

Plan Commission
Meeting Agenda January 25, 2022
6:30 pm
Teleconference



Join Zoom Meeting

<https://us06web.zoom.us/j/86412011765?pwd=T1owVFhSWnJVajByTk84azh3amZvZz09>

Meeting ID: 864 1201 1765

Passcode: 490215

Dial in by using +1 (312) 626-6799

Written comments on any of the following agenda items may be submitted to bgriepentrog@shorewoodwi.gov through 3:00 pm the day prior to the meeting. Comments received prior to the deadline will be shared with the Plan Commission. Comments after that deadline will need to be shared verbally within the meeting during available public comment periods.

1. Call to order.
2. Approval of December 28, 2021 meeting minutes.
3. Consideration of an Application for a Zoning Review to confirm the side setback at 2418-20-28 E. Capitol Dr., as required per 535-21B(6)(c)[2].
 - a. Overview
 - b. Public comment
 - c. Plan Commission deliberation
4. Update on Commercial Zoning Update
5. Future agenda items.
6. Adjournment.

Dated at Shorewood, Wisconsin, this 18th day of January, 2022

Village of Shorewood
Toya Harrell, Village Clerk

Should you have any questions or comments regarding any item on this agenda, please contact Bart Griepentrog, Planning Director, Planning & Development Department, at (414) 847-2640. Upon reasonable notice, efforts will be made to accommodate the needs of all persons.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.



**Plan Commission
Meeting Minutes
December 28, 2021**

3930 N. Murray Avenue, Village of Shorewood, WI 53211

DRAFT

1. Call to order.

The meeting was called to order at 6:31 p.m.

Present via teleconference: President Ann McKaig – Chair, Trustee Tammy Bockhorst, Commissioners Therese Klein, Barbara Kiely Miller, Eric Couto and Daniel Wycklendt.
Excused: Josh Pollack

Others present were Planning Director Bart Griepentrog and Planning Administrative Clerk Crystal Kopydlowski.

2. Approval of November 28, 2021 meeting minutes.

Trustee Bockhorst moved to approve the minutes, seconded by Mr. Couto.

Ms. Kiely Miller suggested including the language “including dissenting public input on these projects” on page three, third paragraph, second sentence.

Trustee Bockhorst moved to approve the minutes as amended, seconded by Mr. Couto.
Vote to approve 6-0.

3. Consideration of Conditional Use Permit application for the expansion of an existing orthopaedic clinic at commercial property 3970 N. Oakland Avenue in the Village of Shorewood, Milwaukee County, Wisconsin. TAX ID 276-0749-006.

a. Overview

Mr. Griepentrog introduced the item per the memo that was provided and a slide presentation. He stated staff had no objections to the consideration of the conditional use. The applicant was not present.

b. Public Hearing

President McKaig opened the public hearing at 6:40 p.m. With no comments submitted the public hearing was closed at 6:41 p.m.

c. Plan Commission deliberation

Mr. Wycklendt moved to approve the Conditional Use Permit application for the expansion of an existing orthopedic clinic at commercial property 3970 N. Oakland Avenue, based on meeting the conditions stipulated in 535-25C. Seconded by Mr. Couto.

Ms. Kiely Miller noted that factors four and five were the most germane relating to access roads and being able to provide ingress and egress to minimize congestion. She said pulling in and out of this parking lot has always been problematic and this would likely be true regardless of the tenant and cannot be held against the applicant. She asked about ADA parking near the entrance. Mr. Griepentrog stated the location is required to have three ADA stalls per regulations which they do have close to the building.

President McKaig asked for clarification that the only reason this existing business, which already has a conditional use, is before them is because the space is expanding. Mr. Griepentrog said yes because if an existing conditional use is altered or expanded it is required to be re-reviewed.

A roll call vote was taken: Mr. Wycklendt – Yes, Ms. Klein - Yes, Ms. Kiely Miller - Yes, Mr. Couto - Yes, Trustee Bockhorst – Yes, President McKaig – Yes. Vote to approve 6-0.

4. Update on Hybrid Form-Based Code Zoning Update.

Mr. Griepentrog introduced the item per the memo that was provided and a slide presentation. He explained the expansion of the “kickoff” meeting to include commission/committee and BID members. He stated the kickoff meeting would be on January 12th and noticed publicly. He discussed the formation of a working group that would include volunteers from commission/committees and the BID. He informed the Commission on the upcoming tentative dates for the public workshops, the project website and the project name (the name would not be solely focused on form-based code and it would be clear that this relates to the commercial district).

President McKaig liked the idea of a working group, project website and project name. Ms. Kiely Miller asked about the Task 3.1 Initial Draft and specifically how the organization of a new system of uses would work. Mr. Griepentrog explained the project was approved as a hybrid form-based code relating to both use and form. He said the existing use classifications (permitted, conditional, prohibited, unclassified) wouldn’t be thrown out but reviewed. They will review items that keep going to Plan Commission. He hopes they will firm up the unclassified category. He said this draft will be part of the review process and if there are specific thoughts on uses there will be opportunity to shares those.

President McKaig said all recommendations are non-binding they are simply recommendations. Bart said yes that the Village Board will formally adopt an ordinance based on Plan Commission recommendation.

5. Consider 2021 Plan Commission Annual Report and Future Initiatives.

Mr. Griepentrog introduced the item per the memo that was provided and a slide presentation. Recapped was the Plan Commission’s activities from 2021, future initiatives that the Commission submitted in 2021, and suggested initiatives for 2022.

Mr. Couto asked for clarification on home occupation regulations and what that means. Mr. Griepentrog said this was raised previously in regards to allowing more home occupations with respect to music lessons or dance classes. Currently, this is only allowed on a one-on-one basis. He said there are currently roughly ten regulations that dictate home occupancies. This would be a great opportunity to review the list of occupations and what the regulations are. Ms. Kiely Miller asked if this included the previous discussions of a gallery night type event. Mr. Griepentrog did not recall but that is something that would relate and could be reviewed to see if it was relevant.

Ms. Kiely Miller moved to approve the 2021 Plan Commission Annual Report and Future Initiatives. Seconded by Trustee Bockhorst. Vote to approve 6-0.

6. Future agenda items.

Mr. Griepentrog stated there will be a meeting in January to discuss the form-based hybrid code update. He added that consideration of the side corner setback for the multi-family redevelopment at Stowell and Capitol may be on the agenda as well.

7. Adjournment.

Trustee Bockhorst moved to adjourn the meeting at 7:05 p.m. Seconded by Mr. Wycklendt.

Vote to adjourn 6-0.

Recorded by,

A handwritten signature in blue ink that reads "Crystal Kopydlowski". The signature is written in a cursive, flowing style.

Crystal Kopydlowski
Planning Department Administrative Clerk



**Report to Plan Commission
January 19, 2022**

Prepared by: Bart Griepentrog, AICP, Planning & Development Director

RE: Consideration of an Application for a Zoning Review to confirm the side setback at 2418-20-28 E. Capitol Dr., as required per 535-21B(6)(c)[2].

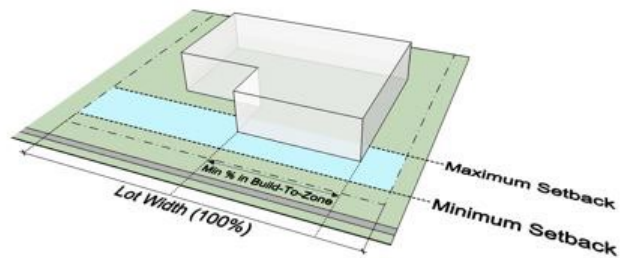


Project, Parcel and Structure Overview

Joe Stanton of Three Leaf Development, LLC applied for a Zoning Review to confirm the zoning code standards related to the proposed redevelopment at 2418-20-28 E. Capitol Dr. The corresponding zoning confirmation letter dated January 18, 2022 noted that the property was zoned B-3 Mixed-Use Commercial District and identified the need for a review of the side setback on the east/street side from the Plan Commission.

For reference, the Design Review Board is scheduled to review the proposed architecture of the building at their regular meeting on January 27, 2022 at 5:00 pm

Per Village Code [535-21B\(6\)\(c\)\[2\]](#) the side setback of corner lots within this district shall have a build-to line of 20 feet from the street curblines, except that side yard setback on corner lots shall be reviewed by the Plan Commission to determine whether a twenty-foot build-to line or another corner lot side yard build-to line is appropriate due to parking considerations and the layout of the intersection.



A build-to line is a line within a lot parallel to the adjacent street curbline or lot line along which at least 50% of a building facade must be built. A build-to line is established to create an even (or more or less even) building facade line on a street. A build-to line is also referred to as a maximum setback. This is counter to a typical [minimum] setback, which is a line on a lot where the structure shall be located behind.

Based on the proposed site plan, the building will be setback 0.6 ft. from the property line and 21.6 ft. from the face of the curb at its southernmost point. The proposed building is setback 1.3 ft. from the property line and 22.4 ft. from the face of the curb at its northernmost point. Since the property line itself is approximately 21 ft. from the curbline, accomplishing the 20 ft. build-to line is not practical or even possible. However, the code requires the Plan Commission to review this setback and offers discretion, based on “parking considerations and the layout of the intersection.”

Review and Approval

The Plan Commission is being asked to confirm the acceptability of the proposed side setback in relation to the Code’s stated considerations (parking and intersection layout).

Staff Comments

Based on review of the application, staff has no objections to the proposed structure location, and notes that the new building will be constructed nearly adjacent to the property line meeting the desired build-to line, as detailed in the code. The intersection of E. Capitol Dr. and N. Stowell Ave. is perpendicular and features a pedestrian extension to increase visibility. Due to the proposed location of the southernmost driveway, parking will be prohibited to the intersection.



The building is setback 5.2 ft. from the rear property line and the property is separated from the residentially-zoned and developed neighborhood by a public alley.

On a general note, staff would recommend that the current code, which details a build-to line established from the curbline, be updated with a build-to line or zone established from the property line. Discussion of this regulation is expected to take place within the Commercial Zoning Update.

Suggested Motion:

“I move to approve the approximate average 22.0 ft. side setback from the curbline (approximate average 0.95 ft. setback from the property line) of the proposed redevelopment to be located at 2418-20-28, as submitted.”

Materials Enclosed

- Zoning Confirmation Letter – 01.18.22
- Update Re: 2420 E. Capitol Drive – Three Leaf Partners
- Proposed site and architectural plans – 2420 E. Capitol Dr. “Capitol Drive Apartments”
- Public Comments received prior to January 24th at 3:00 pm

Date: January 18, 2022

To: Joe Stanton, Three Leaf Development LLC

delivered via email: jstanton@threeleafdevelopment.com

RE: Zoning Review – 2418-20-28 E. Capitol Dr. (239-0114-000, 239-0255-000, 239-0254-000)

The Village of Shorewood has completed a preliminary zoning review of the above referenced properties in relation to the proposed redevelopment and has noted the following:

The properties located at 2418-20-28 E. Capitol Dr. are zoned B-3 Mixed-Use Commercial District.

The proposed use of a 39-unit multi-family residential building is listed as a permitted use per 535-21C(1)(b) of the Village’s Zoning Code.

The building and land do or do not conform to the applicable zoning ordinances, including but not limited to those ordinances limiting the use of the real estate or establishing requirements, as to the following:

Requirement	Proposed	Permitted	Compliant
Use of premises	Multi-family residential on all floors	Multi-family residential or commercial use on all floors; Mixed-use with commercial first floor only	Y
Principal structure area	Approx. 42,705 sq. ft. (without first floor parking)	No minimum	Y
Height of structure*	47.5 ft., including parapet, four stories	60 ft. maximum, not to exceed four stories	Y
Lot width**	169.35 ft.	40 ft. minimum	Y
Lot size**	20,323 sq. ft.	4,500 sq. ft. minimum	Y
Lot coverage	89.48% (building footprint)	N/A	Y
Front setback	4.8 ft. from property line, 15 ft. from curb for majority of façade, 20 ft. from curb at entrance	Build-to line of 15 feet from street curbline	Y
Rear setback	5.2 ft. from alley, 10 ft. from residential lot	5 ft. min. from rear lot line or alley, except 10 ft. from lot in residential district	Y
Side setback 1 (west)	1.2 – 1.8 ft.	0 ft. min.	Y

Side setback 2 (east)	0.6 – 1.8 ft., 21.6 – 22.4 ft. from the face of the curb	Build-to line of 20 feet from street curblines	To be reviewed by Plan Commission per 535-21C(6)(c)[2]
Parking	39 enclosed spaces	39 required within garage (1.0 per unit) - 535-47A(2)	Y

*vertical distance from the mean elevation on the frontage street to the highest point of the flat roof, including parapets (535-6)

**reviewed in conjunction with proposed CSM

Per 535-21C(7), the Village’s Central District Design Guidelines shall apply to the construction of new buildings in this zoning district. The design of the development “will be reviewed by Village staff, the Design Review Board and Plan Commission for its suitability for a given site, compatibility with adjacent development and consistency with the goals of improving the design quality of Shorewood’s built environment.”

Based on the information provided to administer this review, prior to application for building permits:

- the side setback on the east property line “shall be reviewed by the Plan Commission to determine whether a twenty-foot build-to line or another corner lot side yard build-to line is appropriate due to parking considerations and the layout of the intersection;” and,
- the proposed CSM shall be recorded with Milwaukee County.

It is understood that the lender, owner and Title Company may rely on this review in connection with the purchase, financing or construction of improvements upon the real estate.

If you have any questions relating to this review, next steps or alternative proposals, please feel free to contact me to discuss.

Regards,
Bart



Bart Griepentrog, AICP
 Planning & Development Director
bgriepentrog@shorewoodwi.gov
 (414) 847-2647

Update Re: 2420 E. Capitol Drive



To Our Neighbors,

We hope this finds you doing well and having a great New Year thus far. We'd like to provide an update on our project located at 2420 E. Capitol Drive. First, we'd like to inform you that our company name has changed to Three Leaf Partners. This name change does not have any effect on the project. Three Leaf Partners is a dynamic group of like-minded and mission-driven individuals. Together, this group looks to fund and facilitate real estate development projects that are sustainable, multi-faceted, and make a lasting impact on the greater community.

That being said, we are very excited to share with you our updated design based off of previous Village resident feedback. As a result of what we heard during previous village meetings we have made the following updates:

- We have reduced the number of units from 43 to 39 units, with the resultant change in parking.
- We have insured there is adequate vehicle turn around and maneuvering space to allow building residents a safe vehicular entry and exit from the building.

