



Wauwatosa, WI

Design Review Board

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, July 17, 2025

7:00 PM

Committee Room #1

ROLL CALL

NEW BUSINESS

1. 4035 N 110th Street - Residential Garage - Re-Review of Staff Decision [25-1190](#)
2. 11732 Martha Dr - New Residential Home - Return to Board [25-0746](#)
3. 8100 Chestnut - New Residential Home - Return to Board [25-1063](#)
4. 2500 Mayfair Rd - Scheels - Exterior Renovations - Information Only [25-1188](#)
5. Foundry Way - Mayfair 2 - New Multi-Family - Information Only [25-1191](#)

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.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-1190

Agenda Date: 7/17/2025

Agenda #: 1.

4035 N 110th Street - Residential Garage - Re-Review of Staff Decision

Stefanie Escobedo

From: Karl Schreiber
Sent: Wednesday, June 25, 2025 11:15 AM
To: info@candccontracting.com
Cc: Jeanette Ruplinger; Michael Niedermann; Stefanie Escobedo
Subject: 4035 N 110th ST

Charles and Julie

Your application for a detached garage at the subject location is denied for Design Review.

The proposed garage is at variance from other accessory structures in the neighborhood in massing and scale.

The proposed garage is not architecturally appealing, notably the tall wall and minimal detailing of the South facing wall.

If there are questions about our decision, please let me know.

Karl Schreiber

Housing and CDBG Manager
City of Wauwatosa
414-471-8400
7725 West North Avenue
Wauwatosa, WI 53213

Michael Niedermann

From: Jeanette Garcia <jrup19@yahoo.com>
Sent: Tuesday, June 24, 2025 4:29 PM
To: Michael Niedermann
Subject: [External] 4035 N 110th st

Mr. Niedermann and to those it may concern,

I am writing to you to try and resolve any miss understanding there may be on the subject of our wanting to build a new garage.

I understand that there seems to be an assumption that because we would like a larger garage than what is typical for our neighborhood that we have intent to start a business or will be running a business from our home.

I would like to state that we have absolutely no intent now or in the future to start a business of any sort.

Here is my reasoning as to why I want a larger garage.

- our current garage is not in good condition, the garage door is old, an eye sore and needs assistance closing, and the structure itself is in poor condition.
- my husband owns many tools, he likes to putz, fixing his cars or just working on things to improve the house or outdoor area of our home.
- because my husband has so many tools or mostly tool chests, it took up a lot of space in our garage where it was very difficult to get our vehicles in.
- we own 4 cars and 3 of them are close to 20yrs old, we have 3 drivers in the home, because our cars are older, we have a backup for when one needs some TLC.
- I personally would like a garage big enough to fit our cars into, first to get them out of the driveway and second because I'm tired of cleaning my car off in winter.
- My husband is a very hard worker; he works in landscaping and during the busy months can sometimes work 50-60 hours a week. I wanted to give him a nice area where he can enjoy his time off and work on his hobbies, I feel he deserves that. I know when he is working in the current garage it can sometimes be a little noisy if he is using some of his power tools or especially the compressor (which is not used often, just to put air in tires). Having his work area behind the part of the garage where the cars are and enclosed would eliminate almost all, if all noise.
- I also wanted to give him a little sitting area beyond the work area, to which he could sit and enjoy some time with his friends, this area is enclosed and at least one hundred feet from any home, which would disturb no one.

We have resided in our home for almost 8 years; we have for the most part kept to ourselves and have had absolutely no issues with any of our neighbors. We love our house and wish for it to be our forever home. We love our neighborhood and would never wish to build an "eyesore" of a garage. Our garage will be in compliance with any regulations Wauwatosa has. It will have the same siding as the house and from the street it will look like any other garage, my husband is a landscaper and will make sure all around the garage looks beautiful with mulch and plants. I love my backyard, it is one of the main reasons I bought this house, I would never want anything to disturb its beauty. I have spoken to our contractor, and they have reassured me that from my neighbors to the south of us, because their land property is much higher than ours, that half of the garage will be not even be seen.

We have spoken to Francisco and Marilyn, initially they were hesitant and then they said it was ok and even signed the paper that was requested from the city. My husband spoke to Francisco, and he said he

had absolutely no issue with it. Later my husband spoke to Marilyn again after we were told there was another complaint and she was very upset with him saying a garage of that size would take the air away from her home. I truly believe she can't quite visualize what we intend to build, that it will be further down on our property than our current garage and that because of the difference in property levels that it won't seem as large from her view. I also believe she thinks that we are starting some business, which is absolutely not the case.

My husband and I would be more than willing to come meet with you and discuss any concerns. We honestly just have the intent to build something that we may enjoy for the next 50 years.

Please feel free to reach out to me if needed, I am usually available after 2pm on the weekdays.

Thank you for your time.

Jeanette Garcia

262-726-2612

PLAT OF SURVEY

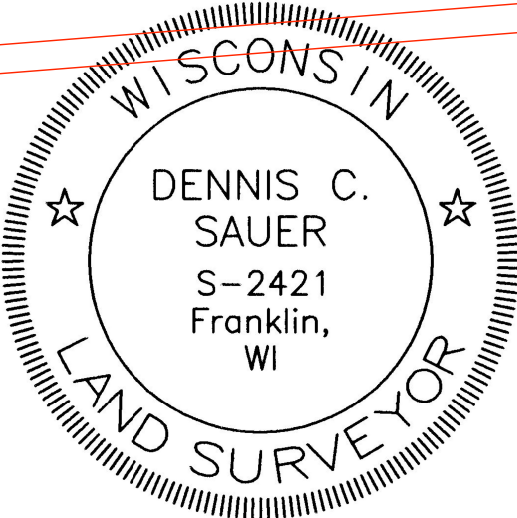
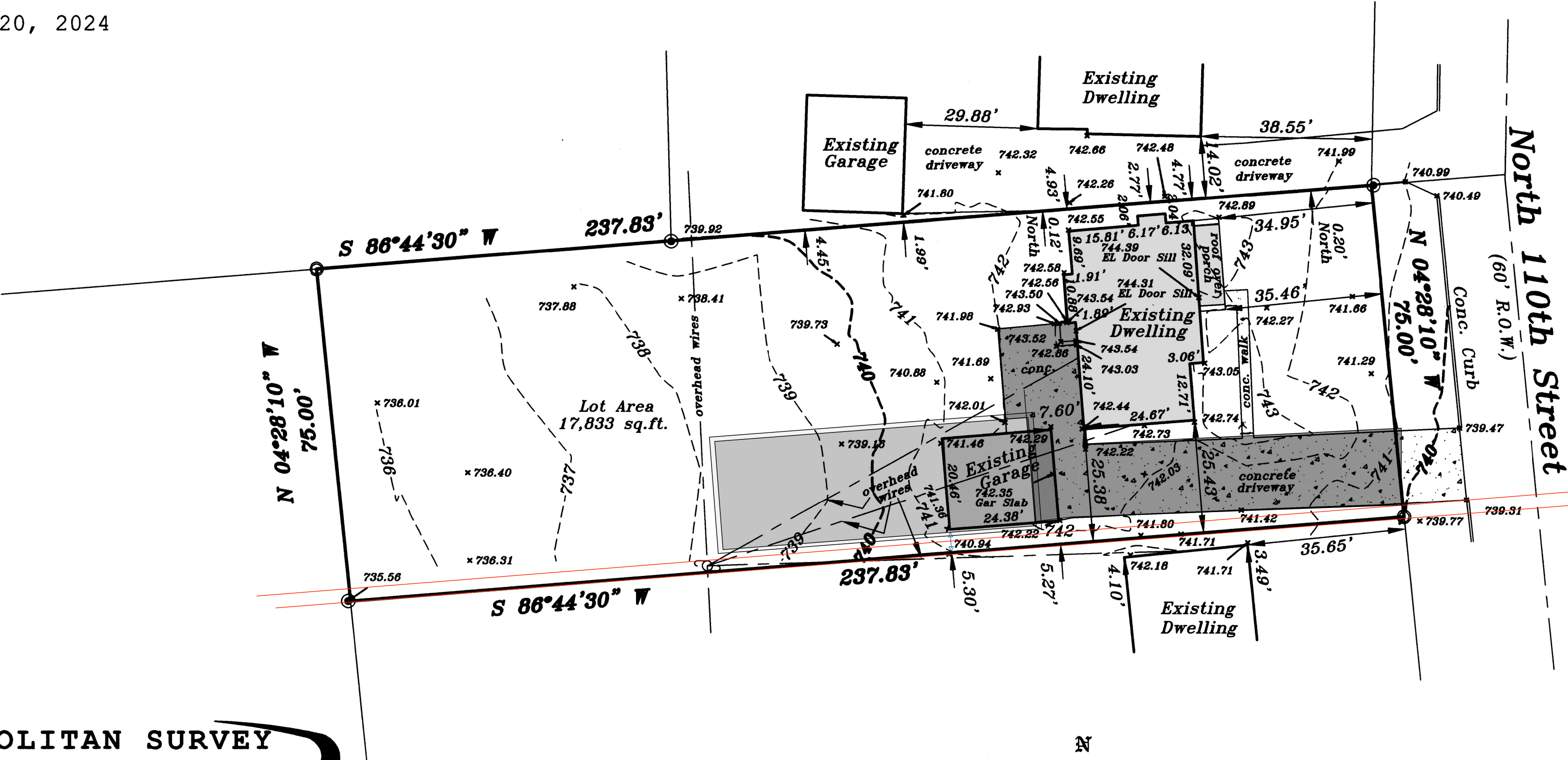
LOCATION: 4035 North 110th Street, Wauwatosa, Wisconsin

LEGAL DESCRIPTION:

The North 75 feet of that part of the Southeast 1/4 of Section 6, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at a pint in the South line and 898.50 feet West of the Southeast corner of said Southeast 1/4; running thence North on and along a line 366.30 feet to a point which is 925.60 feet West of the East line of said 1/4 Section; thence West on and along a line which is parallel to the South line of said 1/4 Section 237.83 feet to a point; thence South on and along a line 366.30 feet to a point in the South line of said 1/4 Section; thence East on and along the South line of said 1/4 Section 237.83 feet to point of commencement.

November 20, 2024

Survey No. 115433

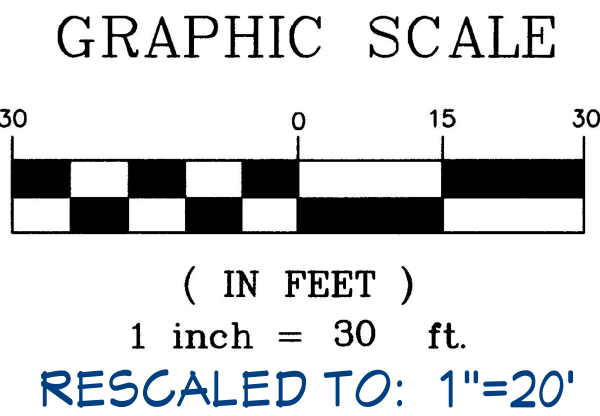


METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS

8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

⊙ — Denotes Iron Pipe Found
○ — Denotes Iron Pine Set



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURE AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

DATE:
4/11/25

SHEET:
1

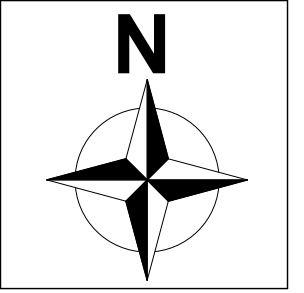
ALFONZO & JEANETTE GARCIA
4035 N. 110TH ST.
WAUWATOSA, WI

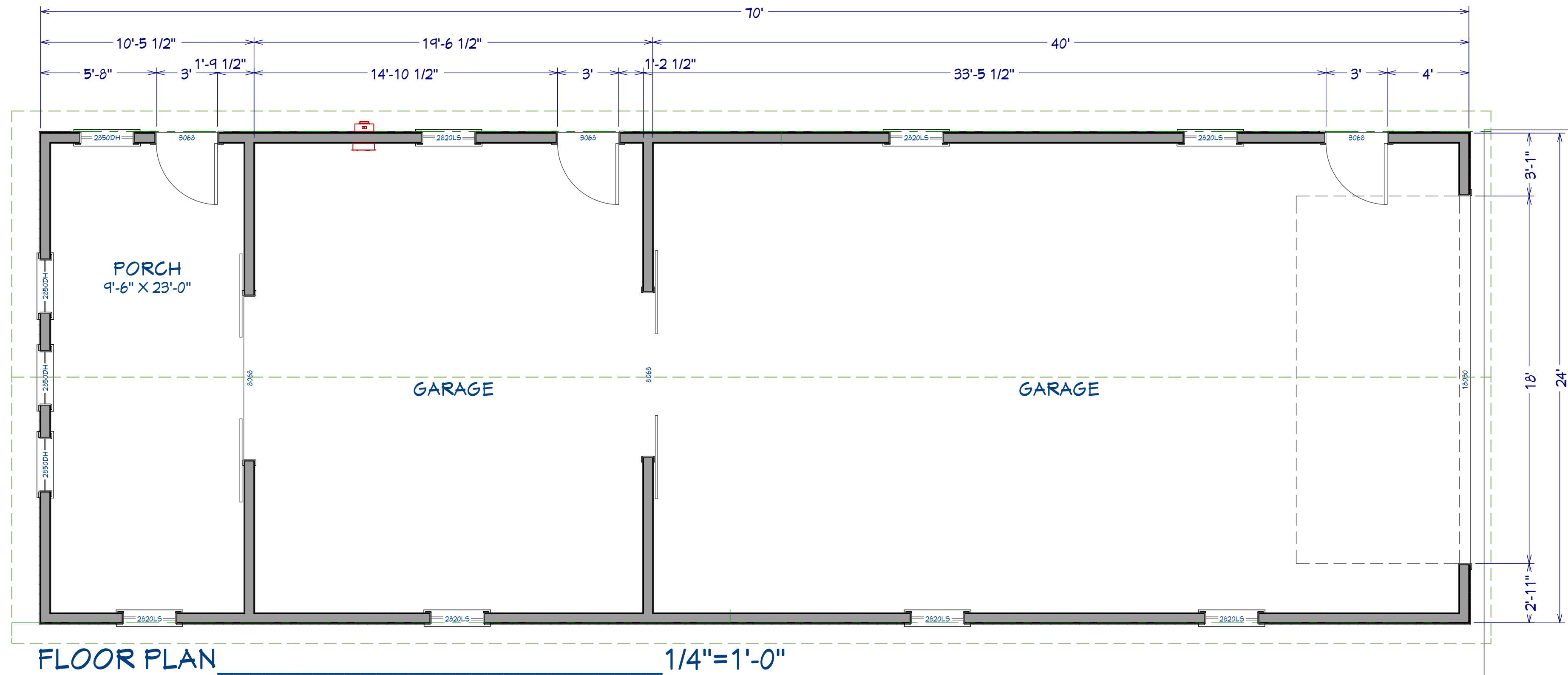
Liam Design
WILLIAM HAHN
262-893-9846
LIAMDESIGN01@GMAIL.COM

167 S. MAIN STREET
DOUSMAN, WI
53118

C & C CONTRACTING
INFO@CANDCCONTRACTING.COM

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION





DATE:
4/11/25

SHEET:
2

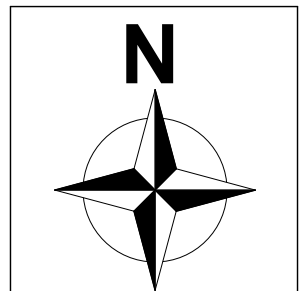
ALFONZO & JEANETTE GARCIA
4035 N. 110TH ST.
WAUWATOSA, WI

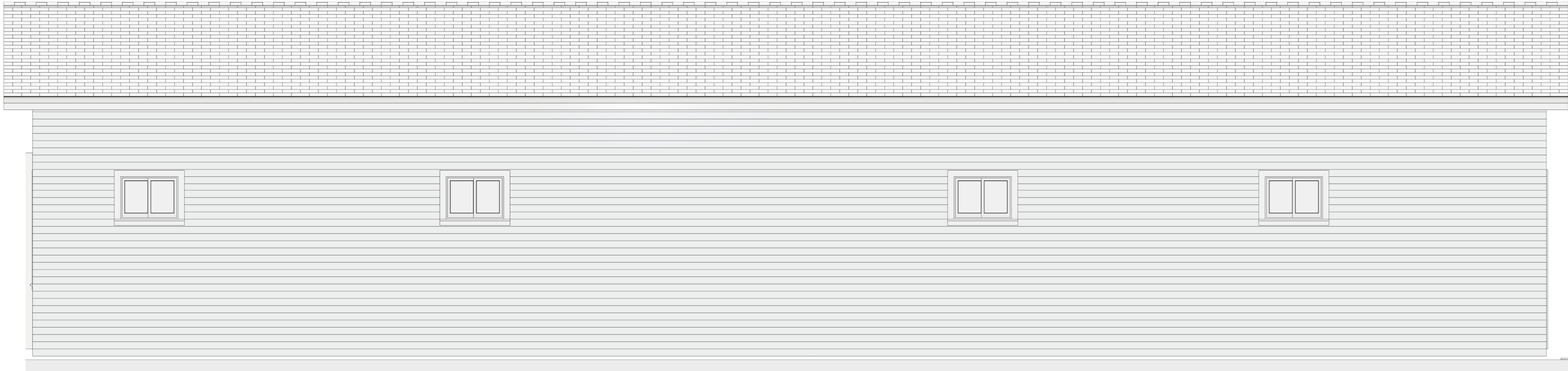
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DOUSMAN, WI
53118

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION





SOUTH ELEVATION_____1/4"=1'-0"



EAST ELEVATION_____1/4"=1'-0"



WEST ELEVATION_____1/4"=1'-0"

DATE:
4/11/25

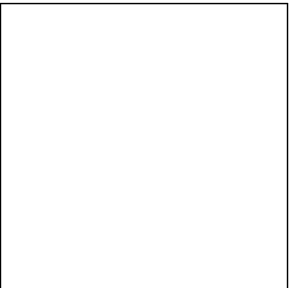
SHEET:
3

ALFONZO & JEANETTE GARCIA
4035 N. 110TH ST.
WAUKWATOSA, WI

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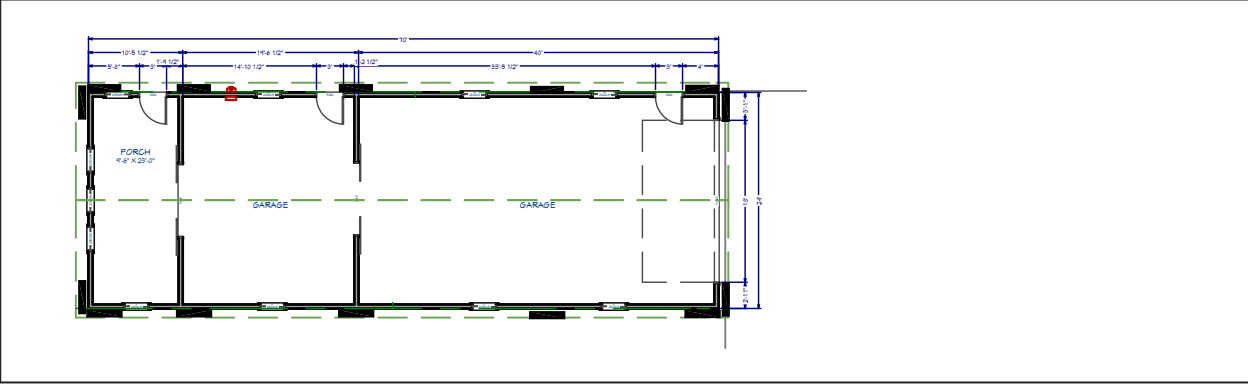
C & C CONTRACTING
INFO@CANDCCONTRACTING.COM

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



Complete this worksheet or provide equivalent information on the plans submitted with the permit application.

Sketch and dimension the building plan and the wall bracing rectangle(s) per 321.25(8)(c)1. and Figure 321.25-B. Provide and label additional sketches if the building plan/rectangles change at different floor levels.



