVAL |
|  | -STONE CONSTRUCTION ENTRANCE |
|  | -EROSION MATTING |
| SF | -SILT FENCE |
|  | -BIO-LOGS |
| S  | -INLET PROTECTION |
|  | -EROSION BALES |

NOTICE:
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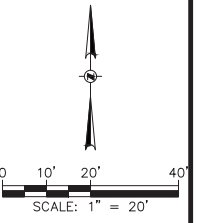
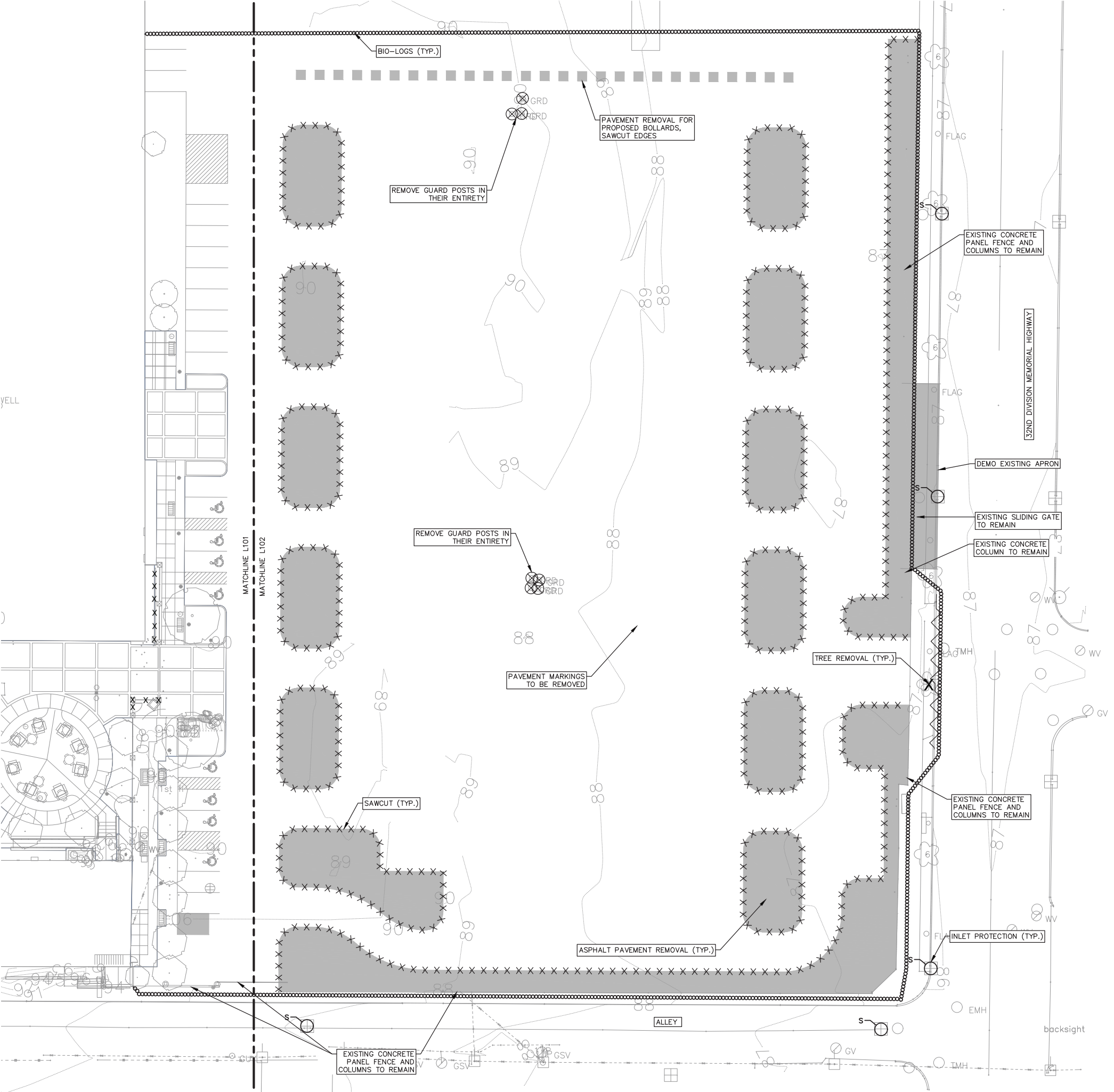
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1100 MILWAUKEE AVENUE
SOUTH MILWAUKEE, WI 53172

SHEET TITLE:
DEMOLITION AND EROSION CONTROL

SCALE	AS SHOWN
PROJECT NUMBER	2024-0095
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	C101

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LEGEND

- ASPHALT PAVEMENT REMOVAL
- CONCRETE PAVEMENT REMOVAL
- GRAVEL PAVEMENT REMOVAL
- BUILDING CANOPY REMOVAL
- X X X X X X X -SAWCUT
- CONCRETE CURB REMOVAL
- RETAINING WALL REMOVAL
- X -TREE AND BOLLARD REMOVAL
- SCE -SITE UTILITY REMOVAL
- STONE CONSTRUCTION ENTRANCE
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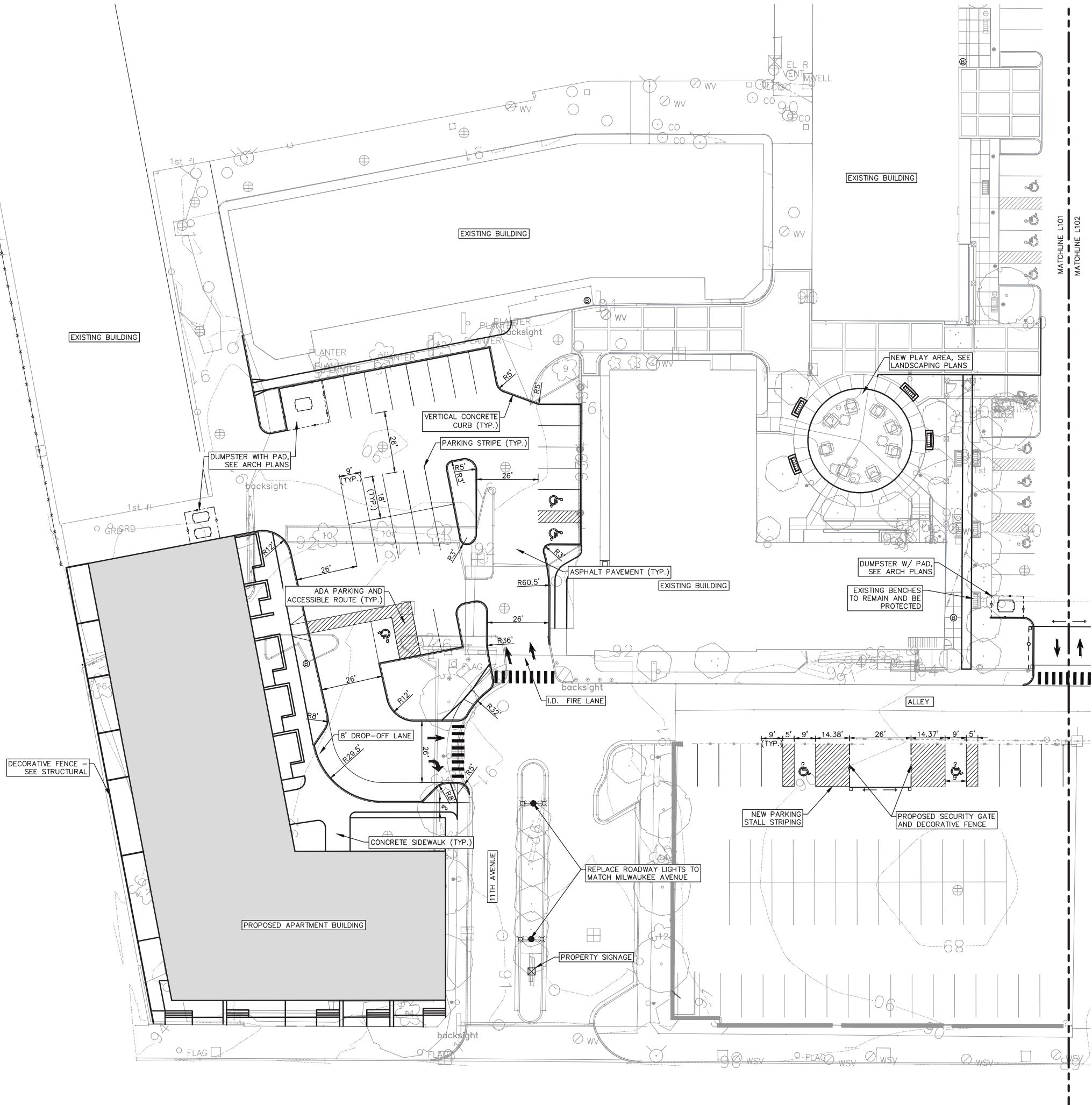
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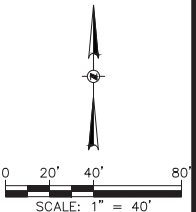
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DATE ISSUED	07/03/2024
SHEET NUMBER	C102

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LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED VERTICAL CURB
- PROPOSED ADA RAMP WITH TRUNCATED DOMES
- PROPOSED BIKE RACKS




