Wauwatosa, WI

Design Review Board

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, November 2, 2023 | **7:00 PM** | **Committee Room 1**

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. 7746 Menomonee River Pkwy - New Townhomes **23-848**
2. 11501 Burleigh Street - Wauwatosa Pump Station - New Construction **23-876**

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY
Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.

1. **ENGINEERED WOOD LAP SIDING**
   LP SMARTSIDE: CEDAR TEXTURE
   LAP SIDING WITH 8" EXPOSURE
   PREFINISHED COLOR: HARVEST HONEY

2. **FIRED CLAY BRICK**
   INTERSTATE BRICK
   COLOR: MIDNIGHT BLACK

3. **MANUFACTURED CONCRETE RETAINING WALL**
   UNILOCK - PISA SMOOTH
   COLOR: CLIFFSIDE GREY

4. **ENGINEERED WOOD LAP SIDING**
   DIAMOND KOTE CEDAR TEXTURE
   LAP SIDING WITH ALTERNATING 6" AND 8" EXPOSURE
   PREFINISHED COLOR: GRAPHITE

5. **PREFINISHED METAL CLADDING**
   PAC-CLAD
   COLOR: MATTE BLACK STEEL

6. **ALUMINUM CLAD WOOD WINDOWS**
   ANDERSON E-SERIES
   COLOR: BLACK

1.

2.

3.

4.

5.

6.

GALBRAITH CARNAHAN ARCHITECTS
6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

TOSA TOWNHOMES

7746 W. MENOMONEE RIVER PARKWAY
WAUWATOSA WI 53213

EXTERIOR FRONT

DATE: 10.24.2024
PROJECT #: 23.03

A900

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TOSA TOWNHOMES

7746 W. MENOMONEE RIVER PARKWAY
WAUWATOSA WI 53213

EXTERIOR REAR

DATE: 10.24.2024
PROJECT #: 23.03

A901

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1 A902 WEST ELEVATION
SCALE: 1/16" = 1'-0"

3 A902 EAST ELEVATION
SCALE: 1/16" = 1'-0"

2 A902 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

4 A902 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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T O S A T O W N H O M E S

7746 W. MENOMONEE RIVER PARKWAY
WAUWATOSA WI 53213

EXTERIOR ELEVATIONS

DATE: 10.24.2024
PROJECT #: 23.03

A902

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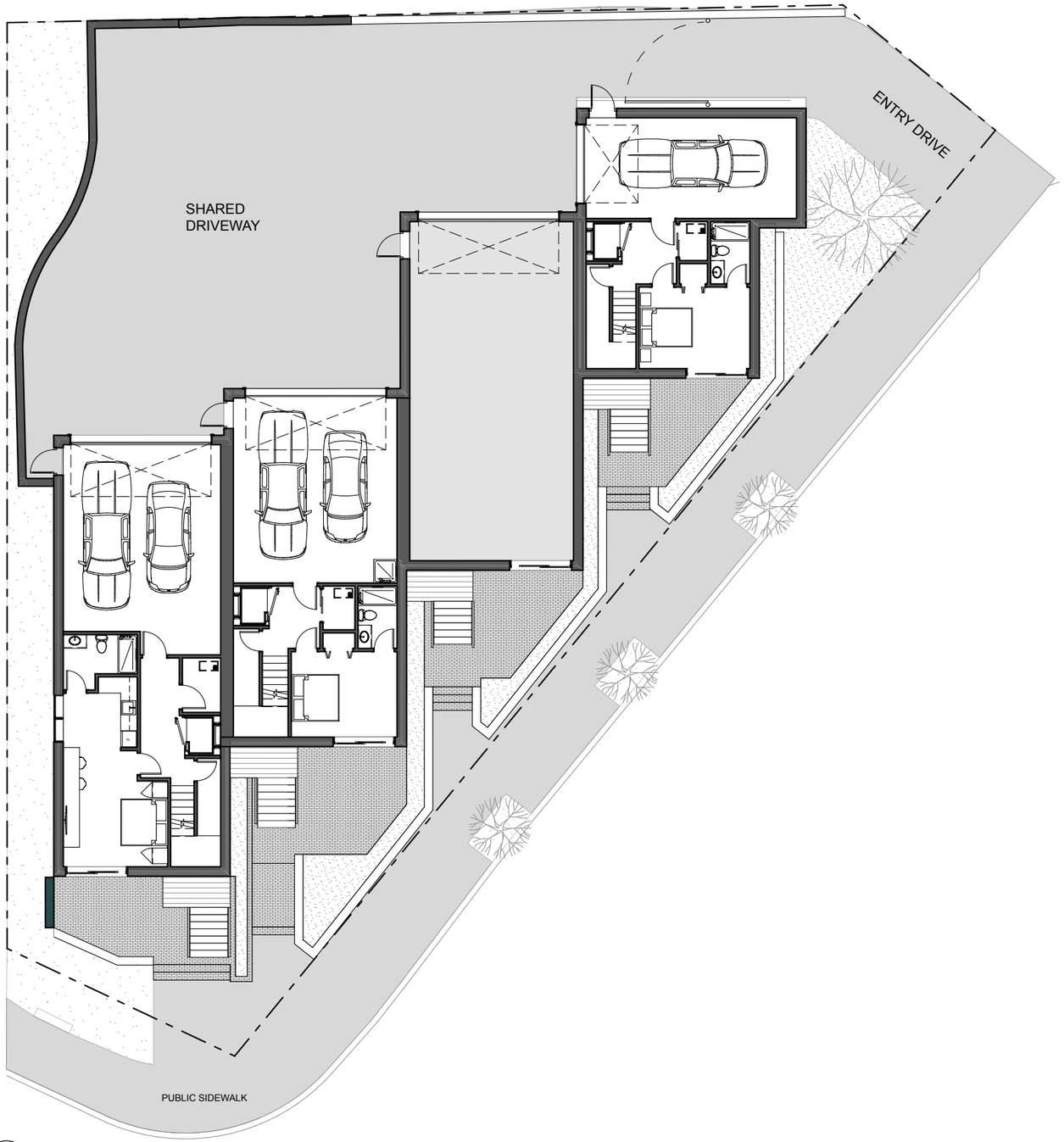
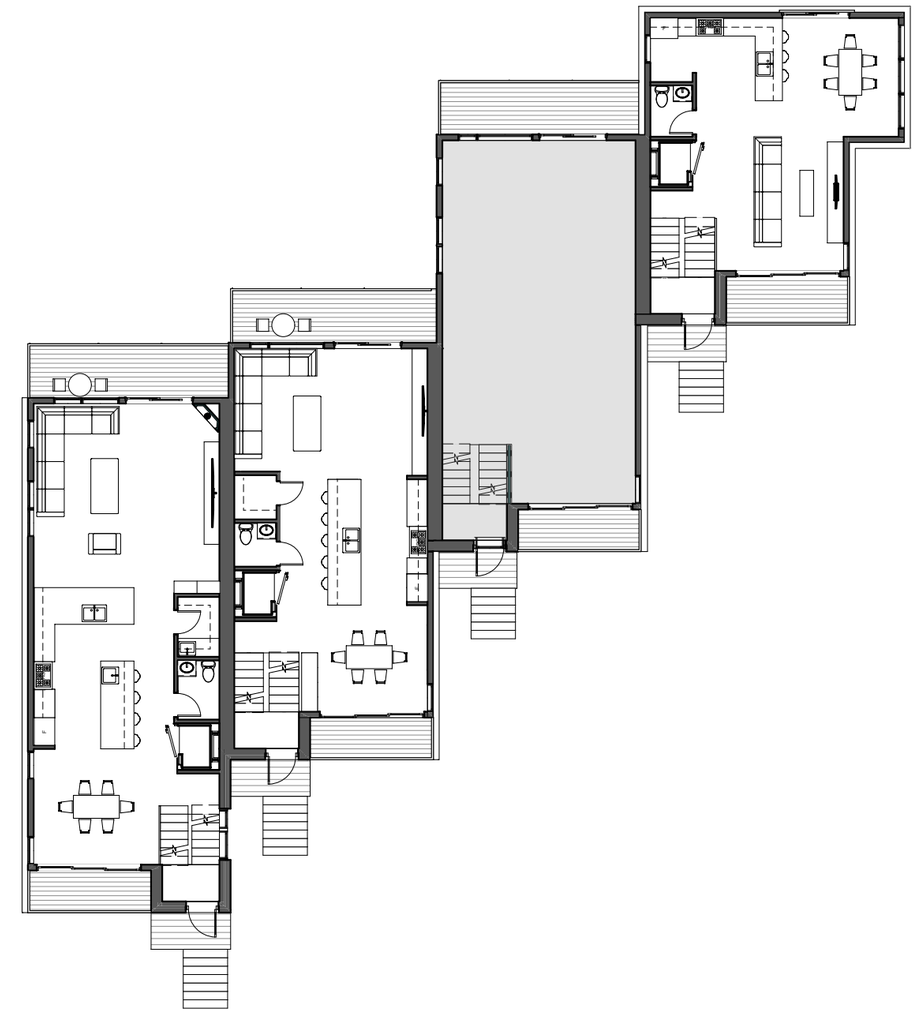


