Engberg Anderson

Ms. Vanessa Koster
Planning Manager
City of Milwaukee Development Center
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

September 10, 2013

Re Minor Modification
Sage
1509 North Jackson Apartments
Engberg Anderson Project No. 132251.01
EA File Name: P:\2013 2248\132251 Dominion Properties\1-Project Administration\6-Codes & Zoning\Zoning\8-13-13 Minor Modification\ 2251.01-Sage 1509 Jackson Apartments Koster 9-10-13

Ms. Koster

The following is a list of items that have been modified relative to the approved DPD, and for which the Owner will be seeking a minor modification. The numbered points below also correspond to the numbered points on the attached exhibits A through C:

1. Rear (alley) setback was to be 4 feet per the approved DPD. Given the irregular site shape (slightly trapezoidal) the setback now ranges from 3.9 feet to 3.5 feet. (See exhibit A)
2. East (Jackson) façade windows have been reduced in size on the brick half of the building, as did the balcony glazing on the northern balconies. Window patterns on the brick portion have been slightly modified. (See exhibit B)
3. Cement panel will be used in lieu of polyaspartic coating per the approved DPD. (See exhibit B)
4. Balcony guardrails were changed to wire mesh in lieu of glass panels per the approved DPD. (See exhibit C)
5. Base material on first floor west, north and south elevations has been changed from cast in place concrete to corrugated metal panel. (See exhibit B)
6. Glass block windows along the back base of the north elevation (facing a house) have been omitted. (See exhibit B)
7. The brick wrap-around from the Jackson elevation stops about 2/3 of the way through the bay; the western most 1/3 is now fiber cement panel. (See exhibit B)
8. Entrance along Jackson Street has changed to include less glazing. (See exhibit B)
9. Typical balcony construction will be wood with a perforated aluminum soffit and aluminum fascia in lieu of perimeter steel channel as indicated on the Issued for Permit set dated 8-2-13. (See exhibit C)
10. North, south and west façade windows have been reduced in size and the pattern slightly modified relative to the approved DPD. (See exhibit B)

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Sincerely,

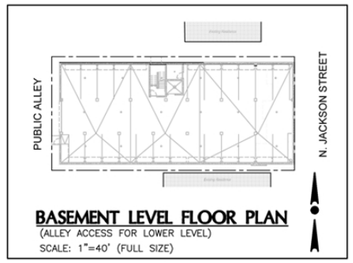
Joel Agacki, SA

JA/fo/me

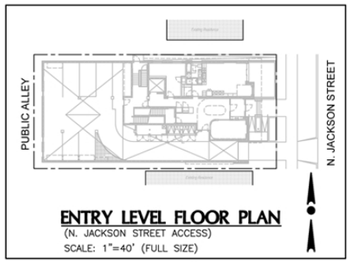
Attachments: Exhibits A through C

Copied Kristin Connelly, City of Milwaukee
Felipe Ornelas, Engberg Anderson
Mark Ernst, Engberg Anderson

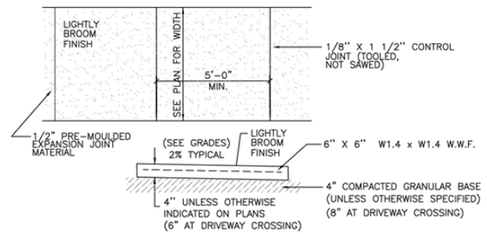
PROPOSED SITE PLAN



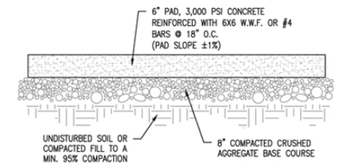
BASEMENT LEVEL FLOOR PLAN
(ALLEY ACCESS FOR LOWER LEVEL)
SCALE: 1"=40' (FULL SIZE)