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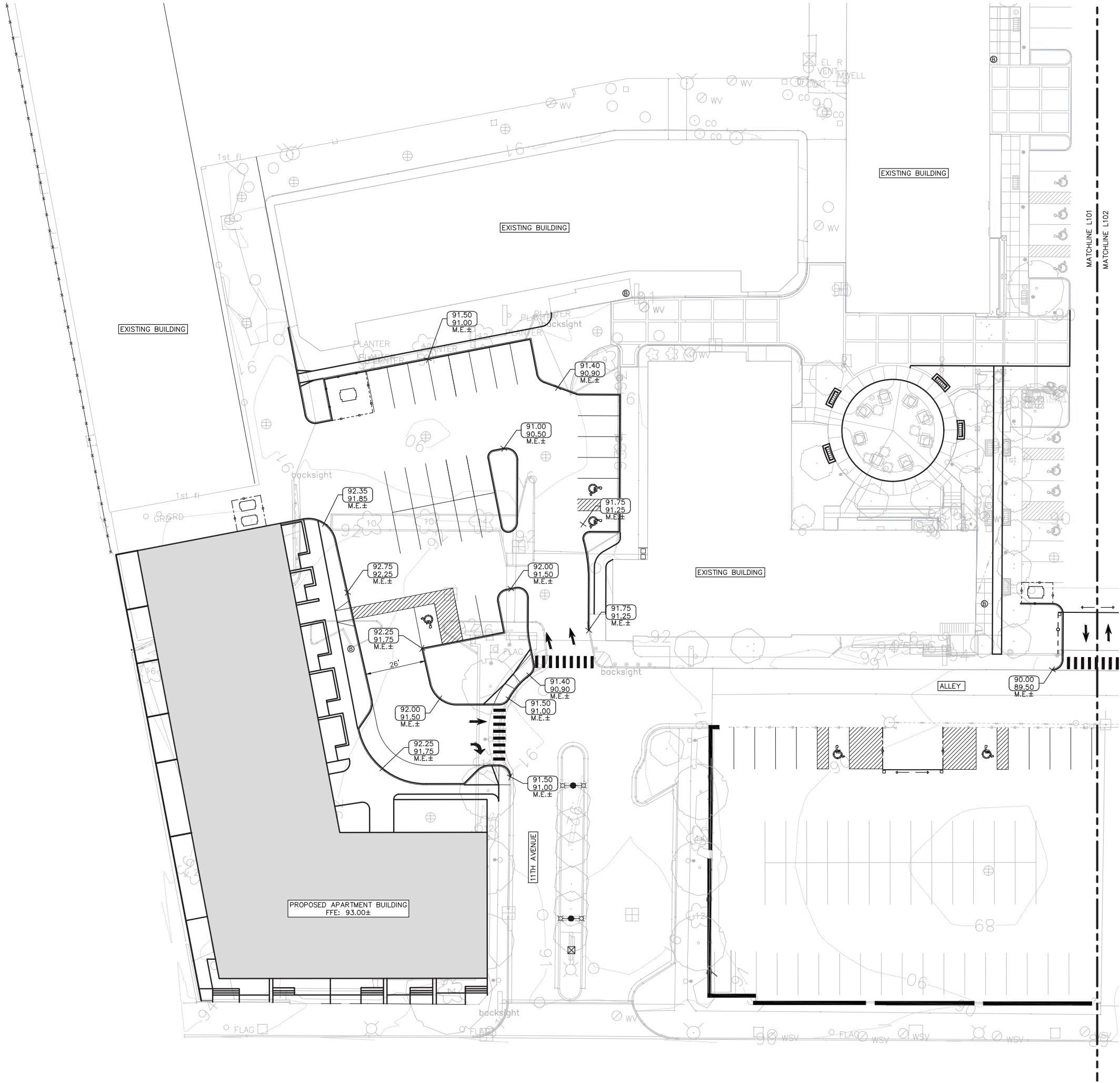
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SHEET TITLE:
SITE LAYOUT PLAN

REVISIONS:

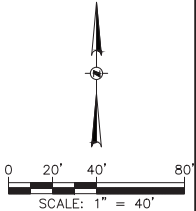
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DATE ISSUED	07/03/2024
SHEET NUMBER	C201

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LEGEND

- 100--- -EXISTING CONTOUR
- 100— -PROPOSED CONTOUR
- -PROPOSED VERTICAL CURB
- -PROPOSED MANHOLE
- -PROPOSED CATCH BASIN
- (R) -PROPOSED ADA RAMP WITH TRUNCATED DOMES




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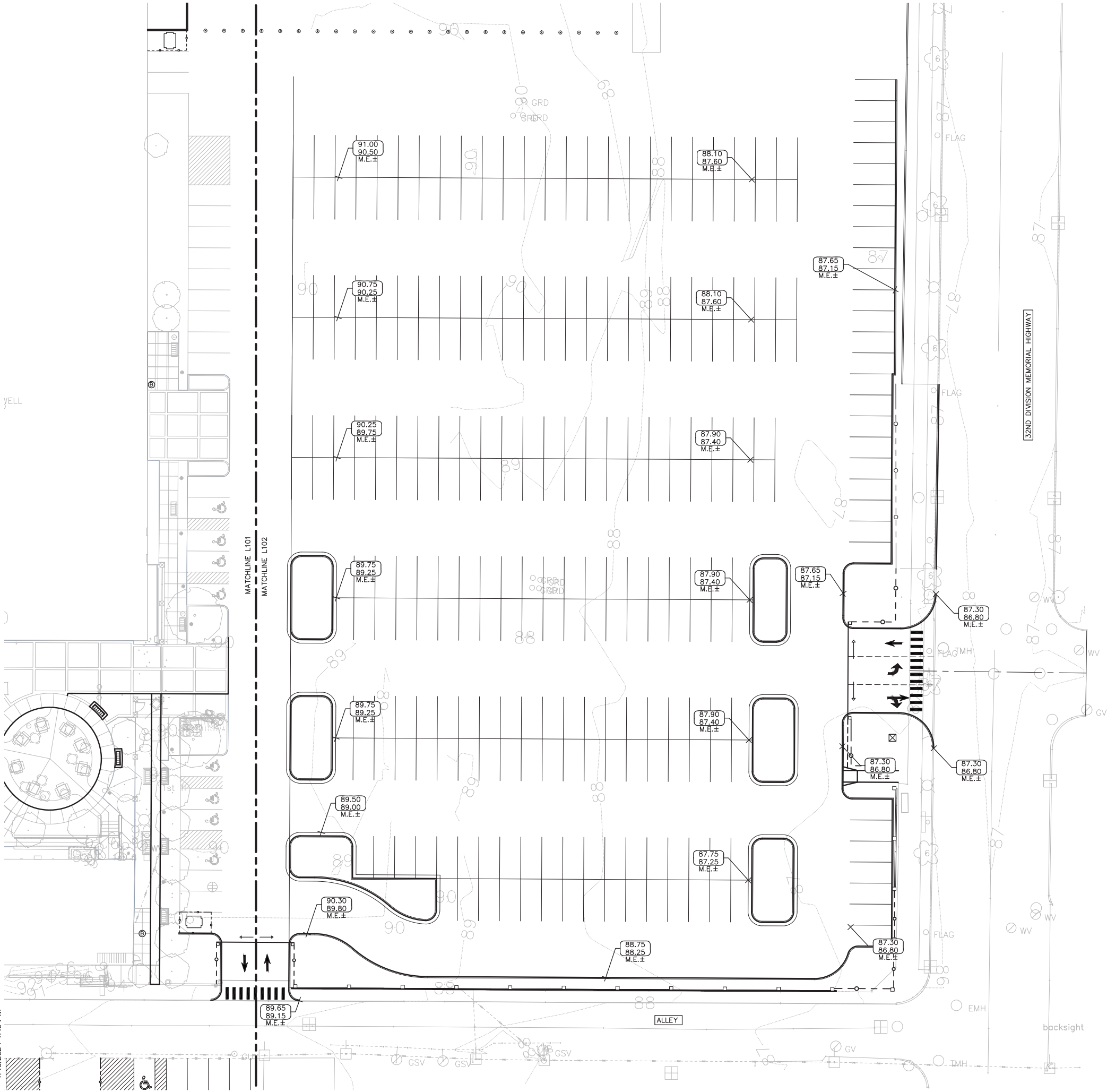
1100 MILWAUKEE AVENUE
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SHEET TITLE:
SITE GRADING PLAN

REVISIONS:

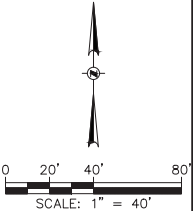
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SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	C301

