

P 414.224.6464
F 414.224.1441
233 North Water St.
Fourth Floor
Milwaukee, WI 53202

September 30, 2016

Bader Philanthropies Headquarters Building

Property Address: 3300 N. Dr. MLK Drive
File No. 160607

Detailed Plan Project Description and Owner's Statement of Intent:

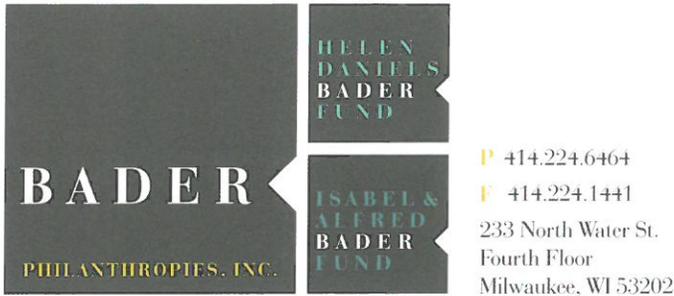
1.0 Project Statement:

A. Request & General Description

1. Bader Philanthropies, Inc. (BPI) respectfully requests approval of a Detailed Plan Development for the real property and improvements located at 3333 N. 4th Street, 3323-3325 N. 4th Street, 3317 N. 4th Street, 3300-3304 N. Dr. MLK Kr. Drive, 3306-3310 N. Dr. MLK Jr. Drive, 3314 N. Dr. MLK Jr. Drive and 3318-3326 N. Dr. MLK Jr. Drive.
2. The new development will be its global headquarters. BPI strives to be a philanthropic leader in improving the quality of life of the diverse communities in which it works. Through the Helen Daniels Bader Fund and the Isabel and Alfred Fund, BPI makes grants, convenes partners and shares knowledge to affect emerging issues in key areas.
3. By choosing Harambee as its new location, Bader Philanthropies is making another significant investment into a neighborhood where they have supplied nearly \$20 million in grants. Bader's commitment to improving the neighborhood will be catalytic.

B. Physical Description of the Property:

1. (7) existing parcels will be combined, with a total of 48,573 square feet, or 1.12 acres of land. Of these, 3333 N. 4th Street, 3323-3325 N. 4th Street, 3300-3304 N. Dr. MLK Jr. Drive and 3306-3310 N. Dr. MLK Jr. Drive will be purchased from the City of Milwaukee under a separate file (File No. 160718).
2. An existing 2- story brick and terra cotta building known as the "Green Bay Building" will be renovated and expanded (address).
3. An existing parking lot at 3333 N. 4th Street, currently owned by the City, will be repaved and landscaped/screened.
4. (1) small appended 1 story building and (1) vacant house will be demolished.



C. Detailed Description of Operation:

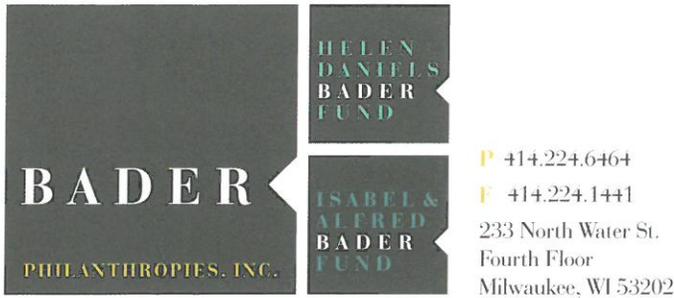
1. General: The site and building will be the world headquarters for Bader Philanthropies.
 - a. The existing historic brick and terracotta building will be repaired and restored. Windows will be replaced with new dark anodized aluminum. Two additions will be added to the north and the east, comprising in total, 2,700 square feet x 2 stories. Materials for the new additions will be cast stone, brick and dark anodized aluminum. All windows will be clear glazed.
 - b. The existing city owned parking lot will be repaved and new landscaping and screening will be added along the perimeter of the site.
 - c. Additionally there will be substantial open space south of the building at the corner of Dr. MLK Jr. Drive and Concordia Avenue. It is anticipated that this open space will be used partly for the principal use and partly as open space for the community.
2. Permitted uses shall be the following as defined by 295-503-1. All uses accessory and ancillary to the mission of Bader Philanthropies will also be permitted.
 - a. Commercial and Office Uses:
 - 1) General Office
 - b. General Service Uses:
 - 1) Business Service
 - c. Motor Vehicle Uses:
 - 1) Parking, Surface Lot, Accessory
 - 2) Parking Structure, Accessory
3. Floor by Floor Building Use and Operation.