1 A903 LOWER LEVEL
SCALE: 1/16" = 1'-0"



2 A903 FIRST FLOOR
SCALE: 1/16" = 1'-0"

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Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

T O S A T O W N H O M E S

7746 W. MENOMONEE RIVER PARKWAY
WAUWATOSA WI 53213

FLOOR PLANS

DATE: 10.24.2024
PROJECT #: 23.03

A903

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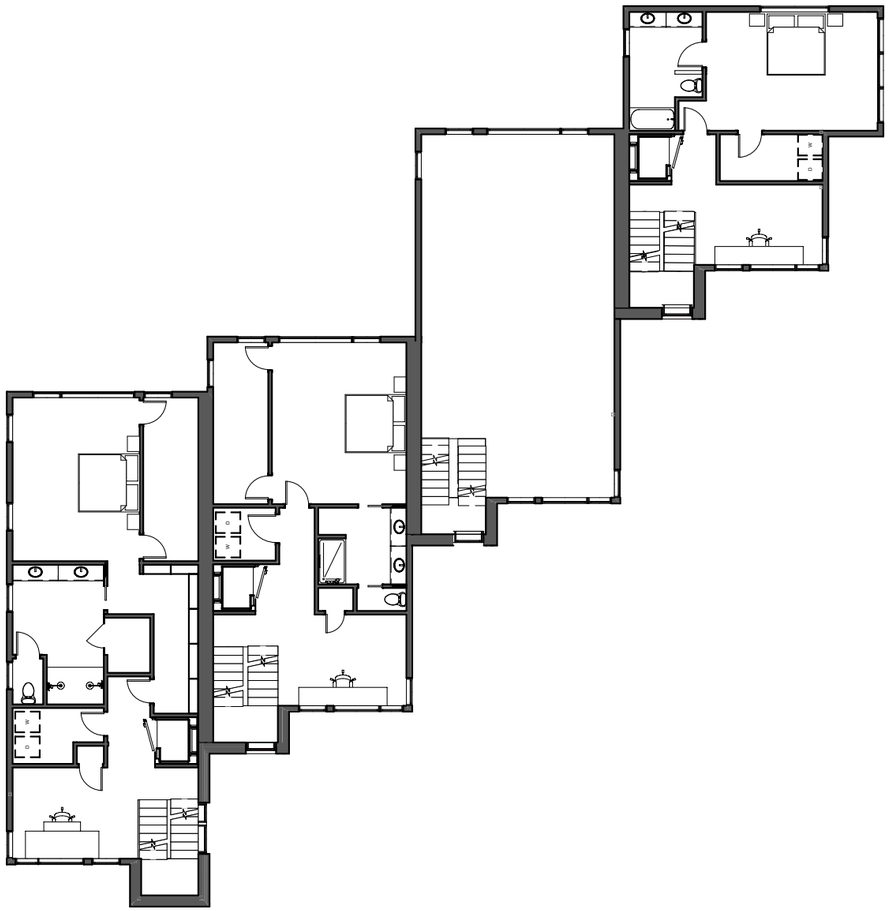

1
A904
SECOND FLOOR
SCALE: 1/16" = 1'-0"

2
A904
ROOF TOP
SCALE: 1/16" = 1'-0"

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Milwaukee, Wisconsin 53213
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T O S A T O W N H O M E S

7746 W. MENOMONEE RIVER PARKWAY
WAUWATOSA WI 53213

FLOOR PLANS

DATE: 10.24.2024
PROJECT #: 23.03

A904

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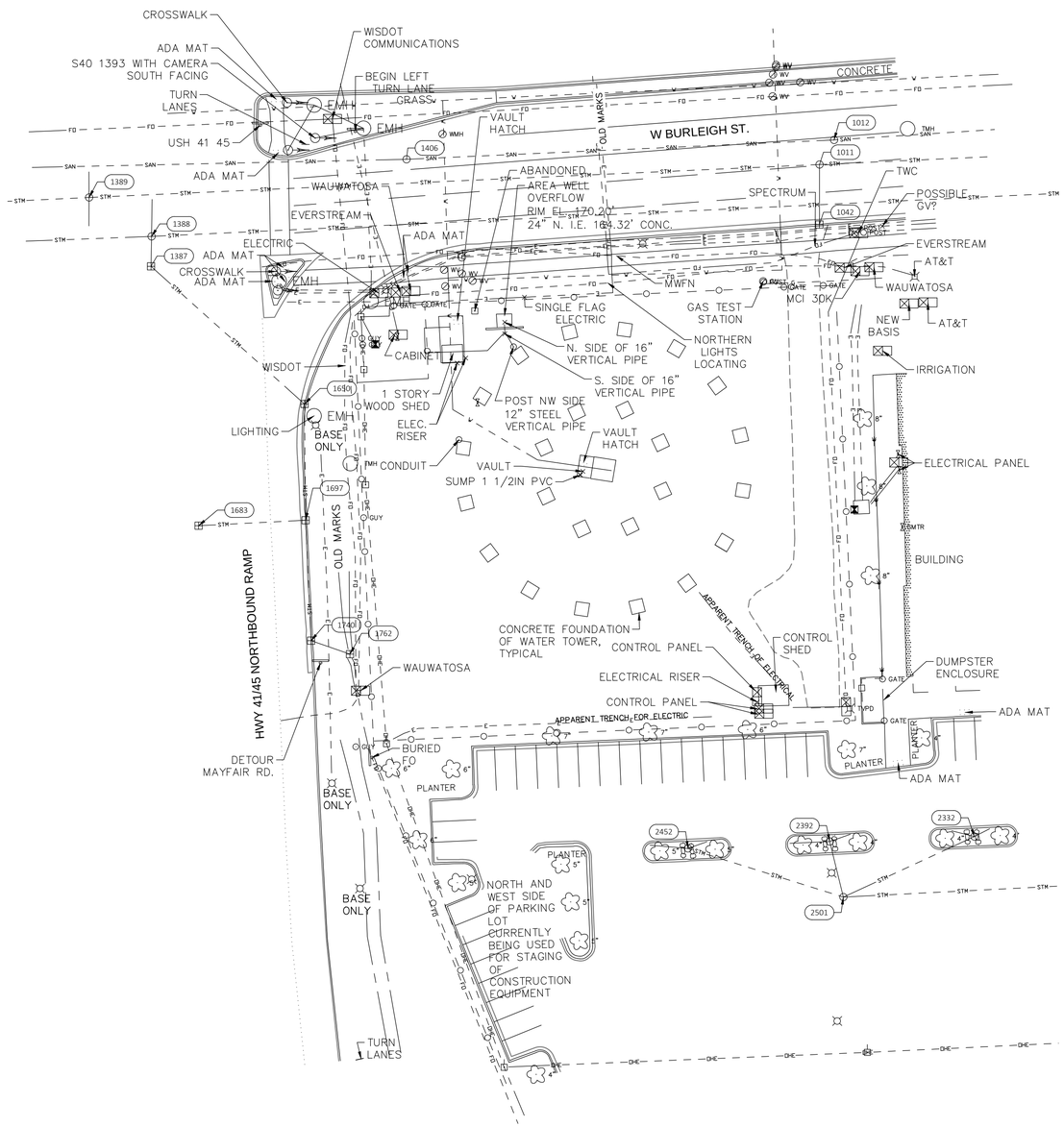


A1 EXISITNG CONDITIONS

0 15' 30' 60'

N

AS-BUILT TABLE

1011 STORM MANHOLE
RIM EL. 169.91'
36" E. I.E. 162.62' CONC.
15" S. I.E. 164.46' PVC
36" W. I.E. 162.65' CONC.

1012 SANITARY MANHOLE (ROUND)
RIM EL. 169.84'
12"? E. I.E. 142.84' (TOO DEEP)
12"? W. I.E. 142.84' (TOO DEEP)

1014 STORM MANHOLE (ROUND)
RIM EL. 167.76'
48"? NE. I.E. 152.31' CONC.
48"? W. I.E. 152.46' CONC.

1042 STORM INLET
RIM EL. 169.18'
15" N. I.E. 164.48' PVC

1387 STORM INLET
RIM EL. 170.59'
18" N. I.E. 160.87' CONC.
18"? SE. I.E. 161.34' PVC IN CONC.

1388 STORM MANHOLE (ROUND)
RIM EL. 171.02'
48"? E. I.E. 157.72' CONC.
18" S. I.E. 159.92' CONC. (STAIRS IN WAY)
48"? W. I.E. 157.82' CONC.
12"? N. I.E. 160.02' (OFFSET TOO FAR)

1389 STORM MANHOLE (ROUND)
RIM EL. 171.55'
36"? E. I.E. 164.30' CONC.
12" S, I.E. 166.15' CONC.
36"? W. I.E. 164.30' CONC.
12" N. I.E. 166.36' CONC.