Indicate applicable Wall Bracing Method for each level (see Table 321.25-G), each labeled rectangle if more than one [see 321.25(8)(c)], and amount of bracing (# of braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional rectangles as needed):

Rectangle: A Wall Ht. = 12' Eave to Ridge Ht. = 4'2" Max. Opening Ht. = 8'0" Wind Exp. = B

Walls Supporting:	Intermittent method (LIB,	Continuous method (CS-	PF Method (see
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	DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) =		WSP, CS-SFB) and total length required per Table 321.25-J Min. panel width (Table 321.25-H) =		321.25-A). Indicate number of PF panels 16-24" wide provided. Min. PF width (Fig. 321.25-A) =	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only			70'	24'		
One floor, roof and ceiling						
Two floors, roof and ceiling						

WIND BRACING

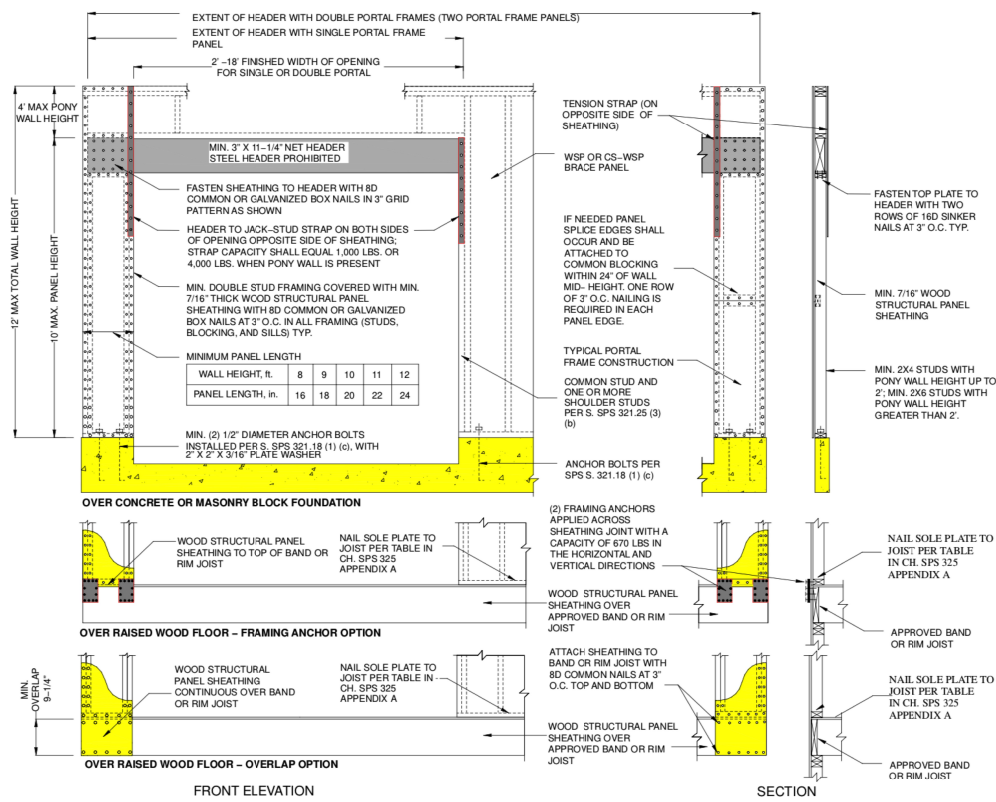
Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau

SPS 321.25

WISCONSIN ADMINISTRATIVE CODE

Figure 321.25–A

METHOD PF – PORTAL FRAME BRACE CONSTRUCTION



Note: Steel headers are permitted if designed by structural analysis.

Note: As shown in the above cross-section, 1/2-inch gypsum wallboard is not required on the interior side of the wall.

(c) *Bracing amount.* Bracing methods and materials complying with Table 321.25-G shall be applied to walls in accordance with all of the following requirements:

1. For the purpose of determining bracing amounts, the outermost extent of the building plan at each floor level shall be continuous for the entire length of the building. Bracing shall be applied to each building side as shown in Figure 321.25-B.
2. In no case may the average length of bracing be less than two times the length of the building parallel to each rectangle side for each floor level of the building.
3. Where used, the number of intermittent braced panels applied parallel to each rectangle side shall comply with Table 321.25-1.
4. Where used, the total length of continuous sheathed braced panels applied to walls parallel to each building side shall comply with Table 321.25-1.
5. The location of braced panels applied to walls parallel to each building side shall be in accordance with the following:
 - a. Bracing shall be applied in accordance with the provisions of the International Building Code (IBC) Chapter 18, and shall be applied in accordance with an approved design. Wall framing shall be continuous from the lowest floor to the wall top plate at the roof. All bracing shall be applied to the exterior wall framing, whether or not framing. Braced wall panels may not be required on the balcony-frame wall portion providing the bracing amount and braced panel height are in accordance with the provisions of the IBC. Braced panels are located on the balloon-frame wall portion, they shall have a height-to-width ratio of not more than 2.5:1.
 - b. For a gable end wall, if the braced-panel height does not exceed 12 feet, the height-to-width ratio of not more than 2.5:1 and 21-foot spacing requirements in Figure 321.25-C are met, the wall is adequately braced. Where a braced panel exceeds 12 feet in height, the height-to-width ratio of not more than 2.5:1, and comply with Figure 321.25-C and 21-foot spacing requirements.

PORTAL WIND BRACING



PARTIAL SITE PLAN _____ 1/8"=1'-0"

DATE:
4/11/25
SHEET:
5

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WAUWATOSA, WI

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION







Wauwatosa, WI

Staff Report

7725 W. North Avenue
Wauwatosa, WI 53213

File #: 25-0746

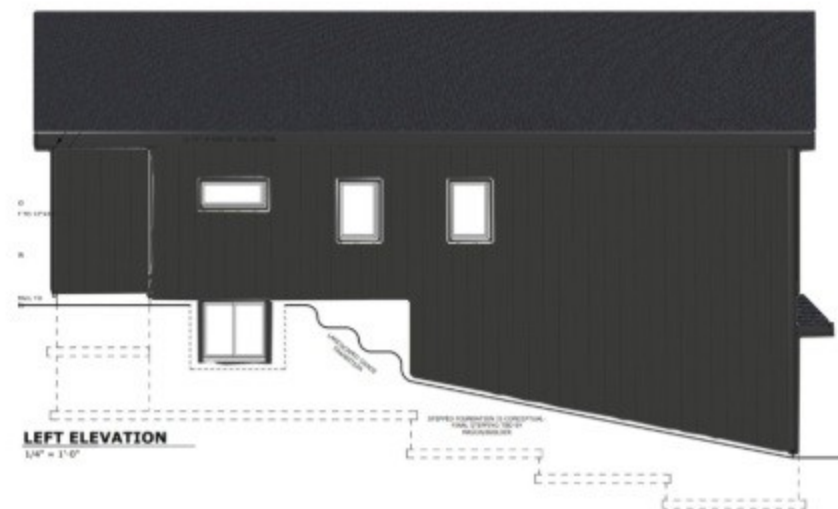
Agenda Date: 7/17/2025

Agenda #: 2.

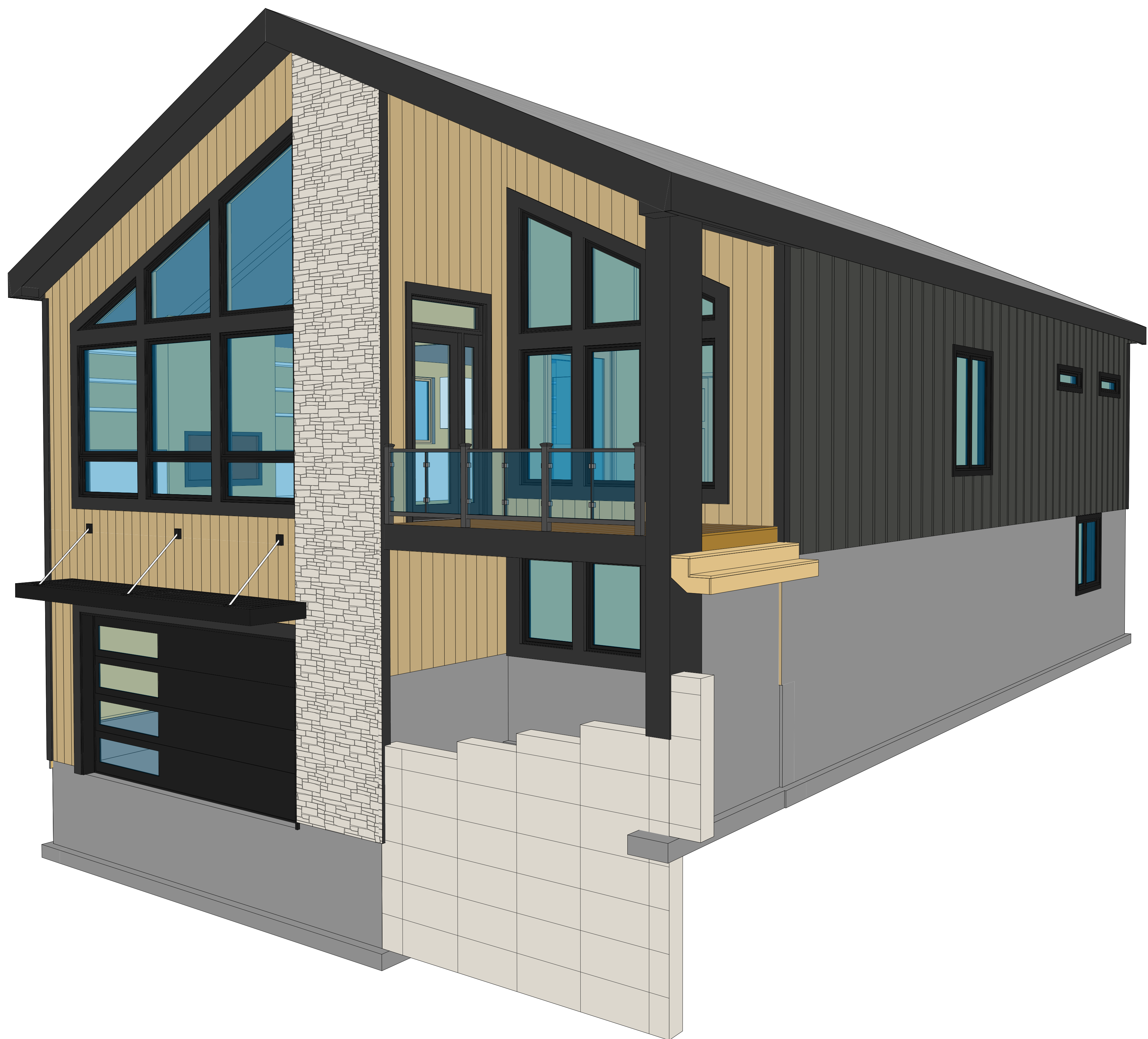
11732 Martha Dr - New Residential Home - Return to Board



FIRST FLOOR AREA = 2007 SF
 LOWER LEVEL AREA = 1218 SF
TOTAL AREA 3224 SF



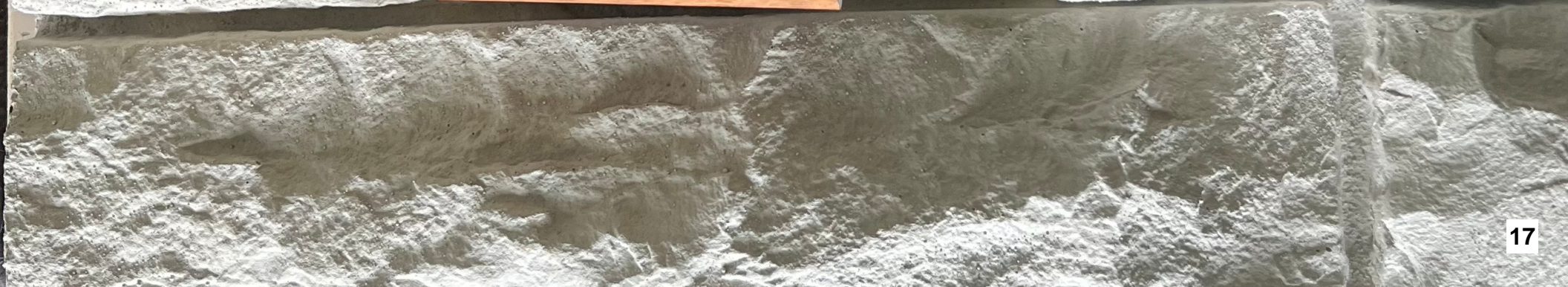













STON

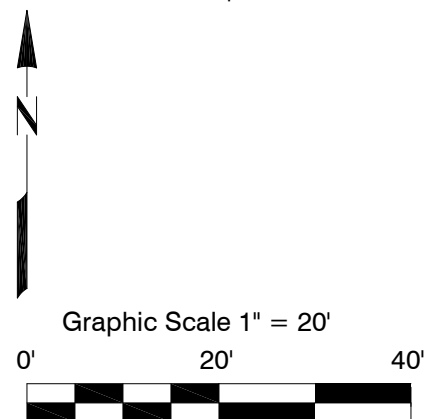
Tight-Cut, Lunar Drift

Actual color may vary from printed representation.



Property Description: Lot 2 Certified Survey Map Number 9424 All of Lots 15 and 16, in Block 4, in Blue Mound Vista No. 2, a Subdivision of a Part of the the Southeast 1/4 of the Southwest 1/4, of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, WI.

<u>LEGEND</u>	
	10' Offset
	Monument Found as Noted
	3/4"x18" Iron Rod Set
	Existing Spot Grade
	Proposed Grade
	Proposed Contour
	Existing Contour
	Building Setback Line
	Proposed Silt Fence



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	584.45'	50.01'	50.00'	S 38°37'33" W

1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Outside diameter measured on all monuments.
3. () Indicates recorded as bearings and dimensions.
4. Proposed elevations shown on this drawing are suggested grades and should be verified by the owner and/or the builder and approved by the building inspector.
5. Contractors must verify at least two benchmarks shown hereon.
6. Building Setbacks
Front = 30'
Side = 3'/9'
Rear = 20'

Stepped Retaining Walls

A Top = 771.0'
Bottom = 769.0'

B Top = 768.0'
Bottom = 767.0'

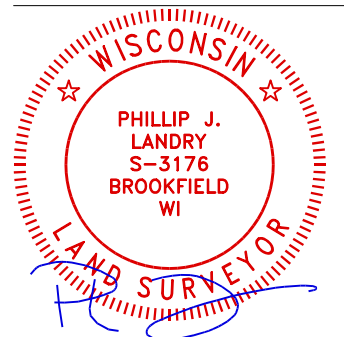
C Top = 765.5'
Bottom = 764.5'

D Top = 769.0'
Step = 764.5'

E Top = 769.0'
Step = 764.5'

F Top = 7764.0'
Bottom = 759.0'

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, it's exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 4th Day of April, 2025:
Phillip J. Landry S-3176

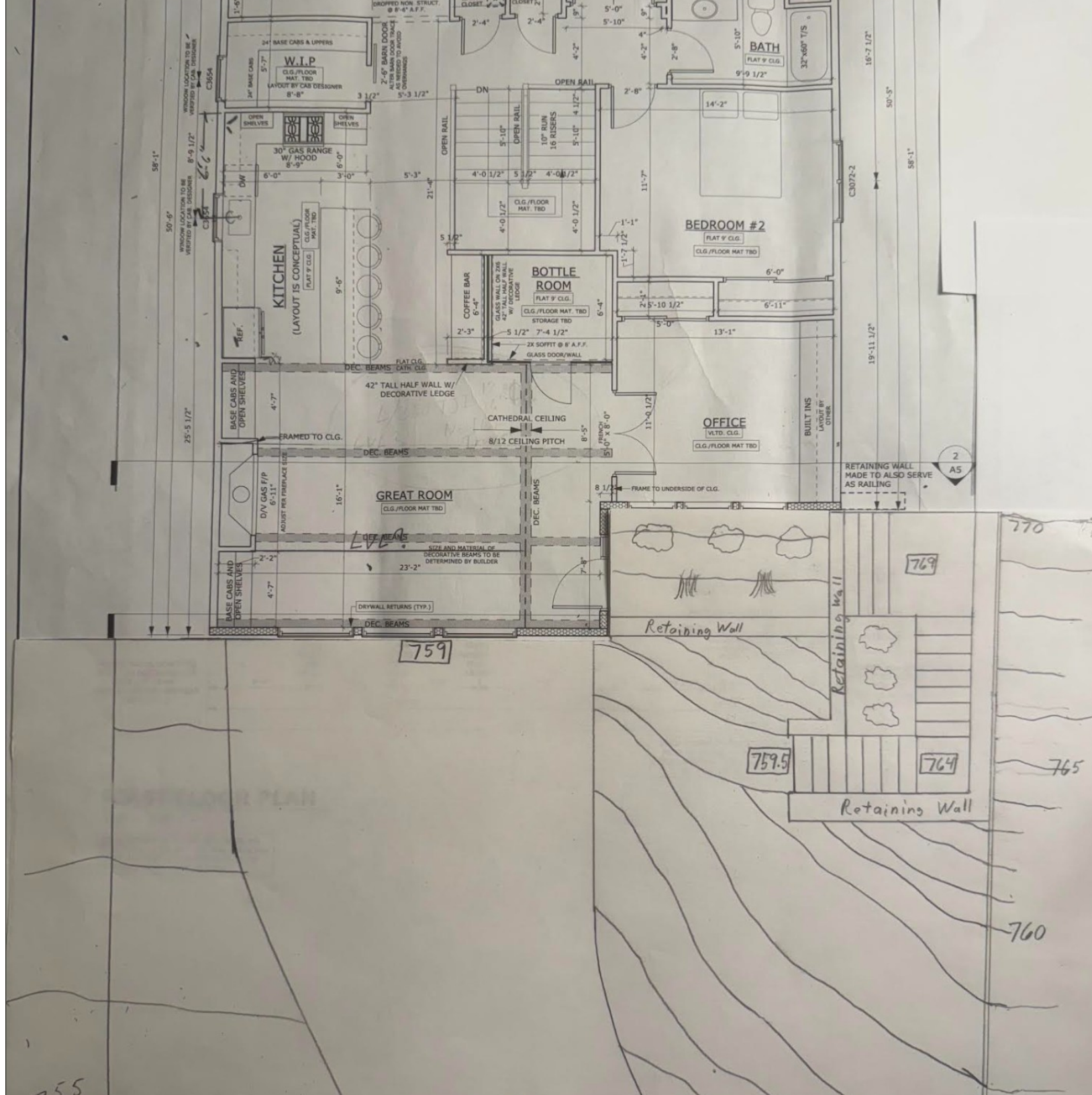
REVISIONS

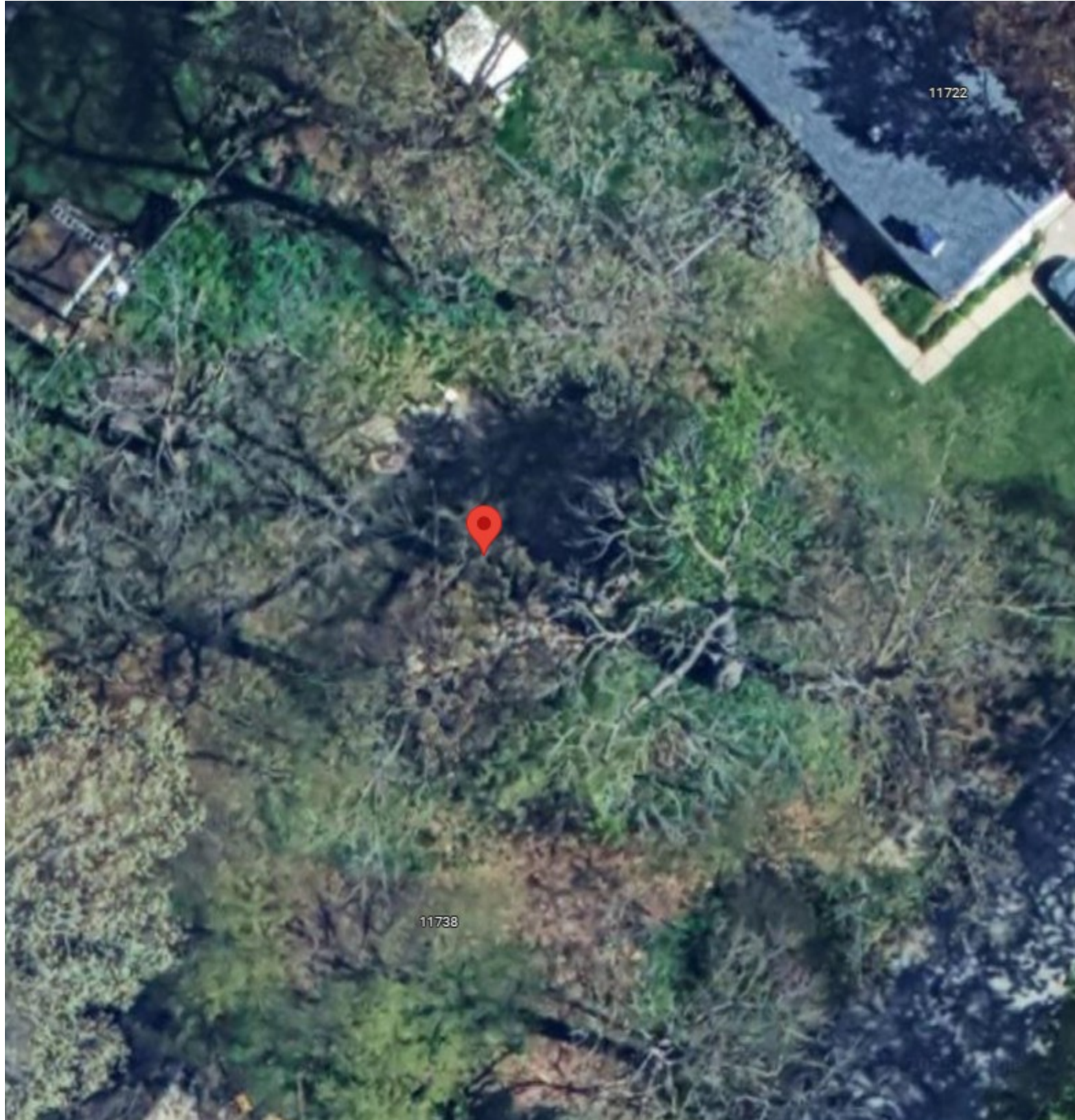
Ebben Construction and
Design, LLC
2640 Sunnyview Cir.
Appleton, WI

BEARINGS ARE REFERENCED TO
C.S.M. 9424,
SOUTHWEST LINE
LOT 2,
BEARS N 00°00'00" E

Drawn By: TM	Job# 23114
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Sheet 01 of 01









Wauwatosa, WI

Staff Report

7725 W. North Avenue
Wauwatosa, WI 53213

File #: 25-1063

Agenda Date: 7/17/2025

Agenda #: 3.