- We have designed the building in a traditional palette of materials that include stone, masonry and lap siding to compliment the neighborhood.
- The building façade and entry is designed to engage the neighborhood and maintain a residential scale – all in keeping with the Village of Shorewood zoning requirements.
- We have also been careful to minimize the overall scale and massing of the building, the overall height is 47'-6" to 49'-6" feet tall as opposed to the zoning district maximum of 60 feet.
- This development is not receiving any financial support from any governmental entity.
- As a result of the design upgrades and reduction in overall units we are unable to offer any affordable housing options at this time.
- We are happy with how the design has turned out and are confident it will be well received. If there are any questions, feel free to reach out to us at any time: info@threeleafdevelopment.com

Finally, there is a Design Review Board meeting with the Village at 5 PM this Thursday (1/27) to review the design. You will be able to attend virtual if you'd like; the meeting information is at:

<https://www.villageofshorewood.org/AgendaCenter/ViewFile/Agenda/1712?html=true>

Best,

Three Leaf Partners

GENERAL NOTES

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 -STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSWCW)
 -THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 -WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 -WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY.

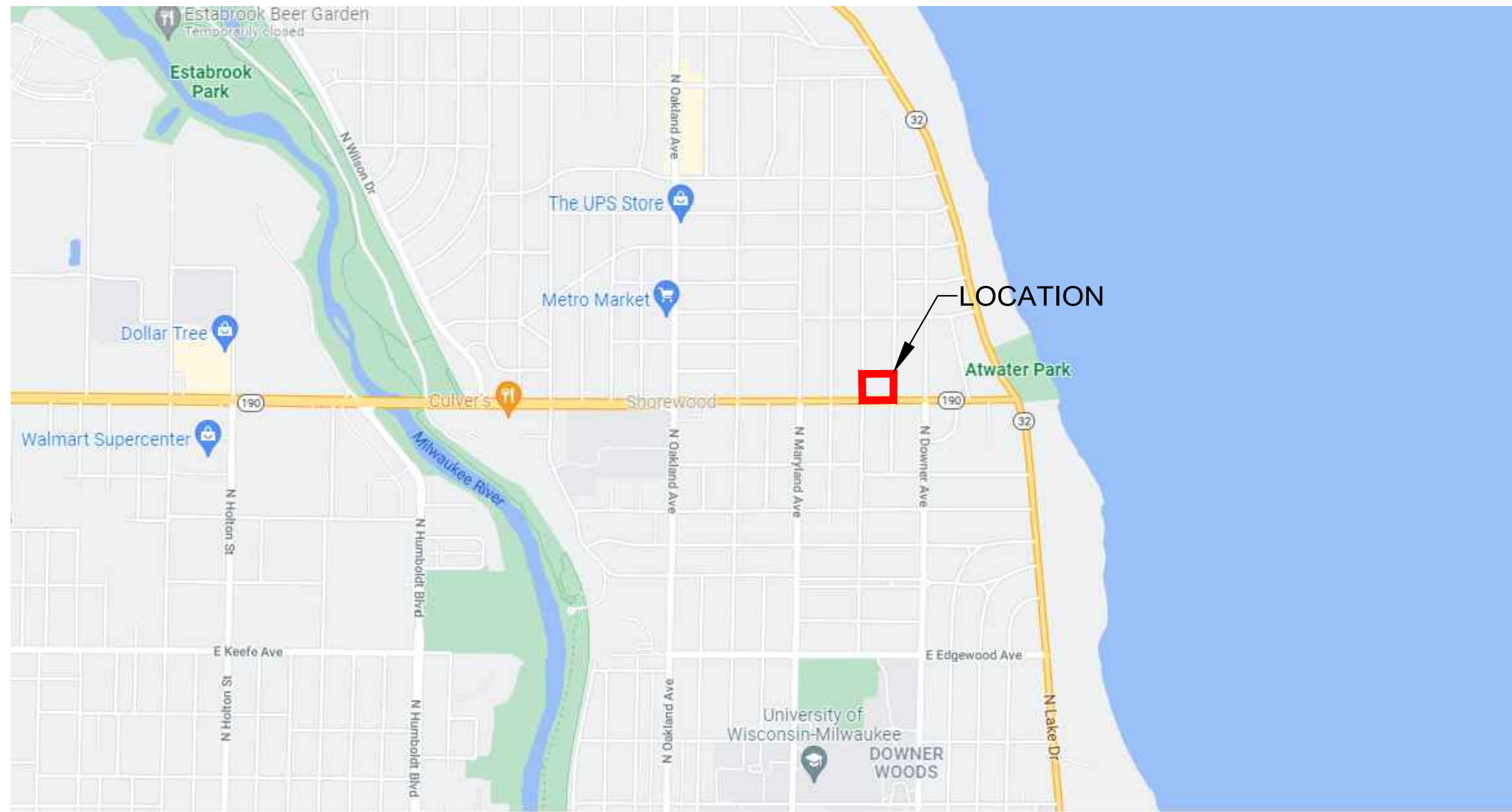
CAPITOL DRIVE APARTMENTS

SITE DEVELOPMENT PLANS

SHOREWOOD, WISCONSIN



LOCATION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

OWNER INFORMATION
THREE LEAF DEVELOPMENT
PO BOX 510378
MILWAUKEE, WI 53203

TAX KEY ID NUMBER
239-0255-000

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.

SHEET INDEX	
CIVIL	
T1	- COVER SHEET
C1.0	- EXISTING SITE PLAN
C1.1	- PROPOSED SITE PLAN
C2.0	- GRADING & EROSION CONTROL PLAN
C3.0	- UTILITY PLAN
C4.0	- DETAILS AND SPECIFICATIONS

PROJECT:
CAPITOL DRIVE APARTMENTS
2421 E. CAPITOL DR.
SHOREWOOD, WISCONSIN
THREE LEAF DEVELOPMENT
PO BOX 510378
MILWAUKEE, WI 53203

REVISION HISTORY

DATE	DESCRIPTION
01/12/2021	INITIAL SUBMITTAL
01/14/2021	BUILDING FOOTPRINT REV.

DATE:
JANUARY 14, 2021

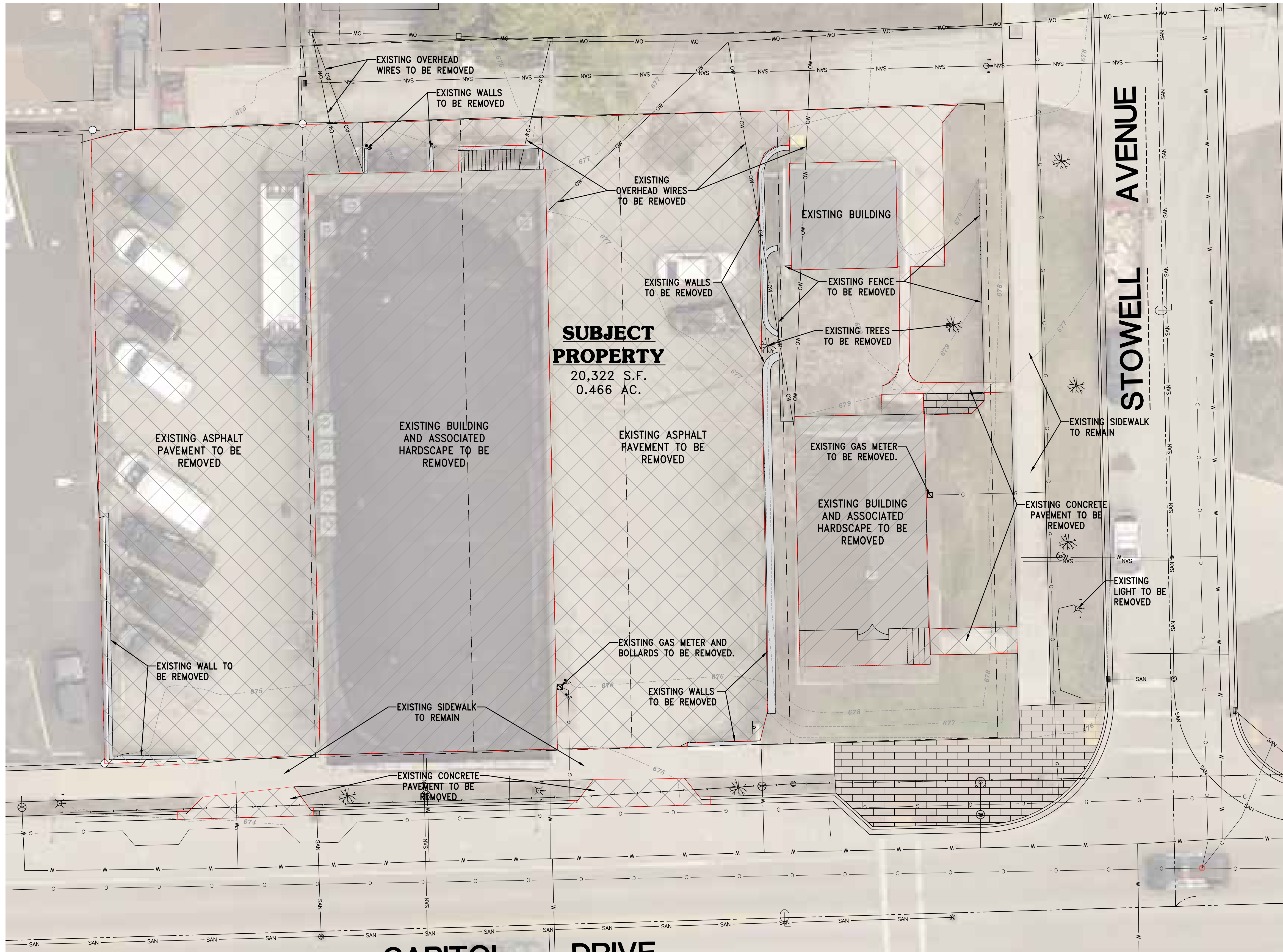
JOB NUMBER:
21-074-1138

DESCRIPTION:
COVER SHEET

SHEET

T1

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LEGEND:

- 850 --- EXISTING CONTOUR
- SAN --- EXISTING SANITARY SEWER
- W --- EXISTING WATER MAIN
- ST --- EXISTING STORM SEWER
- G --- EXISTING GAS LINE
- C --- EXISTING CABLE LINE
- OW --- EXISTING OVERHEAD WIRE
- ⊠ --- EXISTING GAS METER
- ⊗ --- EXISTING LIGHT POLE
- ⊠ --- EXISTING POWER POLE
- ⊠ --- EXISTING STORM INLET
- ⊠ --- EXISTING WATER VALVE
- ⊠ --- EXISTING WATER HYDRANT
- ⊠ --- EXISTING IRON PIPE
- ⊠ --- EXISTING TREE
- --- PROPOSED SANITARY LATERAL
- --- PROPOSED WATER LATERAL
- ⊠ --- PROPOSED WATER VALVE

EXISTING SITE DATA

LOT AREA DATA:
 TOTAL LOT AREA: 20,322 S.F. (0.466 Acres)

TOTAL IMPERVIOUS AREA: 17,593 S.F. (0.404 Acres)
 86.69% of Lot

TOTAL OPEN SPACE AREA: 2,729 S.F. (0.062 Acres)
 13.30% of Lot

WISCONSIN
 PAUL J. JENSWOLD
 E-34365
 MILWAUKEE, WI
 PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
 CIVIL ENGINEERING

12660 W. NORTH AVENUE, BLDG. "D"
 BROOKFIELD, WI 53005
 PHONE: (262) 790-1480
 FAX: (262) 790-1481
 EMAIL: jjudello@trioeng.com

PROJECT:
CAPITOL DRIVE APARTMENTS
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 SHOREWOOD, WISCONSIN
 THREE LEAF DEVELOPMENT
 PO BOX 510378
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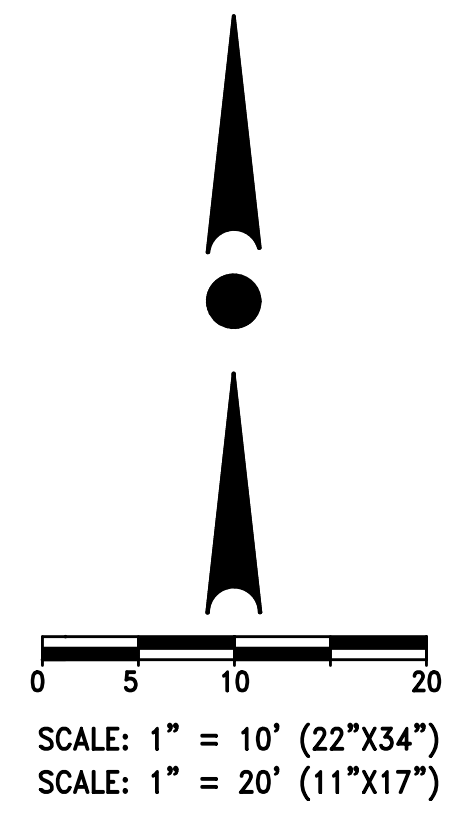
DESCRIPTION:
 EXISTING
 SITE PLAN