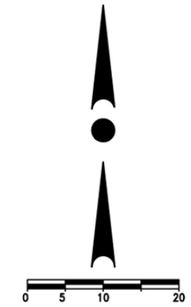
ENTRY LEVEL FLOOR PLAN
(N. JACKSON STREET ACCESS)
SCALE: 1"=40' (FULL SIZE)



1 / C1.1 CONCRETE SIDEWALK
NO SCALE



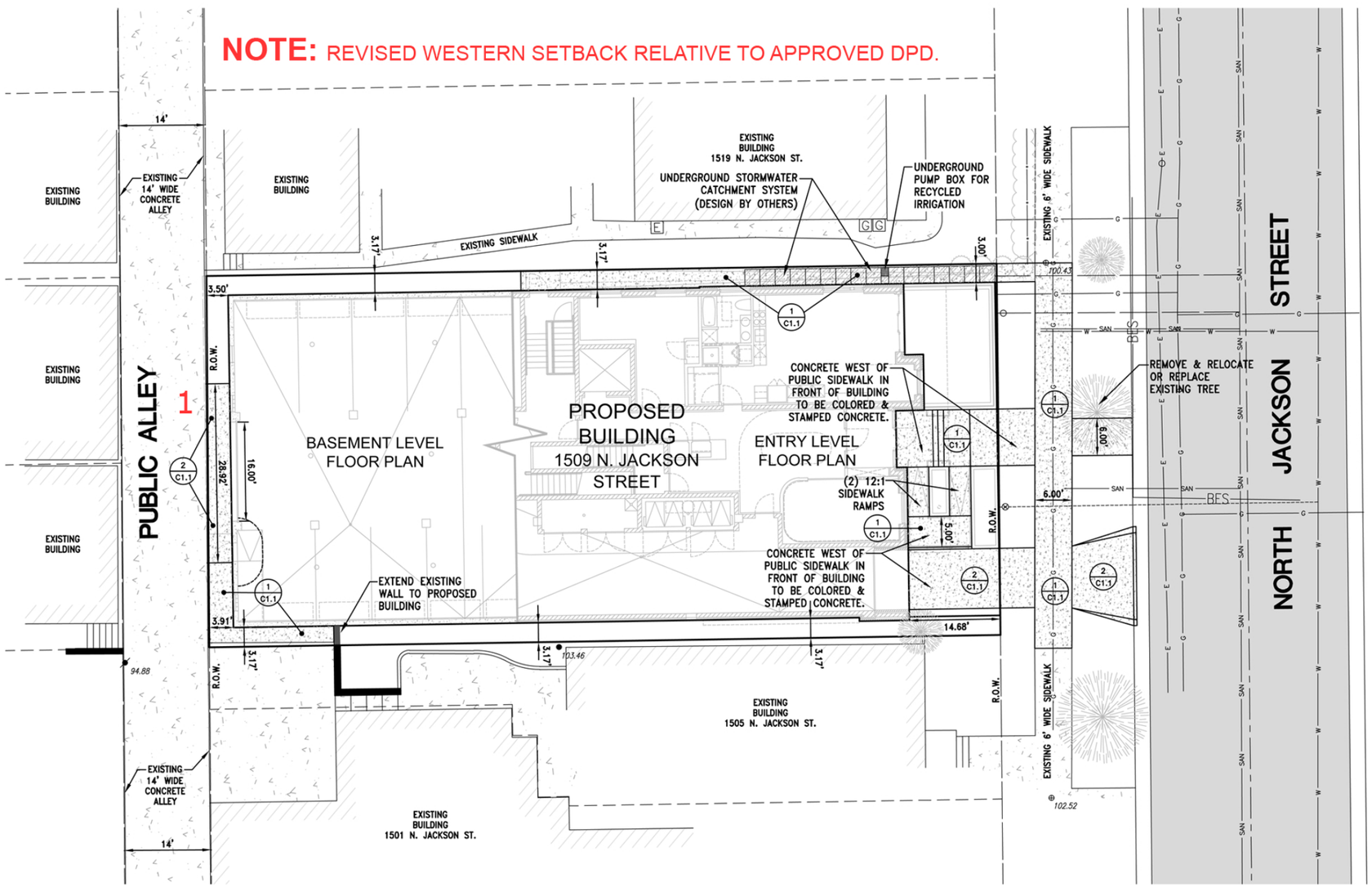
2 / C1.1 CONCRETE PAVEMENT SECTION
(AT PARKING APPROACHES)
NO SCALE



LEGEND:

- ×125.00 – EXISTING SPOT GRADE
- 125 – EXISTING CONTOUR
- OW – EXISTING OVERHEAD WIRE
- EXISTING POWER POLE
- EXISTING ANCHOR WIRE
- EXISTING LIGHT POLE
- E – EXISTING ELECTRIC LINE
- G – EXISTING GAS LINE
- SAN – EXISTING SANITARY SEWER
- W – EXISTING WATER MAIN
- ST – EXISTING STORM SEWER
- EXISTING FENCE
- EXISTING WALL

NOTE: REVISED WESTERN SETBACK RELATIVE TO APPROVED DPD.



SITE DATA

LOT ZONED: RT4 District
PROPOSED ZONING: RT4 District with PUD Overlay

RT4 ZONING REQUIREMENTS:

Building Height (maximum) =	48'
Lot Coverage (interior lot) =	70%*
Front Setback (minimum) = average	
North or west side setback =	1.5'
South or east side setback =	3.5'
Combined side setback =	5'
Rear Building setback =	15'

* Sec 295-05-2-i: The lot coverage standards set forth in table 295-05-2 relate to the proportion of a lot occupied by principal buildings. Accessory structures shall not be included when determining principal building lot coverage)

LOT AREA:	7,667 S.F. (0.18 Acres)
BUILDING FOOTPRINT (maximum):	5,883 S.F. (0.14 Acres) [77% of Lot]
PROPOSED PAVEMENT & SIDEWALK: - Outside building footprint:	1,141 S.F. (0.03 Acres) [15% of lot]
TOTAL IMPERVIOUS AREA:	7,024 S.F. (0.16 Acres) [92% of Lot]
TOTAL OPEN SPACE:	643 S.F. (0.01 Acres) [8% of Lot]
PARKING SPACES:	30 SPACES ON SITE

STORM WATER MANAGEMENT is not required per MMSD and City requirements because the total land disturbance is less than 1 acre and no additional impervious area of 0.5 acres or more is added.

EXHIBIT 'A'
8-13-13

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN PROFESSIONAL ENGINEER
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
17700 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

Engberg Anderson
ARCHITECTURE • PLANNING • INTERIOR DESIGN

PROJECT:
1509 N. JACKSON STREET
City of Milwaukee, Wisconsin
BY:
Dominion Properties, LLC
1431 East Capitol Drive
Shorewood, WI 53211

