



**St. Augustine Preparatory Academy**

2607 South 5th Street

Milwaukee, WI 53207

General Plan Development Submittal: 05.20.2015

File number: 150133



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# Owner's Statement of Intent & Planned Development Project Description

## Owner's Statement of Intent

AEE, LLC proposes to construct a world class K4-12 school on an assemblage of properties on Milwaukee's near South Side. The Project will be constructed in multiple phases. The first phase will consist of a K4 through 12th grade independent school. The second phase will involve increasing the capacity of the facility. The School will include instructional and athletic space, outdoor athletic fields, and surface parking.

## General Planned Development Project Description

### Phase 1 Overview:

The first phase will be a primary structure of up to 185,000 GSF and will provide capacity for 1,000 children, with K4 to 12th grade plus the gymnasium and is intended to launch in 2017. All outdoor athletic facilities and fields will be constructed in the first phase, as well as a small outbuilding supporting the fields. The main school building will be designed such that its gymnasium will be accessible to the public when not in use by the school; final operating terms are TBD. The Gymnasium will be designed to accommodate competition basketball, volleyball, and futsal. Outdoor facilities include a WIAA compliant running track as well as a combined football and soccer field. The design requires the successful vacation of the southern portion of S. 4th St., S. 5th St., the remnant of S. 5th Place, and alley remnant.

### Phase 2 Overview:

The second expansion phase will consist of an addition of up to 100,000 GSF and will double the school capacity to 2,000 students by 2022/2023. Other possible elements in the Phase II may include an auditorium and a twenty five meter competition natatorium.

### Uses:

Listed below are permitted uses for Phases 1 and 2, as defined in the Milwaukee zoning code (chapter 295 of the City of Milwaukee City Charter and Code of Ordinances).

Primary Use: School - elementary or secondary. Potential ancillary uses: school / personal instruction, library, cultural institution, public safety facility, general office, government office, bank or other financial institution, general retail establishment (provided limited use standards are followed), health clinic, parking lot accessory use, indoor recreation facility, theater, broadcasting or recording studio, seasonal market, live entertainment special event, community garden, or other neighborhood-serving use

### Circulation, Parking and Loading:

The site design attached displays the intention of providing student curbside pickup and dropoff on site. Arrivals and departures will be staggered by age group to minimize congestion. a loading apron is also provided on site to allow deliveries and trash/ recycling pickup out of the right of way.

### Building Design:

The Building will be located 5' maximum off the corner of 6th and Harrison. As is practicable due to topography, the building will hold as close to the 6th street property line as possible. The building will not contain any blank walls facing the public right of way. Materials will be of high quality including masonry, metal, glass, and stone. All public entrances will face the public right of way. The primary structure will vary between two and up to four stories in height and will not exceed a height of seventy feet above grade plane.

### Signage:

The site will have one monument sign at the corner of 5th and Harrison compliant with section 295-407 of the City of Milwaukee zoning code and designed to b-1-a standard. The sign face shall be 100 Square feet or less. There will also be building mounted signage compliant with section 295-407 of the City of Milwaukee zoning code and designed to b-2-a standard on the corner of 6th and Harrison St. All signage will be fully integrated with the architecture of the building. Temporary signage during construction shall be designed and installed to comply with section 295-407-4 subparagraph b, "Temporary Banner Signs -Large Buildings" of the City of Milwaukee zoning code

### Landscaping:

The site will be landscaped per section 295-405 of the City of Milwaukee zoning code type A landscaping.

- Gross land area: ..... 1. Gross land area is 408,839 SF or 9.3856 acres (Assuming successful street and alley vacation).
- Maximum amount of land covered by principal buildings:..... 2. Maximum amount of land covered by principal building(s) will range from 100,000 to 110,000 SF for the School building(s) for a total range of (24.46%) to (26.90%).
- Maximum amount of land devoted to parking, drives and parking structures: ..... 3. Maximum amount of land devoted to parking and drive lanes is 56,990 SF (13.94%).
- Minimum amount of land devoted to landscaped open space: ..... 4. Minimum landscaped area would be 241,849 SF (59.16%) for of retention, landscaping and recreation areas.
- Parking spaces provided, whether surface or in structures: ..... 5. Parking would be in surface lots on site. The plan calls for up to 114 stalls. Parking will be designed, landscaped, and fenced per City of Milwaukee requirements. Bicycle parking will be available for students and visitors, and will be noted more specifically as part of the Detailed Planned Development(s).
- Proposed number of buildings: ..... 2