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LEGEND

- 100----- -EXISTING CONTOUR
- 100----- -PROPOSED CONTOUR
- -PROPOSED VERTICAL CURB
- -PROPOSED MANHOLE
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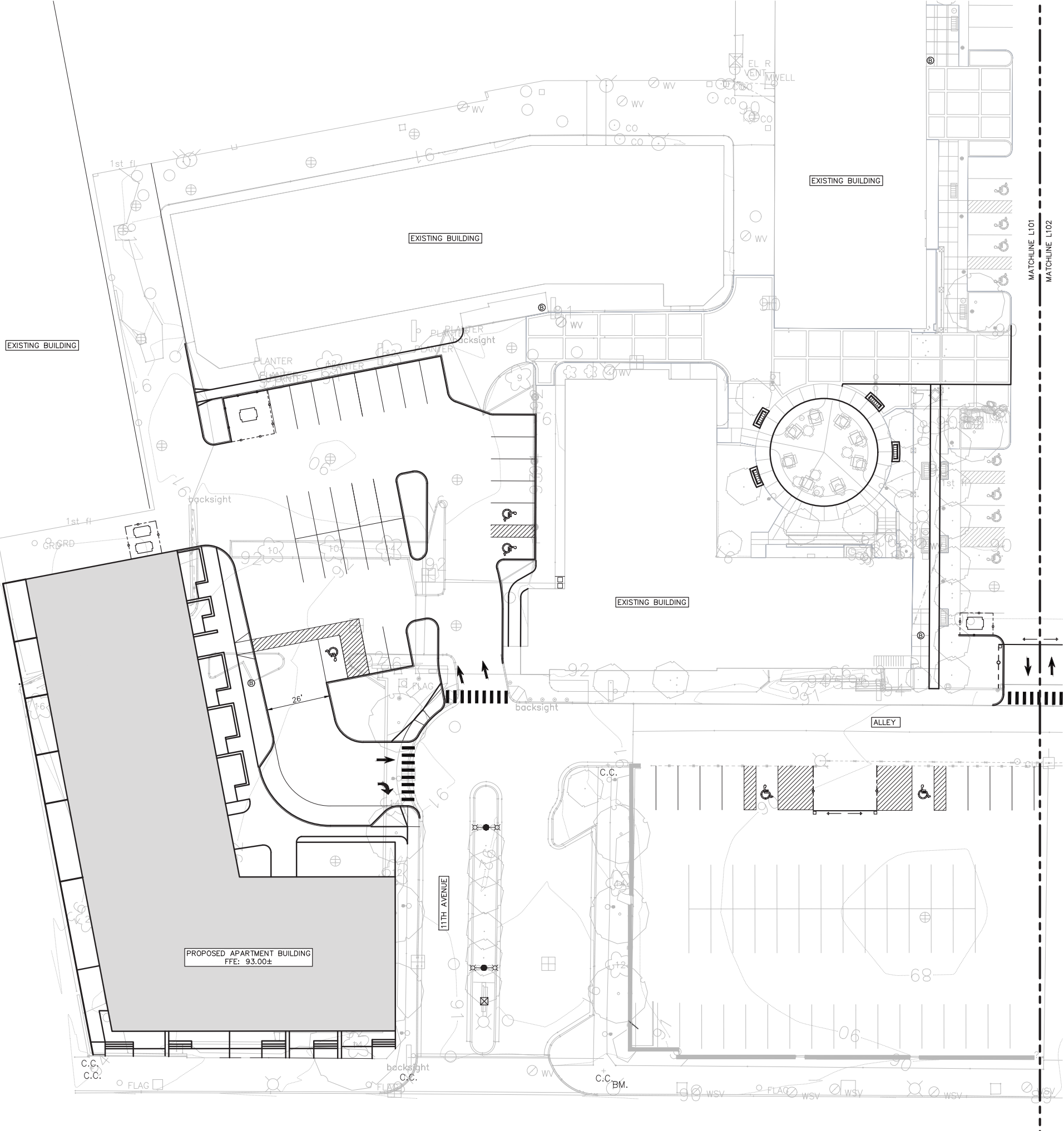
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SITE GRADING PLAN

REVISIONS:

SCALE	AS SHOWN
PROJECT NUMBER	2024-0095
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	C302

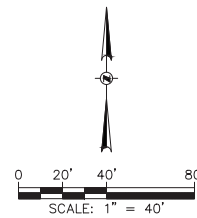
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LEGEND

- | | |
|---------------|----------------------------|
| —STM— — — — — | —PROPOSED STORM SEWER |
| —SAN— — — — — | —PROPOSED SANITARY SEWER |
| —W— — — — — | —PROPOSED WATER MAIN |
| —E— — — — — | —PROPOSED ELECTRICAL |
| — — — — —EASE | —PROPOSED UTILITY EASEMENT |
| ● | —PROPOSED MANHOLE |
| ■ | —PROPOSED CATCH BASIN |
| ⊗ | —PROPOSED GATE VALVE |
| ⦿ | —PROPOSED HYDRANT |
| ⌈ | —PROPOSED UTILITY PLUG |



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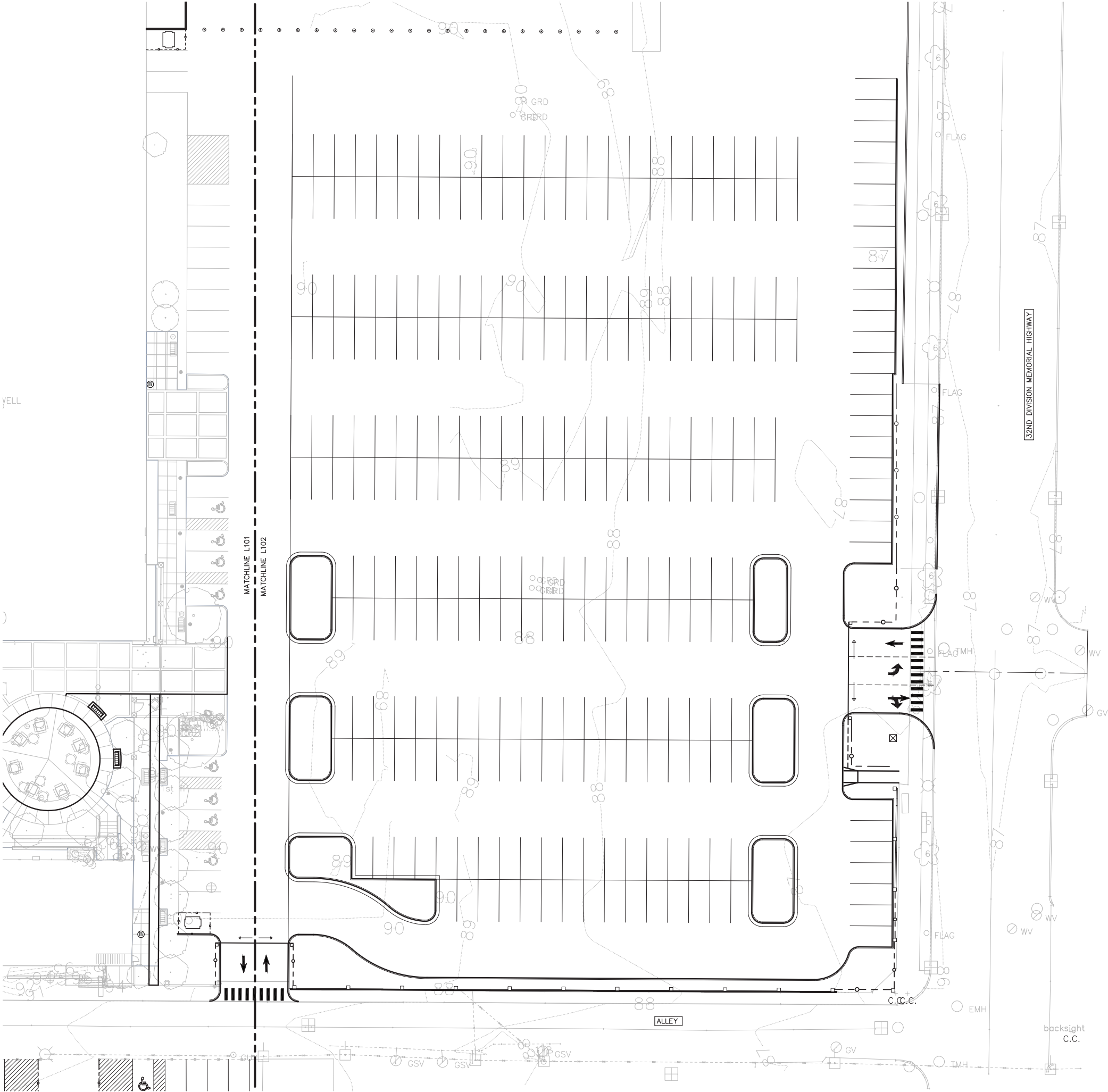
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SHEET TITLE:
SITE UTILITY PLAN

REVISIONS:

SCALE	AS SHOWN
PROJECT NUMBER	2024-0095
SHEET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	C401

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LEGEND

- STM — — — — — PROPOSED STORM SEWER
- SAN — — — — — PROPOSED SANITARY SEWER
- W — — — — — PROPOSED WATER MAIN
- E — — — — — PROPOSED ELECTRICAL
- - - - - EASE - - - - - PROPOSED UTILITY EASEMENT
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
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- ⊗ PROPOSED HYDRANT
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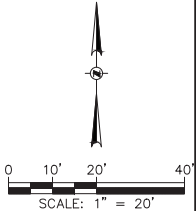
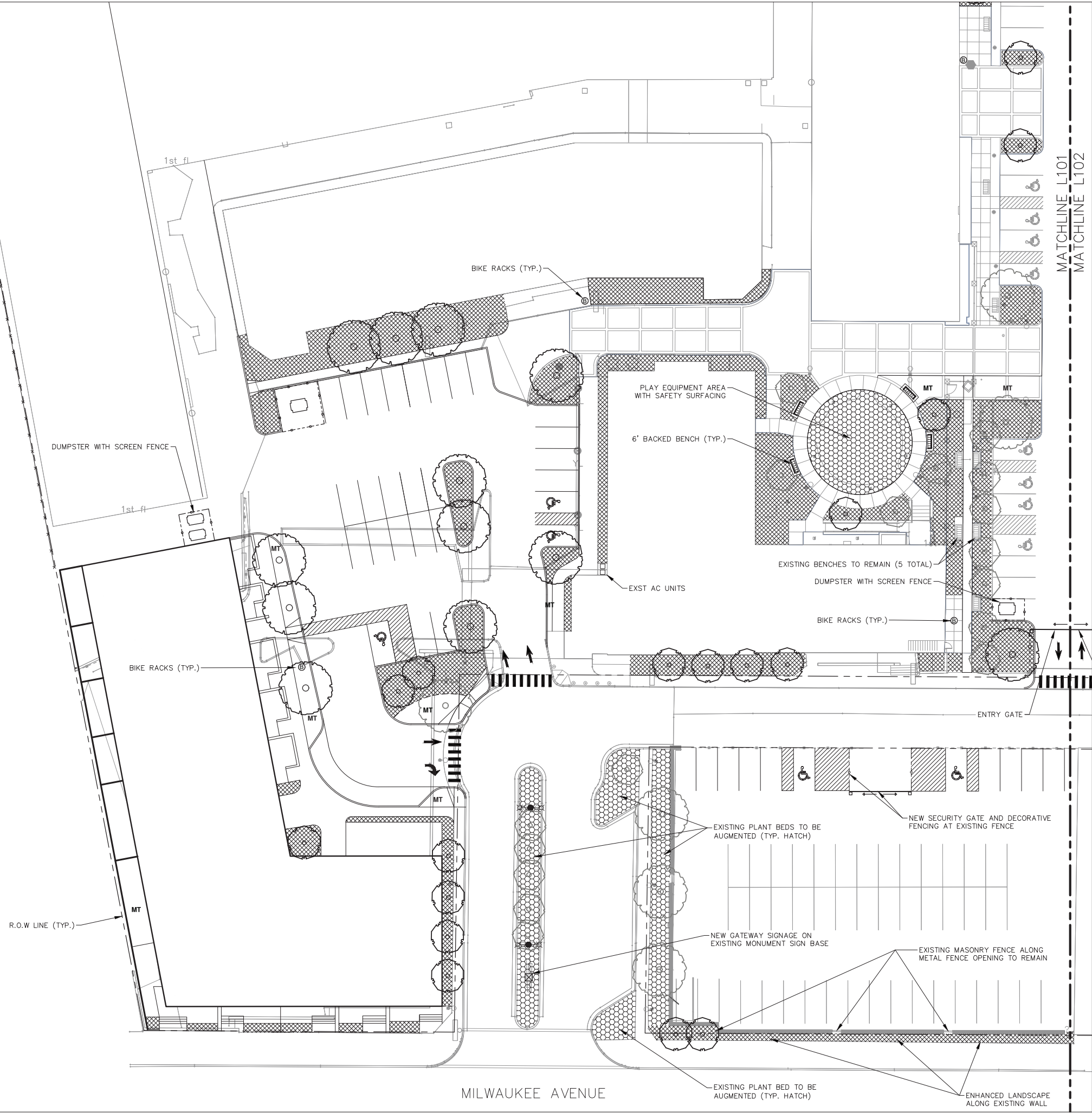
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SHEET TITLE:
SITE UTILITY PLAN