PLAN DATE:
AUGUST 2, 2013

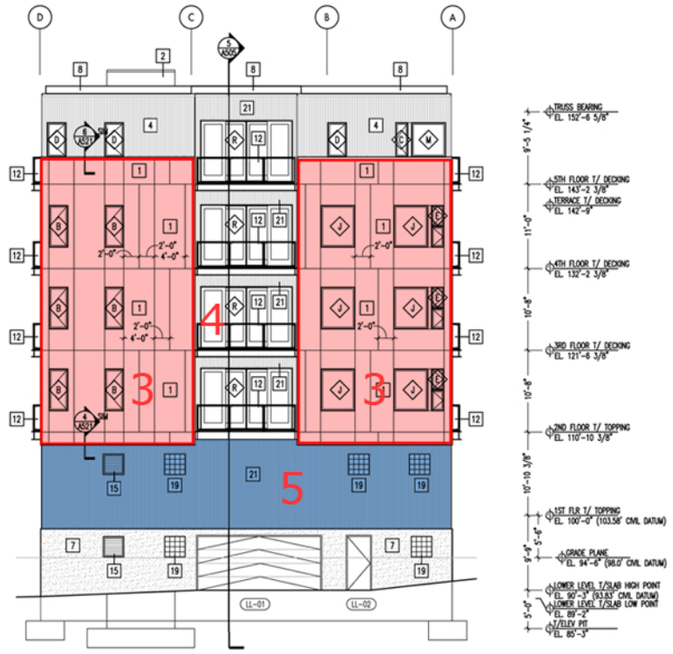
JOB NUMBER:
12020

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.1

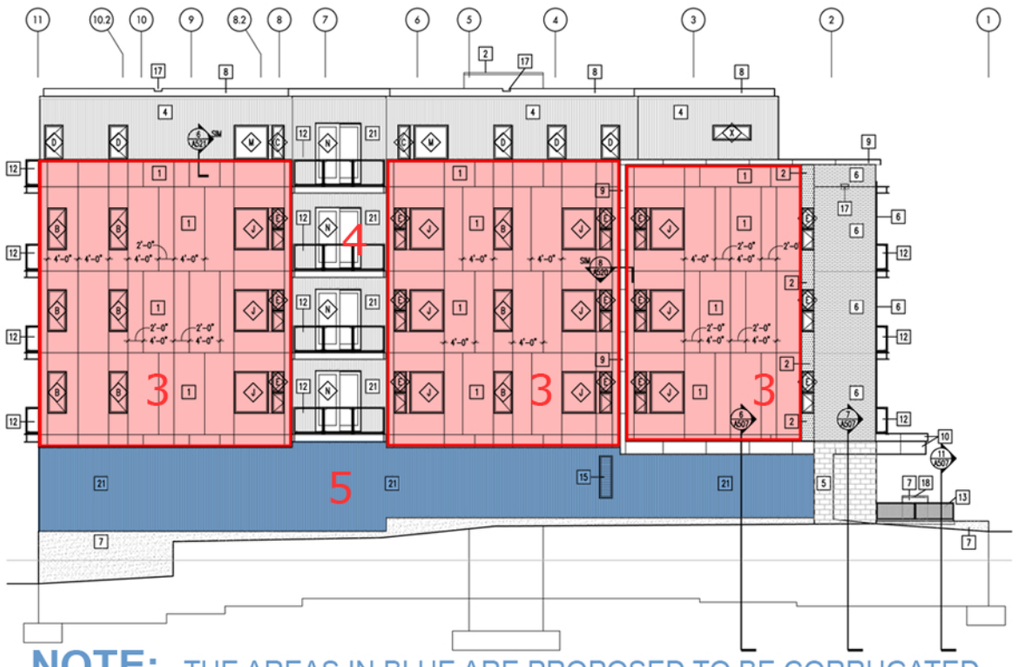
H:\C900\906\12020-01\CIVIL-1509 JACKSON.DWGC1.1_SITE PLAN BY NICK ON 08/01/2013 @ 10:33:28 AM

4 A2.1 NORTH ELEVATION
SCALE: 1/8"=1'-0"
10



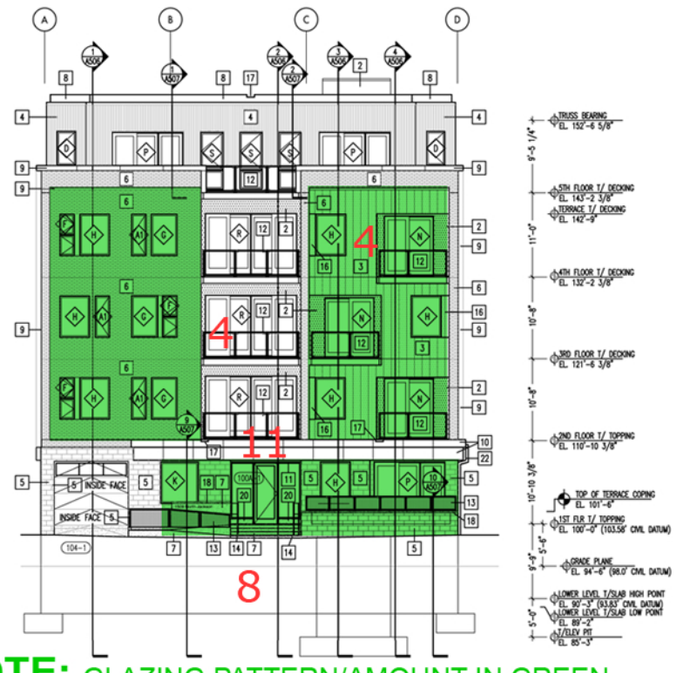
3 A2.1 WEST ELEVATION
SCALE: 1/8"=1'-0"
10