Aerial view



S. 6th and Harrison looking southeast



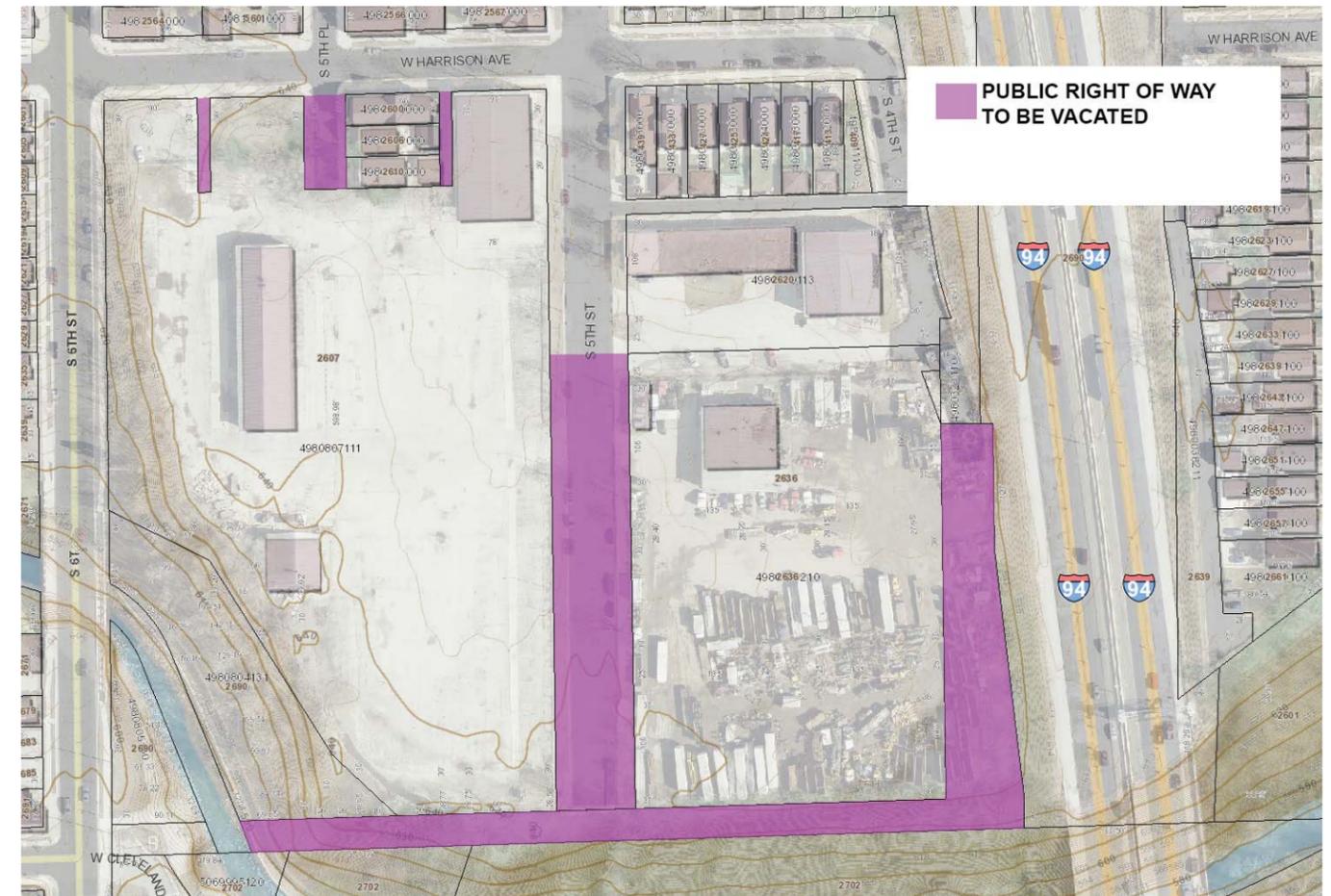
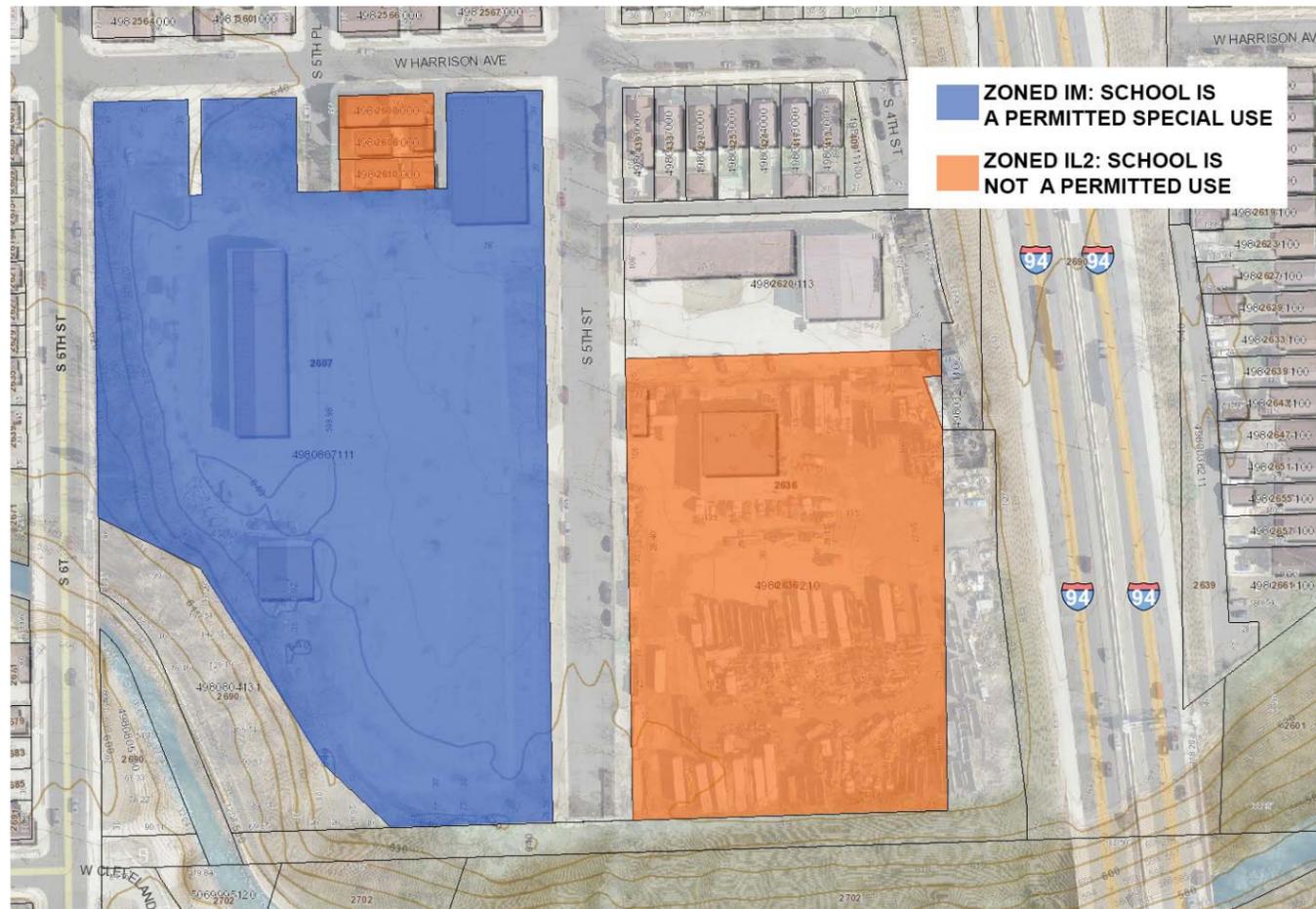
S. 5th Place



S. 6th Street looking north



S. 5th Street





**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
7711 N. FORT WASHINGTON ROAD  
MILWAUKEE, WISCONSIN 53217  
Phone: 414.351.8968 Fax: 414.351.4117  
www.kapurengineers.com