BASEMENT:

- a. Indoor parking for 15 cars. Access will be on the east side of the building addition, off the surface parking lot.

FIRST FLOOR

- a. Convening space for foundation and community partners. (1) large convening room for up to 175 people in auditorium seating or 130 people in banquet seating. (3) additional small convening rooms are included with seating for 12-20 people.



- b. Prefunction space, restrooms, storage and a commercial kitchen serve the convening spaces.

SECOND FLOOR:

- a. Administrative offices.

D. Adjacent Land Uses:

- 1. North- Residential & Commercial
- 2. South- Public Elementary School
- 3. East- Residential
- 4. West- Commercial

2.0 Detailed Project Data:

A. Area(s) Served by Operation:

- 1. Milwaukee, Wisconsin, International

B. Number of Full Time & Part Time Employees:

- 1. (14) full time, (3) part time.

C. Hours & Days of Operation:

- 1. 8:30 AM- 5:00 PM – Monday through Friday

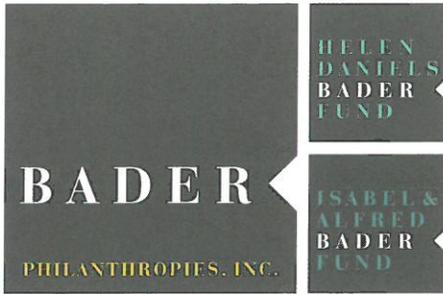
D. Traffic Pattern/Density:

- 1. (45) surface and (15) underground parking spaces are included.
- 2. Traffic will primarily come from Dr. MLK Jr. Drive and the Keefe Avenue exit from I-43.
- 3. The main entrance to the parking lot is in the same location as for the current municipal lot, from N. 5th Street.
- 4. A second parking lot entrance/ exit is in the same location as for the current municipal lot, from N. 4th Street.

3.0 Site statistics:

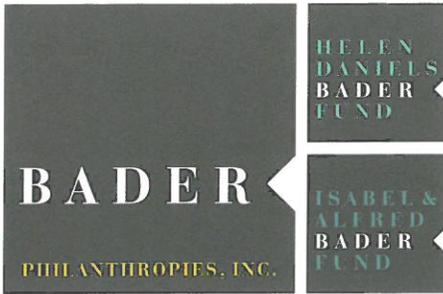
- A. Gross land area: 48,573 square feet, or 1.12 acres.

- B. Maximum amount of land covered by principal buildings: 10,750 square feet (22%).



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- C. Maximum amount of land devoted to parking, drives & sidewalks: 22,500 square feet (46.5%).
- D. Minimum amount of land dedicated to landscaped open space: 15,323 square feet (31.5%).
- E. Proposed number of buildings: 1
- F. Parking spaces provided: (45) outdoor + (15) indoor =
60 / 20,900 square feet =
1 space/ 348 square feet (excluding basement)
- G. Setbacks:
 - 1. N. Dr. MLK Jr. Dr.: 0' (existing)
 - 2. W. Concordia Ave. : 120'
 - 3. N. 4th St.: 112'
 - 4. North Property Line: 69'
- H. Screening:
 - 1. Parking lot and other perimeter site areas will include Type B landscaping.
 - 2. Approval of all final landscape plants, type, number, quantity and size to be by staff.
 - 3. A 6'-0" open wrought iron style fence is included on street and residential property frontage.
- I. Open Spaces:
 - 1. A 14,000 square foot area south of the building is reserved to be divided between a private and public plaza with landscaping.
- J. Circulation, Parking and Loading:
 - 1. Vehicular: The existing surface parking lot on 4th Street will be repaved and landscaped/screened. It will be accessed by both North 5th Street and North 4th Street. The surface parking lot will contain 45 spaces. Additionally, an entrance to interior parking within the building addition will be accessed via the parking lot. 15 parking spaces will be located within the building.
 - 2. Pedestrian: Enter on north face of building, west end, near N. 5th Street. 2nd emergency exit located in east face of building.
 - 3. Other: Kitchen and other deliveries will be accepted at the east end of the building.