SHEET

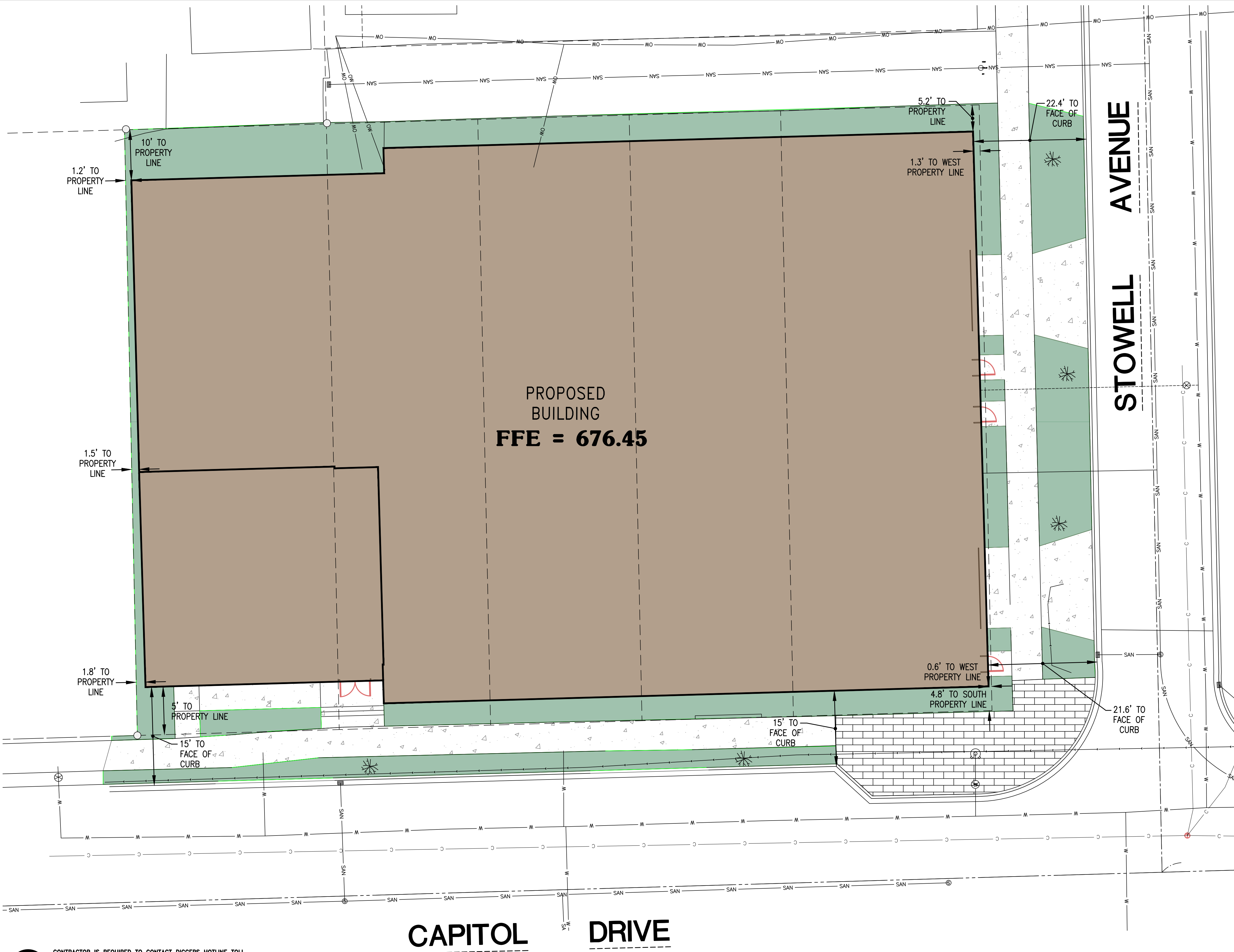
C1.0

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NOTE:
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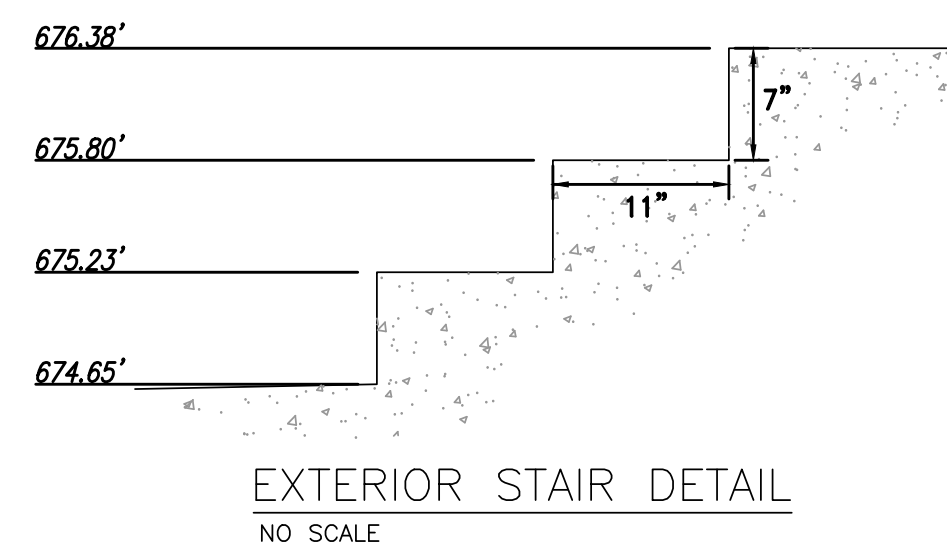
PROPOSED SITE DATA

LOT AREA DATA:
 TOTAL LOT AREA: 20,322 S.F. (0.466 Acres)

TOTAL IMPERVIOUS AREA: 18,183 S.F. (0.417 Acres)
 89.48% of Lot

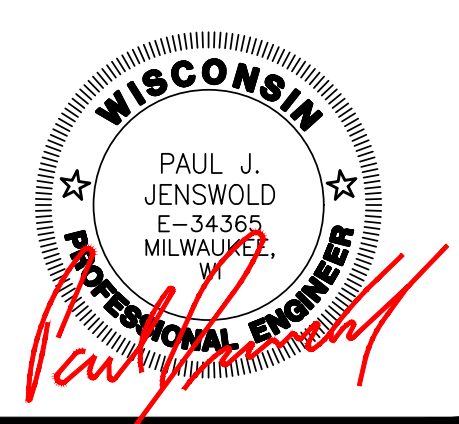
TOTAL OPEN SPACE AREA: 2139 S.F. (0.049 Acres)
 10.52% of Lot

PROPOSED PARKING:
 PROPOSED STANDARD SPACES: 38 SPACES
 PROPOSED ADA SPACES: 1 SPACE
 PROPOSED COMPACT SPACES: 0 SPACES
 TOTAL PROPOSED SPACES: 39 SPACES



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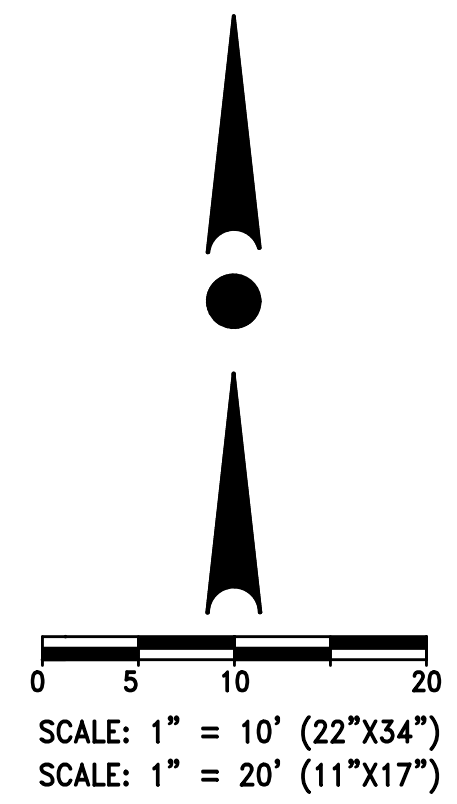
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JOB NUMBER:
 21-074-1138

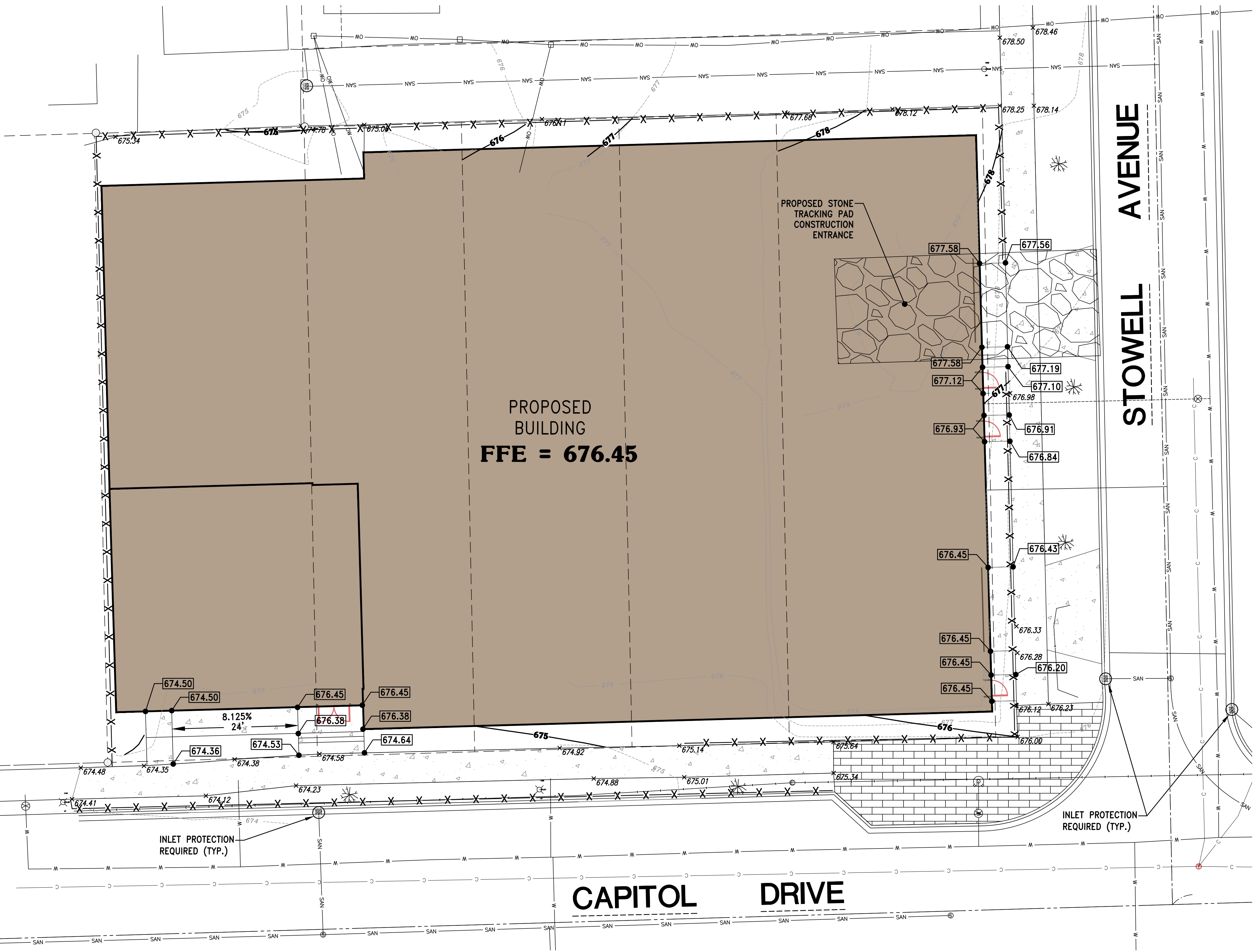
DESCRIPTION:
 PROPOSED SITE PLAN

SHEET

C1.1



X:\2021\21-074-1138 CAPITOL DR APTS SHOREWOOD\DRAWINGS\CONSTRUCTION PLANS\CIVIL PLAN_CAPITOL_DRIVE-22X34.DWG



LEGEND:

- 850 - EXISTING CONTOUR
- 850 - PROPOSED CONTOUR
- X X - PROPOSED SILT FENCE
- - PROPOSED INLET PROTECTION
- [Pattern] - PROPOSED TRACKING PAD
- 783.90 - PROPOSED SPOT ELEVATION
- FFE 850.0 - PROPOSED YARD GRADE

- CONSTRUCTION SEQUENCE PLAN**
- INSTALL PERIMETER SILT FENCE AND TRACKING PAD.
 - CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 1.
 - STRIP TOPSOIL AND STOCKPILE. PROVIDE SILT FENCE AROUND TOE OF STOCKPILE AS NOTED ON THIS PLAN. STABILIZE STOCKPILES WITHIN SEVEN (7) DAYS OF BE DORMANT. ROUGH GRADE SITE. ALL DISTURBED SOIL THAT IS TO GRADE AND OR IS TO BE LEFT DORMANT FOR MORE THEN 7 DAYS SHALL BE STABILIZED WITH SEED AND MULCH AND/OR BLANKET.
 - INSTALL PROPOSED DRY POND OUTLET STRUCTURE. DRY BASIN TO BE USED AS SEDIMENT TRAP. CONCURRENT WITH STEP 4.
 - INSTALL SANITARY SEWER, WATERMAIN AND STORM SEWER. NOTE THAT UTILITY INSTALLATION MAY COMMENCE CONCURRENT WITH SITE GRADING.
 - BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY CITY BUILDING PERMIT (NON-SCHEMATIC).
 - FINISH GRADE SITE. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING AS INDICATED ON PLAN AND AS NECESSARY TO STABILIZE SITE.
 - INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS.
 - INSTALL STONE BASE, SIDEWALK, CURB AND PAVEMENT. PAVING, SIDEWALK AND CURB MAY BE PHASED TO COINCIDE WITH THE BUILDING CONSTRUCTION SCHEDULE.
 - COMPLETE LANDSCAPING AND FINAL STABILIZATION AROUND BUILDINGS CONCURRENT WITH BUILDING CONSTRUCTION. IF FINALIZATION OF THE SITE DOES NOT OCCUR PRIOR TO OCTOBER 15TH, REFER TO WINTER STABILIZATION NOTE AND SPECIFICATIONS.
 - REMOVE SEDIMENT FROM SEDIMENT TRAP AND STABILIZE SLOPES PER PLAN.
 - REMOVE PERIMETER SILT FENCE. CLOSE OUT CONSTRUCTION SITE PERMITS ONCE THE SITE IS FULLY VEGETATED.

- EROSION CONTROL NOTES:**
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
 - EROSION CONTROL IMPLEMENTATION PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
 - IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 - EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE OR SILT SOCK.
 - C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - D. PLACE SILT FENCE OR EROSION CONTROL BALES OR STRAW WATTLES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - E. MAINTAIN EXISTING SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
 - F. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - G. PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - H. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - I. CONSTRUCTION AND MAINTENANCE OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - J. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - K. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - L. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE RESTORED WITH TEMPORARY SEED AND POLYMER AS OF THAT DATE.
 - TEMPORARY EROSION CONTROL MEASURES.
 - A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SOODING, HAS BEEN ESTABLISHED.
 - B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
 - ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING, TOPSOIL, SEED, & MULCH (STABILIZE) LOTS AS THEY ARE BROUGHT TO FINAL CONSTRUCTION GRADES. DESIRED TO OCCUR IN GROUPS OR BLOCKS OF LOTS.
 - DEWATERING SHALL BE IN ACCORDANCE WITH WDMR TECHNICAL STANDARDS. UTILIZE GEOTEXTILE BAG(S) PLACED ON UNDISTURBED GROUND, AS SPECIFIED ON THIS PLAN, WHEN REQUIRED. TRENCH DEWATERING TO COMPLETED SEDIMENT BASINS IS ACCEPTABLE, IF APPLICABLE.
 - INSTALL SILT FENCE IN ACCORDANCE WITH WDMR TECHNICAL STANDARD DETAILS
 - EROSION CONTROL INSPECTION AND MAINTENANCE
 - A. INSPECT EROSION CONTROL MEASURES WEEKLY, BEFORE PREDICTED RAINFALL AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 - ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT. EROSION MAT SHALL BE APPLIED ON SLOPES 4:1 AND STEEPER.

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.

GRADING PLAN NOTES:

- IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CONSERVATION PRACTICE STANDARD:

- 1050 - LAND APPLICATION OF ANIONIC POLYACRYLAMIDE
- 1052 - NON-CHANNEL EROSION MAT
- 1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
- 1056 - SILT FENCE
- 1057 - STONE TRACKING PAD AND TIRE WASHING
- 1058 - MULCHING FOR CONSTRUCTION SITES
- 1059 - TEMPORARY SEEDING
- 1060 - STORM DRAIN INLET PROTECTION FOR CONST. SITES
- 1061 - DEWATERING
- 1062 - DITCH CHECK
- 1063 - SEDIMENT TRAP
- 1066 - TEMPORARY DIVERSION BERM

WINTER STABILIZATION PROVISIONS:

IF FINAL SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH CITY ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.