NOTE: THE AREAS IN RED ARE PROPOSED TO BE FIBER CEMENT PANELS WITH ALUMINUM TRIM REVEALS IN LIEU OF THE POLYASPARTIC COATING PER THE APPROVED DPD.



NOTE: THE AREAS IN BLUE ARE PROPOSED TO BE CORRUGATED METAL PANEL IN LIEU OF CIP CONCRETE PER THE APPROVED DPD.

2 A2.1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
10



NOTE: GLAZING PATTERN/AMOUNT IN GREEN AREAS REVISED RELATIVE TO APPROVED DPD. 2

1 A2.1 EAST ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES

1. PRIOR TO PENETRATION OF ANY EXTERIOR WALL SURFACE THE LOCATION OF THE PENETRATION MUST BE COORDINATED AND APPROVED BY THE ARCHITECT. FAILURE TO OBTAIN PERMISSION MAY RESULT IN RELOCATION OF THE INSTALLED ITEM AND REPAIR OF THE AFFECTED SURFACES AT NO COST TO THE OWNER.
2. NOTE ONE ABOVE APPLIES TO ALL PENETRATIONS INCLUDING BUT NOT LIMITED TO ROOF SCUPPERS, UTILITY CONNECTIONS, FIRE PROTECTION SYSTEMS, VENTS, AIR INTAKES, ETC.
3. REFER TO PLAN FOR HIDDEN ELEVATION CONDITIONS; INCLUDING WINDOWS AND DOORS AND FINISH MATERIAL NOTES
4. ALL WEATHER RESISTIVE BUILDING WRAP INSTALLATION TO FOLLOW TYVEK MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION; INCLUDING BUT NOT LIMITED TO: THE HEAD SILL AND JAMBS FOR ALL OPENINGS, THE BASE AND COPING CONDITIONS OF ALL EXTERIOR WALLS. (CURRENT TYVEK WEATHER BARRIER COMMERCIAL INSTALLATION GUIDELINES, CONSULT TYVEK FOR CURRENT VERSION).
5. ALL JOINTS IN SIDING-1 ARE AN INDICATION OF DESIGN INTENT ONLY. ALL SIDING-1 INSTALLATION TO FOLLOW MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION AND REQUIRED JOINT LOCATIONS.

KEYNOTES

1	SIDING-1: CEMENT BOARD PANEL WITH METAL REVEALS, COLOR A
2	SIDING-2: CEMENT BOARD PANEL WITH METAL REVEALS, COLOR B
3	SIDING-3: PREFINISHED METAL PANEL, COLOR D
4	SIDING-4 PREFINISHED METAL PANEL, COLOR D
5	CMU-1: MASONRY VENEER
6	BR-1: BRICK VENEER
7	POURED CONCRETE, PROVIDE REQUIRED FORM LINER FOR AGGREGATE FREE, SMOOTH AS CAST FINISH
8	PREFINISHED METAL COPING-1
9	PREFINISHED METAL COPING-2
10	PREFINISHED METAL COPING-3
11	PREFINISHED ALUMINUM STOREFRONT
12	GR-1: PAINTED STEEL BALCONY SYSTEM SEE 8/A532
13	GR-2: PAINTED STEEL BALCONY SYSTEM SEE 8/A532
14	HR-1: PAINTED STEEL HANDRAIL SYSTEM
15	PREFINISHED METAL LOUVER
16	SIDING-5 PREFINISHED METAL PANEL, COLOR E
17	SCUPPER
18	LIMSTONE COPING
19	GLASS BLOCK
20	LIMESTONE LINTEL
21	SIDING-6 PREFINISHED METAL PANEL, COLOR F
22	PAINTED SHEET METAL DOWNSPOUT WITH OPEN FACE – COORDINATE WITH CIVIL FOR DRAINAGE