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4. Bicycle Parking: (4) spaces are provided near the main entrance.
5. Refuse: Dumpsters will be located on the eastern portion of the surface parking lot. They will be screened by a brick enclosure. It is anticipated that refuse will be collected within the parking lot.

K. Landscaping:

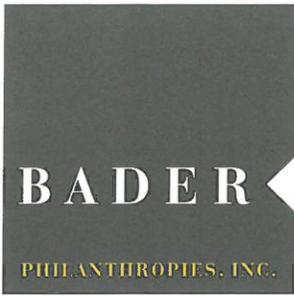
1. Parking lot and other perimeter site areas will include Type B landscaping. This includes a double row of shrubs around the perimeter of the lot, and trees spaced (at a minimum) one every 25 feet. Additionally, a 6'-0" tall open wrought iron style fence will be placed along the perimeter of the lot.
2. (4) interior tree and shrub islands are included in the parking lot.
3. The south plazas include Type B perimeter landscaping at a minimum, as shown on the landscape plan. The interior plaza landscaping is yet to be determined. A minor modification to the DPD may be necessary to approve final plans for this area.
4. Approval of all final landscape plants, type, number, quantity and size to be by staff.
5. A 6'-0" open wrought iron style fence is included on street and residential property frontage. Additionally, the parking lot entrances will be secured with a 6'-0" open wrought iron gate.
6. Cast stone planter boxes are included along the Dr. MLK Jr. Drive frontage.
7. All required vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis including seasonal tree and plant replacement.

L. Lighting:

1. Parking lot lights will be LED, cutoff fixtures with a maximum height of 15'.
2. LED shielded up & down scone lighting will be included on the building exterior.
3. Under canopy lights will be included.
4. General exit door lights will be included as required by building code.
5. All exterior lighting is intended to be on from dusk until dawn.

M. Utilities:

1. Natural gas is available in W. Concordia Ave. Availability from other streets is TBD.
2. Electric & communication utilities are located on utility poles, crossing the center of the north end of the site. Some relocations will be required.
3. Water is available in all streets. A new 6" connection is planned to either N. Dr. MLK Jr. Dr. or N. 4th St.
4. Sewers are combined. The existing building has an 8" connection to N. Dr. MLK Jr. Dr.



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5. All utility lines shall be installed underground where possible. Transformers and substations shall be installed within buildings or otherwise screened from view. All adjacent properties are currently served by above ground utility lines.

N. Drainage and Storm Water

1. Grading & Drainage

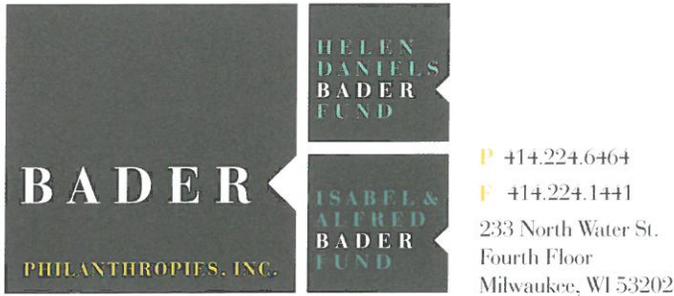
- a. Existing and proposed grades are indicated on drawing C-2. Only minimal changes to the interior of the site are proposed, all elevations will be matched to the existing at the perimeter and all drainage waters within the property lines will be collected within the property lines.