1406 SANITARY MANHOLE (ROUND)
RIM EL. 170.96'
12"? E. I.E. 143.26' (DEEP)
12"? W. I.E. 143.26' (DEEP)

1650 STORM INLET
RIM EL. 169.52'
18" NW. I.E. 162.37' PVC IN CONC.
18" S. I.E. 162.62' CONC.

1683 STORM INLET
RIM EL. 170.04'
15" E. I.E. 165.19' CONC.

1697 STORM INLET
RIM EL. 169.54'
18" N. I.E. 163.08' CONC.
12" S. I.E. 163.94' CONC.
15" W. I.E. 164.21' CONC.

1740 STORM INLET
RIM EL. 169.72'
12" N. I.E. 164.62' CONC.
12" SE. I.E. 164.77' CONC.

1762 STORM INLET
RIM EL. 167.65'
12" NW. I.E. 164.62' CONC.

2332 STORM MANHOLE (N RIM OF BEEHIVE)
RIM EL. 164.90'
12" SE. I.E. 160.67' CORR. PLASTIC
4" NW. I.E. 160.70' PLASTIC UNDER DRAIN
4" NE. I.E. 160.70' PLASTIC UNDER DRAIN

2392 STORM MANHOLE (N RIM OF BEEHIVE)
RIM EL. 169.94'
12" S. I.E. 165.62' CORR. PLASTIC
4" W. I.E. 165.64' PLASTIC UNDER DRAIN
4" NE. I.E. 165.64' PLASTIC UNDER DRAIN

2452 STORM MANHOLE (N RIM OF BEEHIVE)
RIM EL. 164.94'
12" SE. I.E. 160.09' CORR. PLASTIC
4" NW. I.E. 160.09' PLASTIC UNDER DRAIN
4" NE. I.E. 160.09' PLASTIC UNDER DRAIN

2501 STORM MANHOLE (ROUND)
RIM EL. 165.62'
12" NW. I.E. 158.50' CORR. PLASTIC
12" N. I.E. 158.37' CORR. PLASTIC
12" NE. I.E. 158.42' CORR. PLASTIC
12" E. I.E. 158.50' CORR. PLASTIC

2562 STORM MANHOLE (ROUND)
RIM EL. 165.62'
18"/24"? W. I.E. 155.97' CORR. PLASTIC
15" E. I.E. 156.45' CONC.
WOOD HOLE 15" WOOD WEIR I.E. 160.45'

BENCHMARKS

BM #1 CHISELED CROSS TOP OF NORTHWEST FLANGE BOLT OF HYDRANT AT SOUTHEAST CORNER OF W. BURLEIGH ST. AND IH 41 OFFRAMP.
ELEVATION = 172.03'

BM #2 CUT CROSS TOP OF SOUTHWEST CORNER CONCRETE FOUNDATION.
ELEVATION = 172.71' (SHOWN)

SURVEY NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2023 ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, WISCONSIN SOUTH ZONE. NORTH AMERICAN DTUM OF 1927 (NAD27), GRID. CITY OF WAUWATOSA VERTICAL DATUM (NGVD29-580.28')
3. DIGGERS HOTLINE PLANNING PRINT TICKET #20231729020, 20231729222, 20231729261, 20231729451 NON-RESPONDERS:
   AT&T
   EVERSTREAM
   MCI

LEGEND

- TRAVERSE POINT
- BM. BENCH MARK
- CONCRETE MONUMENT W/BRASS CAP
- IP IRON PIPE
- POWER POLE
- LIGHT POLE
- MANHOLE
- STORM INLET
- GV GAS VALVE
- WV WATER VALVE
- FIRE HYDRANT
- ELECTRIC TRANSFORMER
- CONTROL BOX
- TRAFFIC SIGNAL
- GUY GUY WIRE
- EMTR ELECTRIC METER
- GMTR GAS METER
- T TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- GATE GATE POST
- EMH ELECTRIC MANHOLE
- TMH TELEPHONE MANHOLE
- SPRINKLER
- 2" DECIDUOUS TREE
- SIGN
- RIP RAP
- CHAIN LINK FENCE
- E BURIED ELECTRIC LINE
- OHE OVERHEAD ELECTRIC LINE
- FO BURIED FIBER OPTIC
- G BURIED GAS MAIN
- SAN BURIED SANITARY SEWER
- STM BURIED STORM SEWER
- W BURIED WATER MAIN

DATE	DESCRIPTION

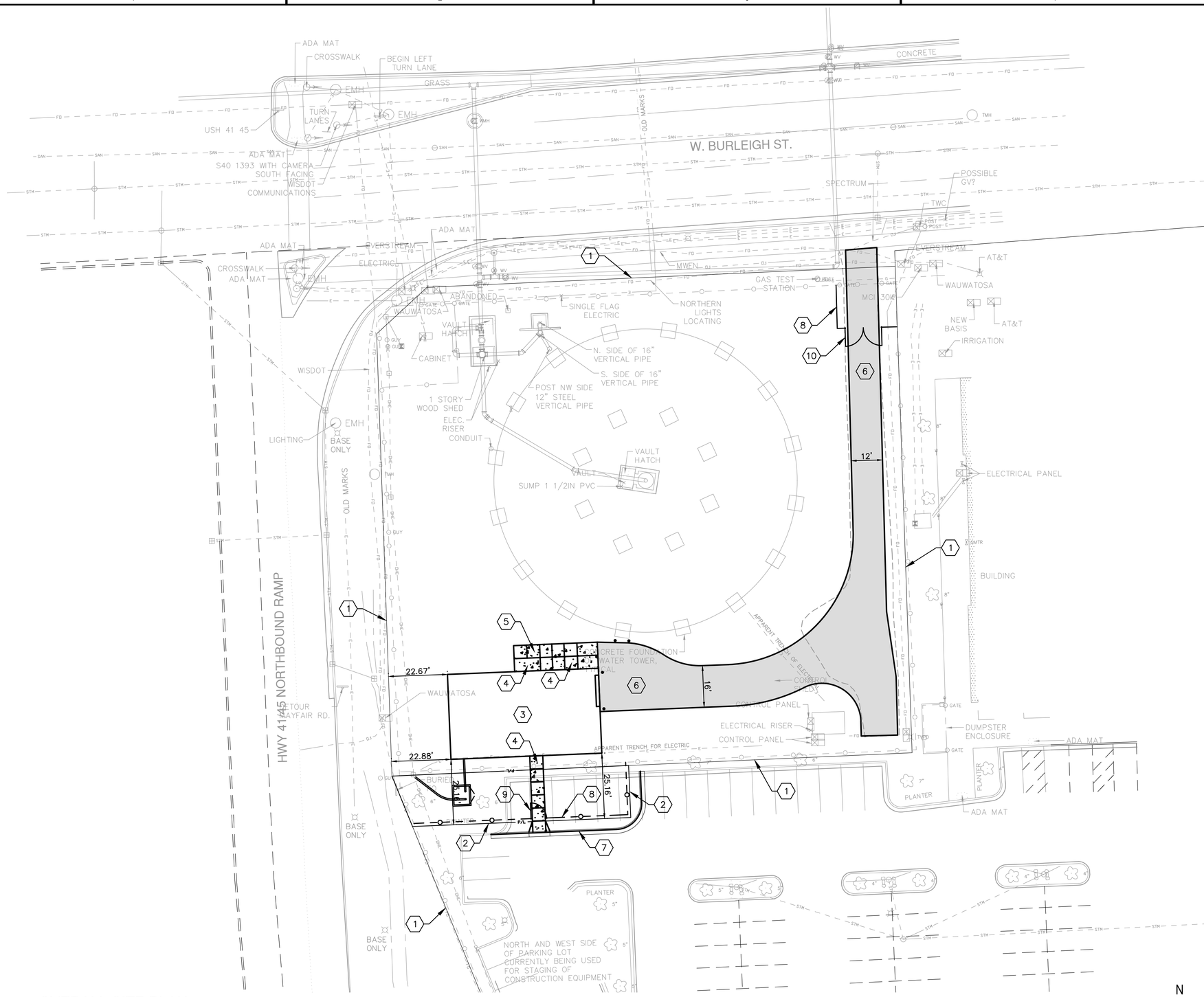
GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