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STRIEGEL-AGACKI STUDIO
1615 North 51st Street
Milwaukee, Wisconsin 53208

DOMINION PROPERTIES
1509 JACKSON APARTMENTS
1509 North Jackson Street
Milwaukee, Wisconsin 53202

Owner
Dominion Properties
1431 East Capitol Drive
Shorewood, Wisconsin 53211

Project No 132251

Issued For:

No.	Description	Date
01	ISSUED FOR PERMIT	08-02-13

ISSUED FOR PERMIT
AUGUST 2, 2013

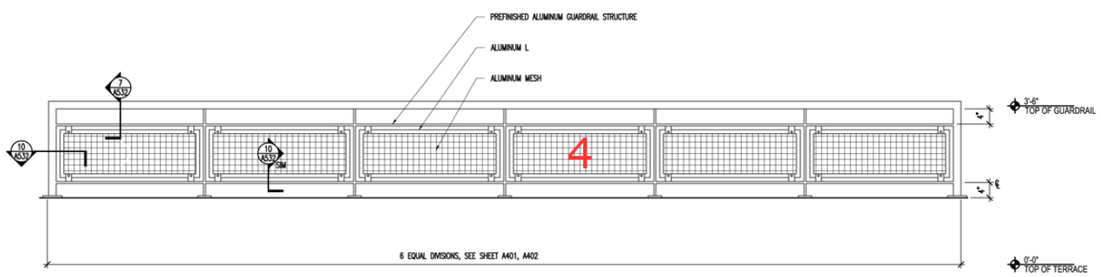
Drawn by xxx
Checked by xxx
File A401-402.dwg

Exterior Elevations

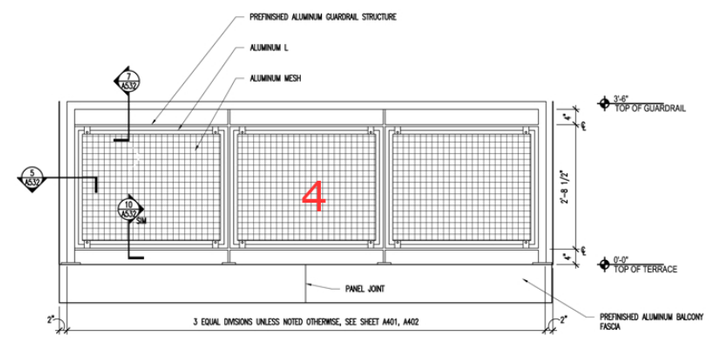
EXHIBIT 'B'
8-13-13

A401

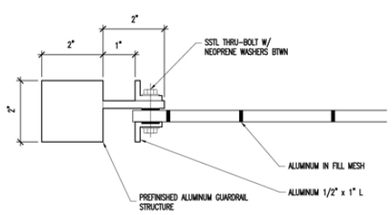
NOTE: PREFINISHED ALUMINUM GUARDRAIL WITH ALUMINUM MESH IN-FILL IN LIEU OF PAINTED STEEL GUARDRAIL WITH HEAVY GLASS IN-FILL PER APPROVED DPD.