2. Impervious Area

- a. Existing: 27,850 square feet
- b. Proposed: 33,250 square feet
- c. Increase: 5,400 square feet
- d. Less Green Roof: 2,700 square feet (new addition roofs only)
- e. Net Increase: 2,700 square feet

3. Storm Water Management

- a. This redevelopment project will comply with Milw Ch. 120, Storm Water Regulations including design, SWMP submittal, construction and maintenance. Additionally, the following specific provisions will be included.
 - 1) Per Milw Ch. 120-7-2-a, Land disturbance will exceed 1 acre. A Storm Water Plan will be required and submitted for approval before construction permits are issued.
 - 2) Per Milw Ch. 120-7-4.5-b, the impervious area will be increased by less than 0.5 acres. Post development runoff rates will be 10% less than pre development rates as required by this article.
 - 3) Per Milw Ch. 120-7-6-a-2, the total suspended solids will be reduced by 40% as required by this article.



O. Signs:

1. Permanent:

a. Building wall signs (as detailed on drawings A-2.1, A-2.2, A-2.3, A-2.4 & A-2.5):

- 1) Sign Type A: Individual mounted letters on entrance canopy, (X1)
- 2) Sign Type B: Translucent window film on north curtain wall, (X1)
- 3) Sign Type C: Colored planters along north sidewalk, (X3)
- 4) Sign Type D: Changeable graphic panels on north elevation, (X3)
- 5) Sign Type E: Illuminated box sign @ northwest corner, (X1)
- 6) Sign Type F: Translucent window film on south curtain wall, (X1)
- 7) Sign Type G: Fabric banners, (X4)

b. Freestanding signs:

- 1) No monument sign is proposed at this time. A monument sign in conformance with 295-407-b-1 may be submitted in the future for review by staff for approval or referral as a minor amendment.

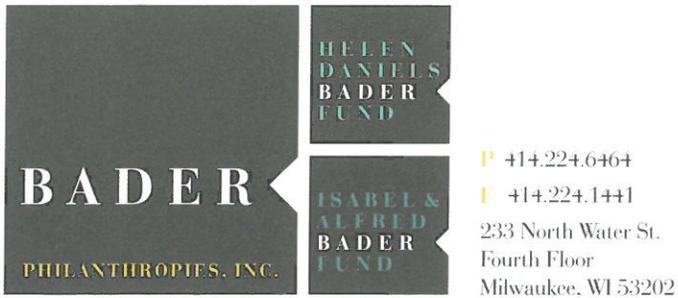
c. Directional signs:

- 1) Standard accessible parking space signs.
- 2) (2) post mounted, non- illuminated, parking lot rule signs will be included at the east and west parking lot entrances. The face size of each will not exceed 18" x 24".

2. Temporary:

- a. 72 square foot temporary signs (x2) will be allowed for 60 days to advertise special events.
- b. (2) 5' tall x 8' wide construction signs are contemplated to identify all project partners, indicate the project opening date and to display a rendering of the project.

3. Final signage may be reviewed by staff provided it is consistent with the above standards.



P. Parking:

1. (15) Motor Vehicle Spaces, Interior.
2. (45) Motor Vehicle Spaces, Exterior.
3. Parking lot is enclosed with 6'-0" fencing and (2) gates. The lot will generally be opened by may be closed at- will for special events or for security purposes.

Respectfully Submitted,

Daniel J. Bader
President/CEO
Bader Philanthropies

Attachments: Light Fixture, Type O-A
Fence, Type A

Enclosures: Drawing M-1, Location Map, dated 09/30/16
Survey, dated 09/30/16
Drawing C-1, General Site Plan, dated 09/30/16
Drawing C-2, Grading, Utility & Lighting Plan, dated 09/30/16
Drawing L-1, Landscape Plan, dated 09/30/16
Drawing A-1, First Floor Plan, dated 09/30/16
Drawing A-2.1, North Elevation, dated 09/30/16
Drawing A-2.2, South Elevation, dated 09/30/16
Drawing A-2.3, Elevations and Trash Enclosure, dated 09/30/16
Drawing A-2.4, Sign Details, dated 09/30/16
Drawing A-2.5, Sign Details, dated 09/30/16