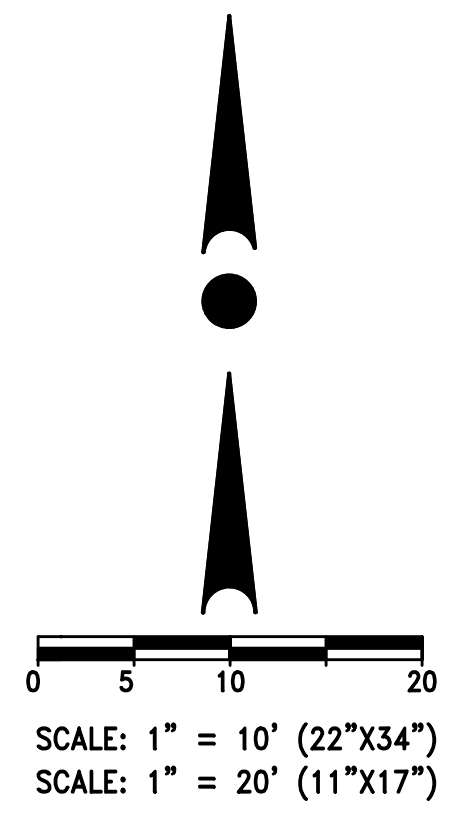
GRADING PLAN NOTES:

- THE FOLLOWING DESIGNATIONS WILL IDENTIFY WHAT EACH SPOT ELEVATION REPRESENTS:
 - TOP OF CURB (TC)
 - FLOW LINE GRADE (FL)
 - PAVEMENT (P)

TEMPORARY DEWATERING GEOTEXTILE BAG

- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDMR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS. CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS. CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS. MAX FLOW RATE SHALL NOT EXCEED 700GPM.
- GEOTEXTILE BAG SHALL BE LOCATED ON UNDISTURBED GROUND WITH ESTABLISHED VEGETATIVE COVER. DISCHARGES OF TREATED WATER FROM THE GEOTEXTILE FILTER BAG SHALL NOT FLOW OVER UNSTABILIZED GROUND.

Property	Test Method	Type I
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz



WISCONSIN PROFESSIONAL ENGINEER

PAUL J. JENSWOLD
E-34365
MILWAUKEE, WI

TRIO

DESIGN • LAND SURVEYING
CIVIL ENGINEERING

12660 W. NORTH AVENUE, BLDG. "D"
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuddello@trioeng.com

PROJECT:
CAPITOL DRIVE APARTMENTS
2421 E. CAPITOL DR.
SHOREWOOD, WISCONSIN
THREE LEAF DEVELOPMENT
PO BOX 510378
MILWAUKEE, WI 53203

REVISION HISTORY

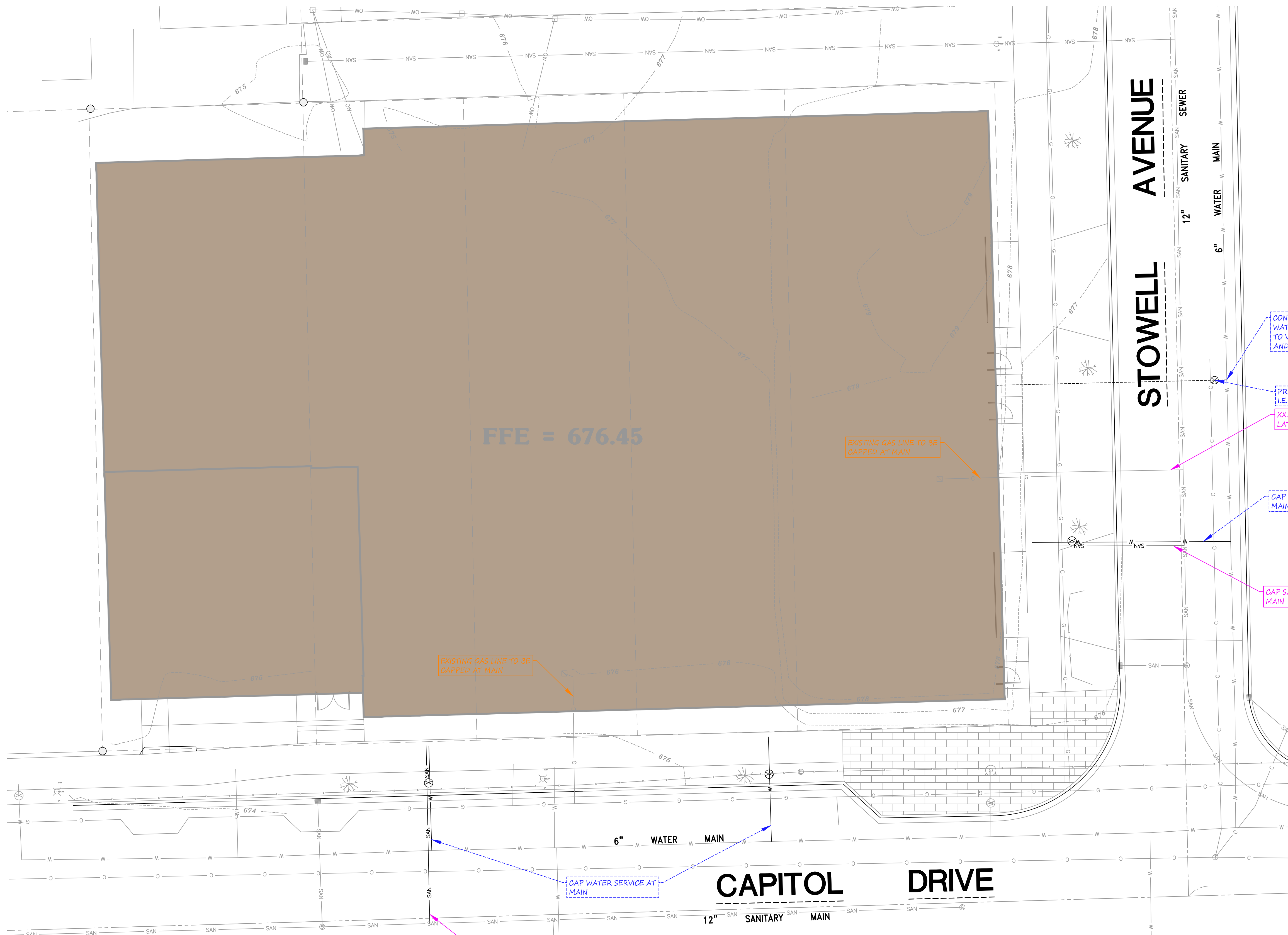
DATE	DESCRIPTION
01/12/2021	INITIAL SUBMITTAL
01/14/2021	BUILDING FOOTPRINT REV.

DATE:
JANUARY 14, 2021

JOB NUMBER:
21-074-1138

DESCRIPTION:
GRADING AND
EROSION CONTROL
PLAN
SHEET

C2.0



LEGEND:

- B50 - EXISTING CONTOUR
- SAN - EXISTING SANITARY SEWER
- W - EXISTING WATER MAIN
- ST - EXISTING STORM SEWER
- G - EXISTING GAS LINE
- C - EXISTING CABLE LINE
- OW - EXISTING OVERHEAD WIRE
- EX - EXISTING GAS METER
- XP - EXISTING LIGHT POLE
- X - EXISTING POWER POLE
- I - EXISTING STORM INLET
- H - EXISTING WATER VALVE
- D - EXISTING WATER HYDRANT
- I - EXISTING IRON PIPE
- T - EXISTING TREE
- S - PROPOSED SANITARY LATERAL
- L - PROPOSED WATER LATERAL
- V - PROPOSED WATER VALVE

FFE = 676.45

EXISTING GAS LINE TO BE GAPPED AT MAIN

CONNECT TO EXISTING 6" WATER MAIN. CONTRACTOR TO VERIFY SIZE, DEPTH, AND MATERIAL.

PR. 6" GATE VALVE (I.E.=XXXXXX)

XXX-LF 6" PVC SANITARY LATERAL S=XXXR

CAP WATER SERVICE AT MAIN

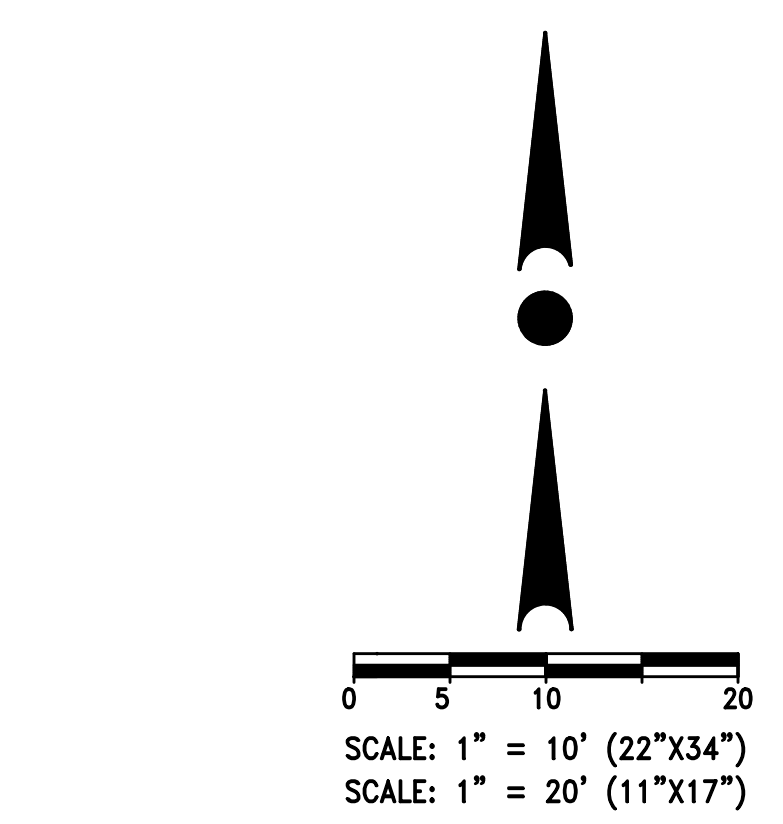
CAP SANITARY SERVICE AT MAIN

CAP WATER SERVICE AT MAIN

CAP SANITARY SERVICE AT MAIN

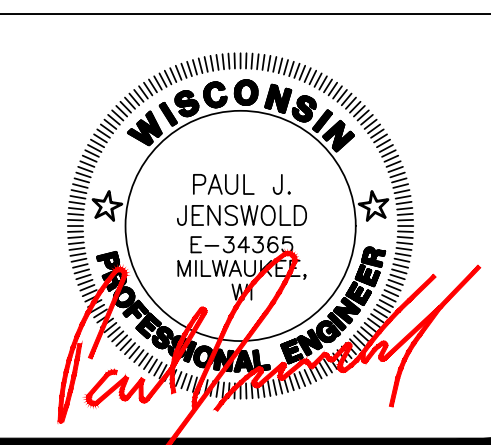
UTILITY PLAN NOTES:

- PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
- GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.



NOTE: 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.



PROJECT:
CAPITOL DRIVE APARTMENTS
2421 E. CAPITOL DR.
SHOREWOOD, WISCONSIN
THREE LEAF DEVELOPMENT
PO BOX 510378
MILWAUKEE, WI 53203

REVISION HISTORY

DATE	DESCRIPTION
01/12/2021	INITIAL SUBMITTAL
01/14/2021	BUILDING FOOTPRINT REV.

DATE:
JANUARY 14, 2021

JOB NUMBER:
21-074-1138

DESCRIPTION:
UTILITY PLAN

SHEET

C3.0

COMPLIANT DOCUMENTATION:

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDRN STORMWATER RUNOFF TECHNICAL STANDARDS.
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
- VILLAGE OF BROWN DEER DEVELOPMENT STANDARDS, LATEST EDITION.

CONTRACTOR RESPONSIBILITY:

- EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY. 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.
- THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AS CONSTRUCTION ACTIVITIES ARE COMPLETED TO PROVIDE CONSTRUCTION OVERSIGHT AND INSPECTION IN ACCORDANCE WITH THE CONSTRUCTION INSPECTION PLAN.
- THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLIGENCE MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.
- ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.
- CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ON SITE FOR DEWATERING AND REMOVAL OF ALL SEDIMENT PER CITY, COUNTY AND WDRN REQUIREMENTS PER TECHNICAL STANDARD 1061.