8100 Chestnut - New Residential Home - Return to Board

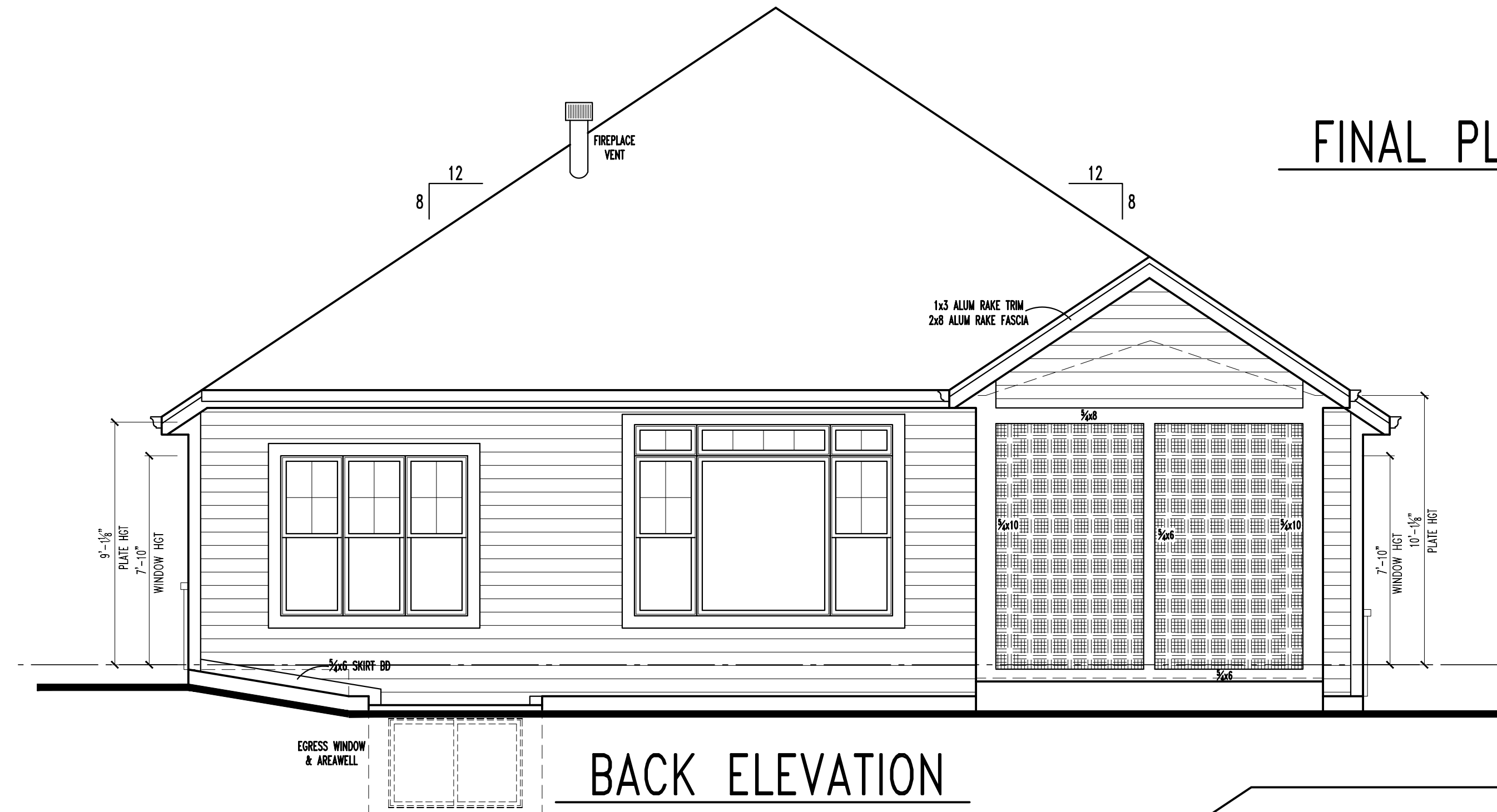
Thank you for reviewing our revised plans where we pulled the garage back as far as possible and added a much larger and more prominent front porch to be the focal point of the front of the home. We first tried to move the laundry room to the left side of the home and retain the Den that was behind the garage. This allowed the left side of the plan and larger front porch to be even farther forward compared to the garage, but we could not get that to work without being approximately 100 sqft over the max allowed "Lot Coverage" of 37%.

So we went back to the drawing board and ended up giving up our Den which is very disappointing but the only way we are able to retain other important elements of our plans while pulling the garage back. We changed the roof over the garage to a hip roof to make it simpler looking and less noticeable and we added the double gable roof on the left side with lots of nice detail including shake siding, a decorative arched gable truss/bracket detail, standing seam metal roofs, large triple craftsman style columns with an arched header, and decorative railing which we feel all fits very nicely in our neighborhood.

The garage stayed approximately the same sqft as our original plan and the home got 108 sqft smaller. But because the front porch got much larger, the Lot Coverage is at its max. We are disappointed to lose our Den and we will be spending considerable money to make the front porch much larger with three columns and a decorative railing.

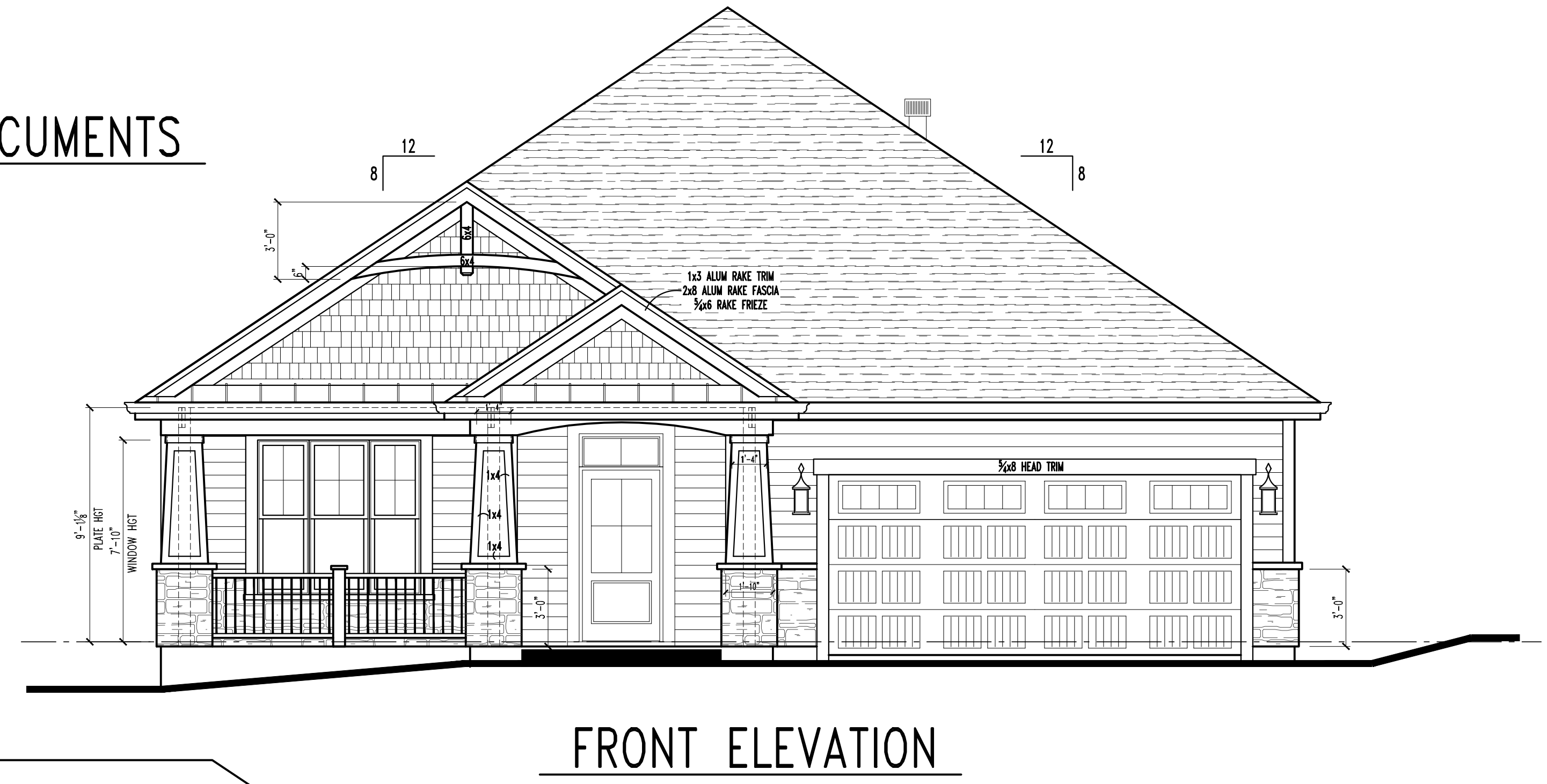
We appreciate and understand your concern of our garage not dominating the look of our home from the street and we hope that you appreciate the sacrifices we've made to achieve what we think is a very nice look that fits well on our street and in our neighborhood. We look forward to the next meeting.

FINAL PLAN DOCUMENTS



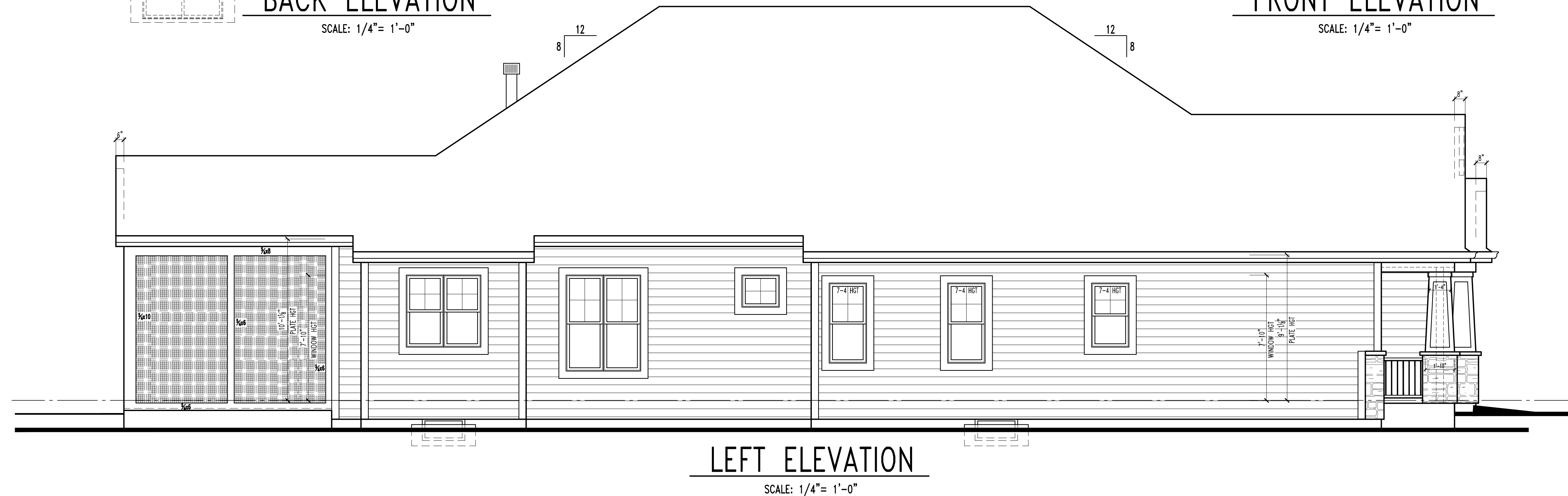
BACK ELEVATION

SCALE: 1/4" = 1'-0"



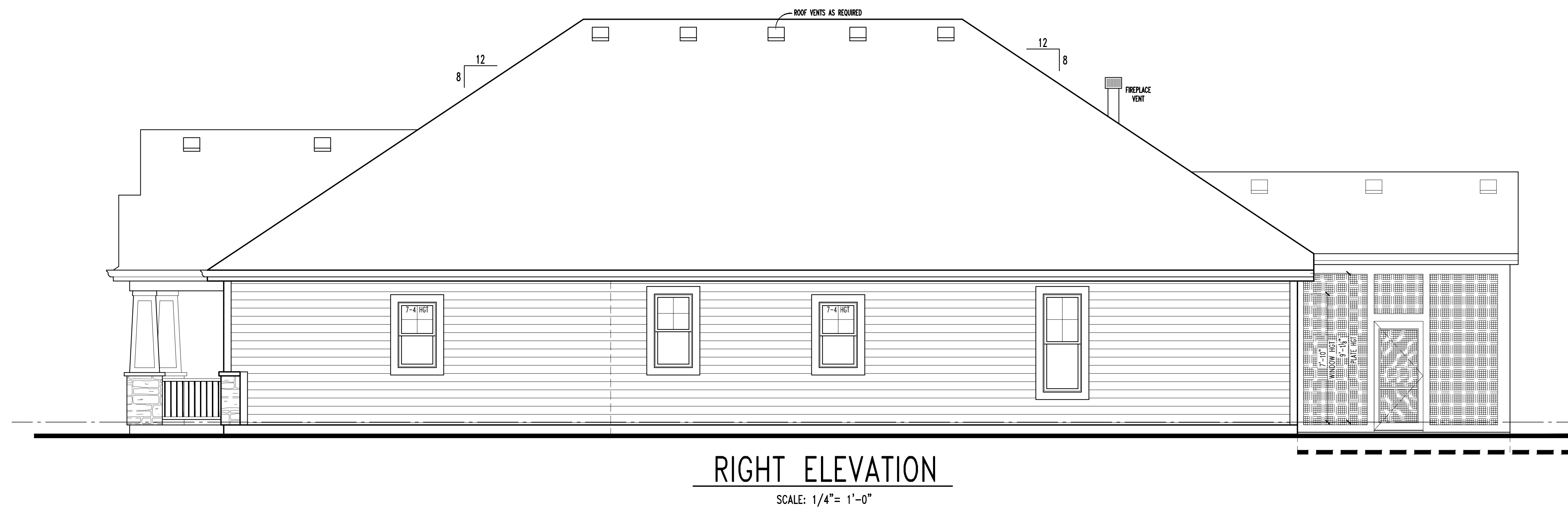
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

MAIN LEVEL LIVING AREA:	2306 SQ.FT.
TOTAL LIVING AREA:	2306 SQ.FT.
OPT LOWER LEVEL: SQ.FT.
GARAGE AREA:	515 SQ.FT.

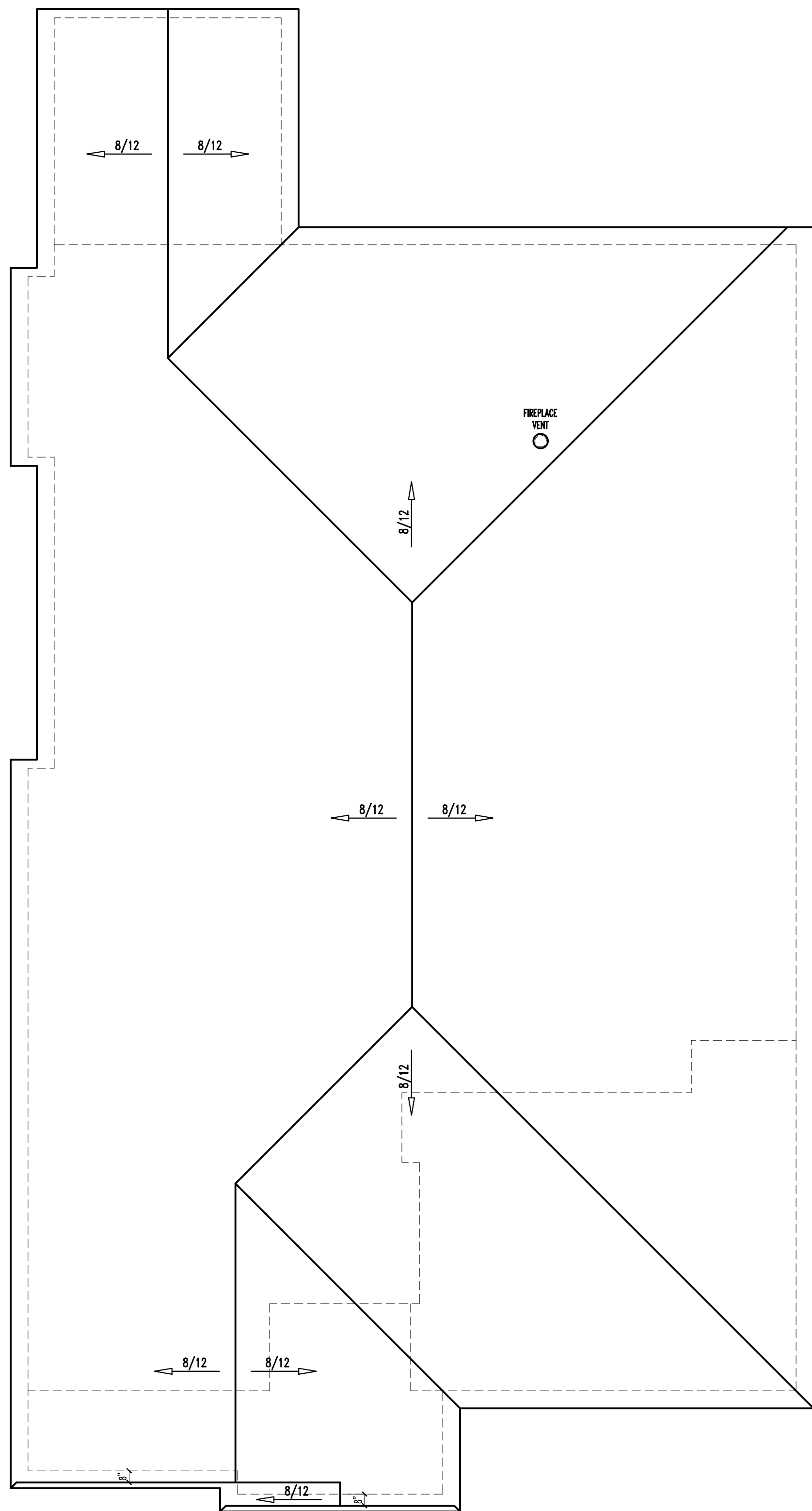
Revision Dates:
3-24-2025
4-24-2025
7-8-2025



MODEL: Custom Ranch
DRAWN BY: jjm
DATE: 1-14-2025

PROJECT: Walsh
ELEVATIONS FRONT & BACK

Sheet No.
1 of 4



ROOF PLAN
SCALE: 3/16" = 1'-0"

MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"
MAIN LEVEL LIVING AREA: 2306 SQ.FT.
TOTAL LIVING AREA: 2306 SQ.FT.
OPT LOWER LEVEL: SQ.FT.
GARAGE AREA: 515 SQ.FT.