WAUWATOSA WEST ZONE PUMP STATION

TOPOGRAPHIC SURVEY

CONTRACT: XX-XX
FILE NO: XX-XXX
DRAWN BY: XXX
CHECKED BY: XXX
SCALE: AS SHOWN

C-100



A1 OVERALL SITE PLAN

0 10' 20' 40'

GENERAL NOTES

A. SEE SHEET C001 FOR GENERAL NOTES.
B. SEE SHEET C001 FOR LAYOUT NOTES.
C. SEE SHEET C002 FOR CONSTRUCTION DETAILS.
D. SEE SHEET C001 FOR CONTROL POINTS DATA.

SHEET KEYNOTES

1. EXISTING PROPERTY LINE
2. PROPSOED PROPERTY LINE
3. PUMP BUILDING
4. CONCRETE STOOP
5. CONCRETE SIDEWALK
6. HEAVY DUTY ASPHALT PAVEMENT
7. 24-INCH STANDARD CONCRETE CURB AND GUTTER
8. CHAIN-LINK FENCE
9. CHAIN-LINK PEDESTRIAN GATE
10. CHAIN-LINK VEHICULAR GATE
11. PAVEMENT STRIPING

DATE	DESCRIPTION

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

WAUWATOSA WEST ZONE PUMP STATION

OVERALL SITE PLAN

CONTRACT:	XX-XX
FILE NO:	XX-XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
SCALE:	AS SHOWN

C-200

FILE NAME : X:\ML\2023\20230850\DESIGN\DESIGN FILES\CIVIL\01\C_01_C200__OVERALL SITE PLAN_0850.DWG PLOT DATE : 10/23/2023 11:20 AM PLOT BY : LISAK, JIM

A1 SITE AERIAL PHOTO

0 15' 30' 60'

DATE	DESCRIPTION

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

WAUWATOSA WEST ZONE PUMP STATION

SITE AERIAL PHOTO

CONTRACT:	XX-XX
FILE NO:	XX-XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
SCALE:	AS SHOWN

G-001

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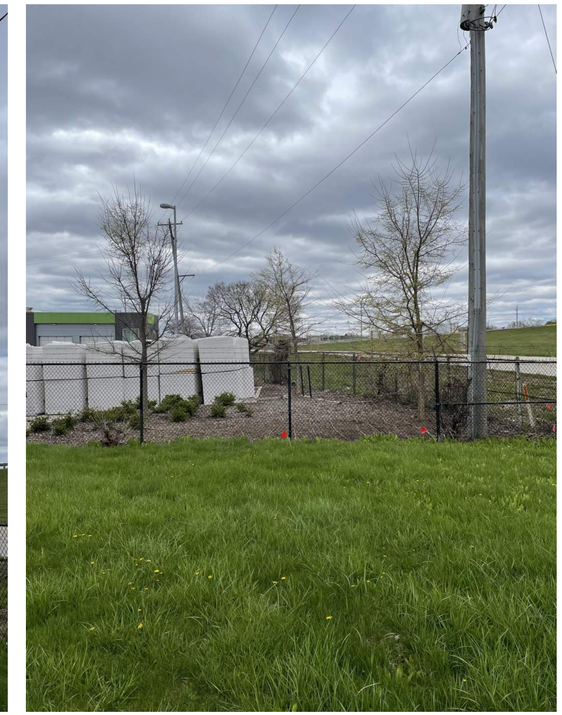

DATE	DESCRIPTION

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

WAUWATOSA WEST ZONE PUMP STATION

SITE PHOTOS

CONTRACT:	XX-XX
FILE NO:	XX-XXX
DRAWN BY:	XXX
CHECKED BY:	XXX
SCALE:	AS SHOWN

G-002

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PLOT DATE : 10/24/2023 7:36 AM

PLOT BY : LISAK, JIM

DATE	DESCRIPTION

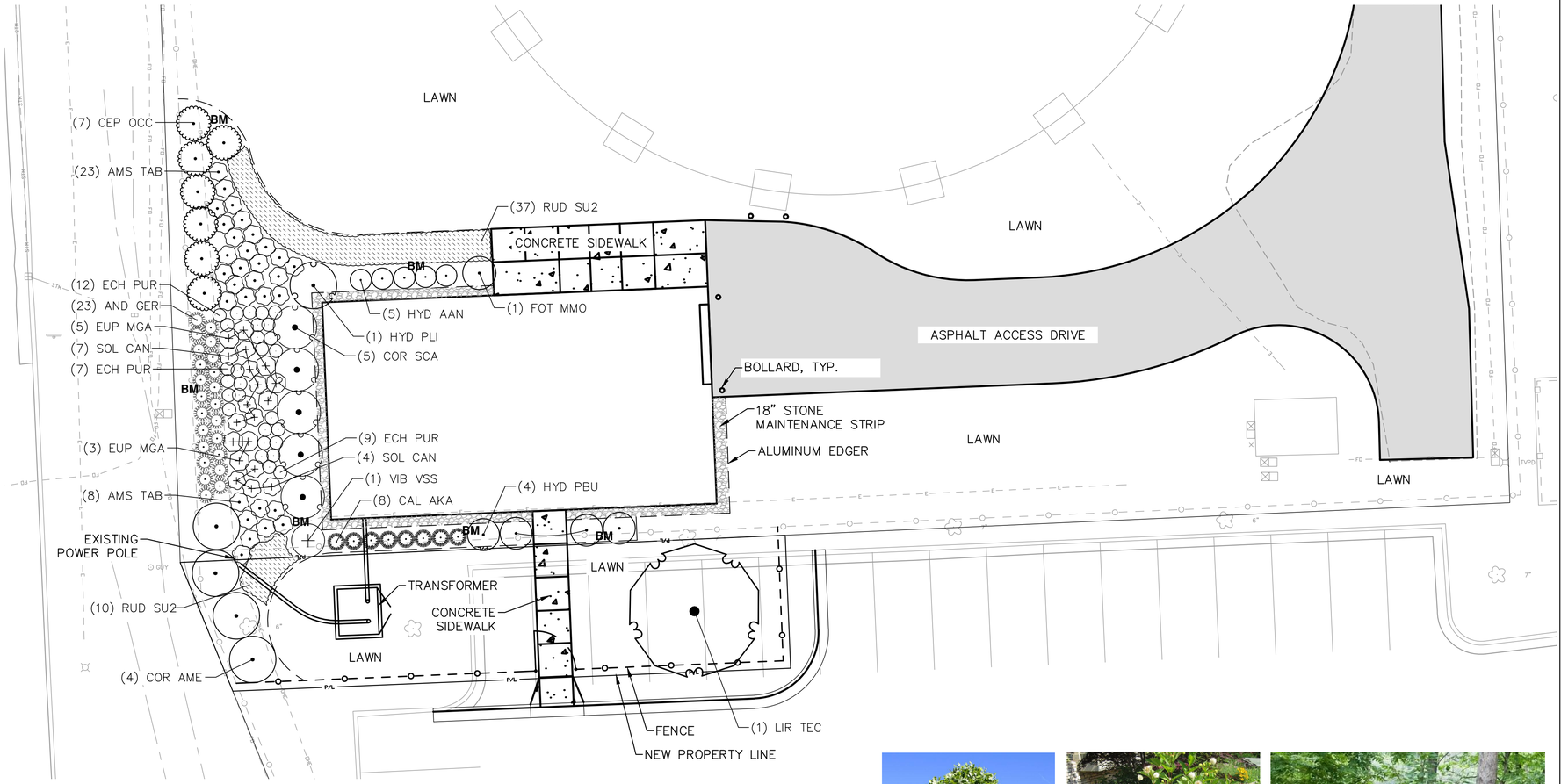
GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