MRT2 LED

LED Area Luminaire



Catalog Number **LIGHT FIXTURE, TYPE A**

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

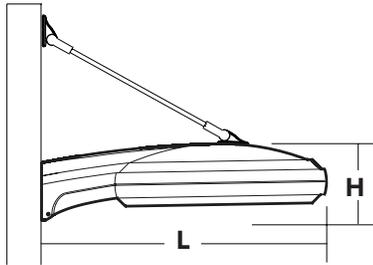
EPA: 0.9 ft²
(0.08 m²)

Length: 32-7/8"
(83.5 cm)

Width: 25"
(63.5 cm)

Height: 8-1/4"
(21.0 cm)

Weight (max): 42 lbs
(19.1 kg)



Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

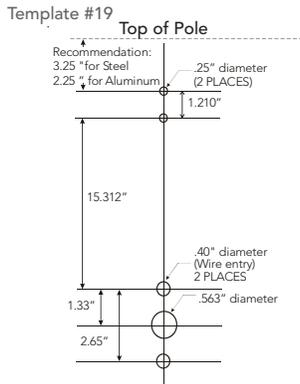
The MRT2 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MRT2 LED is ideal for replacing 250-400W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: MRT2 LED 60C 700 40K T3M MVOLT RPA DDBXD

MRT2 LED		Drive current		Color temperature		Distribution		Voltage		Mounting		Options		Finish (required)	
Series	LEDs														
MRT2 LED	60C 60 LEDs	700	700 mA	40K	4000K	T2M	Type II	MVOLT ¹		Shipped included		Shipped installed		DDBXD	Dark bronze
		1000	1000 mA	50K	5000K	T3M	Type III	120 ¹		SPA	Square pole mounting	PER	NEMA twist-lock receptacle (no controls)	DBLXD	Black
						T4M	Type IV	208 ¹		RPA	Round pole mounting	DCR	Dimmable and controllable via ROAM® (no controls) ²	DNAXD	Natural aluminum
						T5M	Type V	240 ¹		WBA	Wall bracket	DMG	0-10V dimming driver (no controls)	DWHXD	White
						TFTM	Forward throw	277 ¹				HS	House-side shield ³	DDBTXD	Textured dark bronze
								347				SF	Single fuse (120, 277, 347V) ⁴	DBLBXD	Textured black
								480				DF	Double fuse (208, 240, 480V) ⁴	DNATXD	Textured natural aluminum
												DS	Dual switching ^{5,6}	DWHGXD	Textured white
												BL30	Bi-level switched dimming, 30% ^{6,7}		
												BL50	Bi-level switched dimming, 50% ^{6,7}		

Drilling



Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ⁸
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ⁸
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ⁸
SCU	Shorting cap ⁸
MR2LEDHS U	House-side shield (includes 2 shields)

For more control options, visit [DTL](#) and [ROAM](#) online.

The Omero™ MRT2 has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM19MRT2	1 at 90°	DM28MRT2	2 at 180°
DM29MRT2	2 at 90°	DM39MRT2	3 at 90°
DM49MRT2	4 at 90°	DM32MRT2	3 at 120° *

Example: SSA 20 4C DM19MRT2 DDBXD

* For round pole mounting (RPA) only.

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, or DS.
- Also available as a separate accessory; see Accessories information at left.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER or DCR.
- Requires an additional switched line.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 minimum CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C (60 LEDs)	700 mA	60C 700 --K	132W	T2M	12,870	2	0	2	98	13,946	3	0	3	106
				T3M	13,630	2	0	3	103	14,770	3	0	3	112
				T4M	13,543	2	0	3	103	14,675	2	0	3	111
				T5M	13,690	4	0	2	104	14,834	4	0	2	112
				TFTM	13,791	2	0	3	104	14,944	2	0	3	113
	1000 mA	60C 1000 --K	206W	T2M	17,217	3	0	3	84	18,560	3	0	3	90
				T3M	18,234	3	0	3	89	19,656	3	0	4	95
				T4M	18,118	3	0	4	88	19,531	3	0	4	95
				T5M	18,314	5	0	3	89	19,742	5	0	3	96
				TFTM	18,450	3	0	3	90	19,889	3	0	4	97

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the MR2 LED platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.82