NOTES:

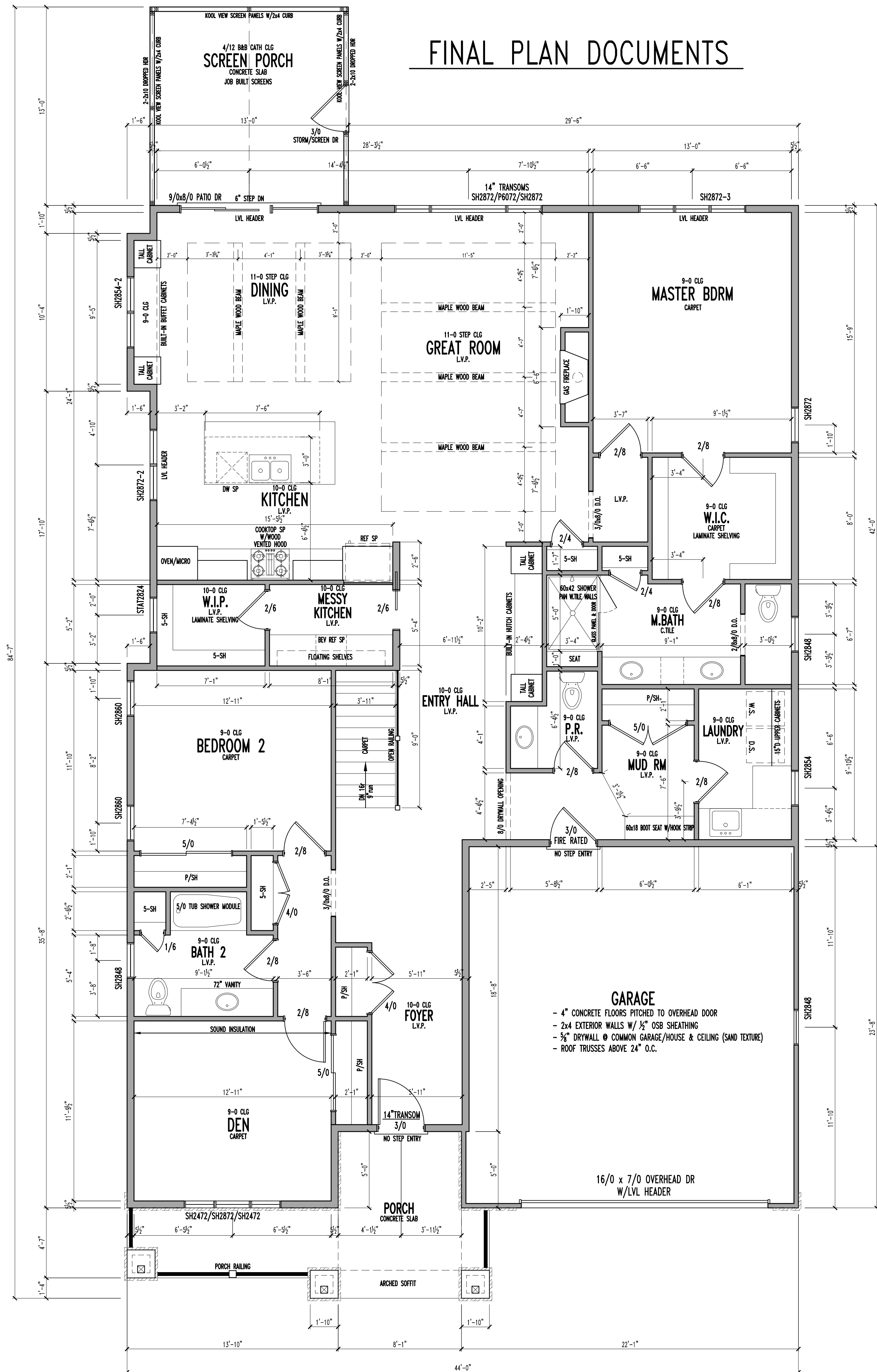
- ALL DIMENSIONS TO EXTERIOR WALLS TO BE STUD TO STUD 5/8".
- ALL DIMENSIONS TO INTERIOR WALLS TO BE STUD TO STUD 3/4".
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL EXTERIOR HEADERS TO BE 2-2x10'S UNLESS NOTED OTHERWISE.
- LISTED SIZES OF MANUFACTURED HEADERS & BEAMS TO BE VERIFIED BY SUPPLIER
- ALL FRAME WALLS GREATER THAN 10'-4 1/2" TALL TO BE STRUCTURALLY ANALYZED.
- ATTIC ACCESS LOCATIONS TO BE VERIFIED ON SITE.

STAIR NOTES:

STAIRS:
RUN SUB FLOOR NOSING 2 1/4" PAST FRAMING. FLOORING INSTALLER TO CUT OFF IF NEEDED
DEPENDING ON FINISH NOSING STYLE. (ALWAYS FIGURE FOR 3/4" PINE RISE @ FIRST STEP)

BASEMENT STAIRS:
IF DOOR @ TOP - TEMPORARY TREADS INSTALLED BY FRAMING CARPENTER. PINE TREADS &
RISERS INSTALLED BY FINISH CARPENTER (NO SIDE STRINGERS)
IF DOOR @ BOTTOM - PARTICLE BOARD TREADS & PINE RISERS INSTALLED BY FRAMING
CARPENTER. LEAVE 1 1/2" GAP FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.

STAIRS TO SECOND FLOOR:
TEMPORARY TREADS INSTALLED BY FRAMING CARPENTER. PARTICLE BOARD TREADS & PINE
RISERS INSTALLED BY FRAMING CARPENTER ONCE SHINGLES ARE ON ROOF. LEAVE 1 1/2" GAP
FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.



FINAL PLAN DOCUMENTS

Revision Dates:
3-24-2025
4-24-2025
7-8-2025



MODEL: Custom Ranch

DRAWN BY: ijm

DATE: 1-14-2025

Walsh

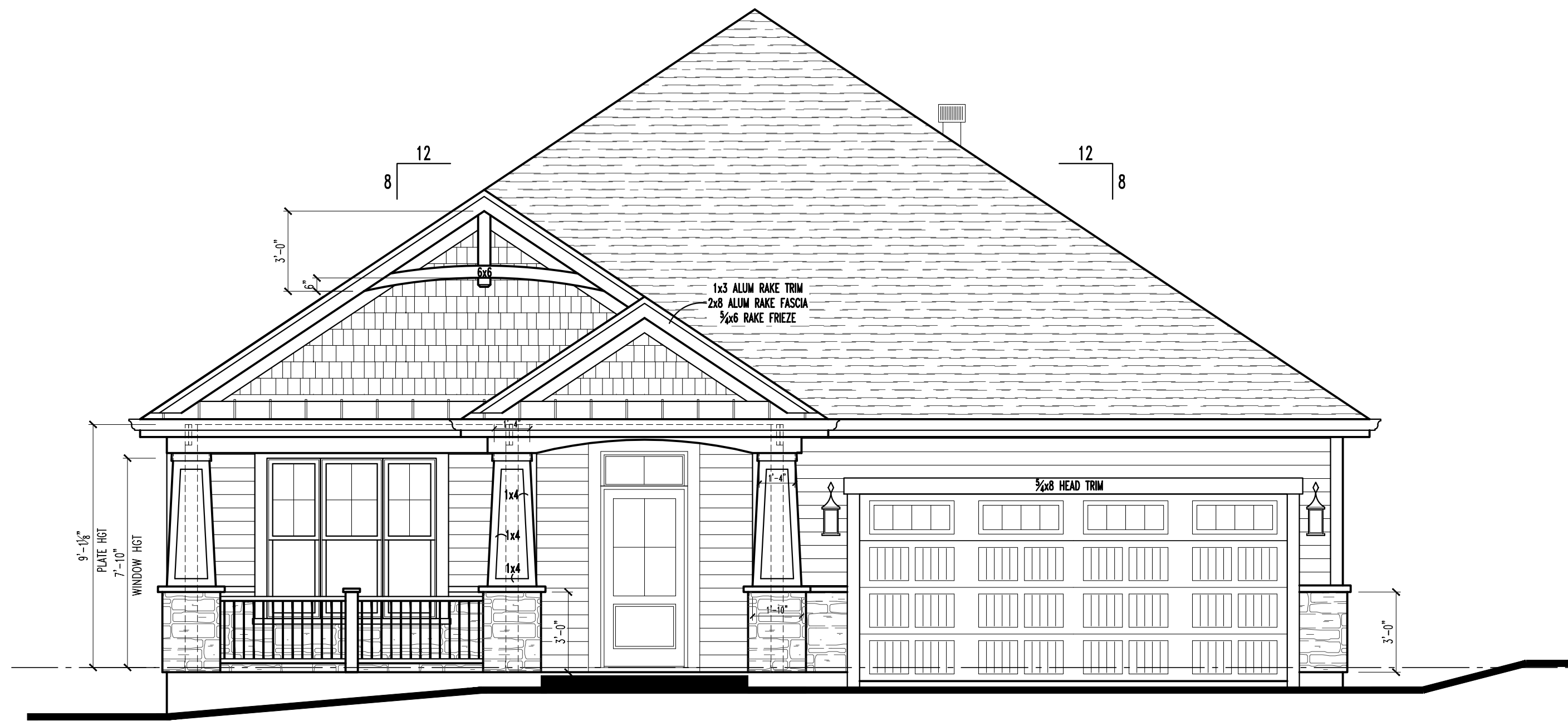
PROJECT:

MAIN LEVEL

TITLE:

Sheet No.

3 of 4

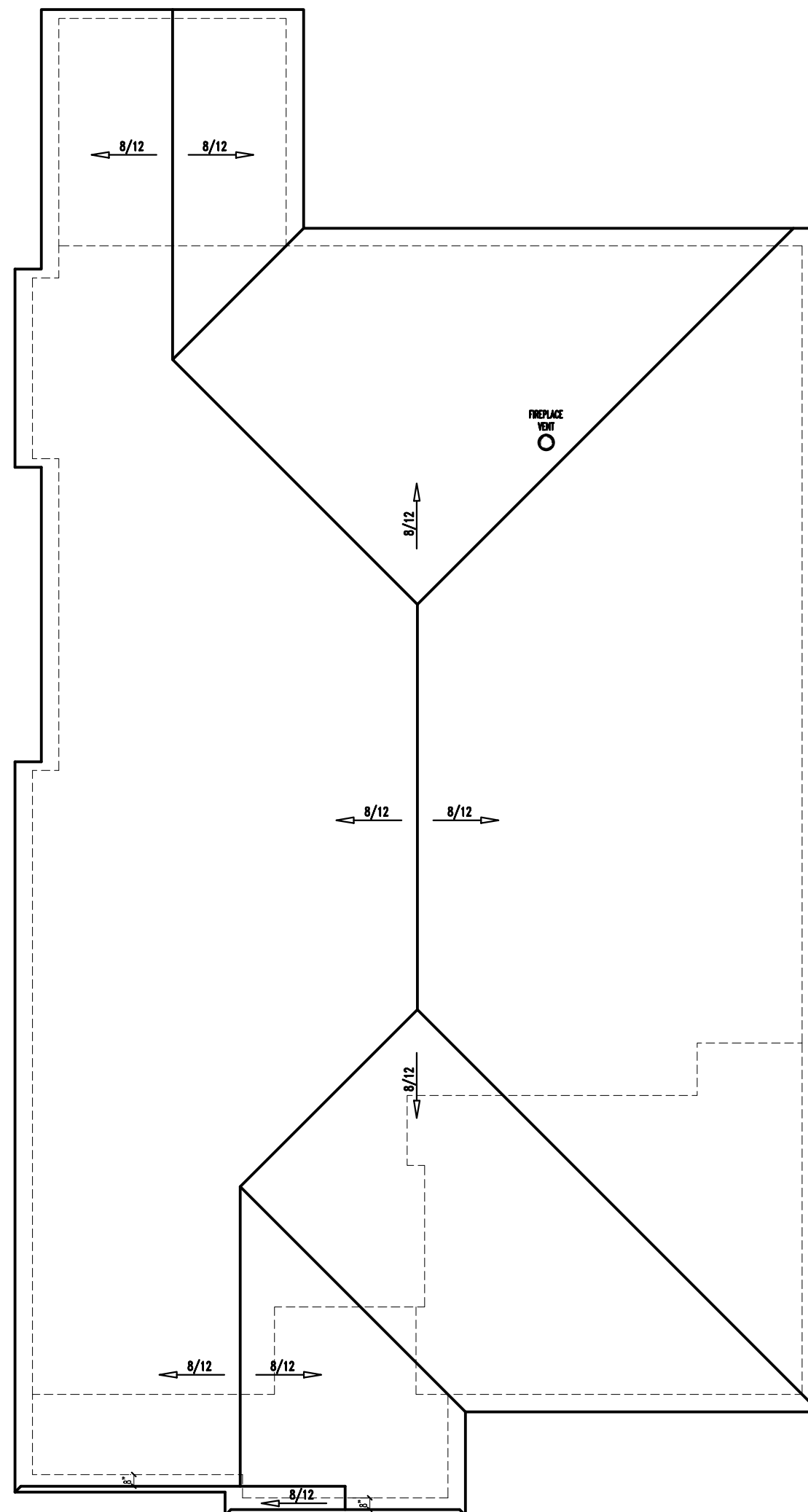


FRONT ELEVATION

SCALE: 1/4"= 1'-0"

EXTERIOR MATERIALS

- DIMENSIONAL SHINGLES
- ALUMINUM FASCIA & VENTED SOFFITS PANELS
- HARDIE PLANK LAP SIDING W/ 3/4x6 LP CORNERS PER PLAN
- 3/4x6 LP TRIM @ FRONT ELEV. PER PLAN
- 3/4x6 LP WINDOW/DOOR TRIM @ SIDES/BACK ELEVATION
- 3/4x LP LIGHT FIXTURE BLOCKS
- MFG THIN STONE W/BEDFORD SILLS



ROOF PLAN

SCALE: 1/8" = 1'-0"

MAIN LEVEL PLAN

SCALE: 1/4"= 1'-0"

MAIN LEVEL LIVING AREA: 2306 SQ.FT.
TOTAL LIVING AREA: 2306 SQ.FT.

OPT LOWER LEVEL: SQ.FT.
GARAGE AREA: 515 SQ.FT.

NOTES:

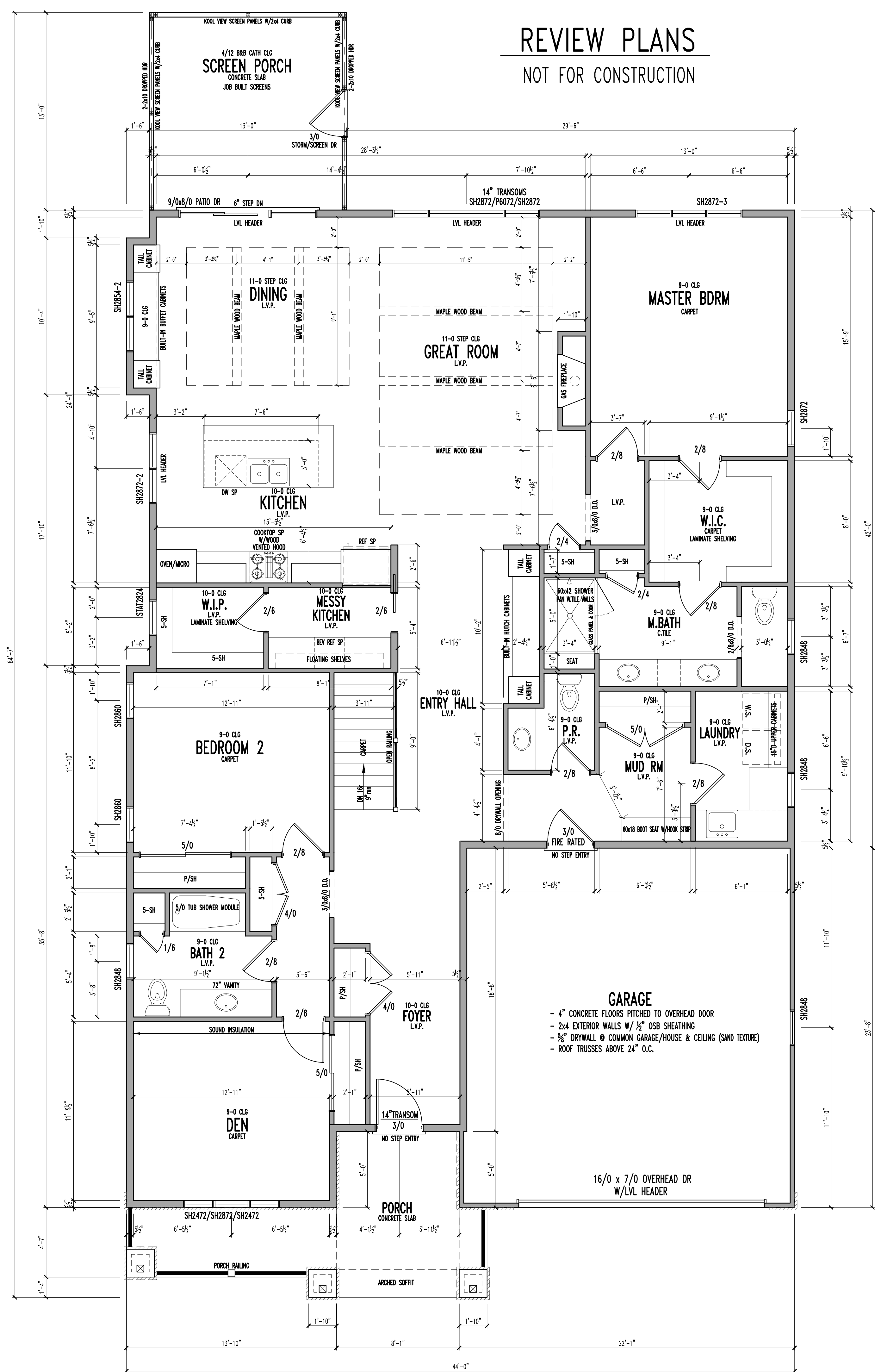
- ALL DIMENSIONS TO EXTERIOR WALLS TO BE STUD TO STUD 5/8".
- ALL DIMENSIONS TO INTERIOR WALLS TO BE STUD TO STUD 3/4".
- ALL ANGLED WALLS SHOWN ARE 45 DEGREES EXCEPT WHERE NOTED.
- ALL EXTERIOR HEADERS TO BE 2-2x10'S UNLESS NOTED OTHERWISE.
- LISTED SIZES OF MANUFACTURED HEADERS & BEAMS TO BE VERIFIED BY SUPPLIER.
- ALL FRAME WALLS GREATER THAN 10'-4 1/2" TALL TO BE STRUCTURALLY ANALYZED.
- ATTIC ACCESS LOCATIONS TO BE VERIFIED ON SITE.

STAIR NOTES:

STAIRS:
RUN SUB FLOOR NOSING 2/4" PAST FRAMING. FLOORING INSTALLER TO CUT OFF IF NEEDED
DEPENDING ON FINISH NOSING STYLE. (ALWAYS FIGURE FOR 3/4" PINE RISE @ FIRST STEP)

BASEMENT STAIRS:
IF DOOR @ TOP - TEMPORARY TREADS INSTALLED BY FRAMING CARPENTER. PINE TREADS &
RISERS INSTALLED BY FINISH CARPENTER (NO SIDE STRINGERS)
IF DOOR @ BOTTOM - PARTICLE BOARD TREADS & PINE RISERS INSTALLED BY FRAMING
CARPENTER. LEAVE 1 1/2" GAP FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.

STAIRS TO SECOND FLOOR:
TEMPORARY TREADS INSTALLED BY FRAMING CARPENTER. PARTICLE BOARD TREADS & PINE
RISERS INSTALLED BY FRAMING CARPENTER ONCE SHINGLES ARE ON ROOF. LEAVE 1 1/2" GAP
FOR SIDE STRINGERS INSTALLED BY FINISH CARPENTER.