TRAFFIC CONTROL:

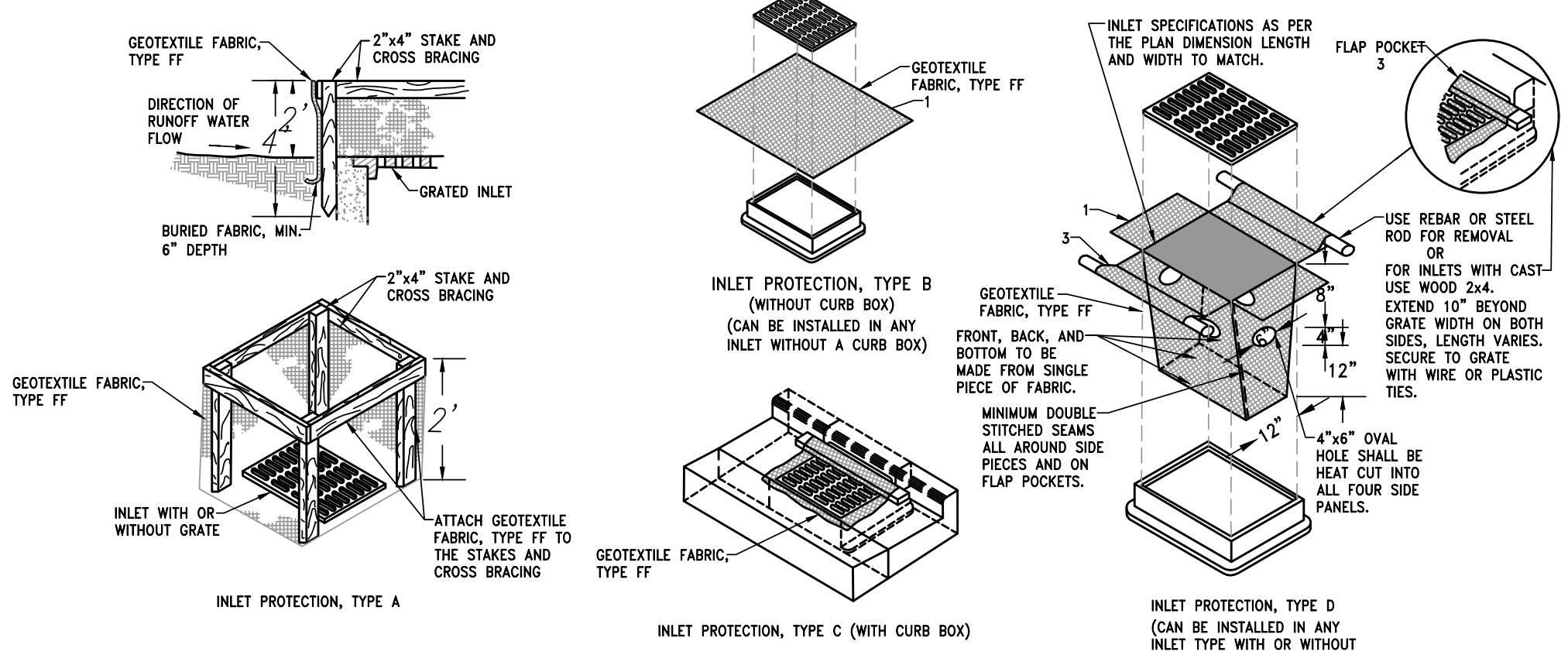
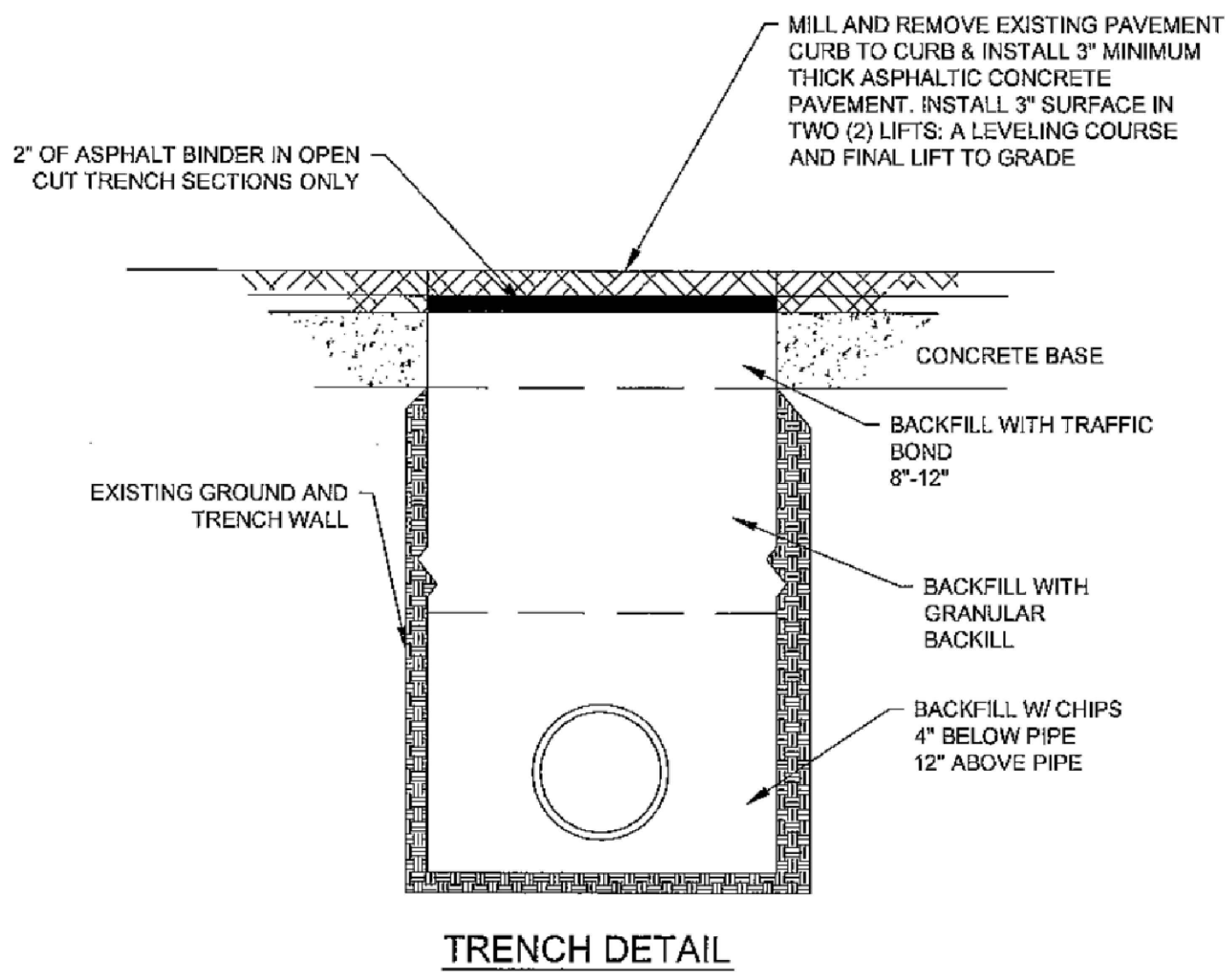
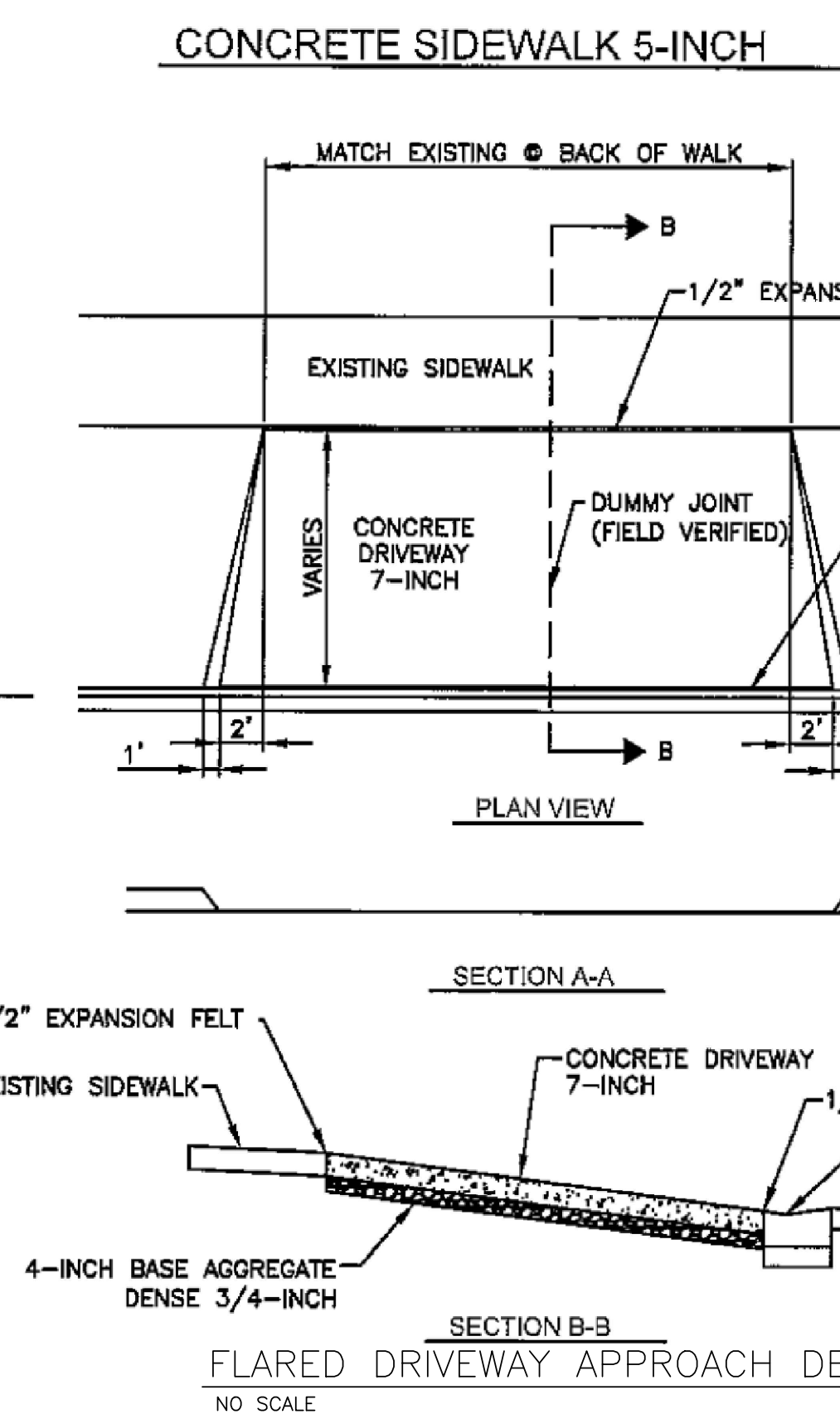
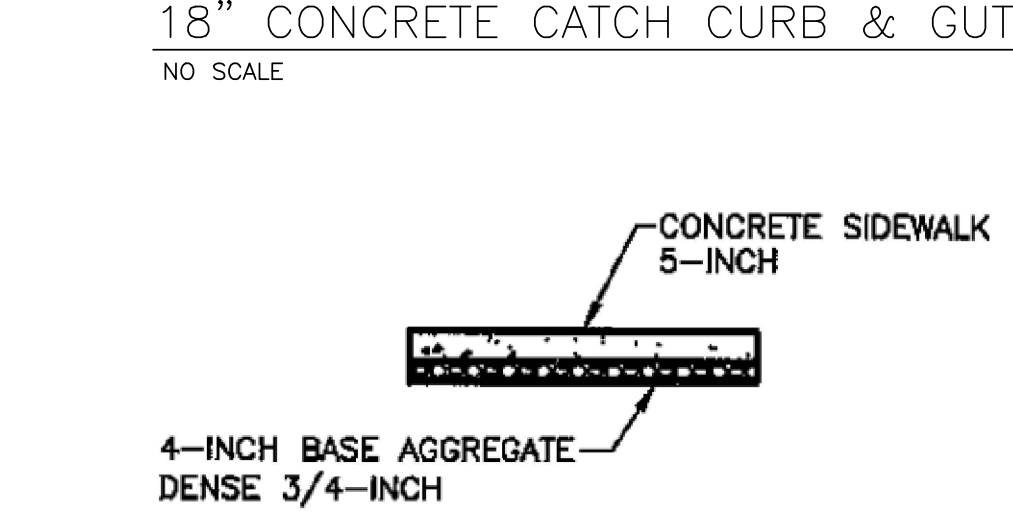
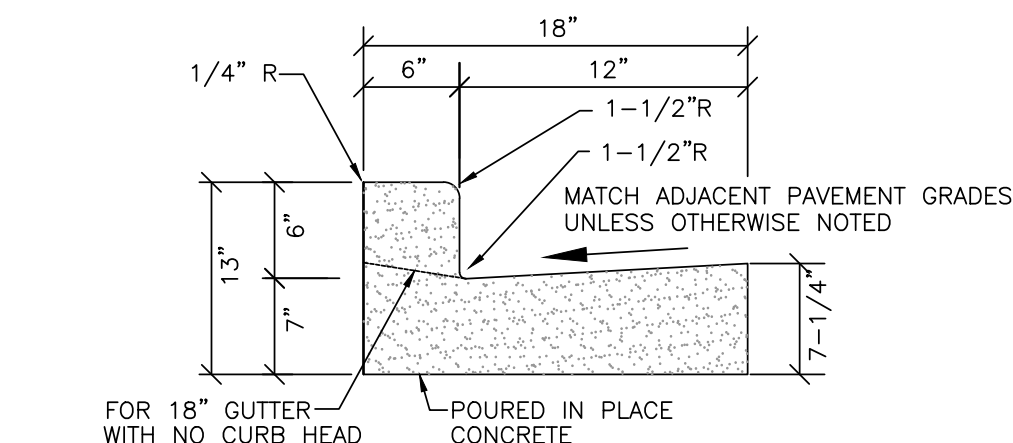
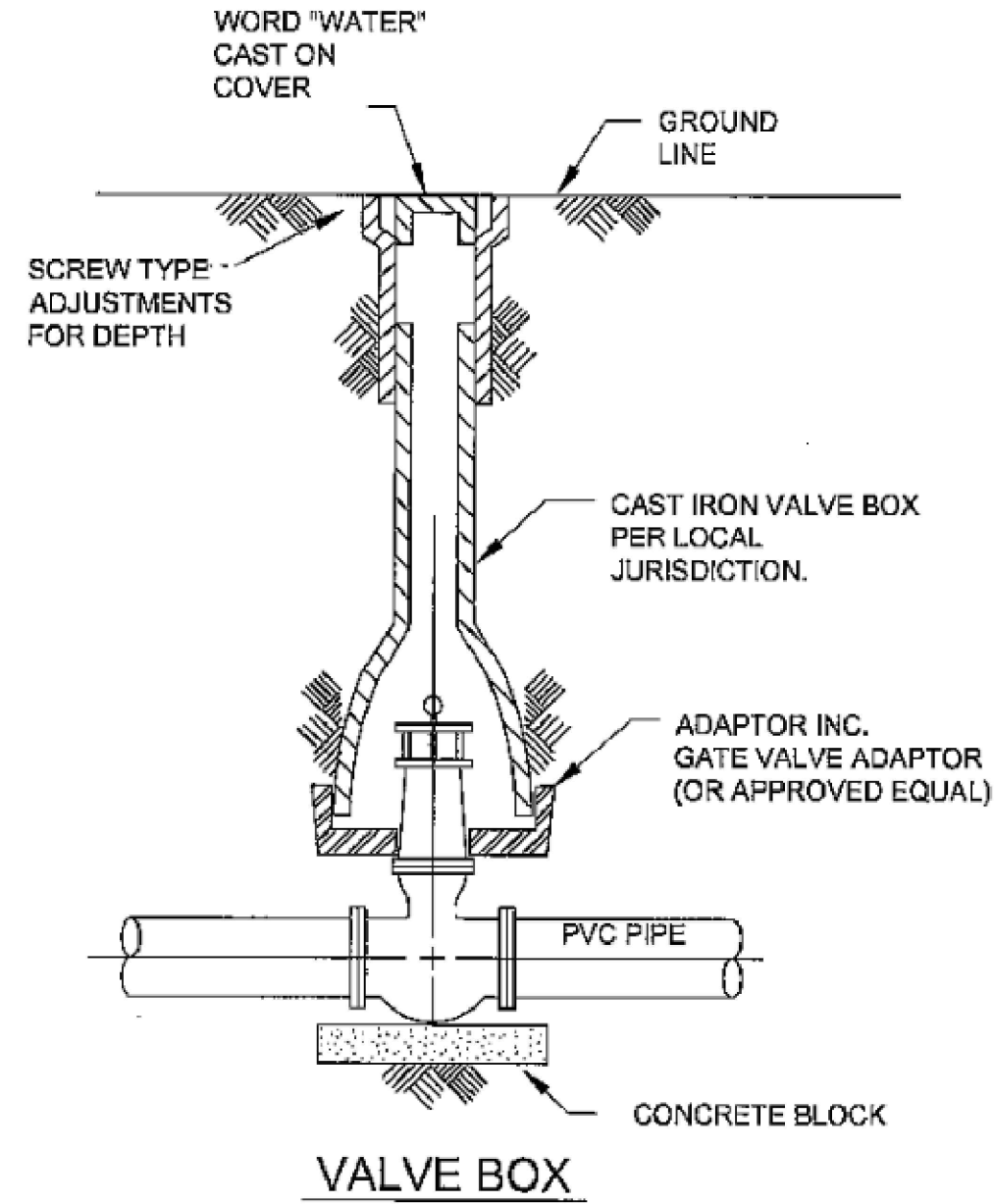
- PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.

CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
- ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN BEST MANAGEMENT PRACTICE HANDBOOK AND TECHNICAL STANDARDS.
- ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, SILT SOCK, GRAVEL ENTRANCE, SILTATION BASIN, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION. GRADING ASSOCIATED WITH INSTALLATION OF EROSION OR SEDIMENTARY PRACTICES MAY OCCUR CONCURRENTLY WITH INSTALLATION OF PRACTICES.
- ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, VILLAGE OF SHOREWOOD SEWER AND WATER UTILITY, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
- INLETS SHALL BE PROTECTED WITH AN EROSION BARRIER MEETING WDRN TECHNICAL STANDARD 1060 UNTIL THE AREA HAS BEEN STABILIZED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
- UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD A MINIMUM OF FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN SEVEN DAYS AFTER BEING DISTURBED USING THE SEED MIX SPECIFIED ON THE PLANS.
- ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.
- REFER TO EROSION CONTROL PLAN FOR SITE EROSION CONTROL ELEMENTS, REQUIREMENTS.

EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER. CHANGES TO THE EROSION CONTROL PLAN MUST BE APPROVED BY THE WISCONSIN DNR AND THE VILLAGE OF SHOREWOOD PRIOR TO IMPLEMENTATION OF THOSE CHANGES.
- IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE SILT SOCK OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - MAINTAIN EXISTING SEDIMENT BASIN AS DICTATED BY SITE CONDITIONS.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDED AS OF THAT DATE. IF CONSTRUCTION ACTIVITIES DO TAKE PLACE AFTER THIS DATE, WINTER STABILIZATION IS REQUIRED FOR ALL LAND DISTURBANCES. ALL DISTURBED AREAS MUST EITHER BE MATTED AND/OR TREATED WITH SOIL STABILIZER PER WDRN REFERENCED STANDARD BELOW. AREAS THAT ARE PROPOSED TO BE GRAVEL OR HARDCAPE SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OF DISTURBANCE, EITHER BY PLACING GRAVEL OR BY THE METHODS DESCRIBED ABOVE. THESE STABILIZATION METHODS MUST BE APPLIED PRIOR TO FROZEN GROUND CONDITIONS.
- TEMPORARY EROSION CONTROL MEASURES.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
- ALL SEDIMENT BASINS, SWALES AND DIVERSION BERMS SHALL BE STABILIZED WITH SEED AND EROSION MAT PRIOR TO USE.
- TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDRN TECHNICAL STANDARDS. EXCAVATIONS BELOW THE WATER TABLE MAY REQUIRE SPECIALIZED METHODS OF DEWATERING. THE CONTRACTOR SHALL DETERMINE THE ACTUAL SEASONAL HIGH GROUND WATER LEVEL FOR THE SITE AT THE TIME OF CONSTRUCTION AND DETERMINE IF EXCAVATIONS WILL BE CONDUCTED BELOW THAT ELEVATION. FOR EXCAVATIONS BELOW THE SEASONAL HIGH WATER TABLE, A QUALIFIED GEOTECHNICAL ENGINEER SHALL BE CONSULTED TO DETERMINE THE APPROPRIATE METHODS OF DEWATERING, BASED ON ACTUAL WATER ELEVATION, SOIL CONDITIONS AND DEPTH OF EXCAVATIONS. PLEASE NOTE THAT THE SEASONAL HIGH WATER TABLE SHOULD BE EXPECTED TO FLUCTUATE THROUGHOUT THE YEAR DEPENDING ON VARIATIONS IN CLIMATOLOGICAL CONDITIONS AND OTHER FACTORS. THE DEWATERING METHODS DETERMINED THROUGH THE STEPS ABOVE SHALL BE REVISED AS CONDITIONS FLUCTUATE.
- INSTALL SILT FENCE IN ACCORDANCE WITH WDRN TECHNICAL STANDARD DETAILS
- ALL RIP RAP AT PIPE OUTLETS SHALL BE 3"x5" MEDIUM RIP RAP OVER TYPE HR GEOTEXTILE FABRIC PER WisDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
- EROSION CONTROL INSPECTION AND MAINTENANCE
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
- ALL AREAS TO BE SEEDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WisDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.
- TOPSOIL AND MATERIAL STOCKPILES SHALL NOT BE PLACED WITHIN 25 FEET OF A WETLAND.

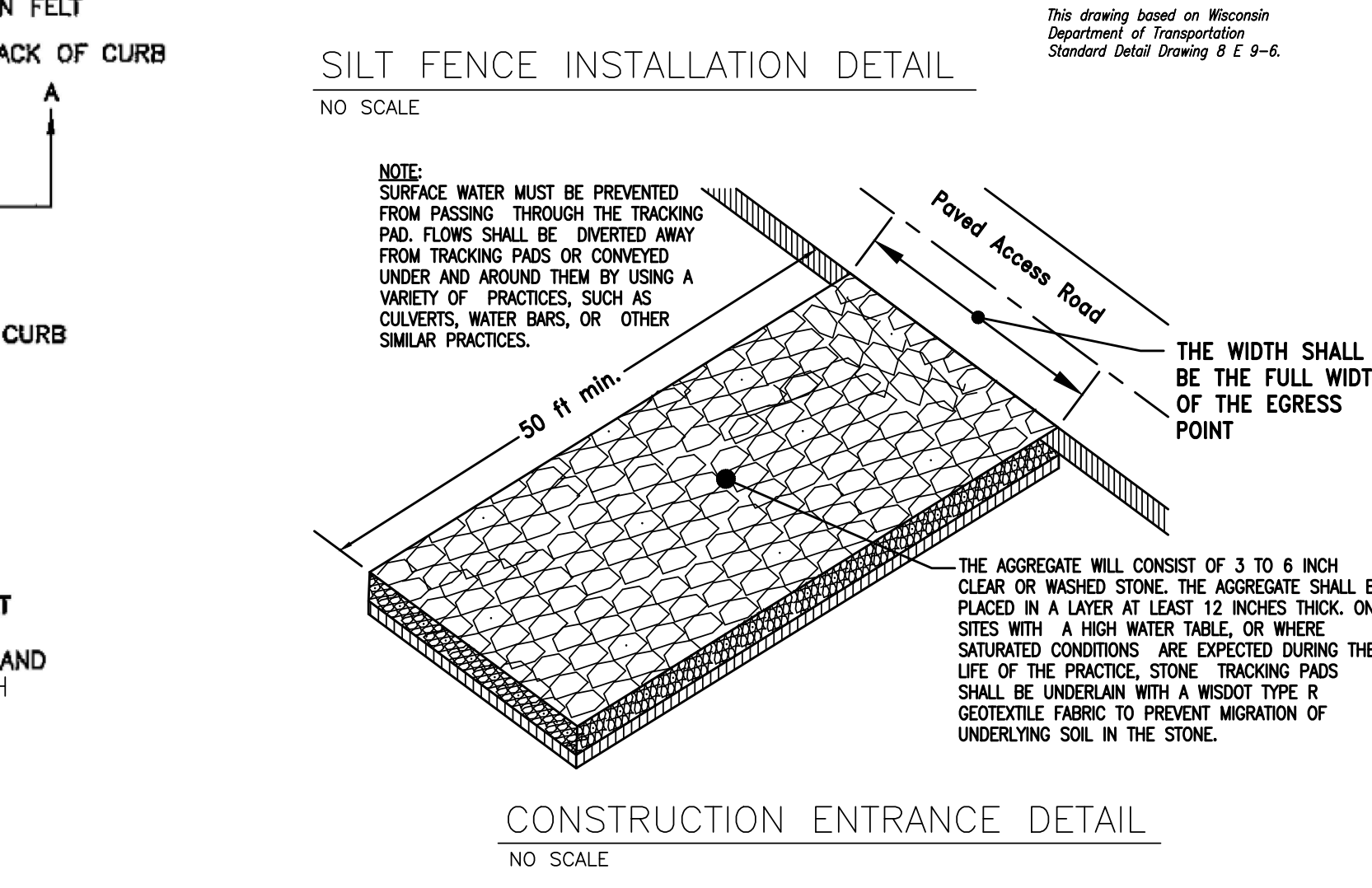
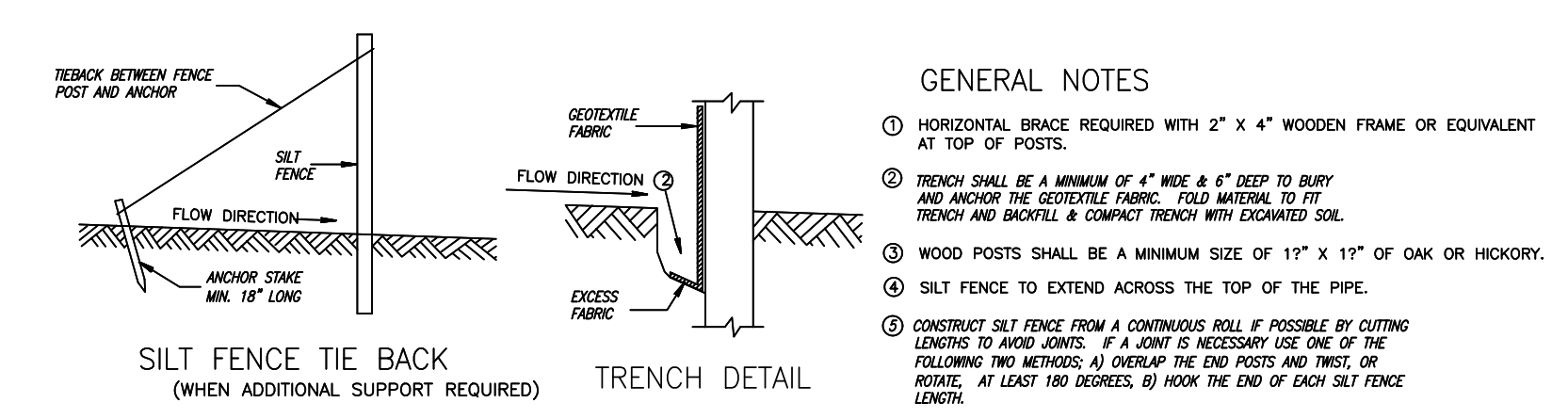
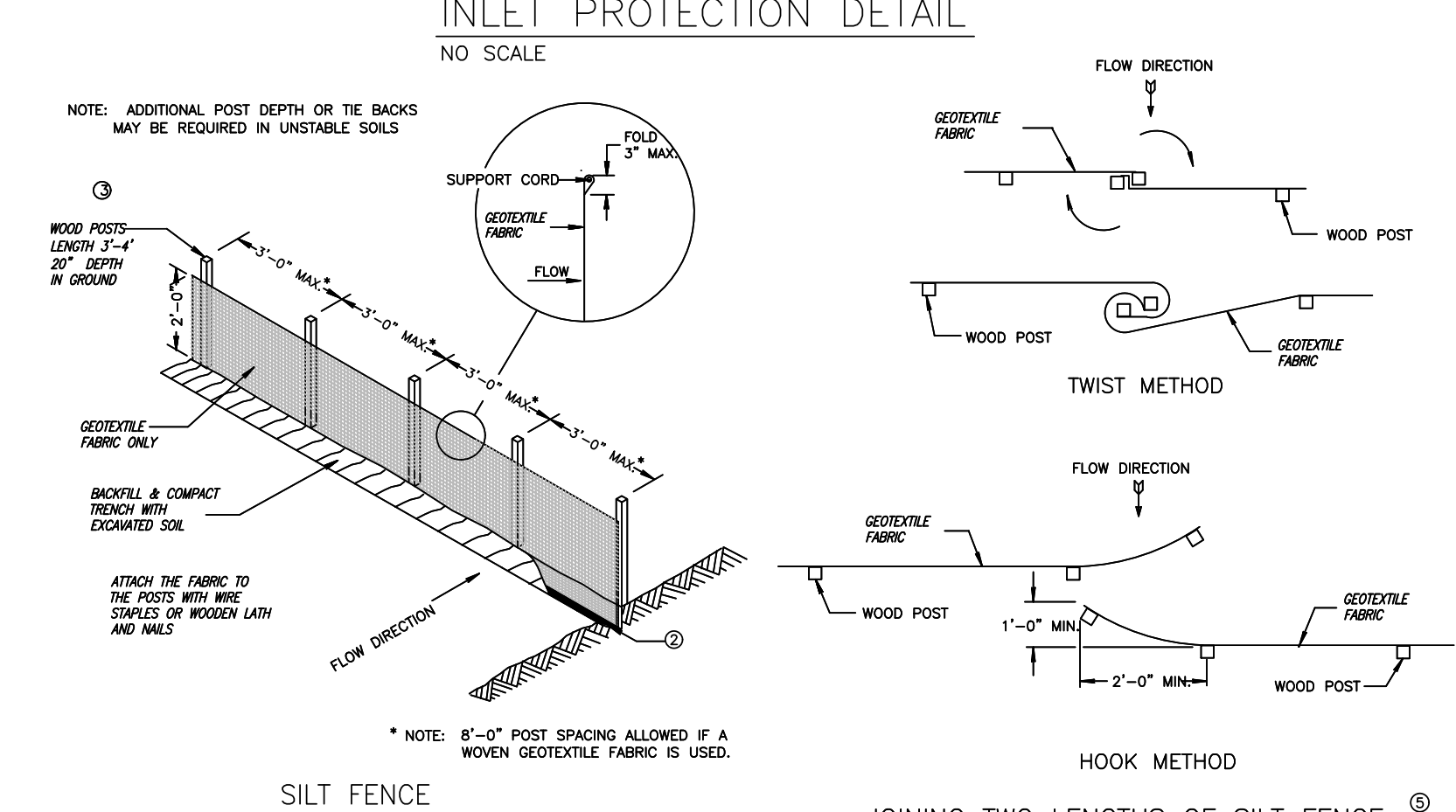


GENERAL NOTES:

- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE CURB AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES:

- TYPE B & C**
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWM FLAP, HAND HOLDS OF OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



WISCONSIN PROFESSIONAL ENGINEER
PAUL J. JENSWOLD
E-34365
MILWAUKEE, WI

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

12660 W. NORTH AVENUE, BLDG. 1D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuddello@trioeng.com

PROJECT: CAPITOL DRIVE APARTMENTS
2421 E. CAPITOL DR.
SHOREWOOD, WISCONSIN
THREE LEAF DEVELOPMENT
PO BOX 510378
MILWAUKEE, WI 53203

REVISION HISTORY

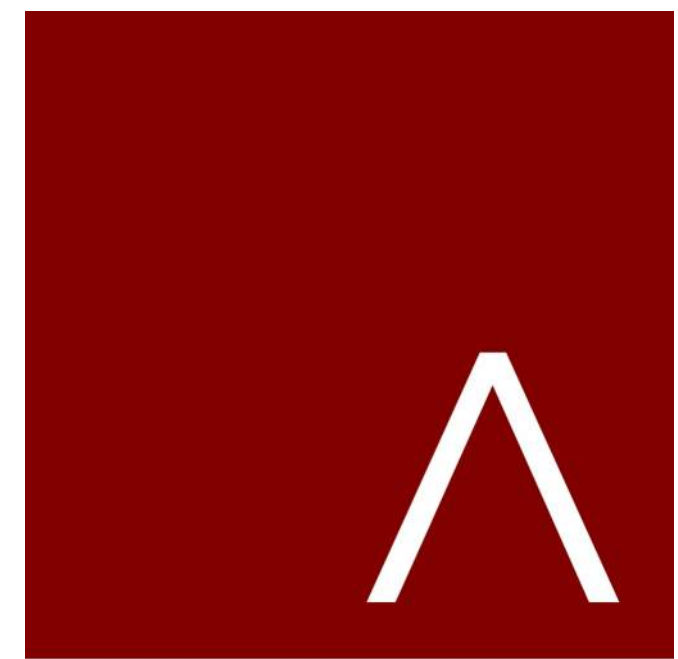
DATE	DESCRIPTION
01/12/2021	INITIAL SUBMITTAL
01/14/2021	BUILDING FOOTPRINT REV.