**PROJECT:**  
K-12 School

**LOCATION:**  
S. 5TH ST. AND W. HARRISON AVE., MILWAUKEE, WI

**CLIENT:**  
VJS DEVELOPMENT GROUP, LLC

**RELEASE:**

**REVISIONS:**

#	DATE	DESCRIPTION

**NORTH ARROW:**

**SCALE:** 1" = 40'

**SEAL:**

**SHEET:**  
PLAT OF SURVEY WITH TOPOGRAPHY  
SHEET 1 OF 1

**PROJECT MANAGER:** TP  
**PROJECT NUMBER:** 15.014.01  
**DATE:** APRIL 13, 2015

**SHEET NUMBER:**  
**V001**

**PLAT OF SURVEY**

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**VICINITY MAP**  
NOT TO SCALE



**DESCRIPTION PROVIDED PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE #S NCS-691135-MKE (10-10-2014), NCS-673339-MKE (9-24-2014), NCS-696300-MKE (01-15-2015), NCS-693051-MKE (01-12-2015), NCS-707493-MKE (12-26-2014)**

**WEST PARCEL:**  
Lot 46, in Block 4, in Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.  
Tax Key No.: 498-0810-000  
Property Address: 2600-2602 S. 5th Pl., Milwaukee, WI 53207  
Owner Per NCS-691135: AEE LLC

**Lot 45, in Block 4, in Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.**  
Tax Key No.: 498-0809-000  
Property Address: 2606 S. 5th Pl., Milwaukee, WI 53207  
Owner Per NCS-673339-MKE: AEE LLC

**Lot 44, in Block 4, in Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.**  
Tax Key No.: 498-0808-000  
Property Address: 2610 S. 5th Pl., Milwaukee, WI 53207  
Owner Per NCS-696300-MKE: AEE LLC

**Lots 1, 2, 3, 4 and 5, together with the East 1/2 of the vacated alley adjoining Lots 4 and 5 on the West, in Block 4, in Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, EXCEPTING that part of said Lots 3, 4, and 5, bounded and described as follows:** Beginning at the Southeastly corner of said Lot 5, thence Northerly along the Easterly line of said Lots 3, 4, and 5, 70 feet to a point on the Easterly line of said Lot 3; thence Southwesterly in a straight line to a point in the Southerly line of said Lot 5, which last mentioned point is 12 feet Westerly of the Southeastly corner of said Lot 5, as measured along the Southerly line of said Lot 5; thence Easterly along the Southerly line of said Lot 5, 12 feet to the piece of beginning.

**Lots 6 to 43, inclusive, together with the vacated alley adjoining said Lots 6 to 41 and the West 1/2 of the vacated alley adjoining said Lots 42 and 43 on the East and the East 1/2 of vacated South 5th Place adjoining said Lots 24 to 43 on the West, in Block 4, in Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin. Also, all that part of Lots 3, 4, and 5, bounded and described as follows:** Beginning at the Southeastly corner of said Lot 5, thence Northerly along the Easterly line of said Lots 3, 4, and 5, 70 feet to a point on the Easterly line of said Lot 3; thence Southwesterly in a straight line to a point in the Southerly line of said Lot 5, which last mentioned point is 12 feet Westerly of the Southeastly corner of said Lot 5, as measured along the Southerly line of said Lot 5; thence Easterly along the Southerly line of said Lot 5, 12 feet to the piece of beginning. EXCEPTING THEREFROM the following described land conveyed in Warranty Deed recorded on October 31, 2011 as Document No. 100479138 and being more particularly described as follows: That part of Lots 24 and 25 and the East 1/2 of vacated South 5th Place adjacent and West of said Lots, all in Block 4 of the Continuation of Sobieski Park, a recorded plat being located in the Southwest 1/4 of the Northeast 1/4 of Section 8, Town 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, described as follows: Commencing at the Southeast corner of said Lot 24; thence South 88° 13' 14" West, on and along the South line of said Lot 24, 50.00 feet to the point of beginning; thence continuing South 88° 13' 14" West, on and along said South line and extension thereof, 60.00 feet to the centerline of said vacated South 5th Place; thence North 00° 40' 15" West on and along said centerline, 60.00 feet; thence South 46° 13' 29" East to the point of beginning.