REVIEW PLANS
NOT FOR CONSTRUCTION

Revision Dates:
3-24-2025
4-24-2025

ASPEN
HOMES

MODEL: Custom Ranch

PROJECT: Walsh

DRAWN BY: ijm

DATE: 1-14-2025

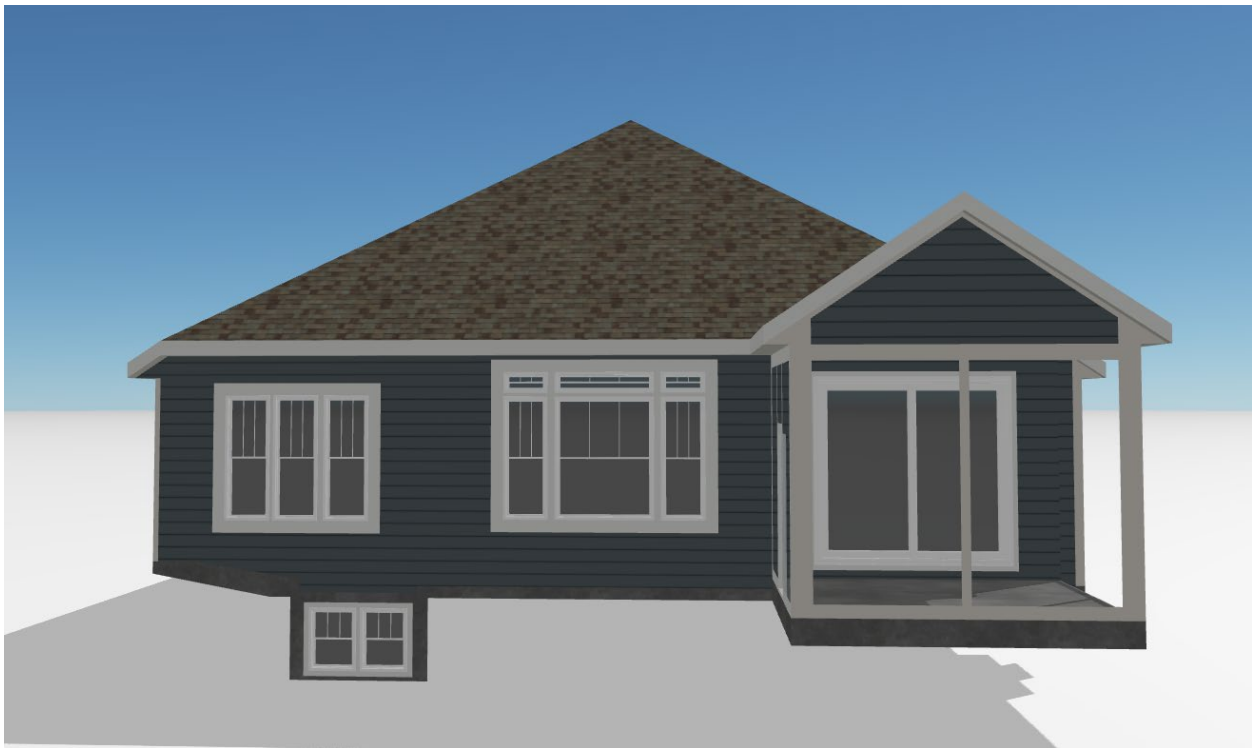
TITLE: MAIN LEVEL

Sheet No.
3 of 4

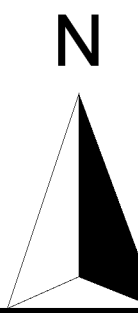
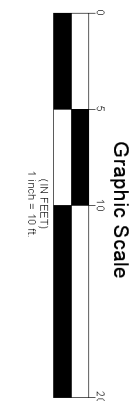
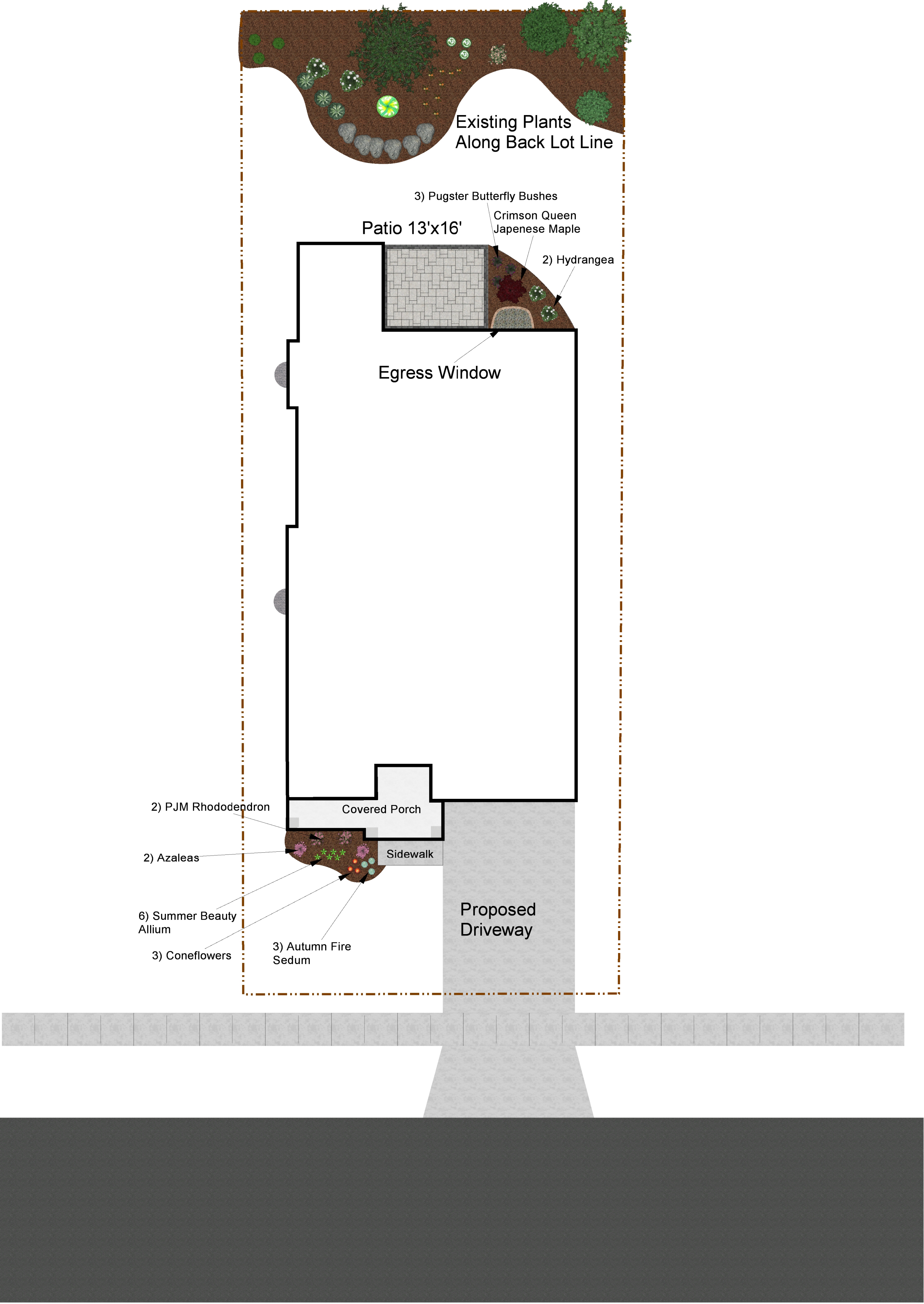
28

Walsh Residence









Landscape Notes		Walsh Initial Landscape Plan		DIG Landscape LLC 262-288-4722 DIGwi.com Landscape@DIGwi.com	Revision		Sheet Title
Date	No				Date	Description	



Wauwatosa, WI

Staff Report

7725 W. North Avenue
Wauwatosa, WI 53213

File #: 25-1188

Agenda Date: 7/17/2025

Agenda #: 4.

2500 Mayfair Rd - Scheels - Exterior Renovations - Information Only



COLORED RENDERING OF PROPOSED FACADE



Architecture + Engineering + Environmental + Planning

SCHEELS, WAUWATOSA
WAUWATOSA, WISCONSIN - 2025-07-07
ISG PROJECT NO. 25-32525



ISGinc.com



EXISTING EXTERIOR ELEVATION - SOUTH



Architecture + Engineering + Environmental + Planning

SCHEELS, WAUWATOSA
WAUWATOSA, WISCONSIN - 2025-07-07
ISG PROJECT NO. 25-32525





EXISTING EXTERIOR ELEVATION - EAST



Architecture + Engineering + Environmental + Planning

SCHEELS, WAUWATOSA
WAUWATOSA, WISCONSIN - 2025-07-07
ISG PROJECT NO. 25-32525



ISGinc.com



EXISTING EXTERIOR ELEVATION - EAST



Architecture + Engineering + Environmental + Planning

SCHEELS, WAUWATOSA
WAUWATOSA, WISCONSIN - 2025-07-07
ISG PROJECT NO. 25-32525





EXISTING EXTERIOR ELEVATION - WEST

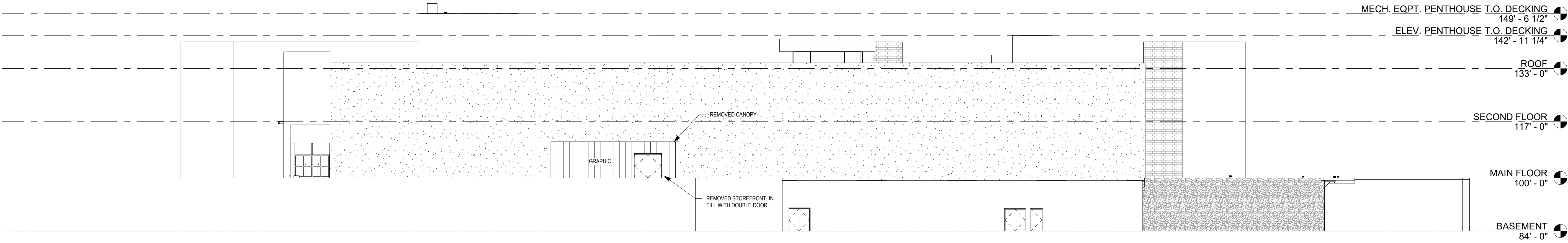


Architecture + Engineering + Environmental + Planning

SCHEELS, WAUWATOSA
WAUWATOSA, WISCONSIN - 2025-07-07
ISG PROJECT NO. 25-32525




ISGinc.com




1 SOUTH ELEVATION
1/16" = 1'-0"


SUGGESTED MATERIALS



EXISTING PRECAST PANEL



ART/GRAPHIC INFILL



FLAT METAL PANEL

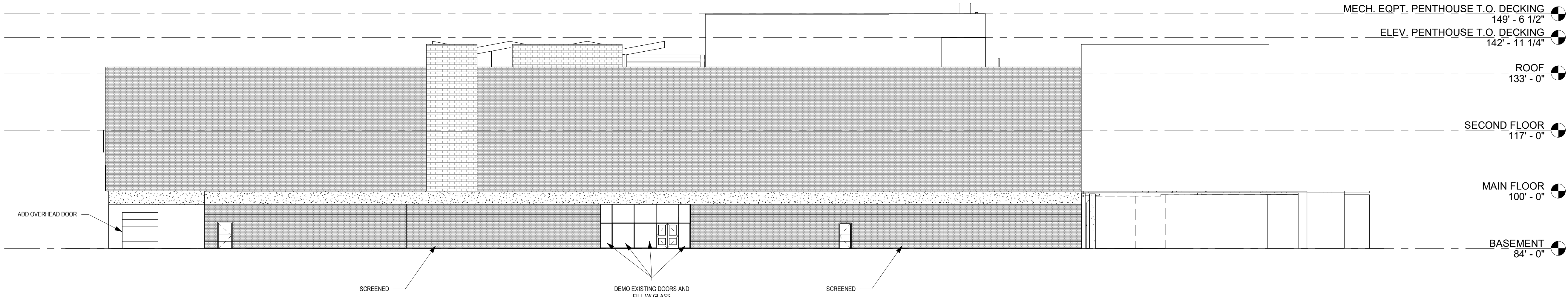
NEW EXTERIOR ELEVATIONS



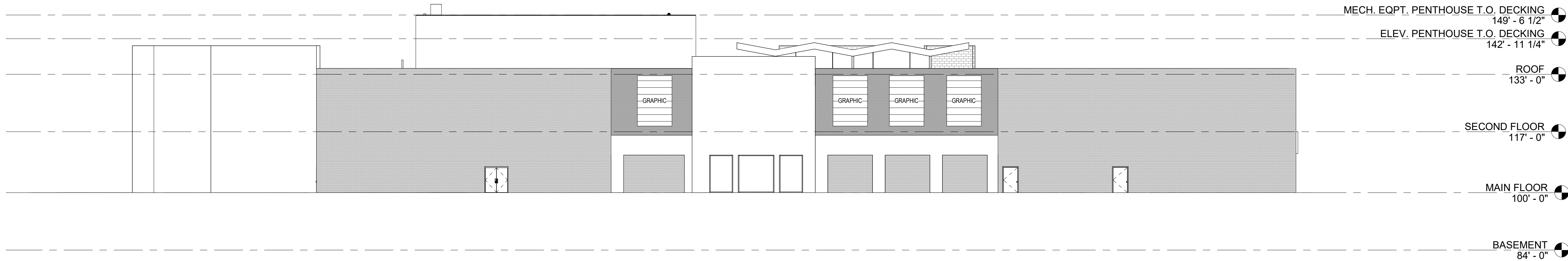
Architecture + Engineering + Environmental + Planning

SCHEELS, WAUWATOSA
WAUWATOSA, WISCONSIN - 2025-07-07
ISG PROJECT NO. 25-32525






1 EAST ELEVATION
1/16" = 1'-0"

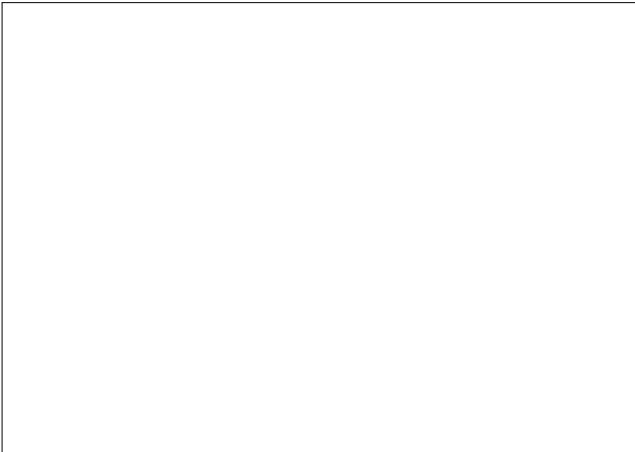


2 WEST ELEVATION
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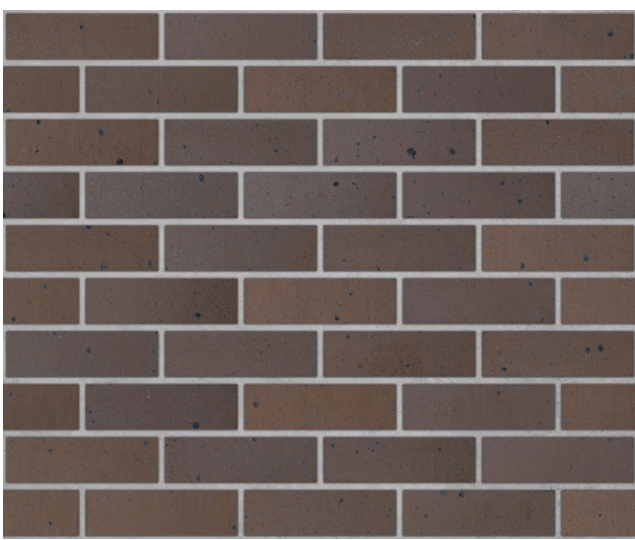
SUGGESTED MATERIALS



POWDER WASHED EXISTING BRICK



SCREENING (MATERIAL TO BE DETERMINED)



BROWN FACE BRICK

NEW EXTERIOR ELEVATIONS



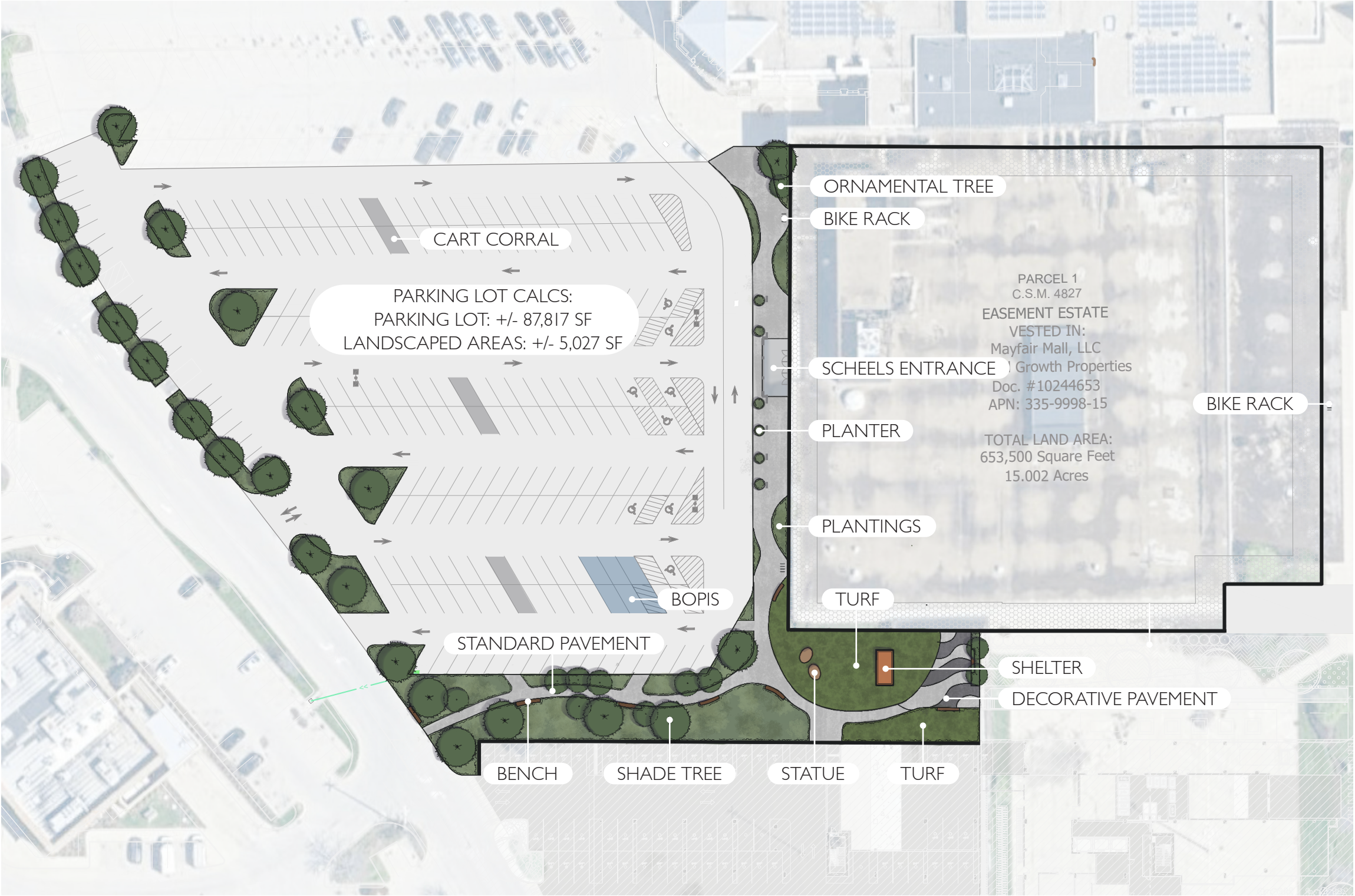
Architecture + Engineering + Environmental + Planning

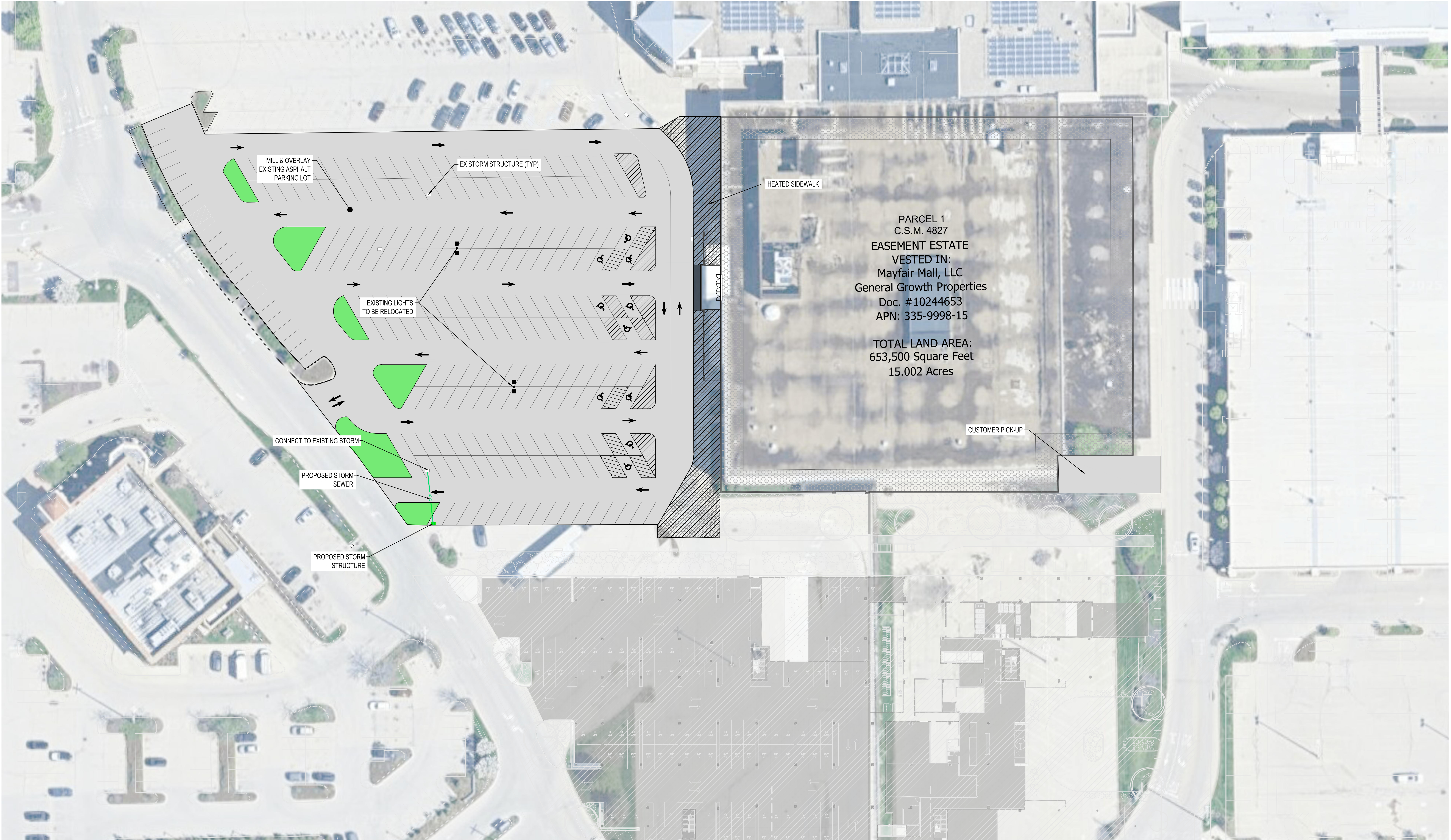
SCHEELS, WAUWATOSA
WAUWATOSA, WISCONSIN - 2025-07-07
ISG PROJECT NO. 25-32525



ISGinc.com

OUTDOOR SCHEELS CONCEPT





PARCEL 1
C.S.M. 4827
EASEMENT ESTATE
VESTED IN:
Mayfair Mall, LLC
General Growth Properties
Doc. #10244653
APN: 335-9998-15

TOTAL LAND AREA:
653,500 Square Feet
15.002 Acres

SITE CONCEPT



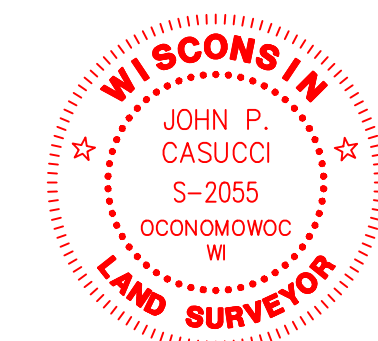
Architecture + Engineering + Environmental + Planning

SCHEELS
WAUWATOSA, WI - 07/08/2025
ISG PROJECT NO. 25-32525



TOPOGRAPHIC MAP

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.
Date: October 2, 2024



John P. Casucci
JOHN P. CASUCCI
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2055

Lot 7 of CERTIFIED SURVEY MAP NO. 9575 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on June 20, 2024, as Document No. 11428564, said Certified Survey Map being a redivision of Part of Parcel 1 in Certified Survey Map No. 4827 and Parcel 1 in Certified Survey Map No. 4004, being a part of the Southwest 1/4 of Section 17, Township 7 North, Range 21 East, in the City of Wauwatosa, County of Milwaukee, State of Wisconsin.