DATE:
JANUARY 14, 2021

JOB NUMBER:
21-074-1138

DESCRIPTION:
CONSTRUCTION NOTES AND DETAILS

SHEET
C4.0



JLA
ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 20-0626



THREE LEAF
PARTNERS

SHOREWOOD - EAST
CAPITOL

ENTITLEMENT SUBMITTAL

PROGRESS DOCUMENTS

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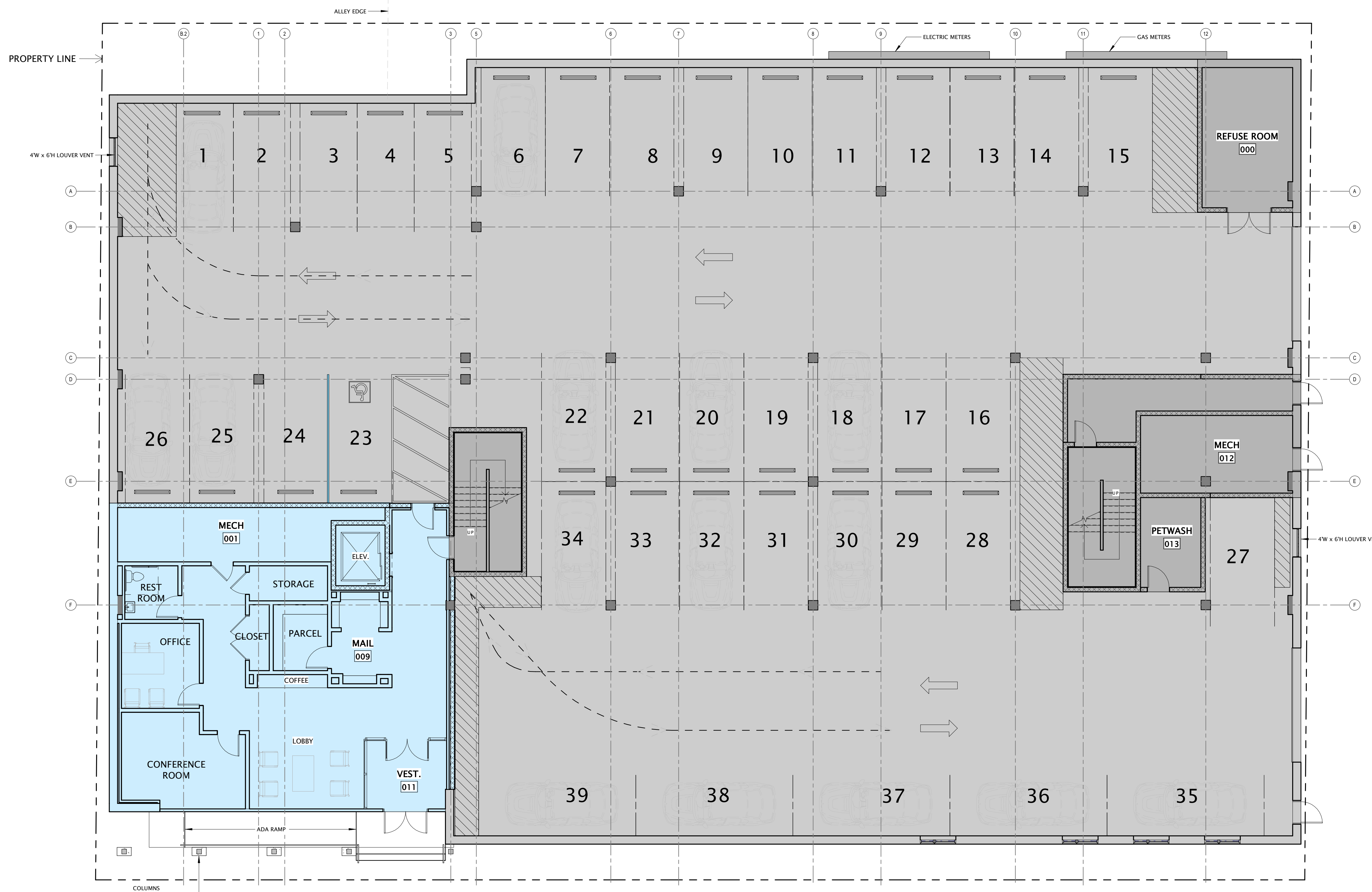
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

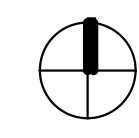
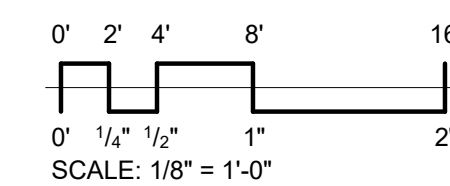
FIRST FLOOR PLAN

SHEET NUMBER

A101



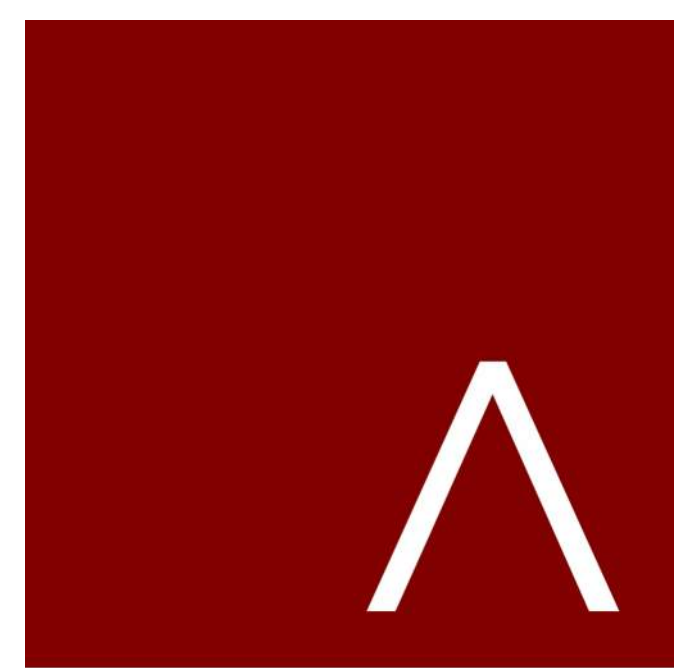
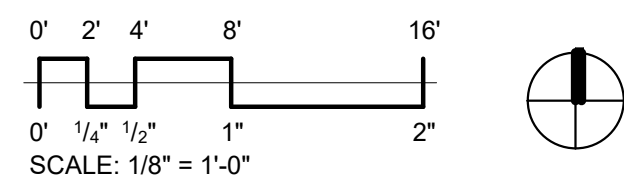
① FIRST FLOOR PLAN - SITE PLAN
1/8" = 1'-0"



BUILDING DATA: (BLDG 1)		RESIDENTIAL												
UNIT TYPES	AVERAGE UNIT AREA	FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		QTY TOTALS	AREA SUB-TOTALS	%	UNIT BREAKDOWN	
		Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area	Qty	Aggregate Area					
Unit A1 - Studio	-	-	-	-	-	-	-	-	-	-	-	-	STUDIOS	
Unit A2 - Studio	-	-	-	-	-	-	-	-	-	-	-	-		Total Qty:
Unit A3 - Studio	-	-	-	-	-	-	-	-	-	-	-	-		Total Percentage:
Unit A4 - Studio	-	-	-	-	-	-	-	-	-	-	-	-		Total Area:
Unit A5 - Studio	-	-	-	-	-	-	-	-	-	-	-	-		Average Unit Size:
Unit B1 - 1BR	704 S.F.	-	-	1	2,112 S.F.	3	2,112 S.F.	1	2,112 S.F.	9	6,336 S.F.	23.1%	1 BEDROOM	
Unit B2 - 1BR	730 S.F.	-	-	1	730 S.F.	1	730 S.F.	1	730 S.F.	3	2,190 S.F.	7.7%		Total Qty:
Unit B3 - 1BR	709 S.F.	-	-	1	709 S.F.	1	709 S.F.	1	709 S.F.	3	2,127 S.F.	7.7%		Total Percentage:
Unit B4 - 1BR	624 S.F.	-	-	1	624 S.F.	1	624 S.F.	1	624 S.F.	3	1,872 S.F.	7.7%		Total Area:
Unit B5 - 1BR	-	-	-	-	-	-	-	-	-	-	-	-		Average Unit Size:
Unit D1 - 2BR	1,156 S.F.	-	-	2	2,312 S.F.	2	2,312 S.F.	2	2,312 S.F.	6	6,936 S.F.	15.4%	2 BEDROOM	
Unit D2 - 2BR	1,087 S.F.	-	-	2	2,174 S.F.	2	2,174 S.F.	2	2,174 S.F.	6	6,522 S.F.	15.4%		Total Qty:
Unit D3 - 2BR	1,046 S.F.	-	-	2	2,092 S.F.	2	2,092 S.F.	2	2,092 S.F.	6	6,276 S.F.	15.4%		Total Percentage:
Unit D4 - 2BR	1,056 S.F.	-	-	1	1,056 S.F.	1	1,056 S.F.	1	1,056 S.F.	3	3,168 S.F.	7.7%		Total Area:
Unit D5 - 2BR	-	-	-	-	-	-	-	-	-	-	-	-		Average Unit Size:
BUILDING SUMMARY DATA		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		Total Bldg Qty	TOTAL AREAS	%	Unit A.S.F.	Total BR Count
UNIT TOTALS:		13		11,809 S.F.		13		11,809 S.F.		39	35,427 S.F.	100.0%	908 S.F.	60
COMMON SPACES:		(2,084 S.F.)		(1,808 S.F.)		(1,693 S.F.)		(1,693 S.F.)			(7,278 S.F.)			
BUILDING TOTALS:		Area: 2,084 S.F.		13,617 S.F.		13,502 S.F.		13,502 S.F.			42,705 S.F.		1,095 S.F. Per Unit	
		Efficiency: 0.0%		86.7%		87.5%		87.5%			83.0%		Parking Area = 14,434 SF	



1 SECOND FLOOR PLAN (LEVEL 3 THRU LEVEL 4 TYPICAL)
1/8" = 1'-0"



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ARCHITECTS

MADISON : MILWAUKEE
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JLA PROJECT NUMBER: 20-0626



THREE LEAF
PARTNERS

SHOREWOOD - EAST
CAPITOL

ENTITLEMENT SUBMITTAL

PROGRESS DOCUMENTS

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REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLAN
(LVL3-LVL 4 TYPICAL)

SHEET NUMBER

A102

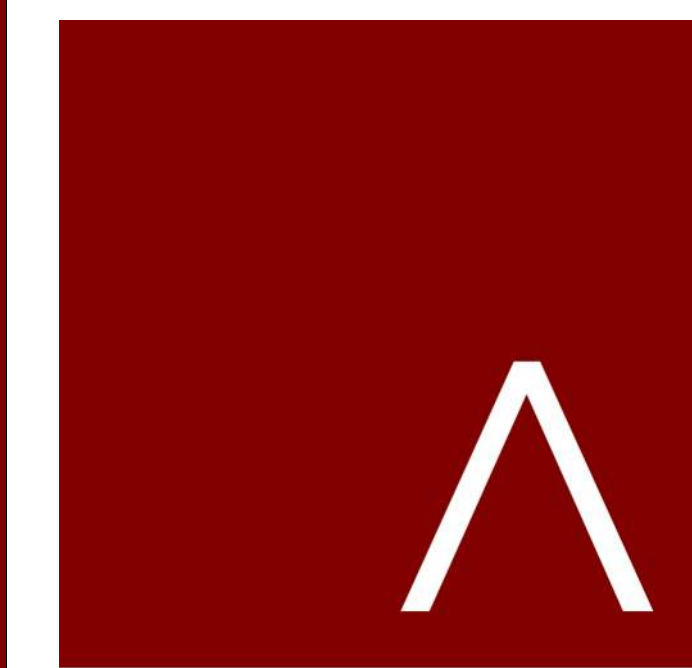
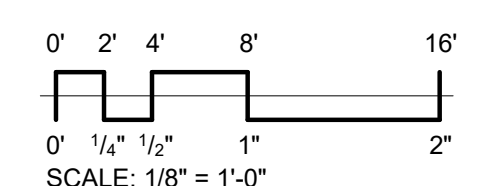
EXTERIOR MATERIALS SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	COLOR	DIMENSIONS	NOTES
1	BASE BRICK	YANKEE HILL BRICK AND TILE	CAPITAL IRON SPOT - VELOUR	MODULAR	COUNTRY MATERIALS - DOMINIC NOVY
2	MORTAR	HYDROMENT	W/5% SHADOW		
3	STONE BASE	HALQUIST	REGAL MASONRY UNIT LIMESTONE BEDFACE	12X24	HALQUIST - RYAN BARTSCH
4	PAINTED STEEL	SHERWIN WILLIAMS	SW 7020 BLACK FOX		
5	EIPS	DRYVIT	SW 7036 ACCESSIBLE BEIGE		SAN PEBBLE FINISH
6	EIPS CORNICE #1	DRYVIT	SW 7036 ACCESSIBLE BEIGE		SAN PEBBLE FINISH
7	EIPS CORNICE #2	DRYVIT	SW 7020 BLACK FOX		SAN PEBBLE FINISH
8	RAILINGS	SUPERIOR DECK AND RAILINGS	MATCH SW 7020 BLACK FOX		
9	BALCONY DECK	SUPERIOR DECK AND RAILINGS	MATCH SW 7036 ACCESSIBLE BEIGE		
10	WINDOWS / PATIO	PLYLEM	BLACK		
11	LAP SIDING #1	HARDIE ARTISAN SQUARE CHANNEL	SW 7036 ACCESSIBLE BEIGE		
12	LAP SIDING #2	HARDIE ARTISAN SQUARE CHANNEL	MATCH SW 7020 BLACK FOX		
13	HOLLOW METAL DOOR		MATCH SW 7020 BLACK FOX		
14	OVERHEAD GARAGE DOOR	C.H. J. COMMERCIAL FULL VIEW	RAL POWDER COAT TO MATCH BLACK FOX		GLASS OPTION CLEAR
15	MECHANICAL LOUVER		MATCH SW 7020 BLACK FOX		
16	STORE FRONT		ALUMINUM BLACK		
17	WELDED WIRE MESH 6"x6" GRID		POWDER COAT RAL 8029 PEARL COPPER		