WAUWATOSA WEST ZONE PUMP STATION

SITE PHOTOS

CONTRACT: XX-XX
FILE NO: XX-XXX
DRAWN BY: XXX
CHECKED BY: XXX
SCALE: AS SHOWN

G-003



LANDSCAPE LEGEND

- ALUMINUM EDGER
- BM — SHREDDED HARDWOOD BARK MULCH, NATURAL/NO DYE, 3" DEPTH
- STONE MAINTENANCE STRIP, 3" DEPTH, #1 WASHED STONE

PLANT SCHEDULE

SHADE TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
LIR TEC	Liriodendron tulipifera `Emerald City`	Emerald City Tuliptree	2.5" BB	1

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
CEP OCC	Cephalanthus occidentalis	Buttonbush	36" ht.	7
COR SCA	Cornus sericea `Cardinal`	Cardinal Red-osier Dogwood	36" ht.	5
COR AME	Corylus americana	American Filbert	36" ht.	4
FOT MMO	Fothergilla major `Mount Airy`	Mount Airy Fothergilla	30" ht.	1
HYD AAN	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	36" ht.	5
HYD PBU	Hydrangea paniculata `Bulk`	Quick Fire Hydrangea	36" ht.	4
HYD PLI	Hydrangea paniculata `Limelight`	Limelight Hydrangea	36" ht.	1
VIB VSS	Viburnum carlesii `J.N. Select S`	Sugar n` Spice Korean Spice Viburnum	36" ht.	1

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AND GER	Andropogon gerardii	Big Bluestem	1 gal.	23
CAL AKA	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	8

PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AMS TAB	Amsonia tabernaemontana	Eastern Bluestar	1 gal.	31
ECH PUR	Echinacea purpurea	Coneflower	1 gal.	28
EUP MGA	Eupatorium maculatum `Gateway`	Gateway Joe-Pye Weed	1 gal.	8
RUD SU2	Rudbeckia subtomentosa	Sweet Black-eyed Susan	1 gal.	47
SOL CAN	Solidago canadensis	Goldenrod	1 gal.	11

LIR TEC: Tulip Tree

CEP OCC: Buttonbush

COR AME: American Filbert

COR SCA: Cardinal Redtwig Dogwood

CAL AKA: Karl Foerster Feather Reed Grass

VIB VSS: Koreanspice Viburnum

HYD AAN: Annabelle Hydrangea

HYD PLI: Limelight Hydrangea

HYD PBU: Quickfire Hydrangea

A1 LANDSCAPE PLAN

0 5' 10' 20'