**Lots 4 to 22 and 27 to 41, inclusive, together with the vacated alleys adjoining said Lots 4 to 15 and 27 to 38 and the West 1/2 of vacated South 5th Place adjoining said Lots 4 to 22 on the East, in Block 3, in Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, EXCEPTING therefrom that part thereof described in Warranty Deed recorded September 15, 1982, on Real 1469, Image 1183, as Document No. 5564041.**  
Real 1469, Image 1184, as Document No. 5564042.  
**EXCEPTING THEREFROM the following described land conveyed in Warranty Deed recorded on February 17, 2010 as Document No. 8846574 and being more particularly described as follows:** That part of Lots 18 to 22 inclusive, and the West 1/2 of vacated South 5th Place adjacent and East of Lots 19, 20, 21 and 22 and part of Lots 27 and 28 and the vacated alley between said Lots, all in Block 3 of the Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin, described as follows: Beginning at the Northwest corner of said Lot 28; thence South 63° 56' 31" East, 107.45 feet to the Northeast corner of said Lot 27; thence South 32° 29' 07" East, 220.01 feet to the centerline of said vacated South 5th Place; thence South 00° 40' 15" East, on and along said centerline, 60.00 feet to the North right of way line of unimproved West Cleveland Avenue; thence South 88° 13' 14" West on and along said North right of way line, 59.72 feet to the owner's West property line and the start of a curve to the left having a radius of 1,000 feet and along chord bearing North 17° 00' 51" West, 118.03 feet; thence Northwesterly on and along said West line and the arc of said curve, 118.10 feet; to the start of a curve to the left having a radius of 250.00 feet and a long chord bearing North 41° 40' 22" West, 161.43 feet; thence Northwesterly on and along said West line and the arc of said curve, 185.67 feet; to the East right of way line of South 5th Street; thence North 00° 40' 15" West, on and along said East right of way line, 46.26 feet to the point of beginning.

**Lots 1, 2 and 3, in Block 3, in Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.**  
Tax Key No.: 498-0807-111  
Property Address: 2607 S. 5th St., Milwaukee, WI 53207  
Owner Per NCS-693051-MKE: AEE LLC

**EAST PARCEL:**  
All that parts of Lots 1 through 32, the vacated North-South and East-West alleys contained within Block 4, and the South 1/2 of vacated street (West Klondike Place) abutting on North, in Block 4, in Clifford Chase's Subdivision No. 1 of a part of the West 1/4 of the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Wisconsin, EXCEPTING therefrom the following described parcel of land: Beginning at a point in the North line of Lot 1, said point being 18 feet West of the Northeast corner of said Lot 1; thence East along the North line of said Lot 1, 18 feet to a point in the Northeast corner of said Lot 1; thence South along the East line of said Lot 1, 51 feet to a point; thence Northwesterly to the point of beginning.

**Lots 1, 2 and 3, in Block 3, in Continuation of Sobieski Park, in the Northeast 1/4 of Section 8, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.**  
Tax Key No.: 498-0323-210  
Property Address: 2636-2668 S. 5th St., Milwaukee, WI 53207  
Owner Per NCS-707493-MKE: S.T. Eveningsoski LLC

**SURVEYOR'S CERTIFICATE:**

I hereby certify that I have made a survey of the land shown and described hereon and that this plat of survey is a correct representation of the boundaries of the land surveyed and the location of buildings and improvements on said land, to the best of my knowledge and belief. This survey is made for the exclusive use of the present owner.

Dated this 13 day of APRIL, 2015.

*Matthew I. O'Rourke*  
Matthew I. O'Rourke 5-2771

**HORIZONTAL/VERTICAL CONTROL POINT TABLE**

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
104	283881.74	603455.08	38.48	MON. CEN 8-6-22
200	284217.83	603485.56	28.69	ON MH RIM W/SIDE AT JOINT
201	284675.76	603955.86	61.79	ON MH RIM
202	284374.45	603956.06	63.23	ON W. MH RIM
203	283979.44	603951.14	58.53	ON E. MH RIM
204	284632.12	603676.94	59.26	ON MH W RIM
BM300	284516.3	603722.5	60.10	E. FLANGE BOLT ON HYD.
BM301	284549.9	603929.8	53.53	SW. FLANGE BOLT ON HYD.
BM302	284206.5	603979.9	60.33	WSW. FLANGE BOLT ON HYD.