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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THREE LEAF
PARTNERS

SHOREWOOD - EAST
CAPITOL

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A200

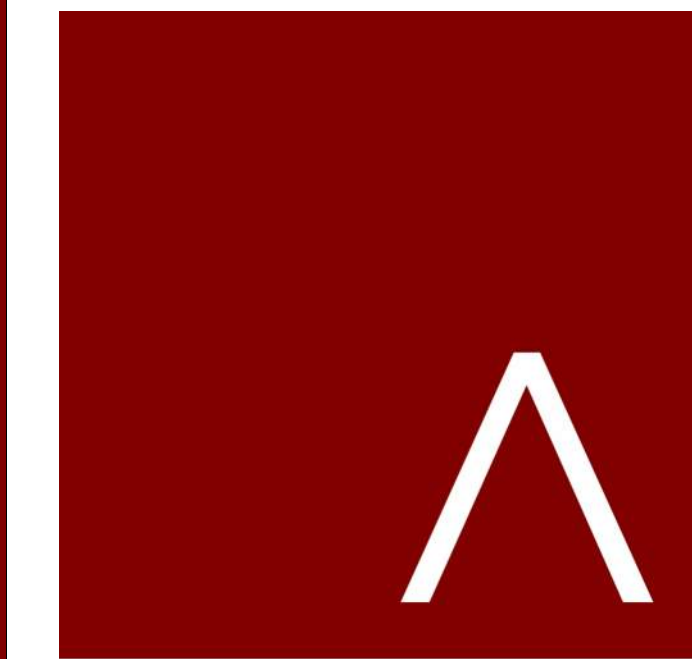
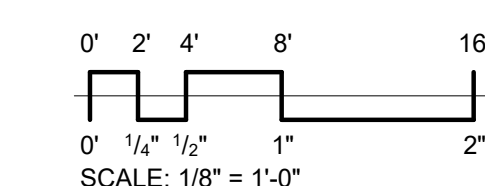
EXTERIOR MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	COLOR	DIMENSIONS	NOTES	
1	BASE BRICK	YANKEE HILL BRICK AND TILE	CAPITAL IRON SPOT - VELOUR	MODULAR	COUNTRY MATERIALS - DOMINIC NOVY	
2	MORTAR	HYDROMENT	W/5% SHADOW			
3	STONE BASE	HALQUIST	RIGAL MASONRY UNIT LIMESTONE BEDFACE	12X24	HALQUIST - RYAN BARTSCH	
4	PAINTED STEEL	SHERWIN WILLIAMS	SW 7020 BLACK FOX			
5	EIPS	DRYVIT	SW 7036 ACCESSIBLE BEIGE		SAN PEBBLE FINISH	
6	EIPS CORNICE #1	DRYVIT	SW 7036 ACCESSIBLE BEIGE		SAN PEBBLE FINISH	
7	EIPS CORNICE #2	DRYVIT	SW 7020 BLACK FOX		SAN PEBBLE FINISH	
8	RAILINGS	SUPERIOR DECK AND RAILINGS	MATCH SW 7020 BLACK FOX			
9	BALCONY DECK	SUPERIOR DECK AND RAILINGS	MATCH SW 7036 ACCESSIBLE BEIGE			
10	WINDOWS - PATIO	DYCEM	BLACK			
11	LAP SIDING #1	HARDIE ARTISIAN SQUARE CHANNEL	SW 7036 ACCESSIBLE BEIGE			
12	LAP SIDING #2	HARDIE ARTISIAN SQUARE CHANNEL	MATCH SW 7020 BLACK FOX			
13	HOLLOW METAL DOOR		MATCH SW 7020 BLACK FOX			
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15	MECHANICAL LOUVER		MATCH SW 7020 BLACK FOX			
16	STORE FRONT		ALUMINUM BLACK			
17	WELDED WIRE MESH 6"x6" GRID		POWDER COAT RAL 8029 PEARL COPPER			



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



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THREE LEAF
PARTNERS

SHOREWOOD - EAST
CAPITOL

ENTITLEMENT SUBMITTAL

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Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

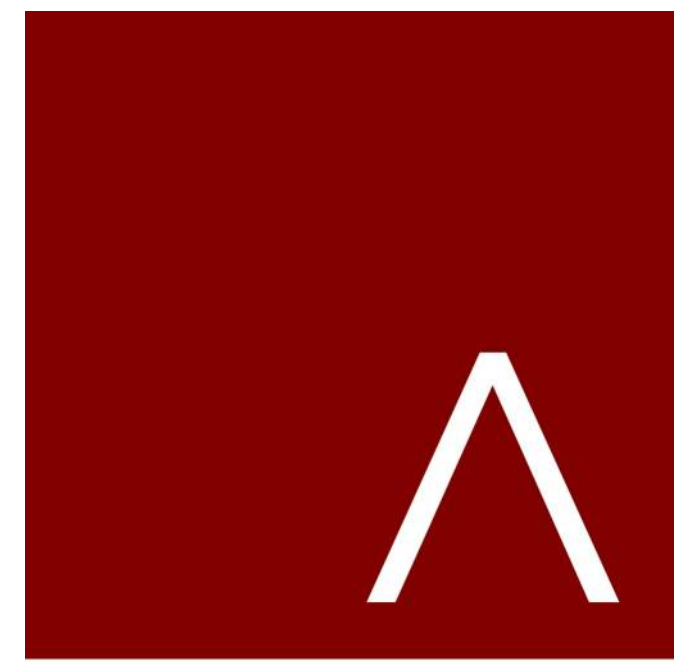
A201



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



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THREE LEAF
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SHOREWOOD - EAST
CAPITOL

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DATE OF ISSUANCE JANUARY 14, 2022

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SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER

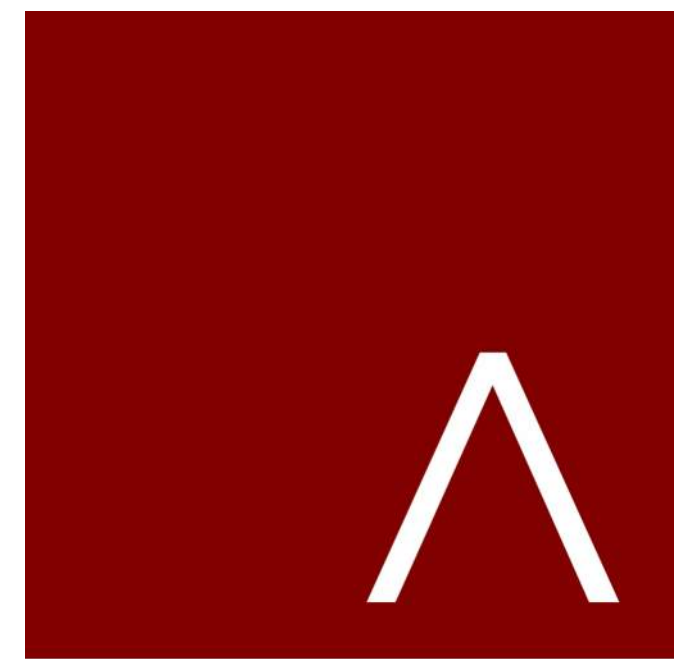
A203



NORTHEAST ELEVATION



NORTHWEST ELEVATION



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JLA PROJECT NUMBER: 20-0626



THREE LEAF
PARTNERS

SHOREWOOD - EAST
CAPITOL

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REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER

A204

From: [Vicki Herman](#)
To: [Bart Griepentrog](#)
Subject: January 25th Plan Commission and the Setback for the Stowell & Capitol Dr. Apartment Building
Date: Monday, January 24, 2022 12:58:07 PM

Dear Mr. Griepentrog, Plan Commission and Design Review Board,

I am writing to express my concern about the setback of the Stowell & Capitol Drive apartment building. The apartment garage entrance and exits are right on the sidewalk. Having lived on the Stowell Avenue for 30 years, I have first hand knowledge of the dangers of exiting onto Stowell from the alley that will be north of the apartment building.

The exit point for the alley is right at the sidewalk. Years ago a car exiting from the alley (I believe it was a SunSeeker's customer) almost hit my dog as the driver did not stop when exiting the alley and the sight line is hazardous because it is so close to the sidewalk. I called (can't remember who) to have a stop sign placed at the alley exit but cars still ignore the stop sign and zoom out onto the street creating a dangerous situation for everyone who walks on that side of the sidewalk.

I am very concerned that that same scenario will be present with the proposed exit from the apartment building.

Will mirrors be installed so drivers exiting the parting lot can see if there are pedestrians (children) and dogs walking? And, will a stop sign be installed at that exit?

I realized that the building design has been drawn and the apartment building is ready to be built. I wish that pedestrian safety had been taken into consideration when determining the set back of the building from the sidewalk. The close proximity of the exit will create a dangerous situation if additional precautions are not employed, such as mirrors, stop signs, and police presence during the first few months of the building being occupied.

During the discussions with the building owners and the construction company please make them aware that Stowell Avenue has many young children/adolescents and adults who walk on that side of the street. The safety of the neighborhood and residents should be at the forefront of all connected with this apartment building.

In addition, I am disappointed that the design of the apartment building does not compliment the already existing apartments and buildings in the Capitol Drive area.

Vicki Herman
4071 N. Stowell Avenue
Shorewood, Wi
(414) 559-0821

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Report to Plan Commission January 19, 2022

Prepared by: Bart Griepentrog, AICP, Planning & Development Director

RE: Update on Commercial Zoning Update

Update Since Last Meeting

On Wednesday, January 12, 2022, Leslie Oberholtzer from CodaMetrics led the project's virtual "Kick Off" Meeting. Kirk Bishop of Duncan Associates and Planning Director Griepentrog were also in attendance. The presentation provided an overview of both form-based codes and traditional codes and outlined the project's scope and estimated timeline. Members from the Plan Commission, Design Review Board, Community Development Authority, BID Board and Conservation Committee were invited to attend, and the meeting was posted to the public. Approximately 25 people participated, not including the presenters. A recording of the meeting has been posted at: www.villageofshorewood.org/CommercialZoningUpdate.

Next Steps

Based on discussion within the meeting, further definition and refinement of the requested "Working Group" was desired. Representation from the Parks and Public Spaces Committee and the Human Resource Commission was discussed, and a position for an "at large" public representative was suggested for inclusion. Upon consultation with the Village Code ([155-9B](#)), appointments to "special committees" are subject to confirmation by the Village Board. The creation of the Commercial Zoning Update Project Committee and confirmation of its membership is expected to take place on February 7, 2022. Representation will be nominated by committee chairs from volunteers within their groups.

Prior to the confirmation of those appointments, staff will meet with the project consultant to discuss any next steps that can be taken with respect to the proposed stakeholder interviews outlined in Task 1.2 and the Public Workshops outlined in Task 2.2.

Materials Enclosed

- Project Update 01.19.22



PROJECT UPDATE 1.19.22

PROJECT TEAM

The Project Team includes the Planning & Development Director (staff) along with consultant assistance from CodaMetrics and Duncan Associates. The role of the Project Team will be to:

- 1) Prepare agendas and provide any necessary read-ahead materials for all meetings, as needed.
- 2) Facilitate meetings so that agendas are followed, and meetings adjourn on-time.
- 3) Take public comment.
- 4) Moderate discussions, table items requiring follow-up, and reporting back to group.
- 5) Prepare updates and presentations to groups identified according to project scope.

PUBLIC ENGAGEMENT

Prior planning efforts, including the [Shorewood Comprehensive Plan 2040](#) and public engagement, via stakeholder interviews, public workshops, open houses and public hearings will guide the proposed content of the code update. The preferred method of public input will be via written comments emailed to bgriepentrog@shorewoodwi.gov.

PROJECT SCOPE, ESTIMATED TIMELINE AND WEBSITE

A [Project Scope](#) has been defined and includes the proposed project tasks leading up to approval. An [Estimated Timeline](#) reflecting the tasks within the Project Scope has also been set up. Both are subject to change, as required by the project's needs at the discretion of the Project Team. Updates will be made available on the Project Website: www.villageofshorewood.org/CommercialZoningUpdate.

PROJECT COMMITTEE

The lead consultant requested that a “working group” be formed to complement the overall process. Per [155-9B](#), a “special committee” can be created by action of the Village Board. The group will meet several times to provide feedback related to tasks across the scope life of the project. They will operate by consensus and all meetings will be publicly noticed. This group's feedback will be presented to the Plan Commission and Village Board when recommendations and decisions are made regarding the adoption of updated code.

The Project Committee shall include representative members of the Plan Commission (2), Design Review Board (2), Community Development Authority (2), BID Board (2), Conservation Committee (2), Parks and Public Spaces Committee (1) and Human Relations Commission (1). A “Community-at-Large” representative was also suggested. Members shall be nominated by their respective Chairs/Presidents and confirmed by the Village Board on February 7th.

Project Committee members will be expected to promote and attend public engagement, review read-ahead materials, actively participate in Working Group meetings, consider public feedback, and recommend engagement strategies.

PROJECT APPROVAL

Approval of the updated Commercial Zoning Code shall be done so via Public Hearing with subsequent Village Board approval. Prior to convening the Public Hearing, recommendation for approval will be sought from the Design Review Board and the Plan Commission.