Property Address: 2400 North Mayfair Road, Wauwatosa, WI
Tax Parcel No. Part of 335-9508-016

Prepared for: Barrett Lo Visionary Development
Survey No. 169502-RMK

S:\169502\Draw\169502 AS10 client 16-10-24.dwg TOPOGRAPHIC MAP

FIELD DATE
October 2, 2024

HORIZONTAL DATUM
Wisconsin State Plane Coordinate System, South Zone (NAD83/2011).

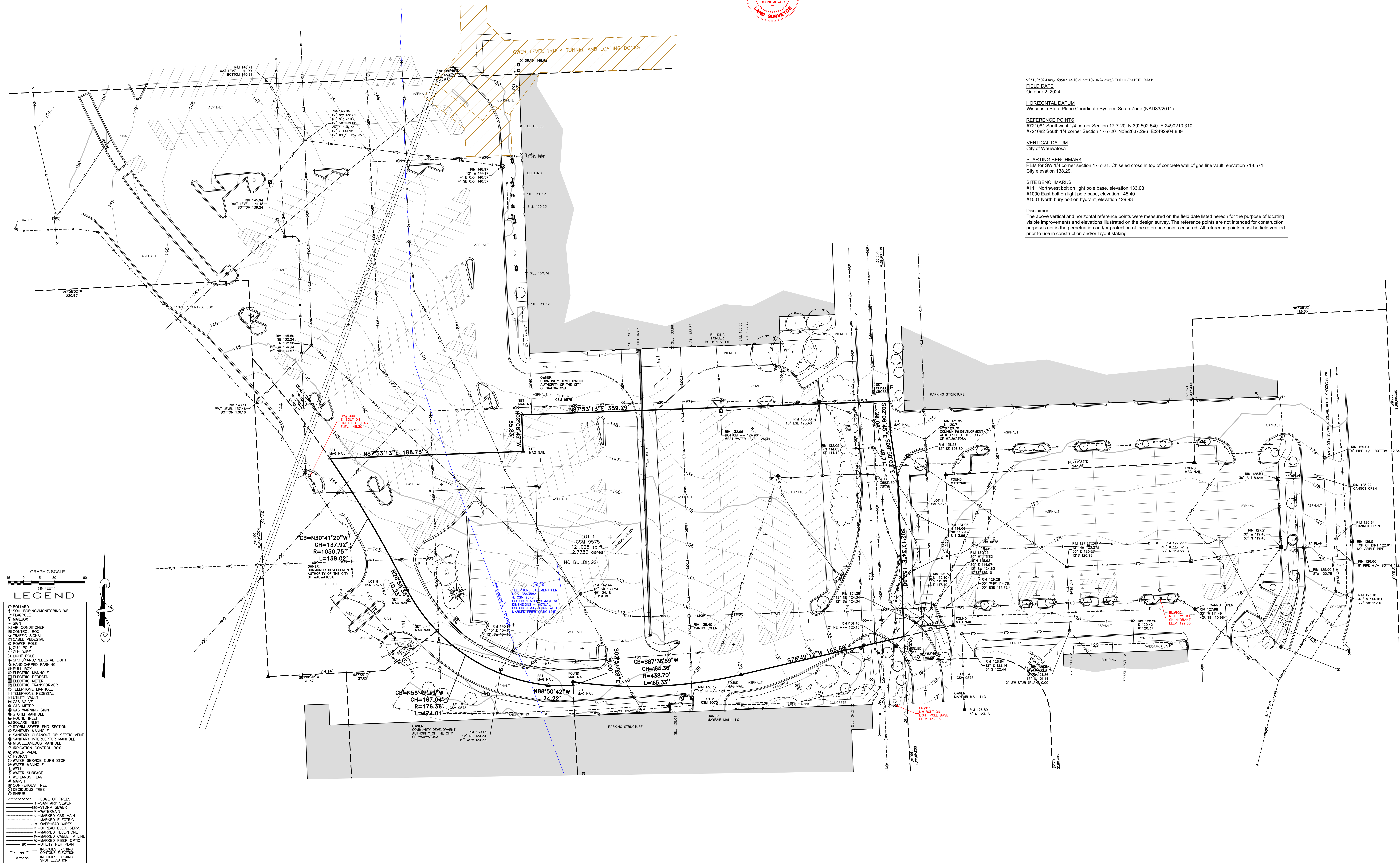
REFERENCE POINTS
#721081 Southwest 1/4 corner Section 17-7-20 N:302502.540 E:2490210.310
#721082 South 1/4 corner Section 17-7-20 N:352637.296 E:2492604.889

VERTICAL DATUM
City of Wauwatosa

STARTING BENCHMARK
RBM for SW 1/4 corner section 17-7-21. Chiseled cross in top of concrete wall of gas line vault, elevation 718.571.
City elevation 138.29.

SITE BENCHMARKS
#111 Northwest bolt on light pole base, elevation 133.08
#1000 East bolt on light pole base, elevation 145.40
#1001 North bury bolt on hydrant, elevation 129.93

Disclaimer:
The above vertical and horizontal reference points were measured on the field date listed hereon for the purpose of locating visible improvements and elevations illustrated on the design survey. The reference points are not intended for construction purposes nor is the perpetuation and/or protection of the reference points ensured. All reference points must be field verified prior to use in construction and/or layout staking.



GRAPHIC SCALE
(IN FEET)
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000 1010 1020 1030 1040 1050 1060 1070 1080 1090 1100 1110 1120 1130 1140 1150 1160 1170 1180 1190 1200 1210 1220 1230 1240 1250 1260 1270 1280 1290 1300 1310 1320 1330 1340 1350 1360 1370 1380 1390 1400 1410 1420 1430 1440 1450 1460 1470 1480 1490 1500 1510 1520 1530 1540 1550 1560 1570 1580 1590 1600 1610 1620 1630 1640 1650 1660 1670 1680 1690 1700 1710 1720 1730 1740 1750 1760 1770 1780 1790 1800 1810 1820 1830 1840 1850 1860 1870 1880 1890 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000 2010 2020 2030 2040 2050 2060 2070 2080 2090 2100 2110 2120 2130 2140 2150 2160 2170 2180 2190 2200 2210 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Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-1191

Agenda Date: 7/17/2025

Agenda #: 5.

Foundry Way - Mayfair 2 - New Multi-Family - Information Only

MAYFAIR 2

FOUNDRY WAY, WAUWATOSA, WI



Architecture :Dimension IV - Madison Design Group

6515 Grand Teton Plaza, Suite 120, Madison, WI 53719

p: 608.829.4444www.dimensionivmadison.com

Developer:MSP Real Estate

7901 West National Avenue, West Allis, WI 53214

p: 414.259.2108www.msprealestateinc.com

Civil Engineering:CJ Engineering

9205 West Center Street, Suite 214, Milwaukee, WI 53222

p: 414.443.1312www.cj-engineering.com

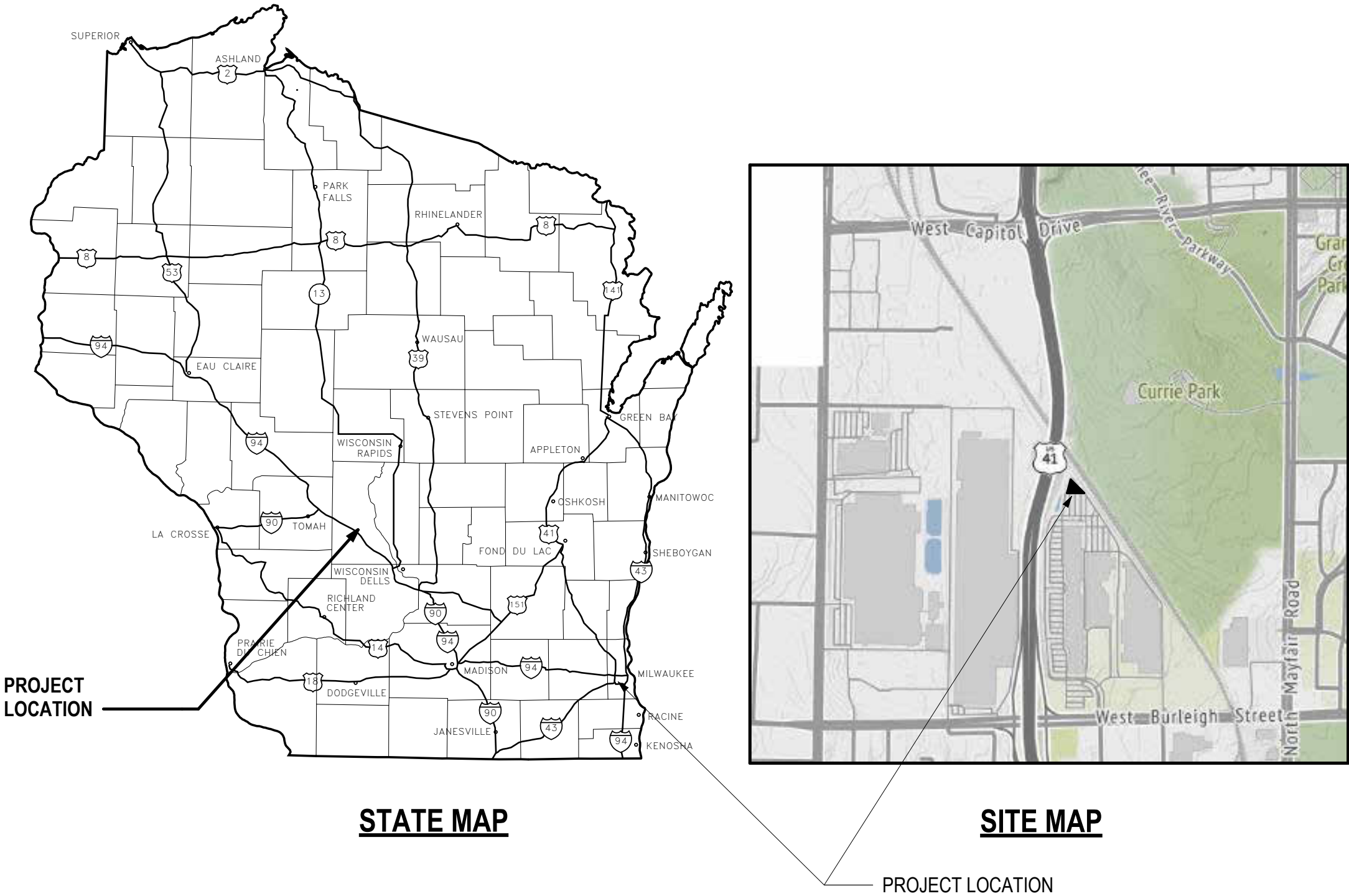
Landscape Architecture:raSmith

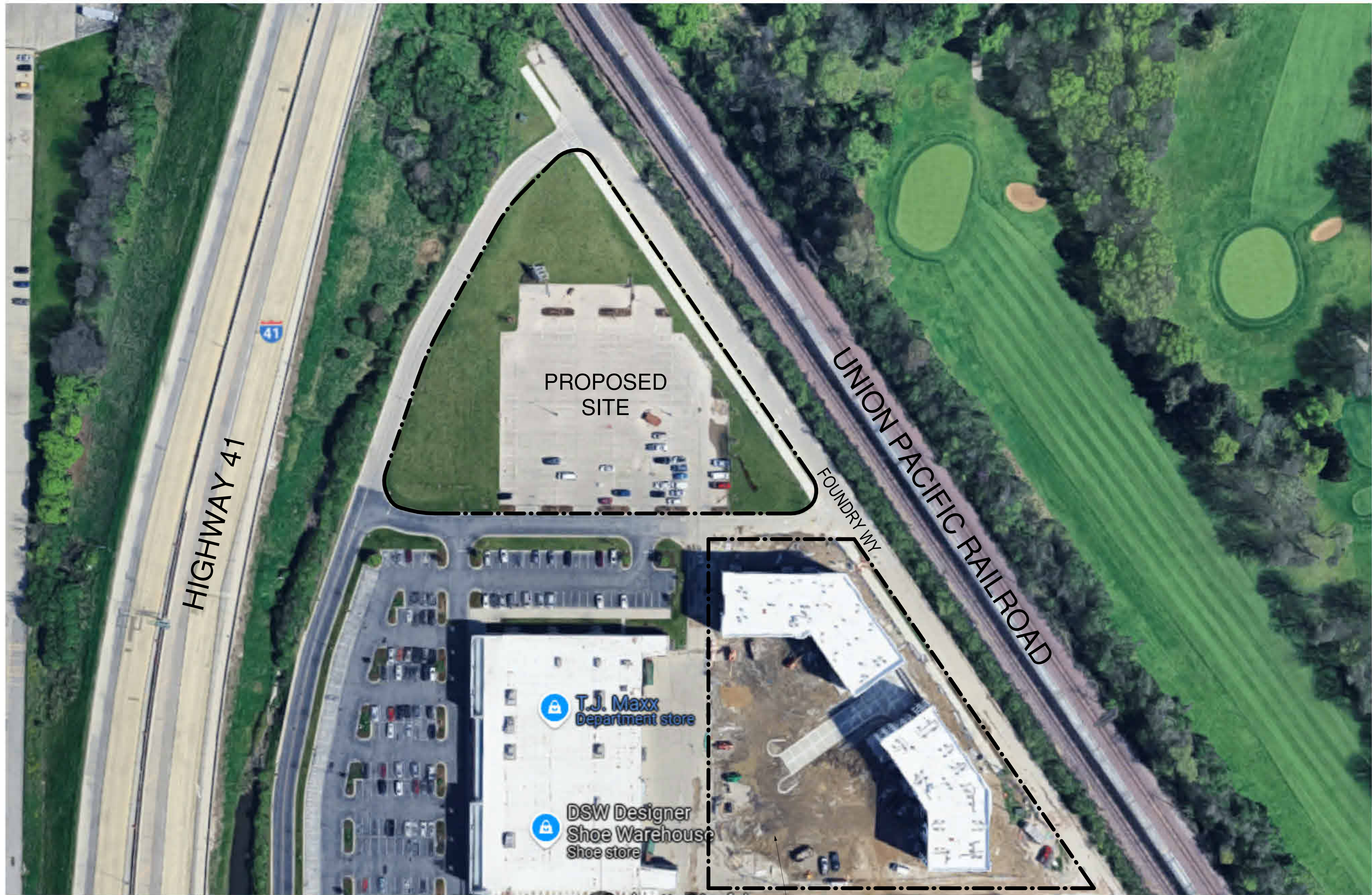
16745 W. Bluemound Road, Brookfield, WI 53005-5938

p:262.781.1000www.rasmith.com

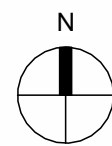
<u>PHASE 1:</u>						
<u>FLOOR:</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>TOTAL</u>	
1 BED-	4	7	7	7	25	
2 BED-	4	5	5	5	19	
3 BED-	2	3	3	3	11	
SUBTOTAL: 55						
<u>PHASE 2:</u>						
<u>FLOOR:</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>TOTAL</u>	
1 BED-	11	12	13	12	48	
2 BED-	4	4	4	3	15	
STUDIO-	3	2	1	1	7	
SUBTOTAL: 70						
TOTAL UNITS: 125						
<u>PARKING</u>						
SURFACE PARKING: 67						
UNDERGROUND PARKING: 78						
TOTAL PARKING STALLS: 145						

LIST OF DRAWINGS	
SHEET NO.	SHEET NAME
G1-0	COVER SHEET
G2-0	SITE
G3-0	SITE PHOTOS
G4-0	EXISTING PROJECT PHOTOS
G5-0	PEDESTRIAN CONNECTIVITY PLAN
AL1.0	SITE SURVEY
C2.0	SITE PLAN
EXHIBIT	PHASE 1 - SITE PLAN
L100	SITE LANDSCAPE PLAN
L200	LANDSCAPE NOTES AND DETAILS
A1-0	BASEMENT PLAN
A1-1	FIRST FLOOR PLAN
A1-2	SECOND, THIRD, & FOURTH FLOOR PLAN
A2-0	MATERIAL SAMPLES
A2-1	PERSPECTIVE ELEVATION
A2-2	PERSPECTIVE ELEVATION
A2-3	PERSPECTIVE ELEVATION
A2-4	PERSPECTIVE ELEVATION
A2-5	PERSPECTIVE ELEVATION
A2-6	EXTERIOR ELEVATION
A2-7	EXTERIOR ELEVATION





1 SITE AERIAL VIEW
1 1/2" = 1'-0"



(The Regent & The Oxford)
EXISTING APARTMENT BUILDING



VIEW LOOKING FROM NORTH TOWARDS THE SITE



VIEW LOOKING FROM EAST TOWARDS THE SITE



VIEW LOOKING FROM SOUTH TOWARDS THE SITE



VIEW LOOKING FROM WEST TOWARDS THE SITE



architecture · interior design · planning
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionvmadison.com

G3-0
MAYFAIR 2

FOUNDRY WAY, WAUWATOSA, WI

SITE PHOTOS
07/08/2025
24106

PHOTOS OF *The Regent & The Oxford*, (EXISTING APARTMENT BUILDINGS AT 3325 AND 3375 FOUNDRY WAY)