REVISIONS:

SCALE	AS SHOWN
PROJECT NUMBER	2024-0095
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	C402

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LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION**
- - - ALUMINUM EDGER**
- EXISTING TREES TO REMAIN**
- SHADE TREE**
- ORNAMENTAL TREE**
- EVERGREEN TREE**
- PLANTING BEDS: SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES**
- BIO-INFILTRATION PLANTINGS: SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES**
- MT MANICURED TURF**
- BM SHREDDED BARK MULCH**


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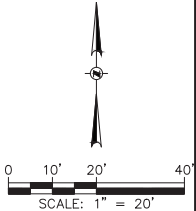
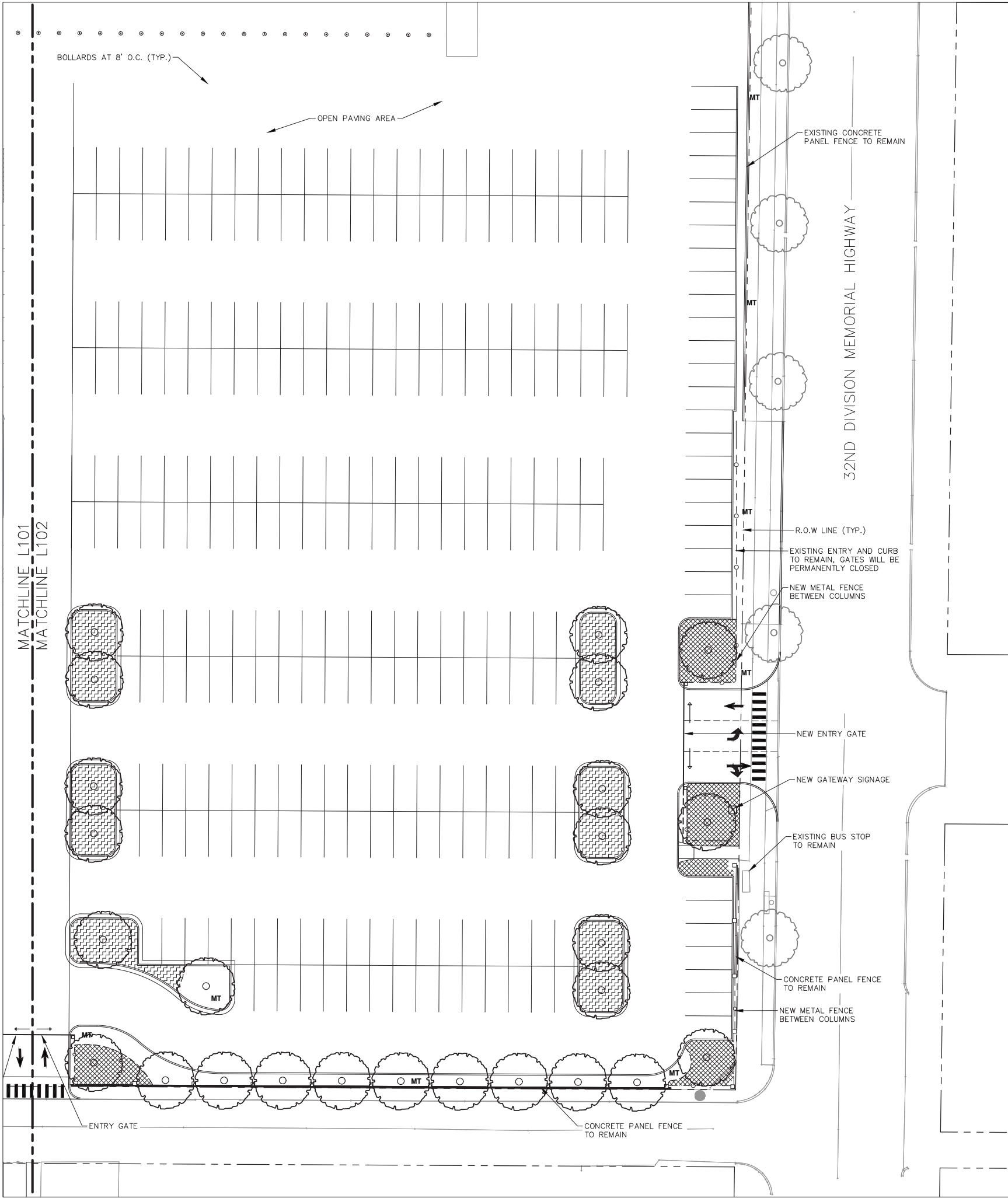
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SHEET TITLE:
LANDSCAPE PLAN

SCALE	AS SHOWN
PROJECT NUMBER	2024-0095
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	L101

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LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION**
- - - ALUMINUM EDGER**
- EXISTING TREES TO REMAIN**
- SHADE TREE**
- ORNAMENTAL TREE**
- EVERGREEN TREE**
- PLANTING BEDS: SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES**
- BIO-INFILTRATION PLANTINGS: SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES**
- MT MANICURED TURF**
- BM SHREDDED BARK MULCH**


NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



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BUCYRUS REDEVELOPMENT

1100 MILWAUKEE AVENUE
SOUTH MILWAUKEE, WI 53172

SHEET TITLE:
LANDSCAPE PLAN

SCALE	AS SHOWN
PROJECT NUMBER	2024-0095
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	L102



3 BOLLARD



1 6' BACKED BENCH & TRASH RECEPTACLE



4 BIKE RACK (3 PER LOCATION TO ACCOMMODATE 6 BIKES)



2 DESIGN INTENT FOR PLAY EQUIPMENT AREA

LANDSCAPING NOTES:

1. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/Common NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
2. PLANT MATERIALS ARE TO BE FURNISHED FREE OF PESTS OR PLANT DISEASES. PLANTS ARE SUBJECT TO OWNER'S ACCEPTANCE PRIOR TO INSTALLATION.
3. PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
4. FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND ALL TREES NOT INSTALLED IN PAVED AREAS.
5. MAINTAIN 72-INCH DIAMETER MINIMUM CLEAR SOIL AREA AROUND TREES IN MANICURED TURF AREAS. MULCH TREE RING WITH SPECIFIED DEPTH OF HARDWOOD BARK MULCH. SEE PLANTING DETAILS.
6. UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
16. FOLLOWING TESTING & ANALYSIS OF TOPSOIL, INCORPORATION OF RECOMMENDED AMENDMENTS, AND TOPSOIL PLACEMENT, ALL PLANT BED AREAS SHALL RECEIVE AMENDED PLANTING SOIL.
17. SEPARATE PLANTING BEDS FROM ADJACENT TURF AREAS WITH ALUMINUM EDGING.
19. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.