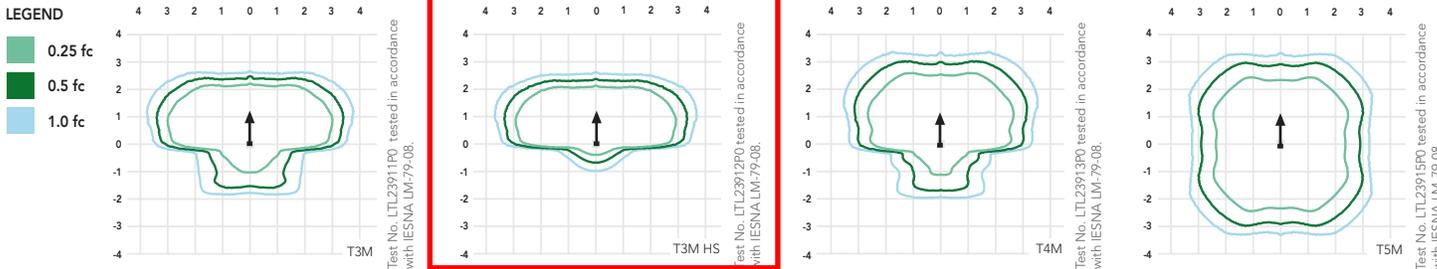
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
60C	700	132W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	206W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [MRT2 LED homepage](#).

Isofootcandle plots for the MRT2 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

Highly efficient and long-lasting, the MRT2 LED is ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION

Single-piece die cast housing has a unique flow-through design; perforated housing prevents debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants. Decorative strut is comprised of an aluminum tension rod and is provided as an architectural element; not designed to bear weight. Low EPA (0.9 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are indexed to the circuit board to ensure consistent optical alignment and deliver consistent photometric performance. Light engines are available in 4000K (70 CRI) or 5000K (67 CRI) configurations. The MRT2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver designed to provide a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 2.0 G vibration load rating per ANSI C136.31. Decorative strut requires luminaire to mount 13.88" lower than specified pole height; additional backing plate and receiver provided to mount tension rod.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. **U.S. Patent No. D556,357.**

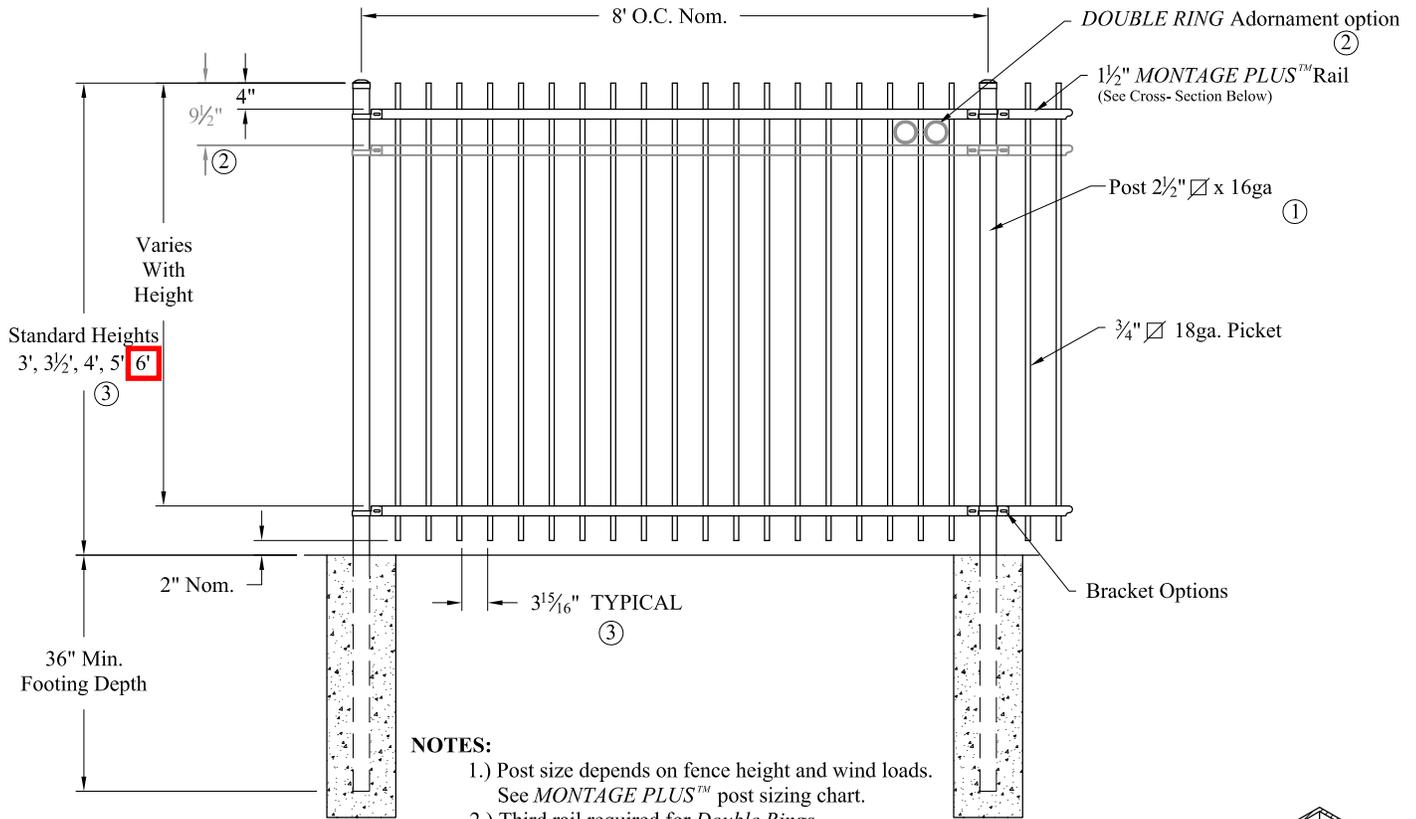
WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.