The horizontal control in this table was set on March 17, 2015. Kapur and Associates is not responsible for the perpetuation of these monuments.

- LEGEND**
- = BENCH MARK
  - ▲ = CONTROL POINT
  - = CHISELED MARK FOUND
  - ✱ = CUT CROSS SET/NOTED
  - = REBAR FOUND (UNLESS NOTED)
  - = 1-1/4" O.D. x 24" LONG IRON PIPE SET, WEIGHING 1.68 LBS./FT.
  - ▲ = SECTION CORNER MON.
  - ▲ = FOUND MAG./PK
  - ▲ = SET MAG. NAIL
  - (R.A.) = RECORDED AS
  - = WATER VALVE
  - = MANHOLE TYPE NOTED
  - = FIRE HYDRANT
  - = SOIL BORING
  - = SPOT ELEVATION
  - = BUSH, SHRUB
  - = POLE, POST, BOLLARD
  - = BOULDER
  - = WINDMILL
  - = TELEPHONE MANHOLE
  - = ELECTRIC MANHOLE
  - = UTILITY METER
  - = SPRINKLER
  - = GUY WIRE POLE
  - = LIGHT POLE
  - = PEDESTAL
  - = POWER POLE
  - = POWER/LIGHT POLE
  - = TRAFFIC SIGNAL
  - = CURB STOP
  - = CATCH BASIN OR INLET
  - = GAS VALVE
  - = LIGHT POLE WITH MAST
  - = TREE STUMP
  - = CLEANDIRT
  - = FLAG POLE
  - = WELL
  - = MONITORING WELL
  - = SIGN ON POST
  - = PARKING METER
  - = UTILITY CONTROL BOX
  - = UNKNOWN UTILITY VALVE
  - FL. EL. = FIRST FLOOR ELEVATION
  - = BUILDING OUTLINE
  - = MINOR CONTOUR
  - = MAJOR CONTOUR
  - = FENCE
  - = BEAM GUARD
  - = CHAINLINK FENCE
  - = WOODED AREA/SHRUB EDGE
  - = WATER MAIN
  - = STORM SEWER
  - = SANITARY SEWER
  - = COMBINED SEWER
  - = NATURAL GAS MAIN
  - = UNDERGROUND TELEPHONE
  - = UNDERGROUND ELECTRIC
  - = OVERHEAD UTILITY LINES
  - = UNDERGROUND FIBER OPTIC
  - = UNDERGROUND CABLE TV
  - (P) IN LIFESTYLE INDICATES, DRAWN PER EXISTING PLANS AND ARE APPROXIMATE
  - = ASPHALT SURFACE
  - = CONCRETE SURFACE
  - = WETLANDS
  - = TREE (CONIFEROUS)
  - = TREE (DECIDUOUS)

**Note:**  
Underground Utilities Located by  
**DIGGERS HOTLINE**  
Toll Free (800)242-8878  
Milwaukee Area (414)259-1881  
Hearing Impaired TDD (800)542-2288  
www.DiggersHotline.com  
REGISTERS HOTLINE TICKETS  
2035128748;2035130570;2035130573;2035130578