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BUCYRUS REDEVELOPMENT

1100 MILWAUKEE AVENUE
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SHEET TITLE:
SITE FURNISHINGS

REVISIONS:

SCALE AS SHOWN

PROJECT NUMBER 2024-0095

SET TYPE DEVELOPER SUBMITTAL

DATE ISSUED 07/03/2024

SHEET NUMBER L900

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NEW BUILDING

TECH BUILDING

HERITAGE BUILDING

CORPORATE BUILDING

EXISTING BUILDING - OUT OF SCOPE

PROPERTY LINE - CSM

MCT BUS STOP

MOVE-IN / MOVE-OUT

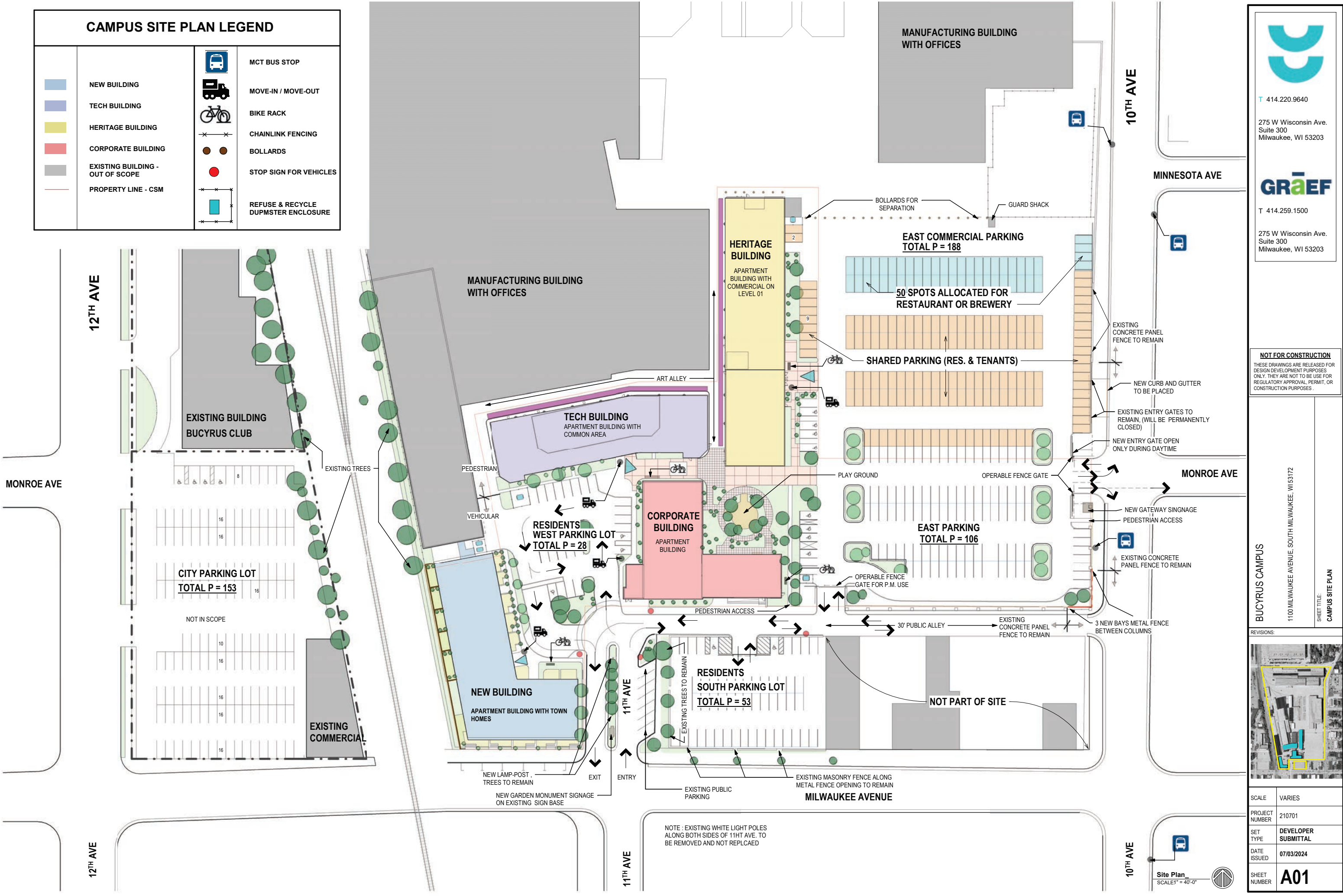
BIKE RACK

CHAINLINK FENCING

BOLLARDS

STOP SIGN FOR VEHICLES

REFUSE & RECYCLE DUMPSTER ENCLOSURE



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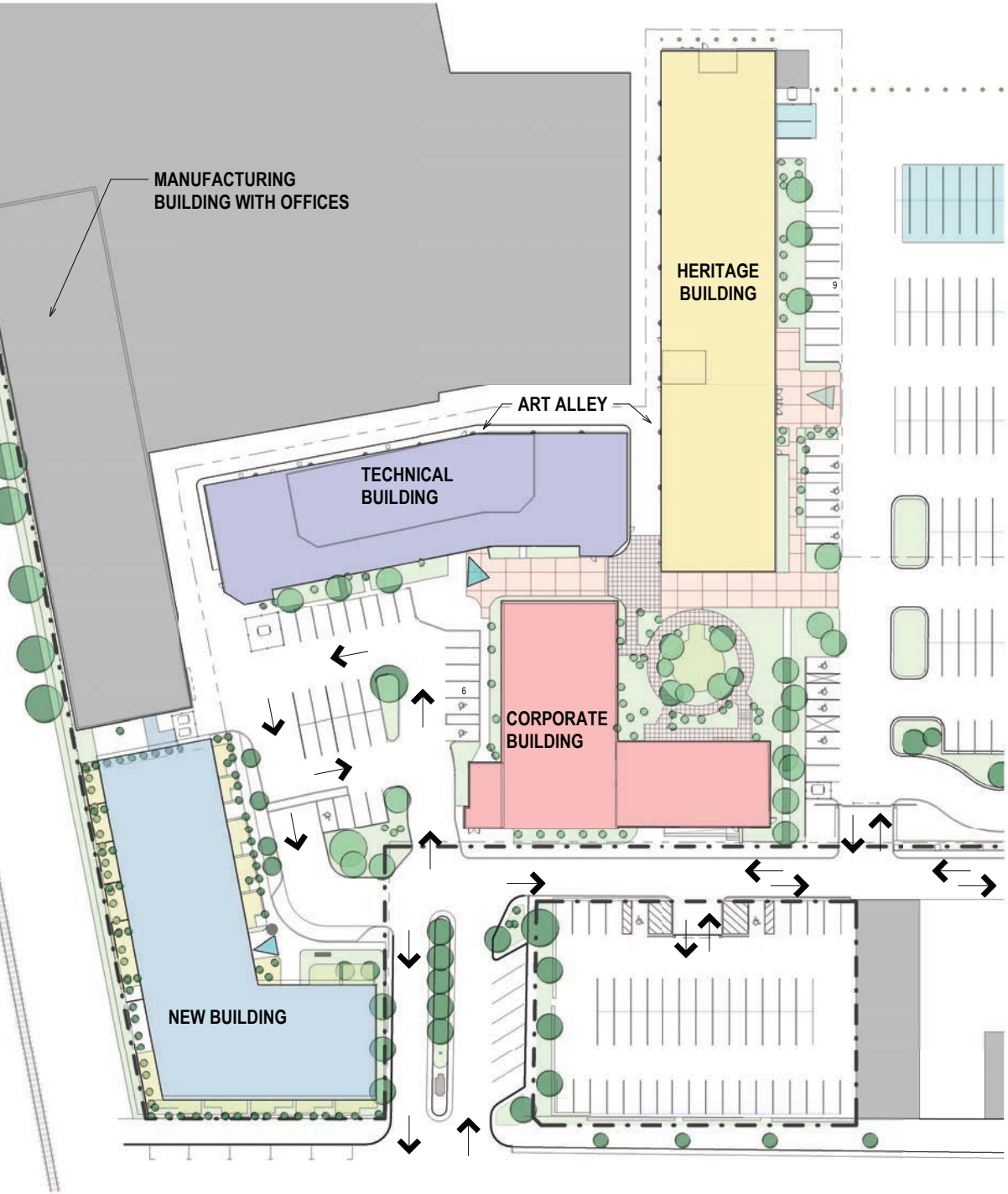
BUCYRUS CAMPUS

1100 MILWAUKEE AVENUE, SOUTH MILWAUKEE, WI 53172

SHEET TITLE:
CAMPUS SITE PLAN

SCALE	VARIABLE
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A01

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TOTAL PARKING STALL COUNTS

	EAST PARKING	WEST PARKING	SOUTH PARKING	CITY PARKING	TOTAL	GRAND TOTAL
RESIDENTIAL USAGE	106	28	53		187	
COMMERCIAL USAGE	188				188	
TOTAL	(RESIDENCIAL + COMMERCIAL)				376	
BUCYRUS CLUB				153		
SUB TOTAL	314	28	53	153		528

RESIDENTIAL PARKING: 314 PARKING SPACES / 92 UNITS = 3.4

TECHNICAL BUILDING

FLOOR 7

	UNIT AREA	UNIT MIX SHOWN	UNIT MIX PERCENTAGE
1 BED	650 - 700 sf	1	21
2 BED	825 - 950 sf	40	61
3 BED	1500 - 1600 sf	5	8%
3 BED TH	1100 - 1400 sf	7	10
		66	

	FLOOR AREA	COMMON	UNITS
LOWER LVL	13,200 SF	8,500 SF	0 SF
LEVEL 01	13,200 SF	4,000 SF	9,200 SF
LEVEL 02	13,200 SF	3,400 SF	9,800 SF
LEVEL 03	13,200 SF	3,400 SF	9,800 SF
LEVEL 04	13,200 SF	3,400 SF	9,800 SF
LEVEL 05	13,200 SF	3,400 SF	9,800 SF
LEVEL 06	13,200 SF	3,400 SF	9,800 SF
	92,400 SF		58,200 SF

HERITAGE BUILDING

FLOOR 4

	UNIT AREA	UNIT MIX SHOWN	UNIT MIX PERCENTAGE
1 BED	500 - 700 sf	1	36%
2 BED	820 - 950 sf	29	64%
		45	

	FLOOR AREA	COMMON	UNITS
LEVEL 01	17,720 SF	17,720 SF	0 SF
LEVEL 02	17,720 SF	3,300 SF	14,420 SF
LEVEL 03	17,720 SF	3,000 SF	14,720 SF
LEVEL 04	11,300 SF	1,500 SF	9,800 SF
	64,460 SF		45,110 SF

CORPORATE BUILDING

FLOOR 3

	UNIT AREA	UNIT MIX SHOWN	UNIT MIX PERCENTAGE
1 BED	600 - 700 SF	9	35%
2 BED	850 - 1050 SF	1	38%
3 BED TH	1100 - 1300 SF	7	27%
		26	

	FLOOR AREA	COMMON	UNITS
BASEMENT	7,320 SF	1,650 SF	0 SF
LEVEL 01	11,660 SF	330 SF	11,330
LEVEL 02	11,010	320 SF	10,690 SF
LEVEL 03	7,190 SF	0 SF	7,190 SF
	37,180 SF		29,210 SF