N

DESCRIPTION | DATE

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

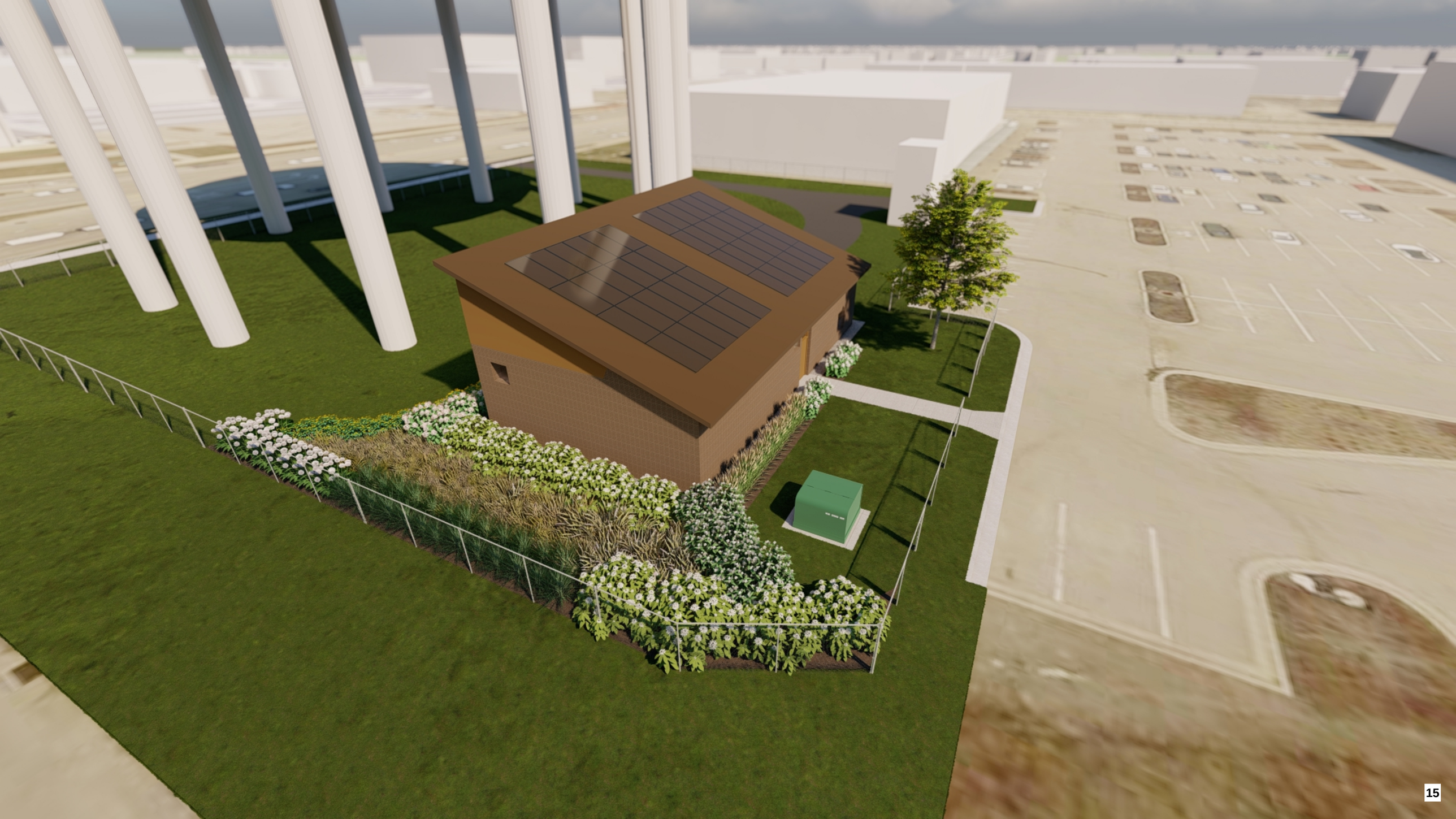
WAUWATOSA WEST ZONE PUMP STATION

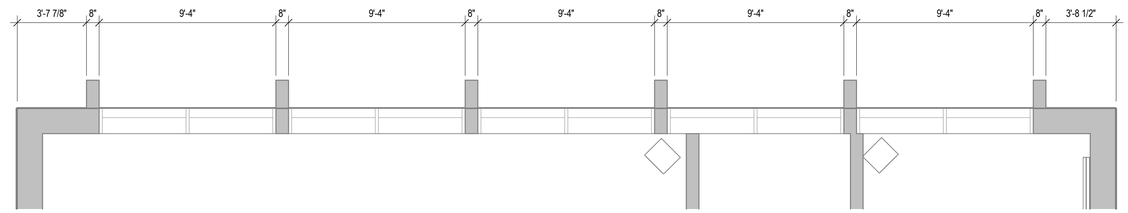
LANDSCAPE PLAN

CONTRACT: XX-XX
FILE NO: XX-XXX
DRAWN BY: XXX
CHECKED BY: XXX
SCALE: AS SHOWN

L-100

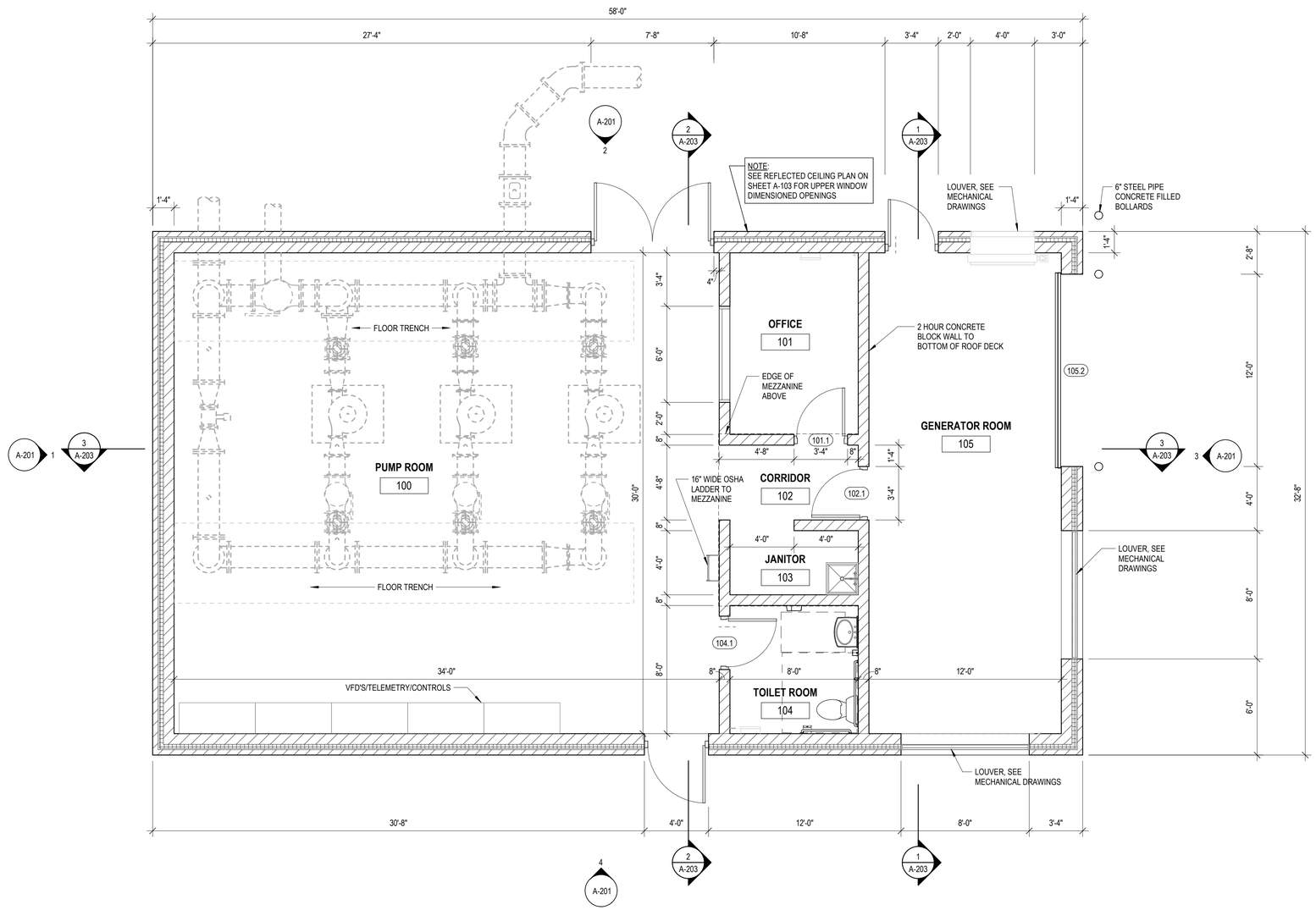
FILE NAME : X:\ML\2023\20230850\DESIGN\DESIGN FILES\CIVIL\01\C_01_L100__LANDSCAPE PLAN_0850.DWG PLOT DATE : 10/23/2023 11:11 AM PLOT BY : ROTHE, BETSY





1 CLERESTORY WINDOW PLAN

1/4" = 1'-0"



2 FLOOR PLAN

1/4" = 1'-0"

N

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

PLOT DATE:

PLOT BY:

DATE:	DESCRIPTION:

GREF
275 W. Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 289 1000
414 / 289 0037 fax
www.gref-usa.com

WEST ZONE PUMPING STATION

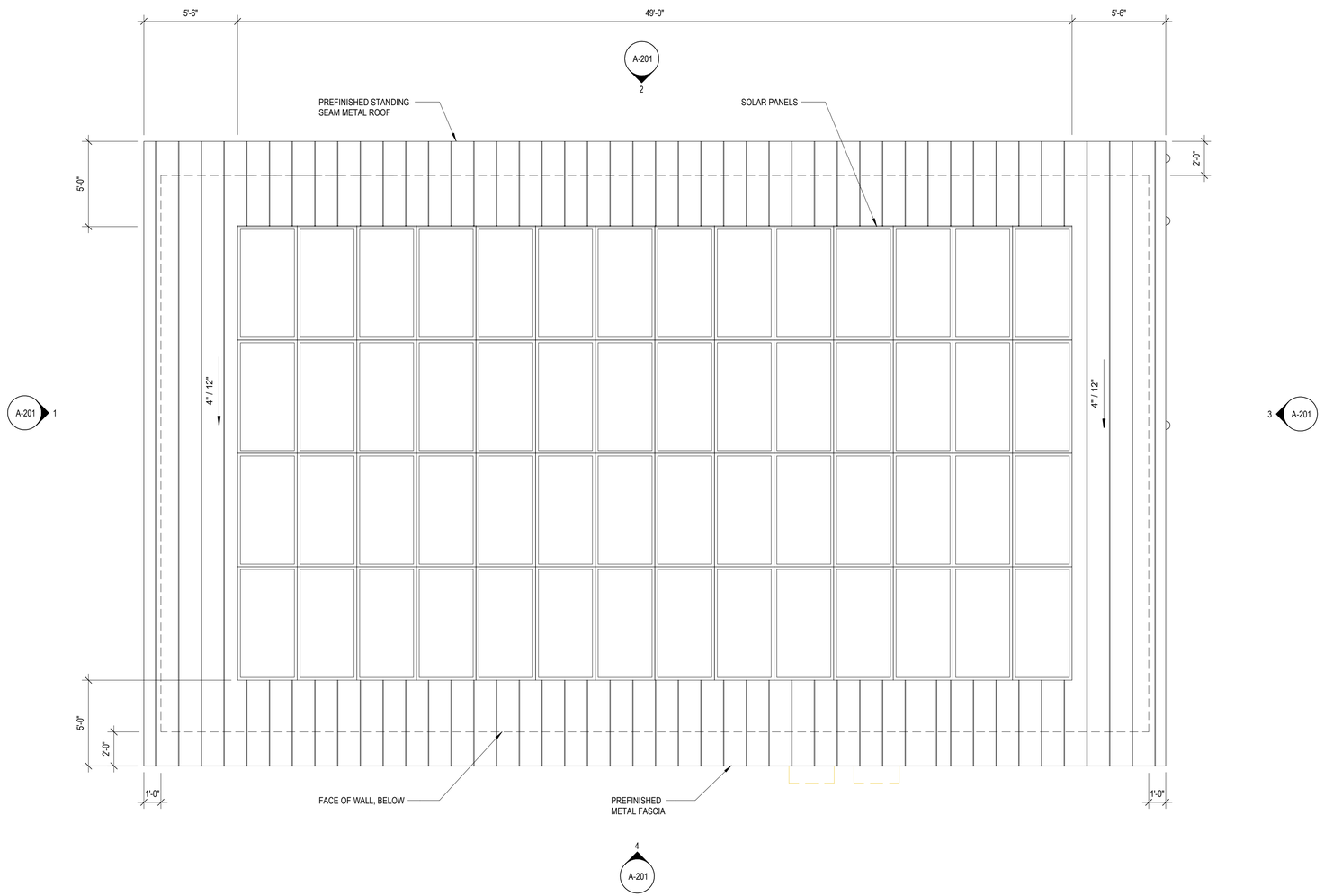
STREET NAME

FROM: STREET NAME

FROM: STREET NAME

CONTRACT:
FILE NO:
DRAWN BY:
CHECKED BY:
SCALE: AS SHOWN

A-101
FLOOR PLAN



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

1 ROOF PLAN
1/4" = 1'-0"

N

PLOT DATE:

PLOT BY:

DATE:	DESCRIPTION:

GRAEF
275 W. Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 269 1300
414 / 269 0037 fax
www.graef-usa.com