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

- NOTES:**
1. ALL DISTANCES SHOWN ARE GROUND MEASURED DISTANCES.
  2. EASEMENT, DOCUMENT NO. 389755, FOR A 10' WIDE SEWER EASEMENT WAS GRANTED BY THE CHICAGO NORTH SHORE AND MILWAUKEE RAILWAY TO THE CITY OF MILWAUKEE ON DECEMBER 1, 1961.
  3. EASEMENT, DOCUMENT NO. 389756, FOR A 10' WIDE SEWER EASEMENT WAS GRANTED BY THE CHICAGO NORTH SHORE AND MILWAUKEE RAILWAY TO THE CITY OF MILWAUKEE ON DECEMBER 1, 1961.
  4. EASEMENT, DOCUMENT NO. 437553, FOR A 10' WIDE EASEMENT WAS GRANTED BY DARLING FREIGHT, INC. TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY ON MARCH 12, 1968.
  5. EASEMENT, DOCUMENT NO. 7045586, FOR AN EASEMENT OF VARYING WIDTHS WAS GRANTED BY THOMAS A. AND ANN E. LORRO TO THE CITY OF MILWAUKEE ON JANUARY 25, 1995. EASEMENT BLANKETS ALL OF LOT 23 AND 24 AND THE EAST 1/2 OF VACATED S. 5TH PLACE.
  6. EASEMENT, DOCUMENT NO. 5279321, FOR A 8' WIDE EASEMENT WAS GRANTED BY THOMAS A. LORRO TO WISCONSIN ELECTRIC POWER COMPANY ON JANUARY 25, 1995.
  7. EASEMENT, DOCUMENT NO. 8258983, FOR A 25' WIDE SEWER AND WATER EASEMENT WAS GRANTED BY S.T. EVENINGSOSKI TO THE CITY OF MILWAUKEE ON FEBRUARY 6, 2002. PARCEL IS OWNED BY THE STATE OF WISCONSIN EXPRESSLY.
  8. PARCEL IS OWNED BY MILWAUKEE COUNTY, ACTIVE FREEWAY/HIGHWAY LANDS.

FILENAME: S:\SiteDesign\Korb\_Tredo\_Architectural\Survey\DWG\50114\_K-12\_School\_Confidential\Survey\DWG\50114\_Plat.dwg



- DEMOLITION PLAN KEY**
1. REMOVE ALL STRUCTURES, STOOPS, AND FOUNDATIONS.
  2. REMOVE ALL CONCRETE AND ASPHALT PAVING
  3. REMOVE ALL GRAVEL HARDPACK