NEW APARTMENT BUILDING

FLOOR 3


	UNIT AREA	Unit Mix Shown	Unit Mix Percentage
1 BED	650 - 720 SF	1	30%
2 BED	830 - 950 SF	1	45%
3 BED TH	1100 - 1520 SF	1	25%
		40	

	FLOOR AREA	COMMON	UNITS
LEVEL 01	15,250 SF	1,800 SF	13,450 SF
LEVEL 02	15,250 SF	2,600 SF	12,650 SF
LEVEL 03	15,250 SF	2,800 SF	12,650 SF
	45,750 SF		38,750 SF

TOTAL UNIT COUNTS


	1 BED	2 BED	3 BED	3 BED TH
Unit Total	5	97	5	24
Unit Mix Percentage	28%	55%	3%	14

177



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SHEET TITLE:
MATRIX



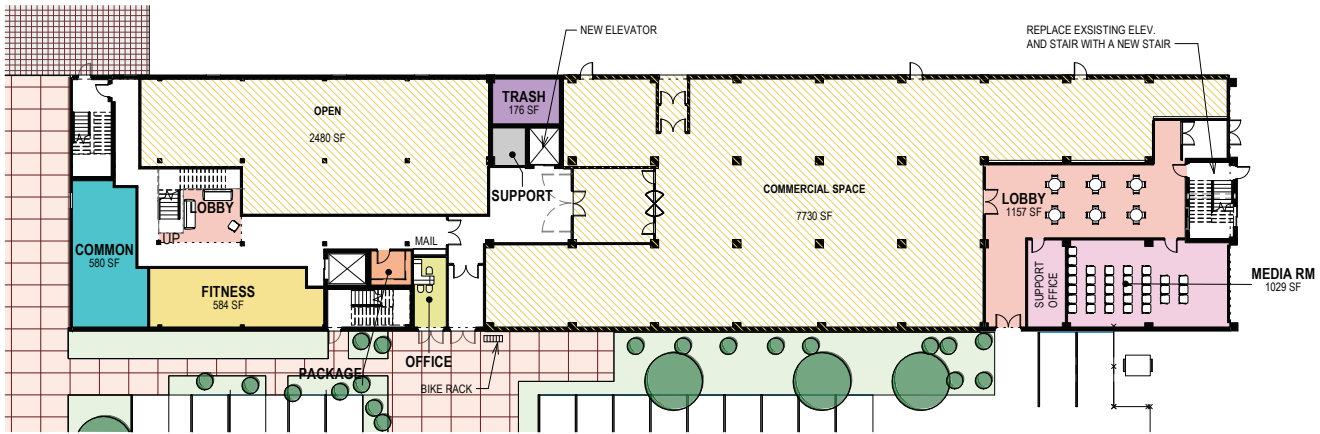
SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A03

HERITAGE BUILDING

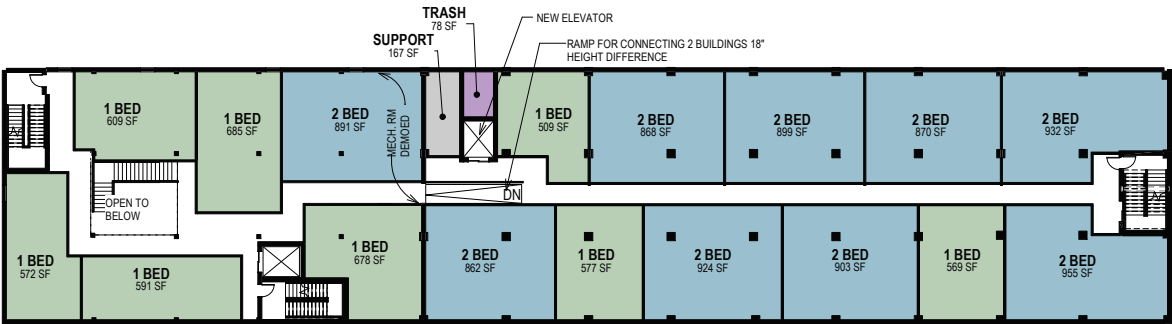
FLOOR 4

	UNIT AREA	UNIT MIX SHOWN	UNIT MIX PERCENTAGE
1 BED	500 - 700 sf	1	36%
2 BED	820 - 950 sf	29	64%
		45	

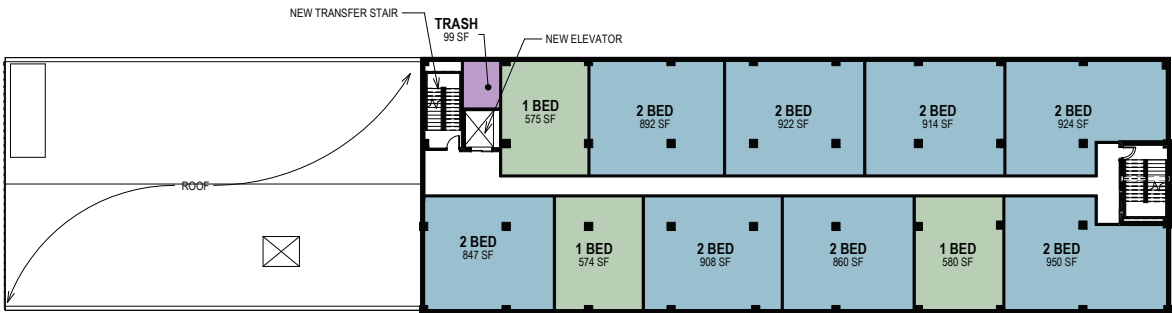
	FLOOR AREA	COMMON	UNITS
LEVEL 01	17,720 SF	17,720 SF	0 SF
LEVEL 02	17,720 SF	3,300 SF	14,420 SF
LEVEL 03	17,720 SF	3,000 SF	14,720 SF
LEVEL 04	11,300 SF	1,500 SF	9,800 SF
	64,460 SF		45,110 SF



HERITAGE BUILDING - LEVEL 01
SCALE 3/64" = 1'-0"



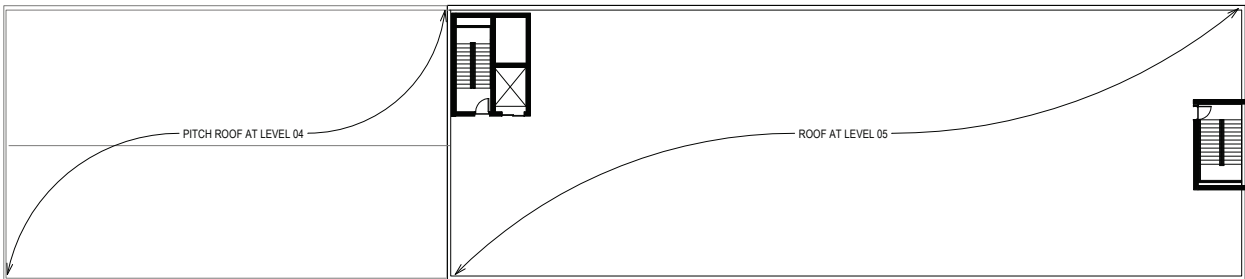
HERITAGE BUILDING - LEVEL 02
SCALE 3/64" = 1'-0"



HERITAGE BUILDING - LEVEL 04
SCALE 3/64" = 1'-0"



HERITAGE BUILDING - LEVEL 03
SCALE 3/64" = 1'-0"



HERITAGE BUILDING - ROOF LEVEL
SCALE 1" = 20'-0"



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SHEET TITLE:
HERITAGE BUILDING

REVISIONS:



SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A04




BEFORE - EAST ELEVATION OF HERITAGE BUILDING



AFTER - EAST ELEVATION OF HERITAGE BUILDING




ART ALLEY PRECEDENT IMAGES



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SHEET TITLE:
ELEVATION



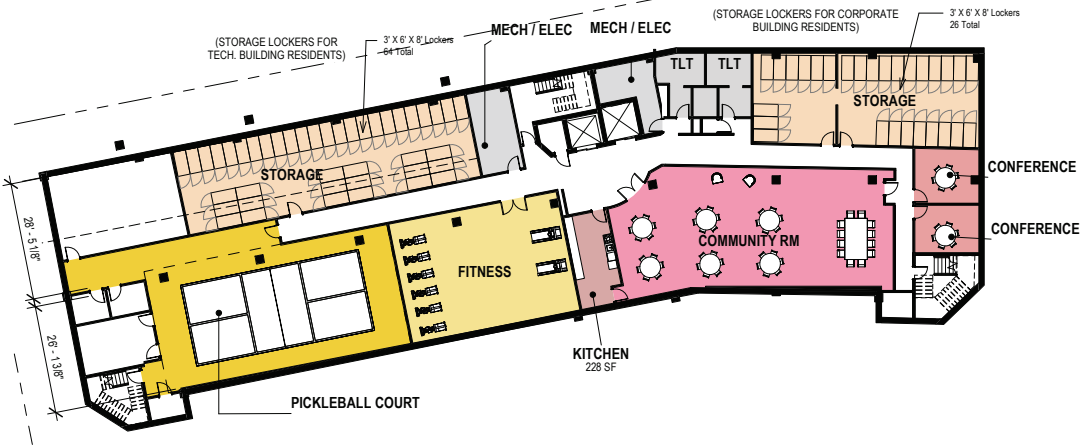
SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A05