FENCE, TYPE A

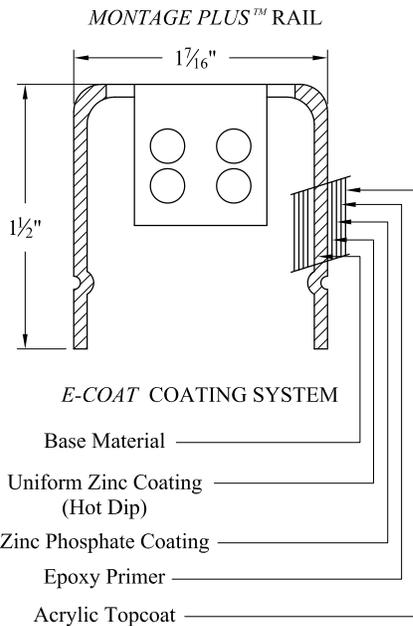


NOTES:

- 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ post sizing chart.
- 2.) Third rail required for Double Rings.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.

RAKING DIRECTIONAL ARROW

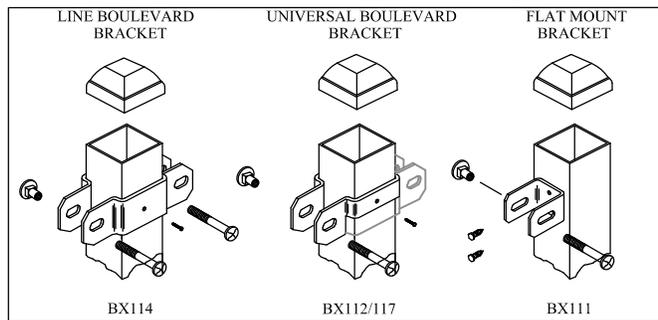
Welded panel can be raked 30" over 8' with arrow pointing down grade.



PROFUSION™ WELDING PROCESS

No exposed welds,
Good Neighbor profile - Same appearance on both sides

MONTAGE PLUS™ RAIL
Specially formed high strength architectural shape.



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

Title: MONTAGE PLUS GENESIS 2/3-RAIL			
DR: CI	SH . 1 of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10	REV: e	



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