WEST ZONE PUMPING STATION

STREET NAME

FROM: STREET NAME

FROM: STREET NAME

CONTRACT:
FILE NO:
DRAWN BY:
CHECKED BY:
SCALE: AS SHOWN

A-102
ROOF PLAN

RENDERED PERSPECTIVE

DESERT UMBER W/C MODULAR

BRICK

Medium Bronze
PVDF

ROOF & SOFFIT COLOR

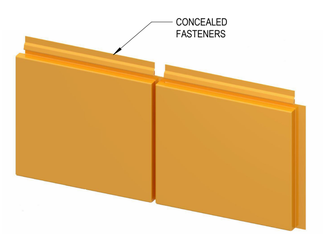
Surrey Beige
PVDF

METAL SIDING COLOR

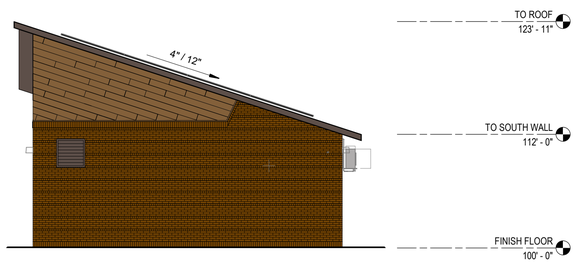
MEDIUM BRONZE
ORSL 42955

DOOR/WINDOW FRAME COLOR

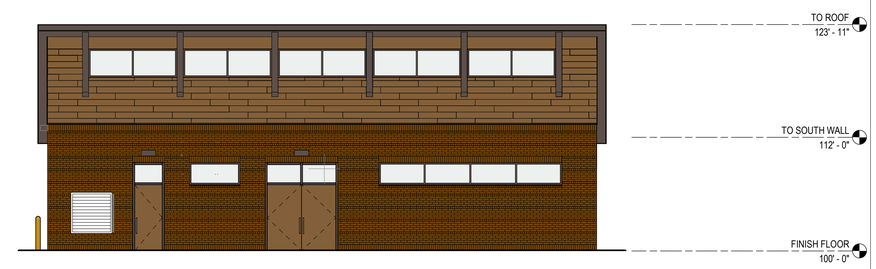
ALUMINUM FRAME



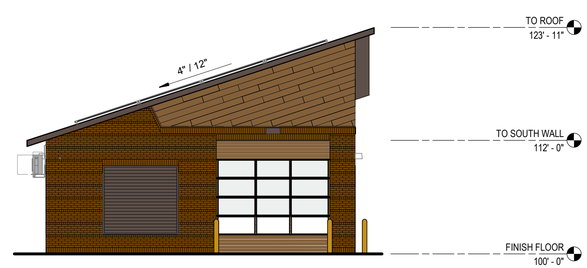
METAL SIDING TYPE



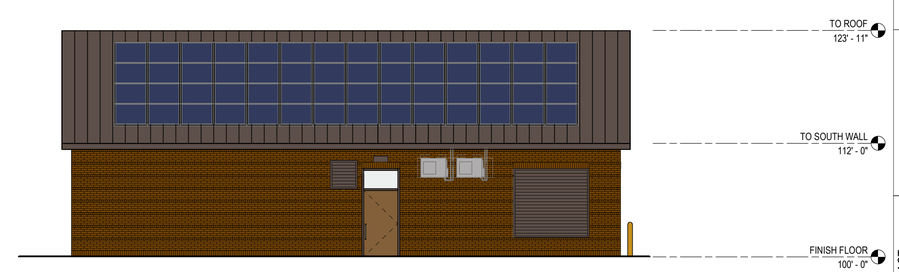
1 WEST ELEVATION
1/8" = 1'-0"



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



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



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

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

PLOT DATE:

PLOT BY:

DATE: | DESCRIPTION:

GRAEF
275 W. Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 269 1300
414 / 269 0037 fax
www.graef-usa.com