TECHNICAL BUILDING

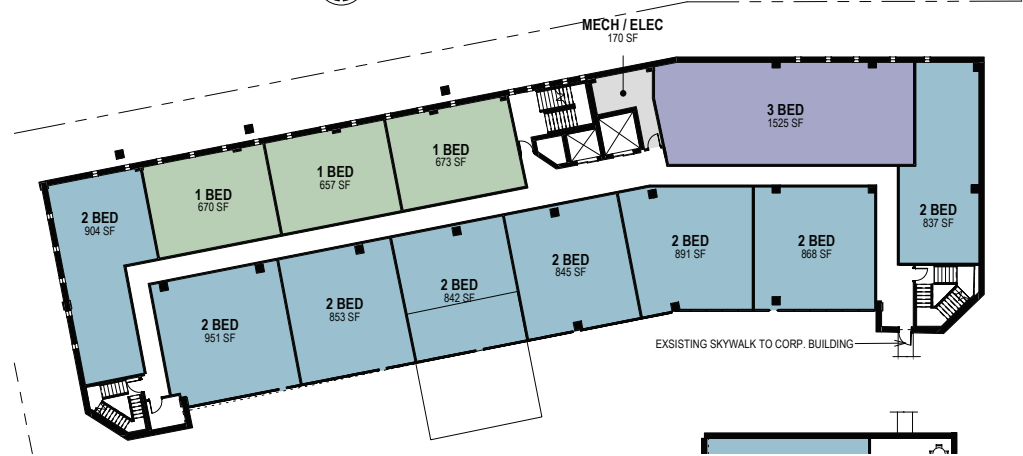
# FLOOR	7
---------	---

	UNIT AREA	UNIT MIX SHOWN	UNIT MIX PERCENTAGE
1 BED	650 - 700 sf	1	21
2 BED	825 - 950 sf	40	61
3 BED	1500 - 1600 sf	5	8%
3 BED TH	1100 - 1400 sf	7	10
		66	

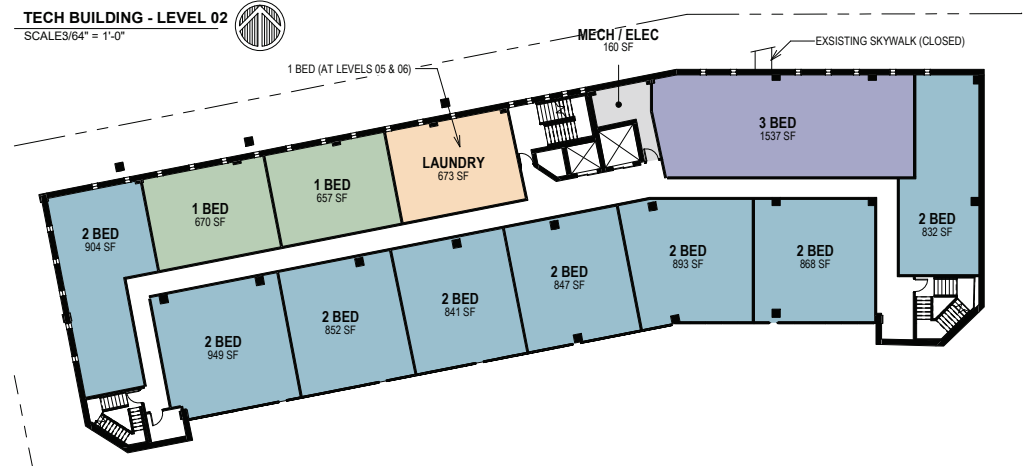
	FLOOR AREA	COMMON	UNITS
LOWER LVL	13,200 SF	8,500 SF	0 SF
LEVEL 01	13,200 SF	4,000 SF	9,200 SF
LEVEL 02	13,200 SF	3,400 SF	9,800 SF
LEVEL 03	13,200 SF	3,400 SF	9,800 SF
LEVEL 04	13,200 SF	3,400 SF	9,800 SF
LEVEL 05	13,200 SF	3,400 SF	9,800 SF
LEVEL 06	13,200 SF	3,400 SF	9,800 SF
	92,400 SF		58,200 SF



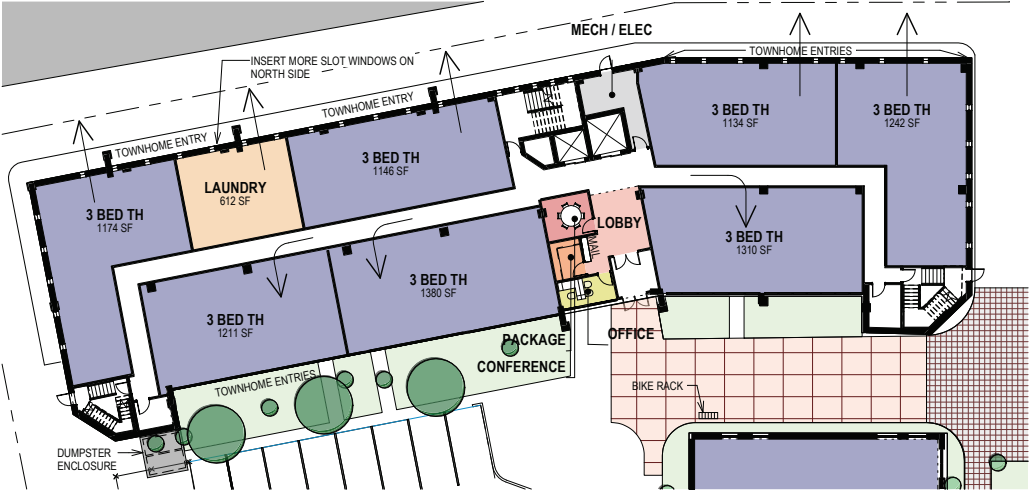
TECH BUILDING - BASEMENT LEVEL
SCALE 3/64" = 1'-0"



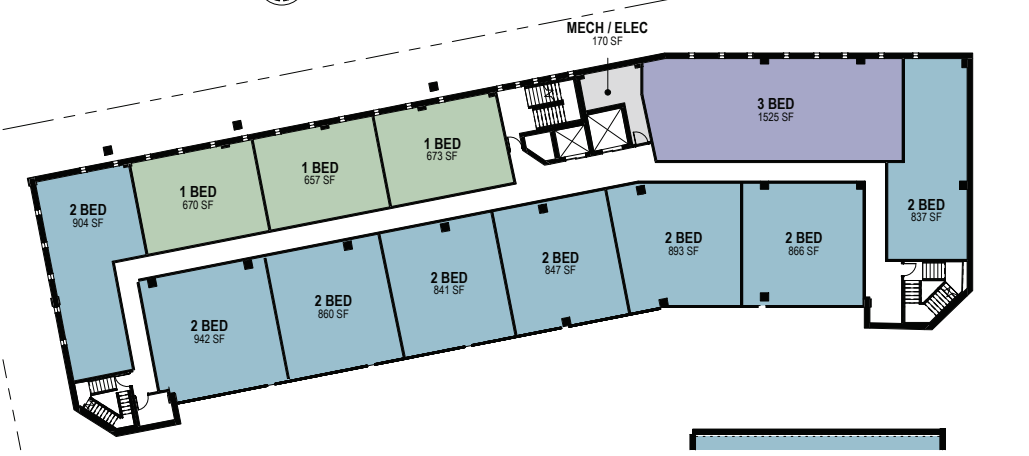
TECH BUILDING - LEVEL 02
SCALE 3/64" = 1'-0"



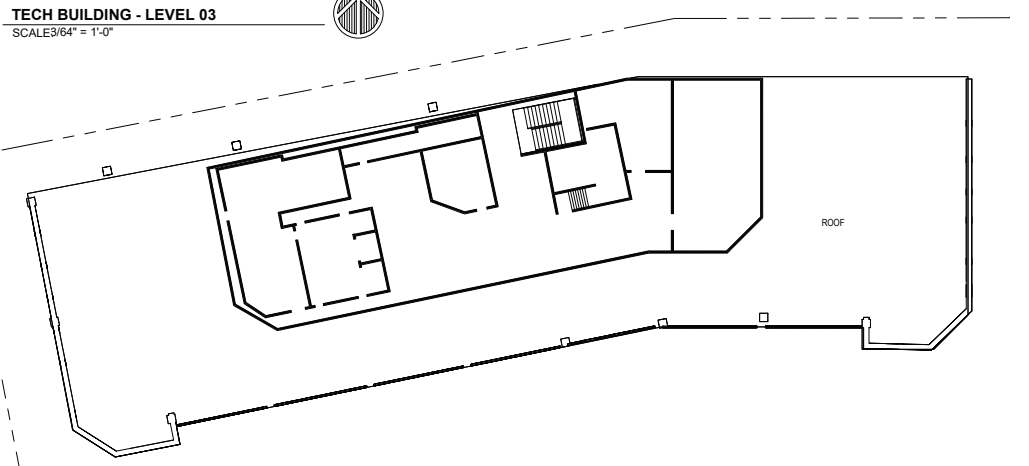
TECH BUILDING - LEVEL 04 TO LEVEL 06
SCALE 3/64" = 1'-0"



TECH BUILDING - LEVEL 01
SCALE 3/64" = 1'-0"



TECH BUILDING - LEVEL 03
SCALE 3/64" = 1'-0"



TECH BUILDING - LEVEL PENTHOUSE
SCALE 3/64" = 1'-0"



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SHEET TITLE:
TECH BUILDING

REVISIONS:



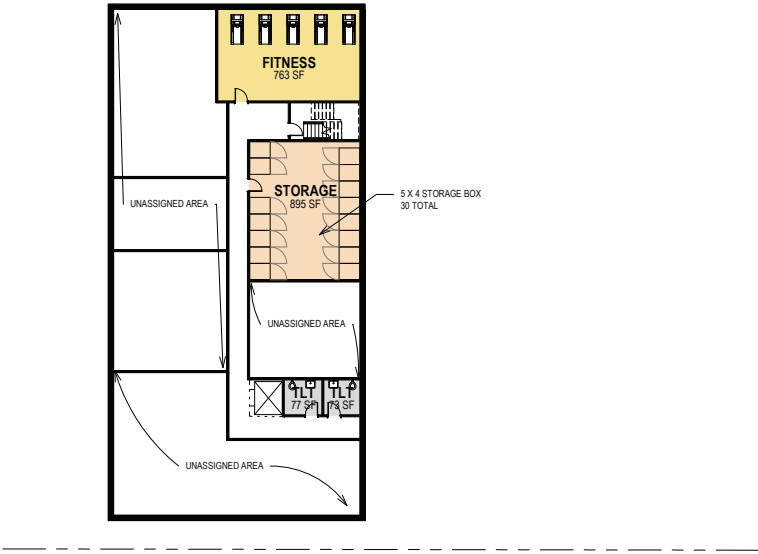
SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A06