**PROJECT NAME:**  
ST. AUGUSTINE  
PREPARATORY  
ACADEMY

**OWNERS INFO:**  
AEE, LLC  
P.O. BOX 808  
PESHAWAR, MI  
53072-0808

**ARCHITECT:**  
KORB AND ASSOCIATES, INC.  
790 N. MILWAUKEE ST.  
SUITE 210  
MILWAUKEE, WI 53202  
P. 414.273.8230

REV. NO.	DATE

PROJ. NO. 19016
SCALE AS NOTED
PHASE CDD SET
DATE 20 MAY 2019

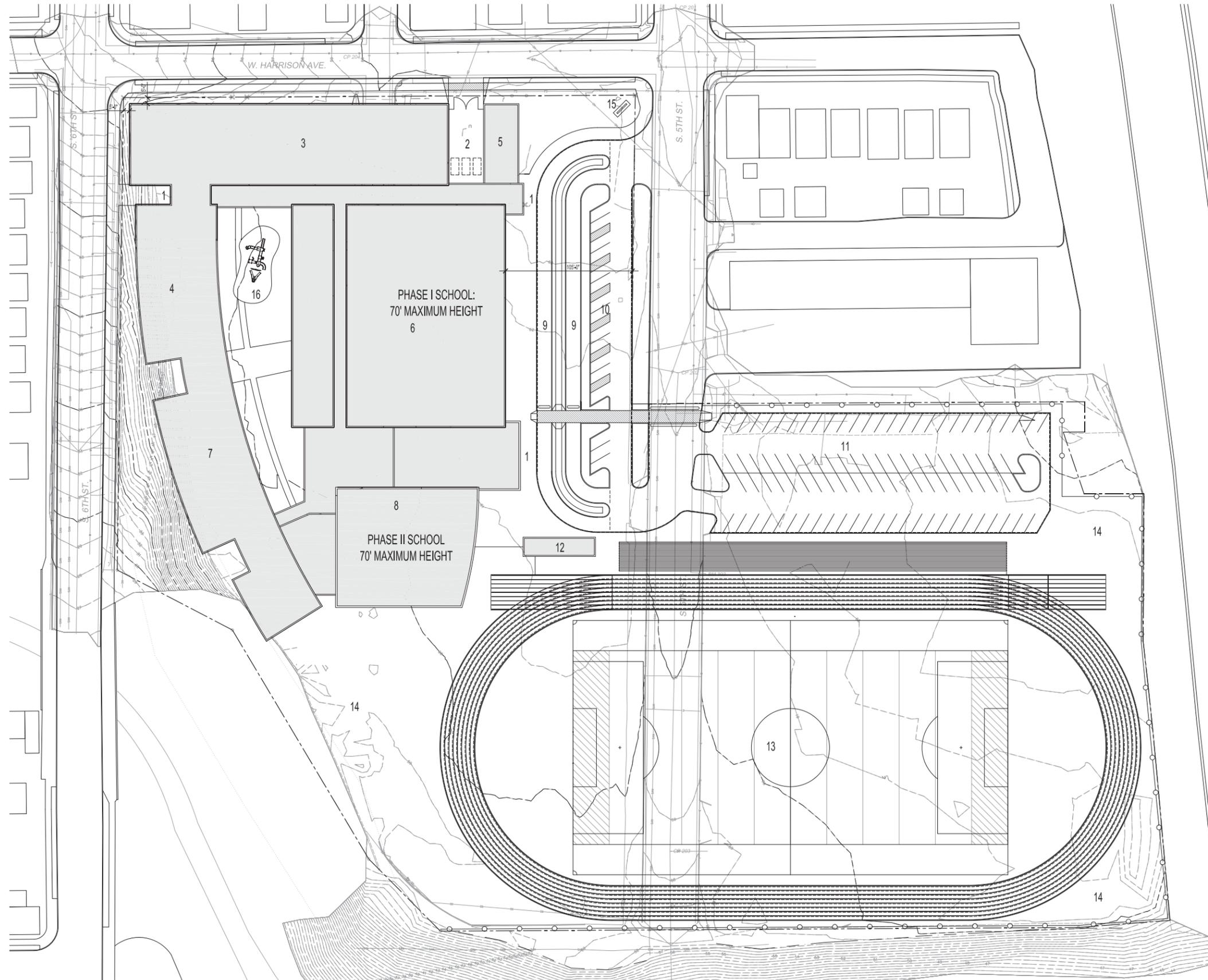
DEMOLITION PLAN  
**D100**  
Copyright 2019, Korb and Associates, Inc.

1 SITE DEMOLITION PLAN  
1" = 300'



SITE PLAN KEY

- 1. BUILDING ENTRANCE/ LOBBY
- 2. SERVICE ENTRANCE
- 3. PRIMARY SCHOOL - FOUR STORIES
- 4. HIGH SCHOOL - FOUR STORIES
- 5. ADMIN - ONE STORY
- 6. GYMNASIUM
- 7. HIGH SCHOOL ADDITION
- 8. NATATORIUM
- 9. PICK UP/ DROP OFF LANE
- 10. VISITOR PARKING
- 11. STAFF PARKING
- 12. ATHLETIC OUTBUILDING
- 13. ATHLETIC FIELDS
- 14. GREEN SPACE/ STORMWATER MANAGEMENT
- 15. MONUMENT SIGN - 100 SF MAX
- 16. PLAYGROUND



PROJECT NAME:  
ST. AUGUSTINE  
PREPARATORY  
ACADEMY

OWNERS INFO:  
AEE, LLC  
P.O. BOX 636  
PENNAKEE, WI  
53072-0636

ARCHITECT:  
KORB AND ASSOCIATES, INC.  
790 N. MILWAUKEE ST.  
SUITE 210  
MILWAUKEE, WI 53202  
P. 414.273.8230

REV. NO.	DATE

PROJ. NO.: 15016
SCALE: AS NOTED
PHASE: GPD SET
DATE: 20 MAY 2016

SITE PLAN KEY

- 1. BUILDING ENTRANCE/ LOBBY
- 2. SERVICE ENTRANCE
- 3. PRIMARY SCHOOL - FOUR STORIES
- 4. HIGH SCHOOL - FOUR STORIES
- 5. ADMIN - ONE STORY
- 6. GYMNASIUM
- 7. HIGH SCHOOL ADDITION
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- 13. ATHLETIC FIELDS
- 14. GREEN SPACE/ STORMWATER MANAGEMENT
- 15. MONUMENT SIGN
- 16. PLAYGROUND