WEST ZONE PUMPING STATION

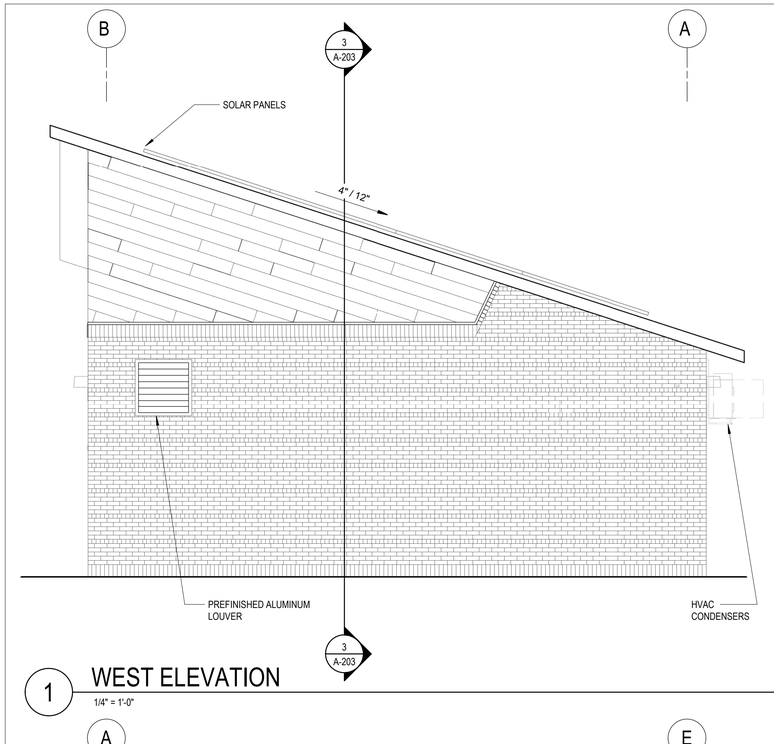
STREET NAME

FROM: STREET NAME

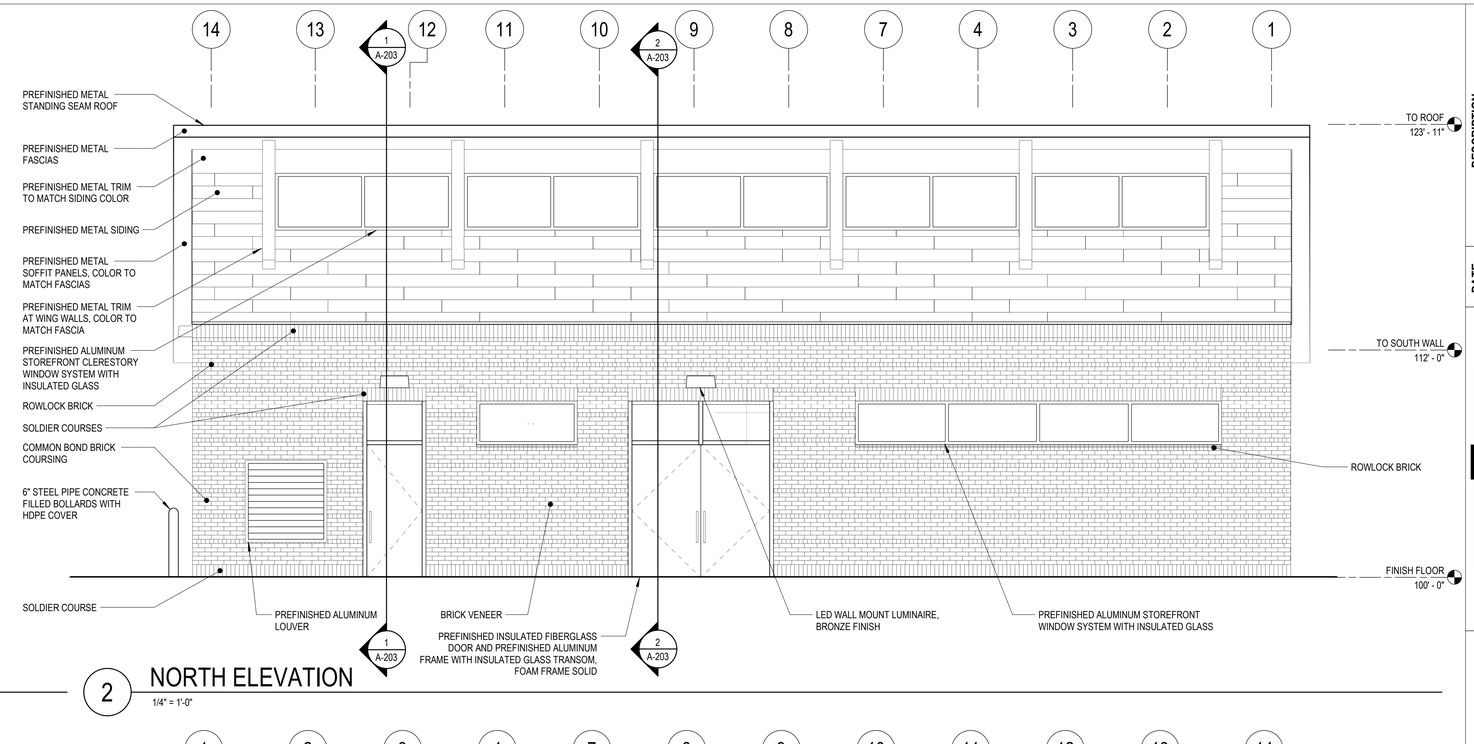
FROM: STREET NAME

CONTRACT:
FILE NO:
DRAWN BY:
CHECKED BY:
SCALE: AS SHOWN

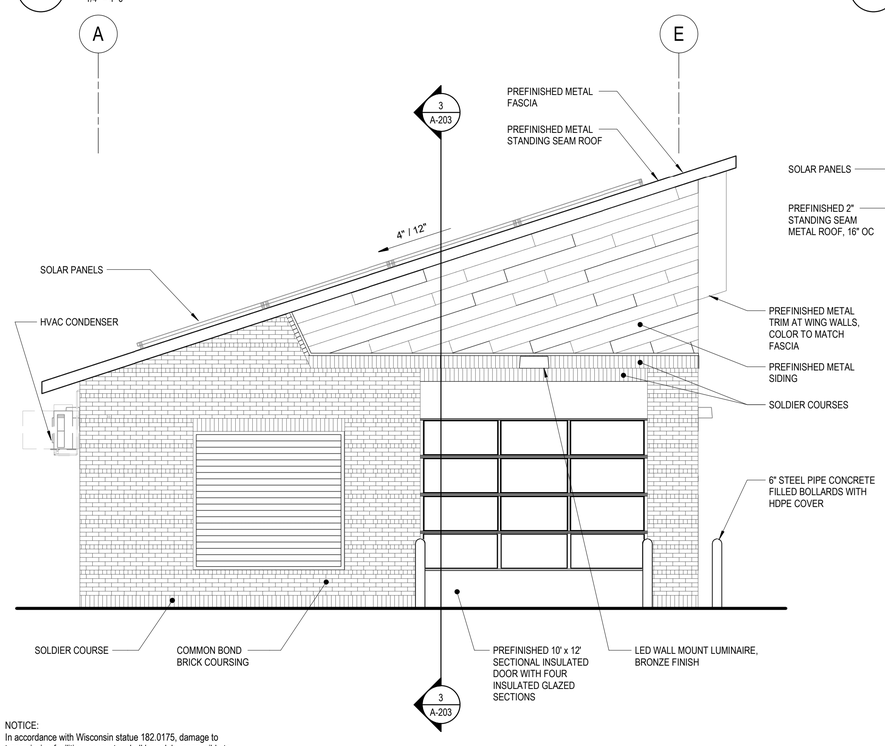
A-200
EXTERIOR ELEVATIONS - COLOR



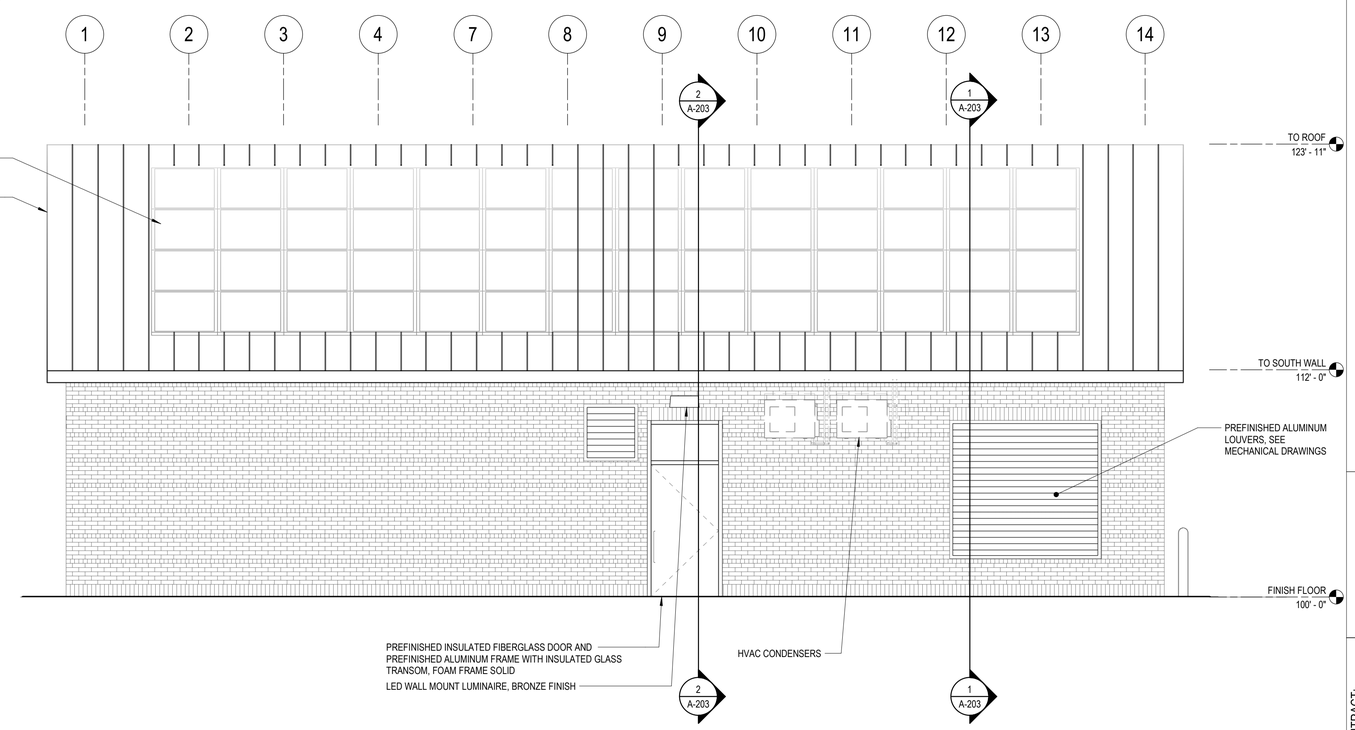
1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

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

PLOT DATE:

PLOT BY:

DESCRIPTION:

DATE:

GREF
275 W. Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 269 1300
414 / 269 0037 fax
www.gref-usa.com

WEST ZONE PUMPING STATION

STREET NAME

FROM: STREET NAME

FROM: STREET NAME

CONTRACT:
FILE NO:
DRAWN BY:
CHECKED BY:
SCALE: AS SHOWN

A-201
EXTERIOR ELEVATIONS

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4

Product Certifications

Quick Facts

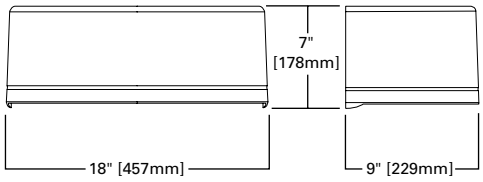
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

Connected Systems

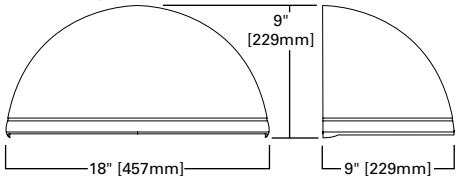
- WaveLinx
- Enlighted

Dimensional Details

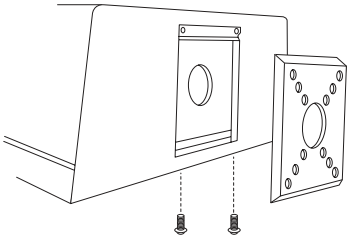
Cylinder



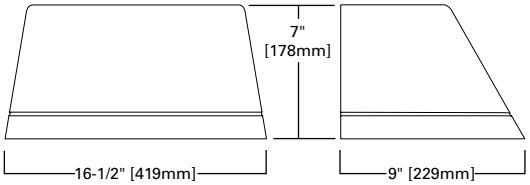
Quarter Sphere



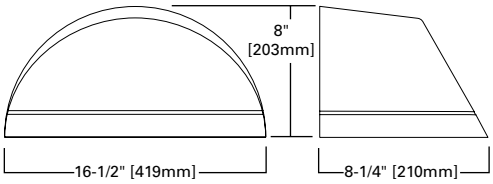
Hook -n- Lock



Trapezoid



Wedge



NOTES:
1. IDA Certified for 3000K CCT and warmer only.