CORPORATE BUILDING

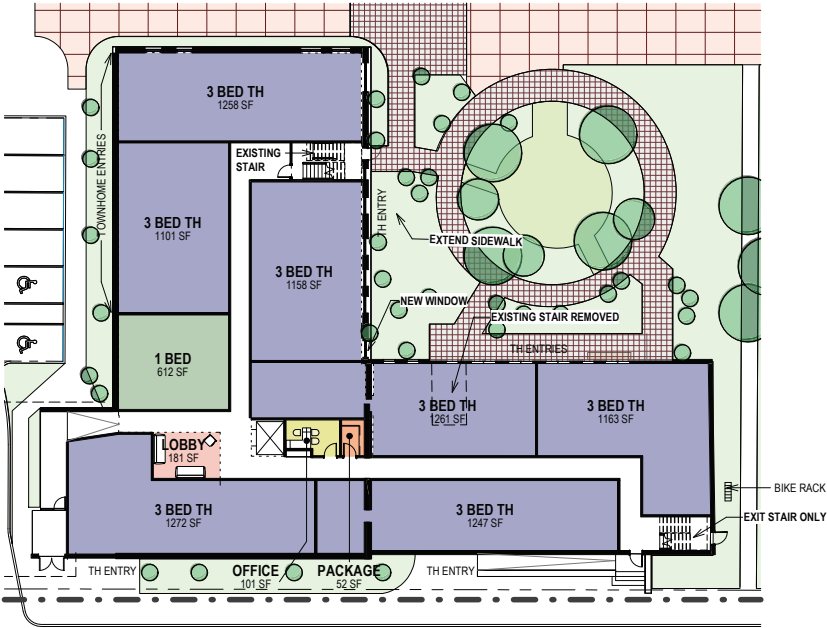
# FLOOR	3
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	UNIT AREA	UNIT MIX SHOWN	UNIT MIX PERCENTAGE
1 BED	600 - 700 SF	9	35%
2 BED	850 - 1050 SF	1	38%
3 BED TH	1100 - 1300 SF	7	27%
		26	

	FLOOR AREA	COMMON	UNITS
BASEMENT	7,320 SF	1,650 SF	0 SF
LEVEL 01	11,660 SF	330 SF	11,330
LEVEL 02	11,010	320 SF	10,690 SF
LEVEL 03	7,190 SF	0 SF	7,190 SF
	37,180 SF		29,210 SF



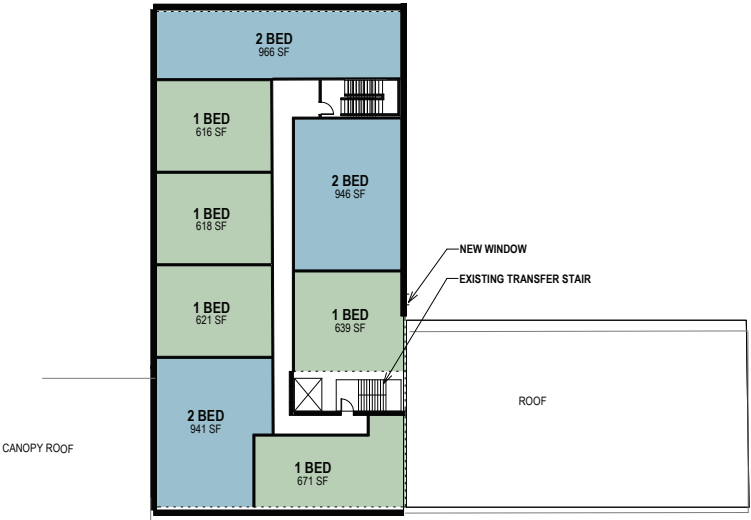
CORPORATE BUILDING - BASEMENT
SCALE 3/64" = 1'-0"



CORPORATE BUILDING - LEVEL 01
SCALE 3/64" = 1'-0"



CORPORATE BUILDING - LEVEL 02
SCALE 3/64" = 1'-0"



CORPORATE BUILDING - LEVEL 03
SCALE 3/64" = 1'-0"



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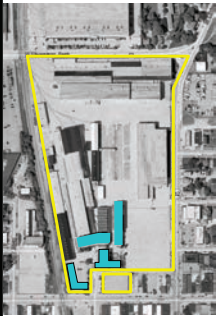
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SHEET TITLE:
CORPORATE BUILDING

REVISIONS:



SCALE VARIES

PROJECT NUMBER 210701

SET TYPE DEVELOPER SUBMITTAL

DATE ISSUED 07/03/2024

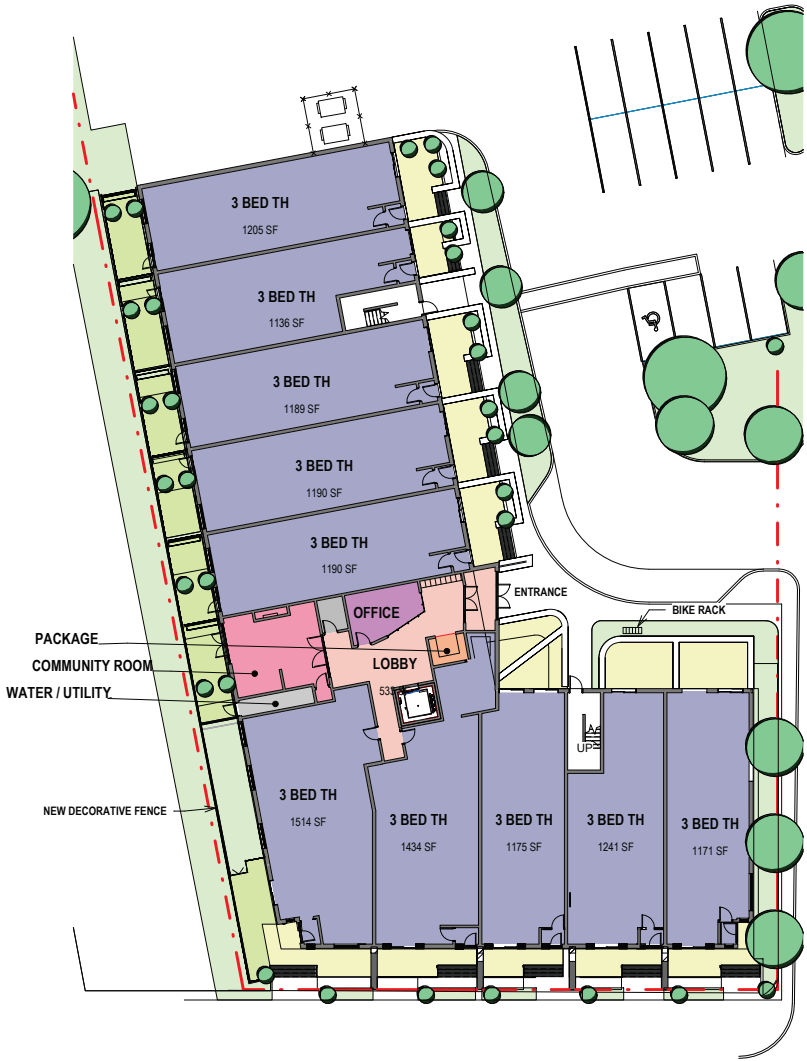
SHEET NUMBER A07

NEW APARTMENT BUILDING

# FLOOR	3
---------	---

	UNIT AREA	Unit Mix Shown	Unit Mix Percentage
1 BED	650 - 720 SF	1	30%
2 BED	830 - 950 SF	1	45%
3 BED TH	1100 - 1520 SF	1	25%
		40	

	FLOOR AREA	COMMON	UNITS
LEVEL 01	15,250 SF	1,800 SF	13,450 SF
LEVEL 02	15,250 SF	2,600 SF	12,650 SF
LEVEL 03	15,250 SF	2,800 SF	12,650 SF
	45,750 SF		38,750 SF



NEW CONSTRUCTION - LEVEL 01
SCALE 3/64" = 1'-0"



NEW CONSTRUCTION - LEVEL 02 / 03
SCALE 3/64" = 1'-0"



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SHEET TITLE:
NEW BUILDING

REVISIONS:




SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A08




1 NEW CONSTRUCTION - LEVEL 01 ENLARGED





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SHEET TITLE:
NEW BUILDING - LEVEL 01

REVISIONS:

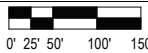


SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A09



1 NEW CONSTRUCTION - LEVEL 02 / 03 ENLARGED

Scale: 1" = 10'-0"



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1100 MILWAUKEE AVENUE, SOUTH MILWAUKEE, WI

SHEET TITLE:
NEW BUILDING - LEVEL 02/03

REVISIONS:



SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	DEVELOPER SUBMITTAL
DATE ISSUED	07/03/2024
SHEET NUMBER	A10



LOOKING WEST ON MILWAUKEE AVENUE



LOOKING EAST ON MILWAUKEE AVENUE



LOOKING WEST ON MILWAUKEE AVENUE



LOOKING EAST ON MILWAUKEE AVENUE



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SHEET TITLE:
NEW BUILDING RENDERINGS

REVISIONS:

SCALE VARIES

PROJECT NUMBER 210701

SET TYPE DEVELOPER SUBMITTAL

DATE ISSUED 07/03/2024

SHEET NUMBER A11