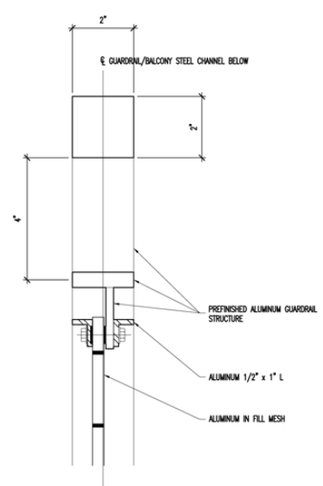
8 A532 GUARDRAIL GR-2
SCALE: 3/4"=1'-0"



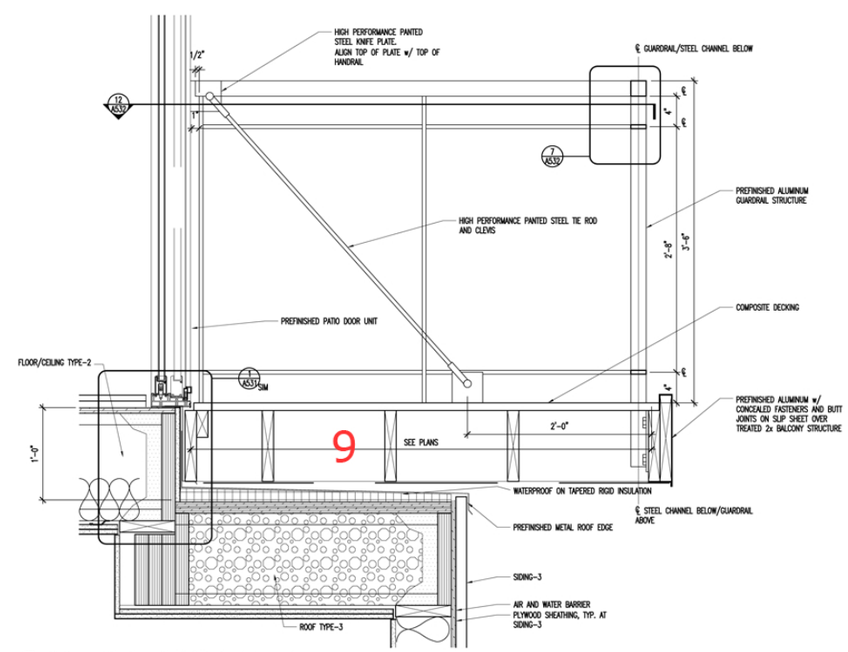
9 A532 GUARDRAIL GR-1
SCALE: 3/4"=1'-0"



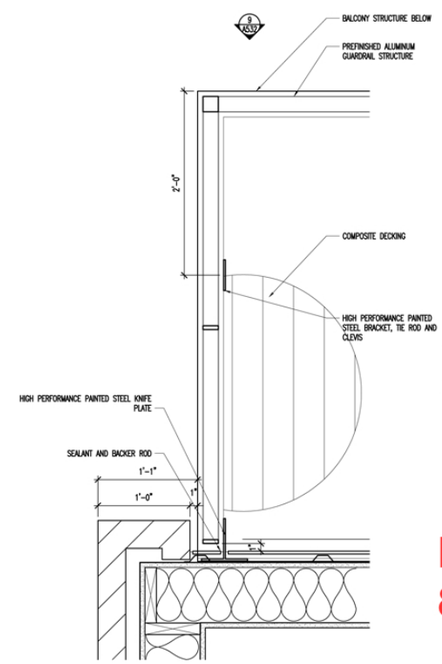
10 A532 GUARD RAIL BALUSTER W/ STEEL MESH
SCALE: 6"=1'-0"



7 A532 HANDRAIL DETAIL AT GUARDRAIL
SCALE: 6"=1'-0"



11 A532 Balcony Section Detail @ Wood Framing
SCALE: 1 1/2"=1'-0"



12 A532 Balcony Plan Detail @ Wood Framing
SCALE: 1 1/2"=1'-0"

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Milwaukee, Wisconsin 53202

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File	A532.dwg

Balcony Details

EXHIBIT 'C'
8-13-13

A532