VIEW LOOKING FROM WEST TOWARDS BUILDING



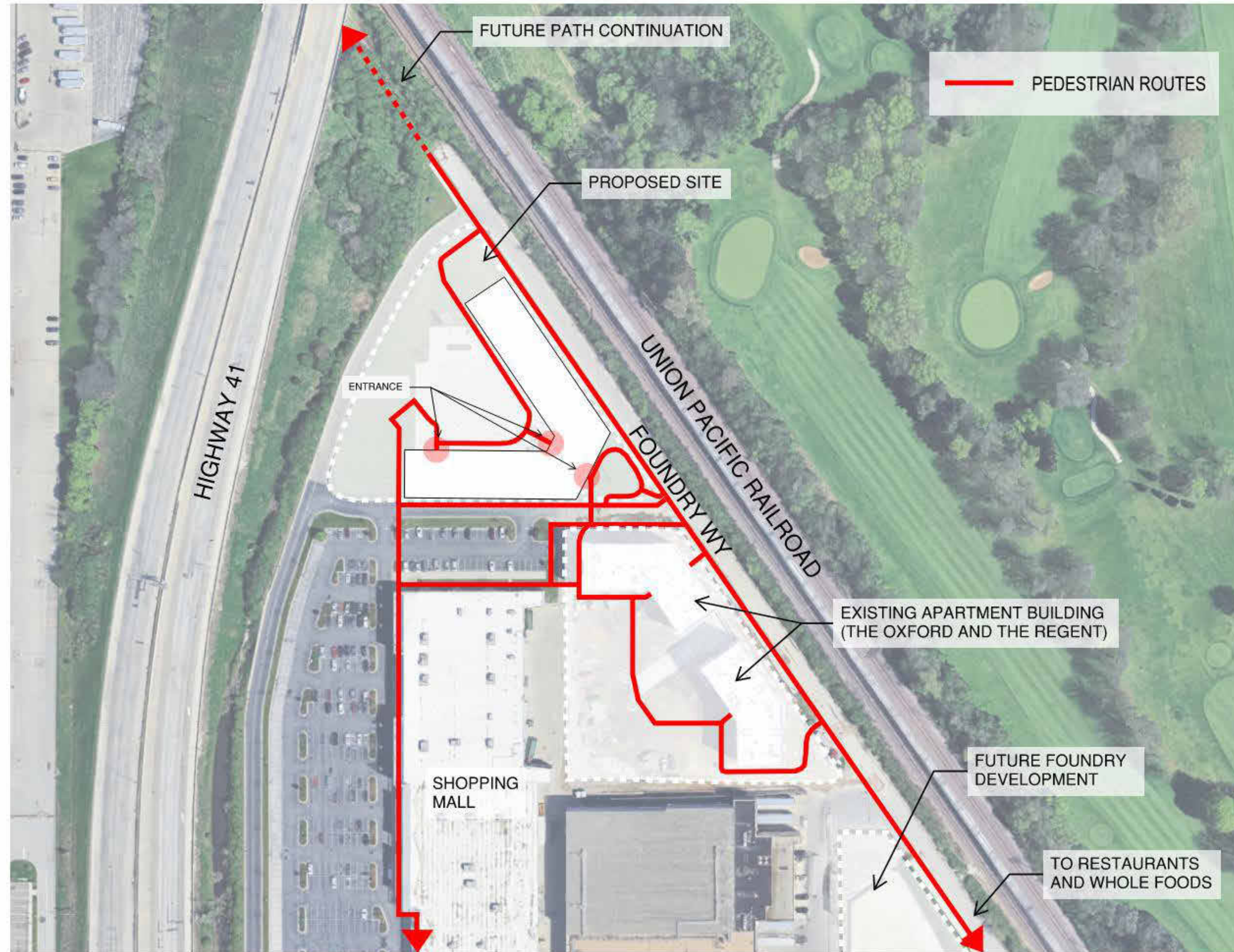
VIEW LOOKING NORTH FROM SOUTH

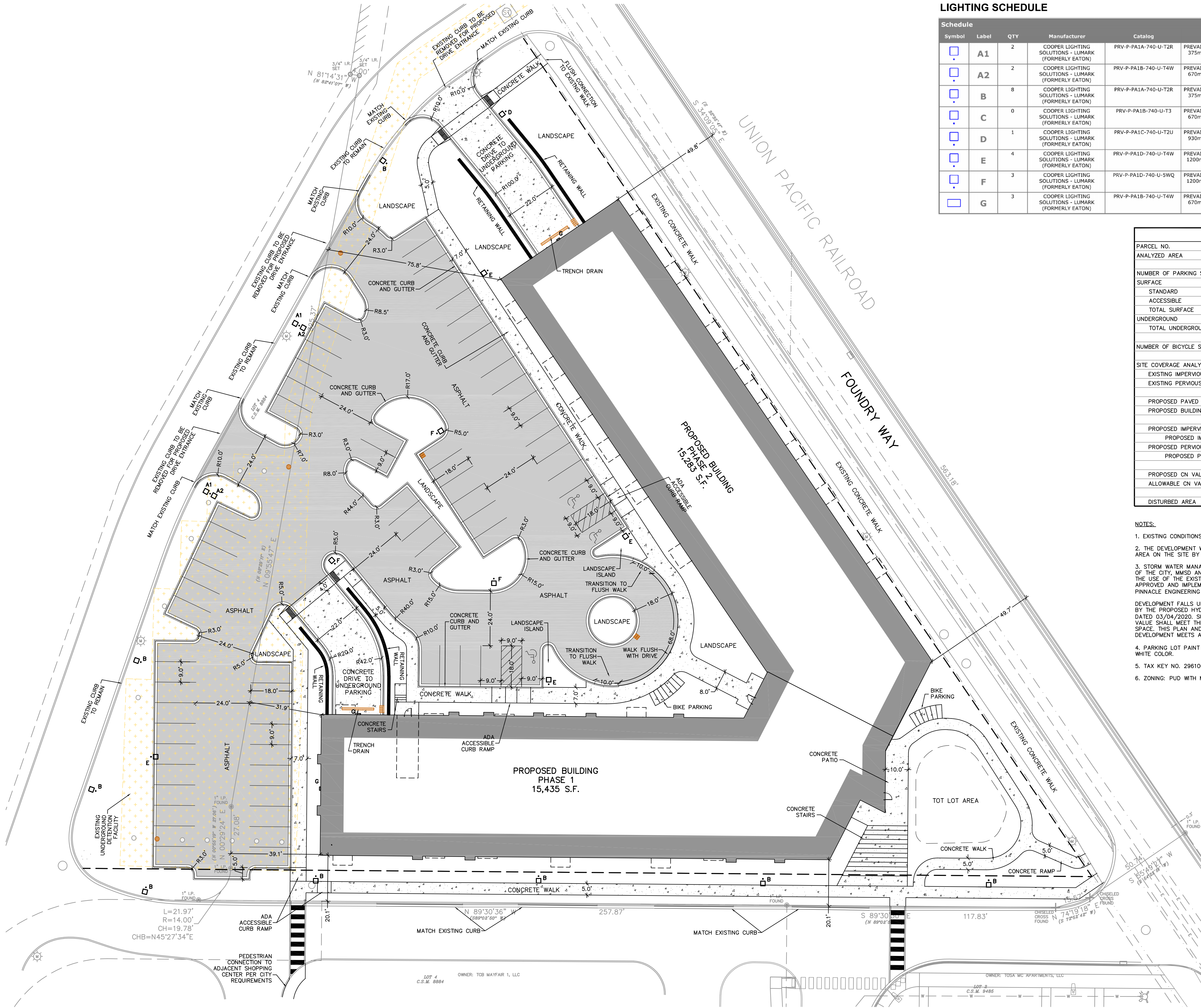


VIEW OF BUILDING A



VIEW LOOKING FROM SITE TO EXISTING BUILDING





LIGHTING SCHEDULE

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF	Input Power
	A1	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1A-740-U-T2R	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 375mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	1	30.7
	A2	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	52.8
	B	8	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1A-740-U-T2R	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 375mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	1	30.7
	C	0	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T3	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	1	52.8
	D	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1C-740-U-T2U	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE II U OPTICS	1	72.1
	E	4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1D-740-U-T4W	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	93.4
	F	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1D-740-U-SWQ	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	1	93.4
	G	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W	PREVAIL WALL LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1	52.8

SITE INFORMATION

PARCEL NO.	2961001000
ANALYZED AREA	99,076 S.F. (2.274 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	64
ACCESSIBLE	3
TOTAL SURFACE	67
UNDERGROUND	
TOTAL UNDERGROUND	86
NUMBER OF BICYCLE STALLS:	
25	
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	49,731 SF (1.142 ACRES)
EXISTING PERVIOUS SURFACE AREA	49,346 SF (1.133 ACRES)
PROPOSED PAVED AREA	40,906 SF (0.939 ACRES)
PROPOSED BUILDING FOOTPRINT	30,718 SF (0.705 ACRES)
PROPOSED IMPERVIOUS SURFACE AREA	71,624 SF (1.644 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	72%
PROPOSED PERVIOUS SURFACE AREA	27,452 SF (0.630 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	28%
PROPOSED CN VALUE	91
ALLOWABLE CN VALUE	92
DISTURBED AREA	99,076 SF (2.274 ACRES)

- NOTES:
- EXISTING CONDITIONS BASED ON SURVEY BY CAPITOL SURVEY ENTERPRISE
 - THE DEVELOPMENT WILL RESULT IN AN INCREASE IN IMPERVIOUS SURFACE AREA ON THE SITE BY 0.50 ACRES.
 - STORM WATER MANAGEMENT FOR THIS SITE, MEETING THE REQUIREMENTS OF THE CITY, MMSD AND WI DNR 151 FOR REDEVELOPMENT WILL BE MET BY THE USE OF THE EXISTING UNDERGROUND DETENTION FACILITY DESIGNED, APPROVED AND IMPLEMENTED FROM THE PLAN & REPORT FURNISHED BY PINNACLE ENGINEERING GROUP DATED 07/10/2020.
 - DEVELOPMENT FALLS UNDER THE A4 SUBCATCHMENT LIMITS AS DELINEATED BY THE PROPOSED HYDROLOGY EXHIBIT BY PINNACLE ENGINEERING GROUP DATED 03/04/2020. SUBCATCHMENT A4 SPECIFIES THAT THE SITE CN VALUE SHALL MEET THE 92 VALUE REQUIREMENT AND PROVIDE 25% GREEN SPACE. THIS PLAN AND SITE AREA ANALYSIS SHOWS THAT THIS DEVELOPMENT MEETS AND EXCEED THESE REQUIREMENTS.
 - PARKING LOT PAINT STRIPING SHALL BE A MINIMUM OF 3" AND IN A WHITE COLOR.
 - TAX KEY NO. 2961001000
 - ZONING: PUD WITH MULTIFAMILY USE



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jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
MSP REAL ESTATE

CLIENT ADDRESS:
7901 West National Avenue
West Allis, WI, 53214

PROJECT:
MSP Mayfair North

PROJECT LOCATION:
Foundry Way
Wauwatosa, Milwaukee County
Wisconsin, 53222

PLAN MODIFICATIONS:		
#	Date:	Description:
1	02/05/2025	PUD SUBMITTAL
2	02/14/2025	PUD REVISED SUBMITTAL
3	07/08/2025	DRB SUBMITTAL
4		
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6		
7		
8		
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10		
11		
12		
13		
14		
15		

Designed By: PJS
Reviewed By: CAJ
Approved By:

SHEET TITLE:

SITE PLAN

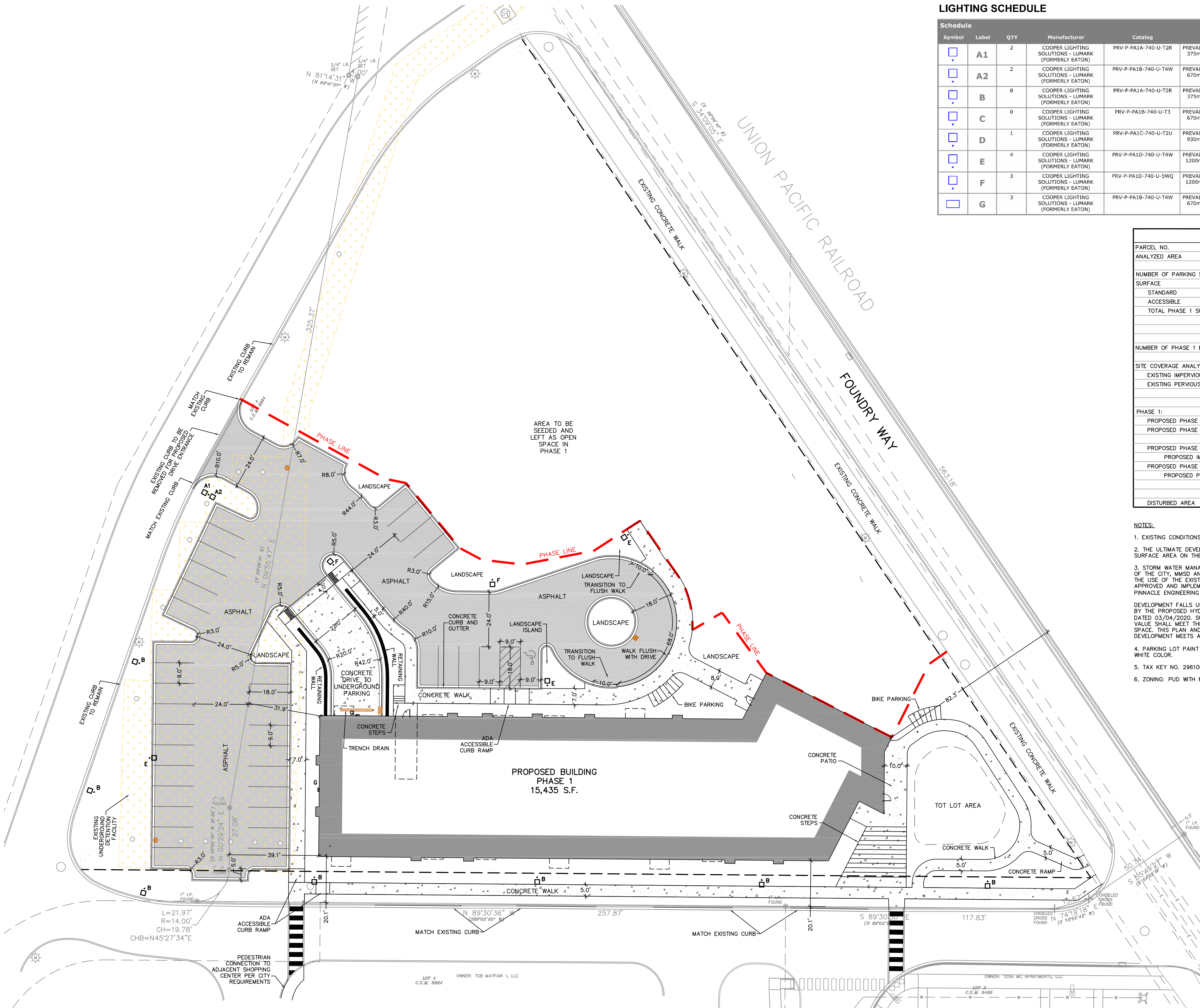
SHEET NUMBER:

C2.0

JSD PROJECT NO: 25-15011



File: R:\022525150110W5Civil Sheets\Exhibit\25-15011 Civil Set (condocs-phase 1).dwg Layout SITE User: Patrick Shaw Plotted: Jul 08, 2025 - 10:07am Xref's:



LIGHTING SCHEDULE

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF Input Power
	A1	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1A-740-U-T2R	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 375mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	1 30.7
	A2	2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1 52.8
	B	8	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1A-740-U-T2R	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 375mA LIGHT ENGINE WITH 24 LEDS AND TYPE II ROADWAY OPTICS	1 30.7
	C	0	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T3	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	1 52.8
	D	1	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1C-740-U-T2U	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE II U OPTICS	1 72.1
	E	4	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1D-740-U-T4W	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1 93.4
	F	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1D-740-U-SWQ	PREVAIL AREA LUMINAIRE (1) 70 CRI, 4000K, 1200mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	1 93.4
	G	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1B-740-U-T4W	PREVAIL WALL LUMINAIRE (1) 70 CRI, 4000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE IV WIDE OPTICS	1 52.8

SITE INFORMATION

PARCEL NO.	2961001000
ANALYZED AREA	99,076 S.F. (2.274 ACRES)
NUMBER OF PARKING STALLS	
SURFACE	
STANDARD	35
ACCESSIBLE	1
TOTAL PHASE 1 SURFACE	36
NUMBER OF PHASE 1 BICYCLE STALLS:	
25	
SITE COVERAGE ANALYSIS	
EXISTING IMPERVIOUS SURFACE AREA	49,731 SF (1.142 ACRES)
EXISTING PERVIOUS SURFACE AREA	49,346 SF (1.133 ACRES)
PHASE 1:	
PROPOSED PHASE 1 PAVED AREA	25,581 SF (0.587 ACRES)
PROPOSED PHASE 1 BUILDING FOOTPRINT	15,435 SF (0.354 ACRES)
PROPOSED PHASE 1 IMPERVIOUS SURFACE	41,016 SF (0.942 ACRES)
PROPOSED IMPERVIOUS SITE PERCENTAGE	41%
PROPOSED PHASE 1 PERVIOUS SURFACE	58,060 SF (1.333 ACRES)
PROPOSED PERVIOUS SITE PERCENTAGE	59%
DISTURBED AREA	
99,076 SF (2.274 ACRES)	

NOTES:

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- STORM WATER MANAGEMENT FOR THIS SITE, MEETING THE REQUIREMENTS OF THE CITY, MMSD AND WI DNR 151 FOR REDEVELOPMENT WILL BE MET BY THE USE OF THE EXISTING UNDERGROUND DETENTION FACILITY DESIGNED, APPROVED AND IMPLEMENTED FROM THE PLAN & REPORT FURNISHED BY PINNACLE ENGINEERING GROUP DATED 07/10/2020.
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- TAX KEY NO. 2961001000
- ZONING: PUD WITH MULTIFAMILY USE



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PROJECT:
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PROJECT LOCATION:
Foundry Way
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Wisconsin, 53222

PLAN MODIFICATIONS:

#	Date:	Description:
1	02/05/2025	PUD SUBMITTAL
2	02/14/2025	PUD REVISED SUBMITTAL
3	02/20/2025	DRB PHASE 1 MEETING
4	07/08/2025	DRB SUBMITTAL
5		
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15		

Designed By: PJS
Reviewed By: CAJ
Approved By:

SHEET TITLE:

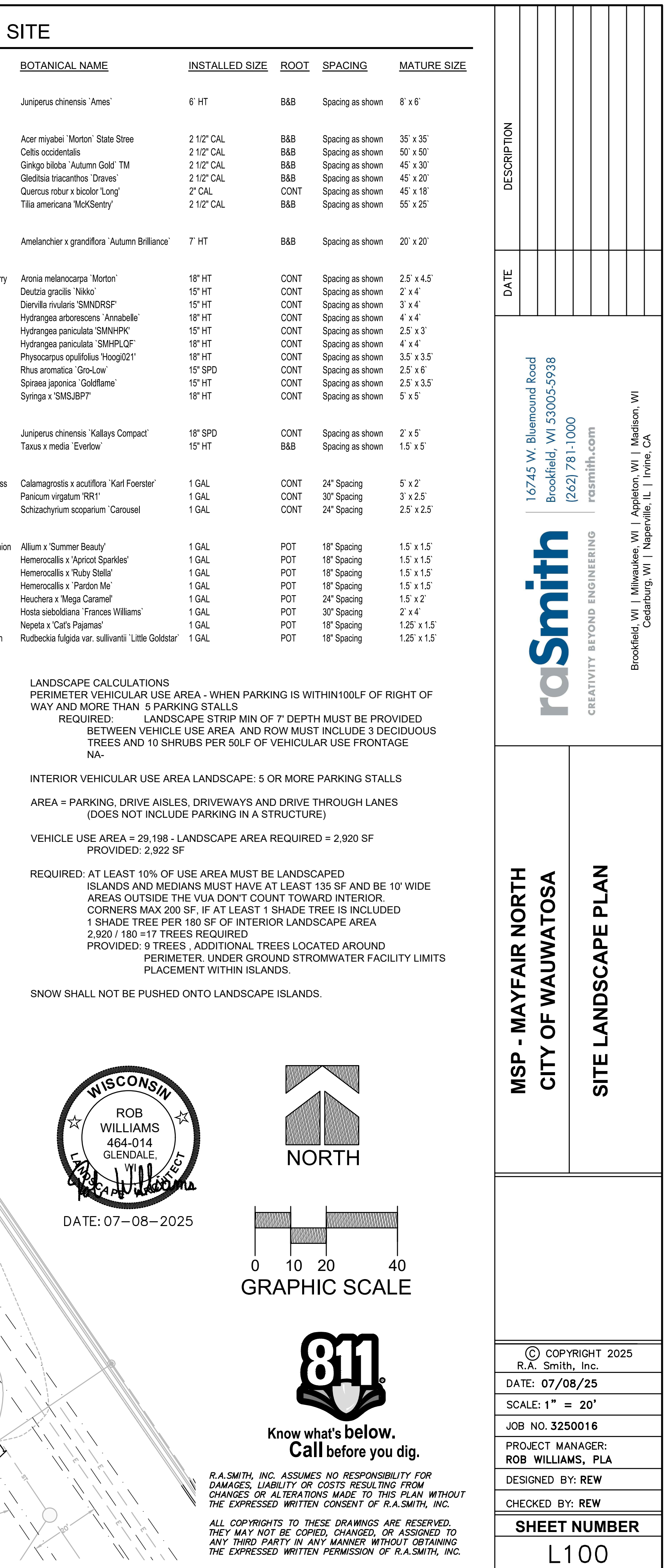
PHASE 1 - SITE PLAN

SHEET NUMBER:

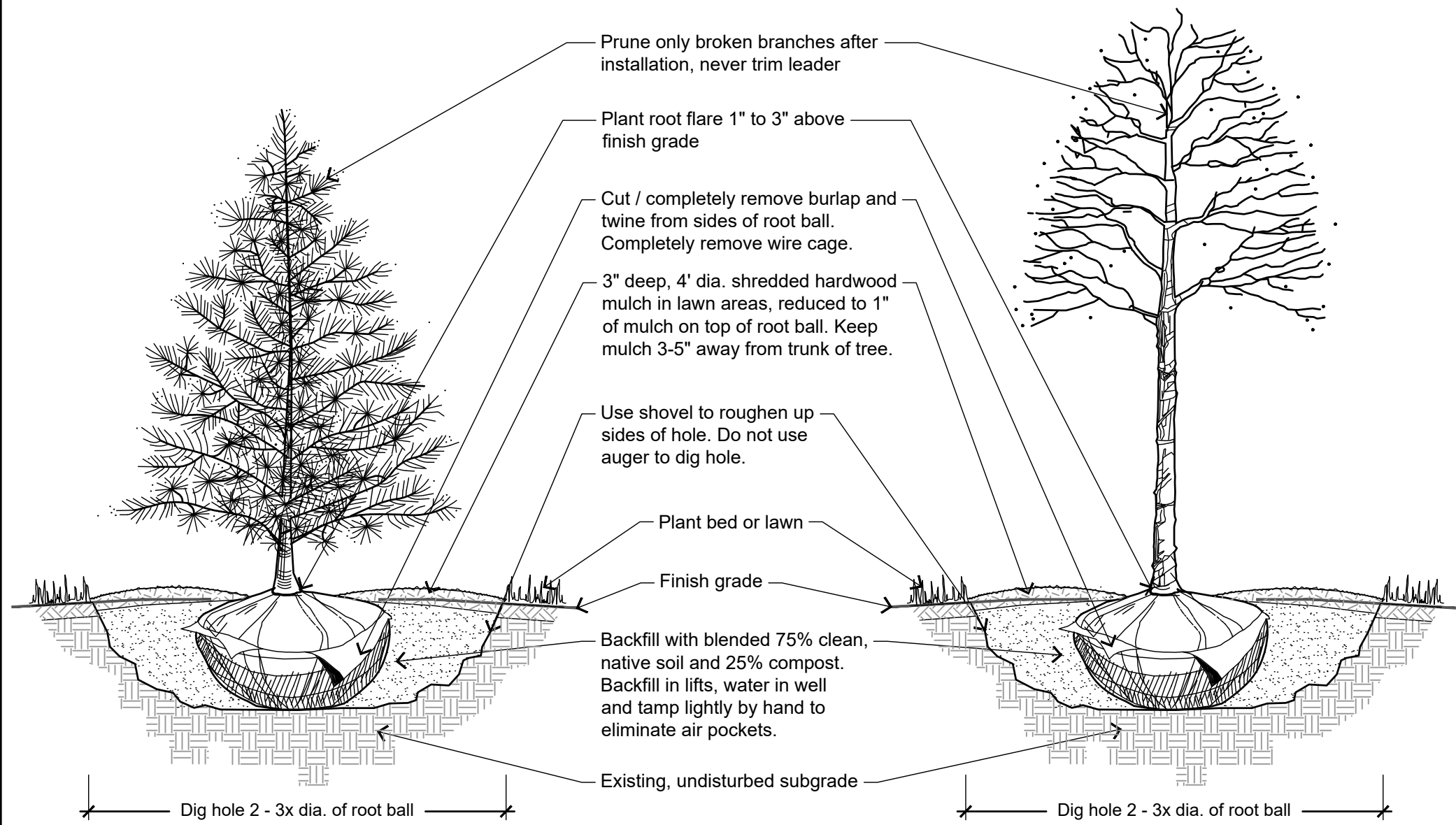
EXHIBIT

JSD PROJECT NO: 25-15011

DIGGERS & HOTLINE
Toll Free (800) 242-8511

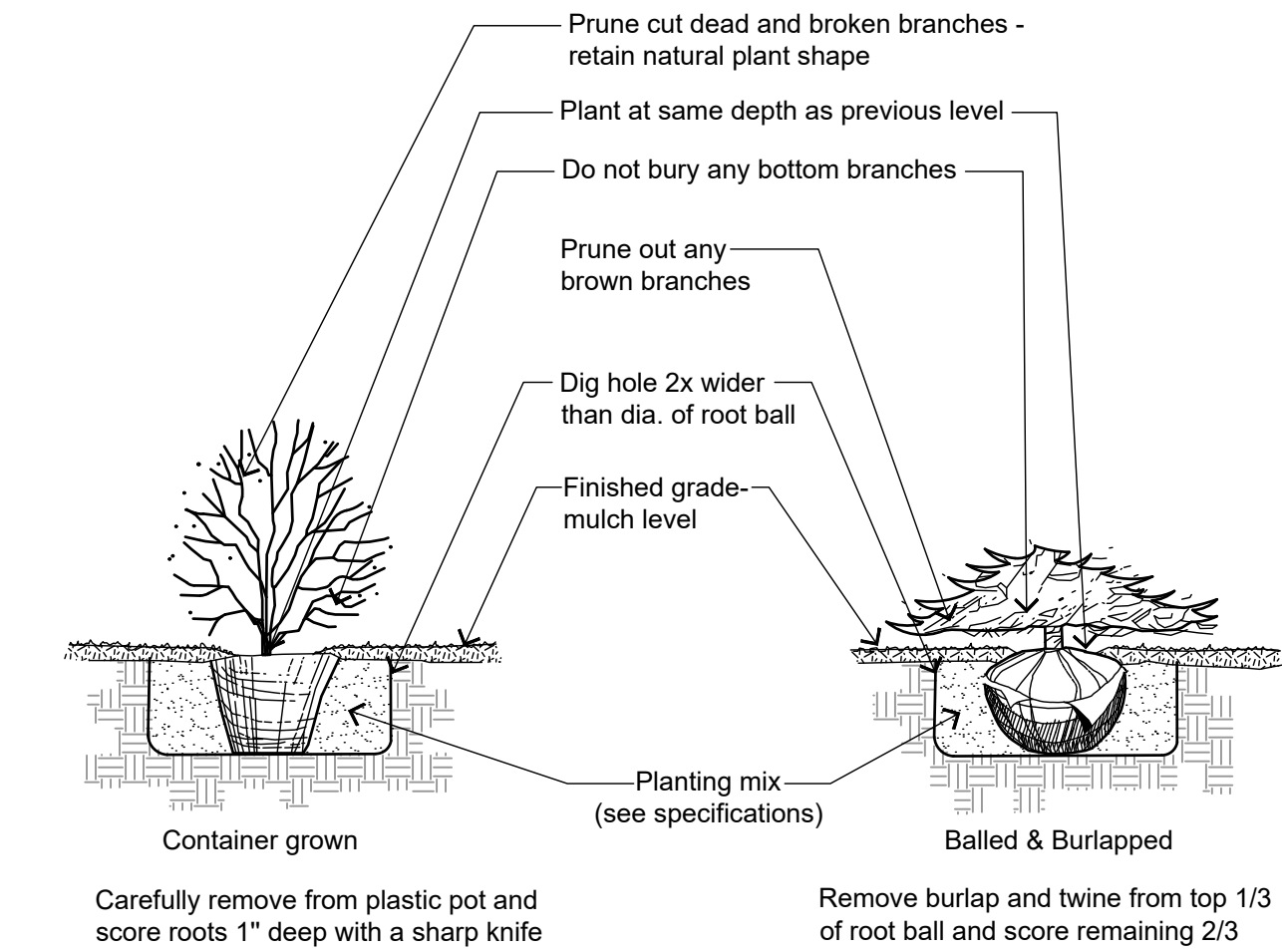


PLANTING DETAILS

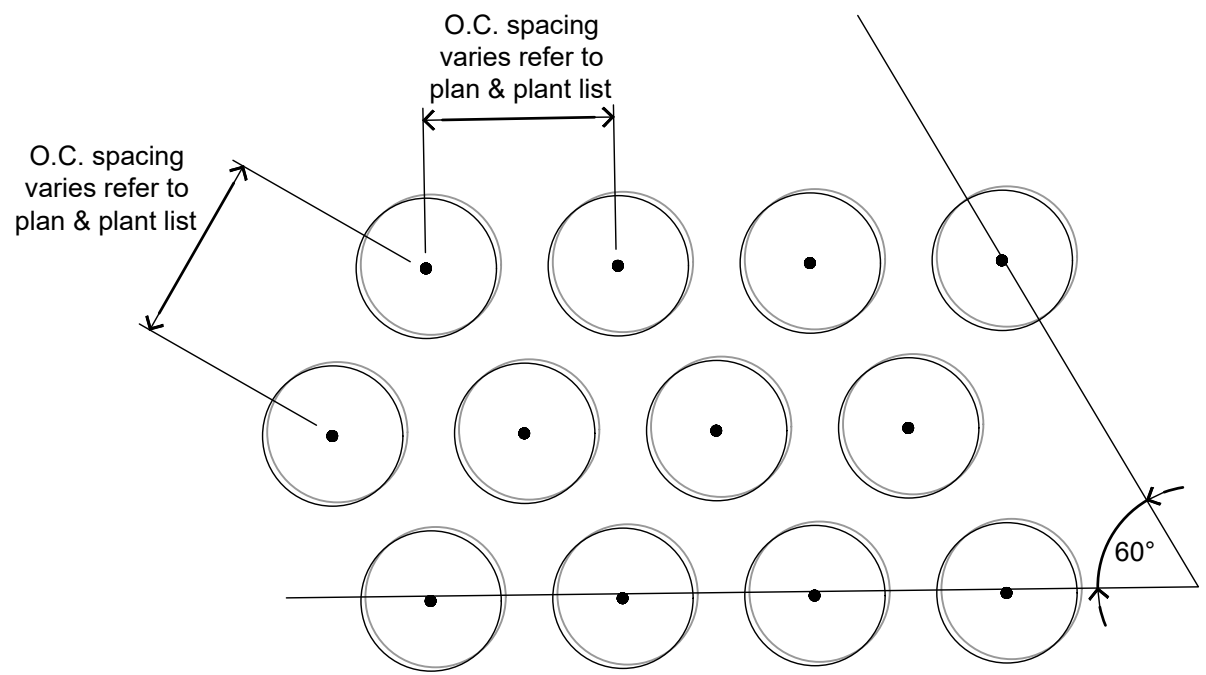


1 TREE PLANTING DETAIL
NOT TO SCALE

P-PL-TREE-07



2 SHRUB PLANTING DETAIL
NOT TO SCALE

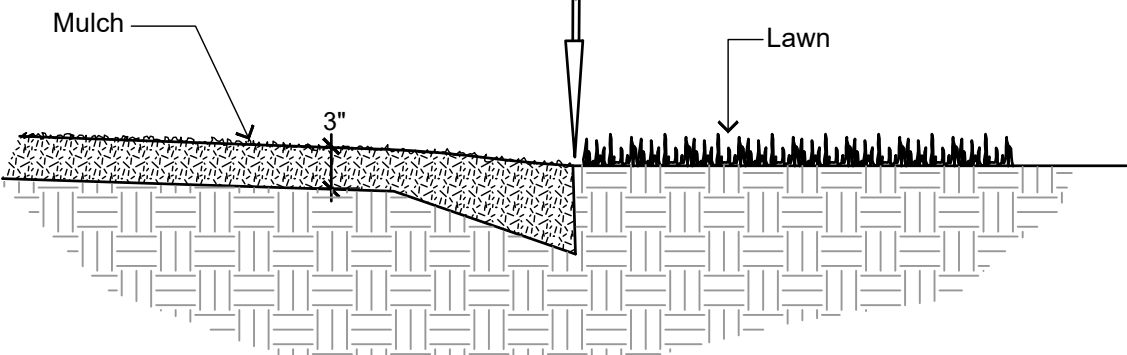


3 PLANTING LAYOUT
NOT TO SCALE

P-PL-PLG-01

Bedlines are to be cut crisp as per plan, a clean definition between turf and plant bed is required.

Top of mulch to be flush with turf



4 SHOVEL CUT PLANT BED EDGING DETAIL
NOT TO SCALE

P-PL-BDEG-01

GENERAL LANDSCAPE NOTES

- Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
- Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
- Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by the owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.
- The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.
- Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.
- Topsoil shall be placed to meet proposed finished grade. Planting islands to be backfilled with clean topsoil free of debris (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 6" of clean topsoil (per note below).
- Topsoil shall be: screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.
- Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for mulch depth. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
- Seeded areas: to receive a settled minimum depth of 6" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.
- Tree planting (see planting detail): plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. An auger is not an acceptable method of digging tree planting holes. Scarify side walls of tree pit prior to installation. Once tree has been placed into the hole, is at the correct depth and vertical alignment and will no longer be moved, brace root ball by tamping soil around the lower portion of the root ball. Remove and discard wire / rope, burlap and support wire from the sides of root ball. Backfill pit with 75% existing soil removed from excavation and 25% compost blended prior to backfilling holes, in six-inch lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. Do not over compact or use mechanical or pneumatic tamping equipment. Discard any gravel, heavy clay or stones. When hole has been backfilled to three-quarters of its depth, pour water around the root ball and allow to soak into soil to settle the soil. Continue backfilling until soil is brought to grade level.

Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all trees in lawn areas, reduced to 1" deep on top of root ball. Keep mulch 3"- 5" away from trunk of tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Trees too large for two people to lift in and out of holes, shall be placed with sling. Do not rock the trees in holes to raise them.
- Shrub planting (see planting detail): all shrubs to be pocket planted with a mix of 75% existing soil removed from excavation and 25% compost, blended prior to backfilling holes. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
- Mulching: all tree and shrub planting beds to receive a 3" deep layer of high-quality shredded hardwood bark mulch (not enviromulch or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. All perennial and ornamental grass planting areas to receive a 1-2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
- Plant bed preparation: the soil in all perennial, ornamental grass, annual and groundcover areas shall be amended with compost prior to plant installation. Spread a 2" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".
- Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR S100 Compost Specification.
- Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed, ensure good seed to soil contact, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

An acceptable quality turf is defined as having no more than 5% of the total area with bare spots larger than 1/2 square foot and uniform coverage throughout all turf areas.
- Seed mix for lawn areas - use only a premium quality seed mix. Premium blend seed mix (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.
- Lawn installation for all sodded turfgrass areas(optional): remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade, allowing for thickness of sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots (larger than 1/2 square foot) until acceptance by owner.
- The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, and seeded slopes and turf grass areas. Maintenance includes mowing, weeding, watering, mulching, edging, pruning, deadheading, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), and any other needs that are required to keep the landscape healthy and well maintained.
- Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.
- Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after substantial completion of the landscape. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

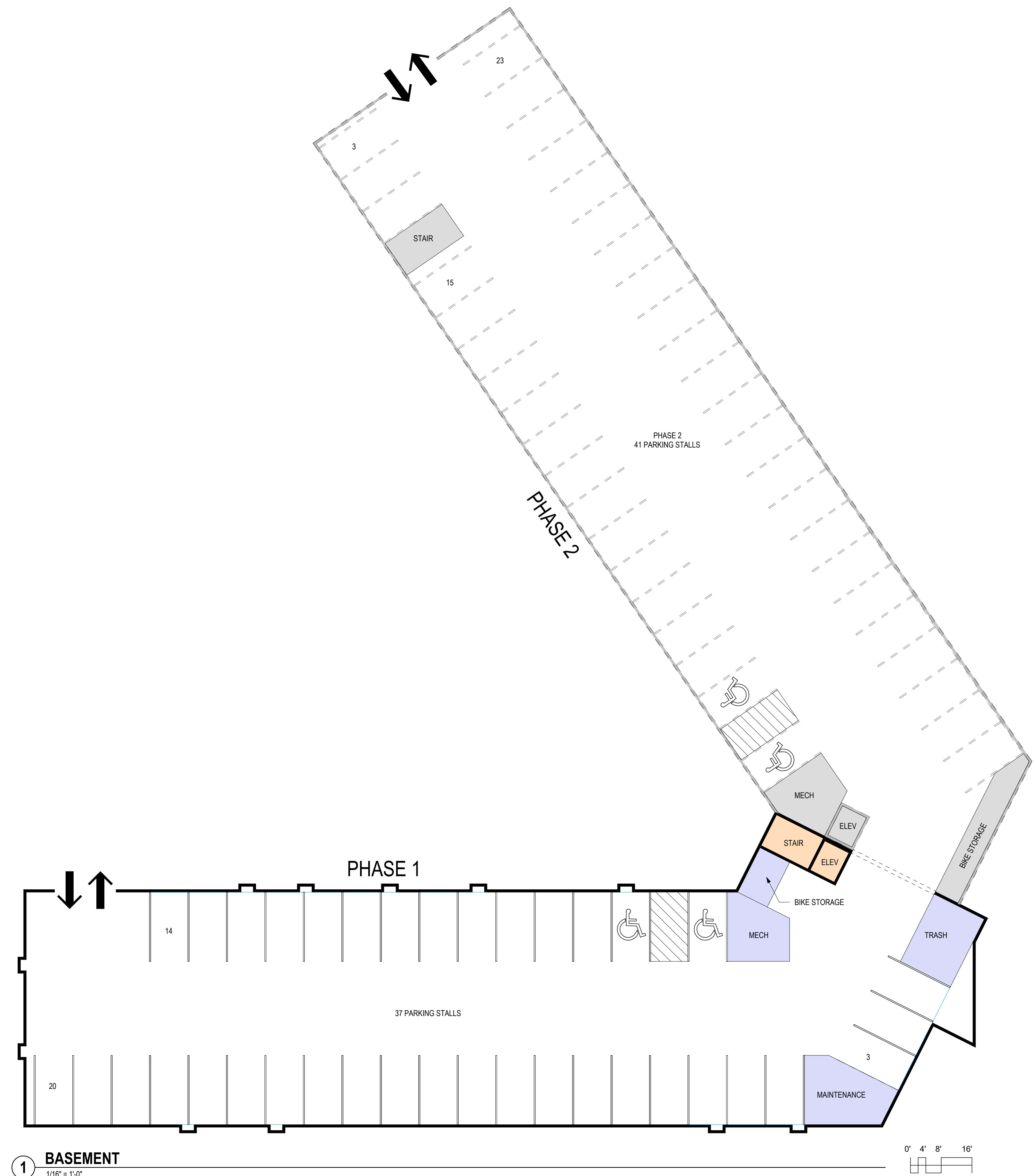


Know what's below.
Call before you dig.

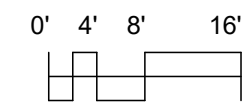
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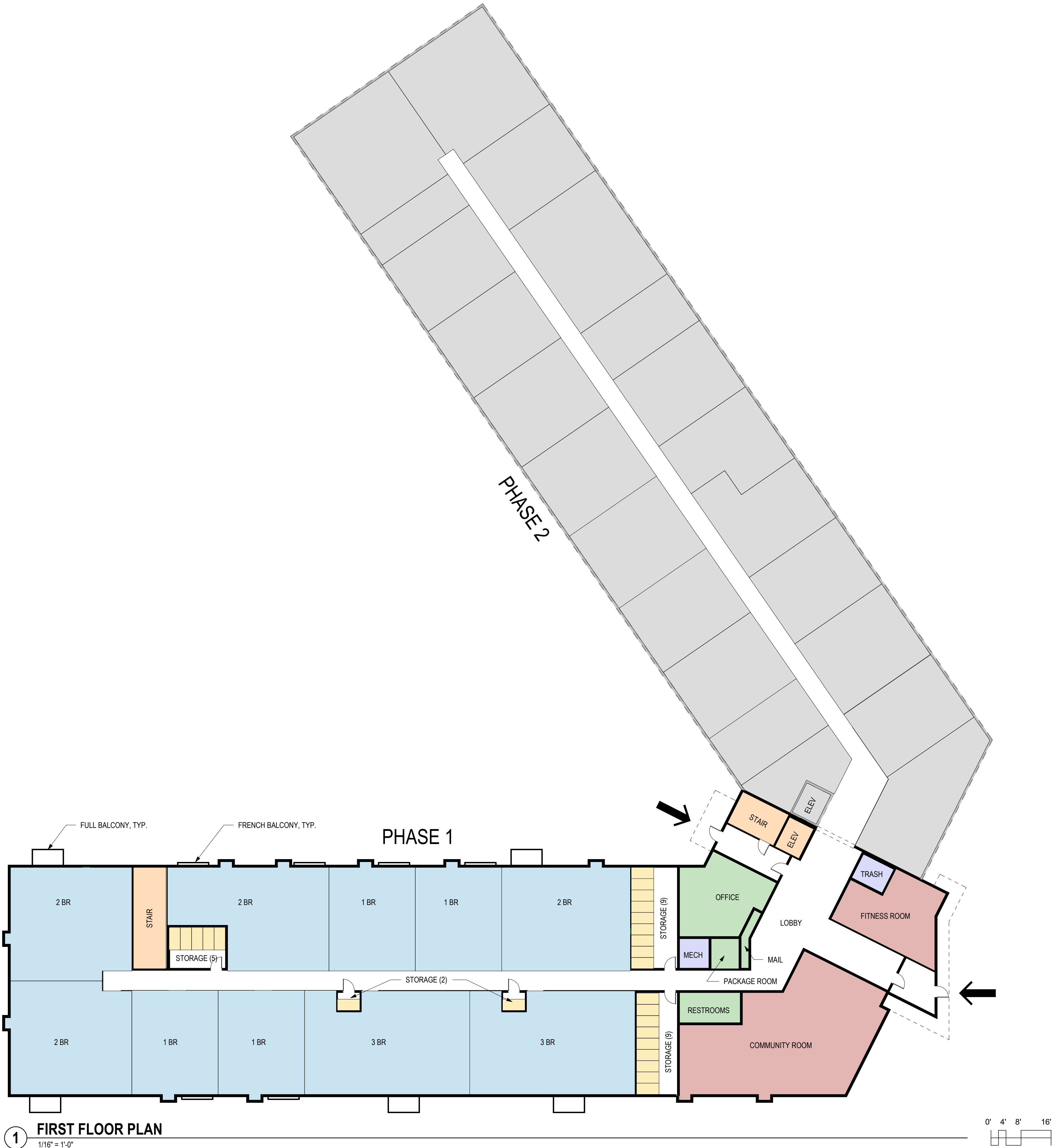
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MSP - MAYFAIR NORTH CITY OF WAUWATOSA			
LANDSCAPE NOTES AND DETAILS			
© COPYRIGHT 2025 R.A. Smith, Inc.			
DATE: 07/08/25			
SCALE: -			
JOB NO. 3250016			
PROJECT MANAGER: ROB WILLIAMS, PLA			
DESIGNED BY: REW			
CHECKED BY: REW			
SHEET NUMBER			
L200			



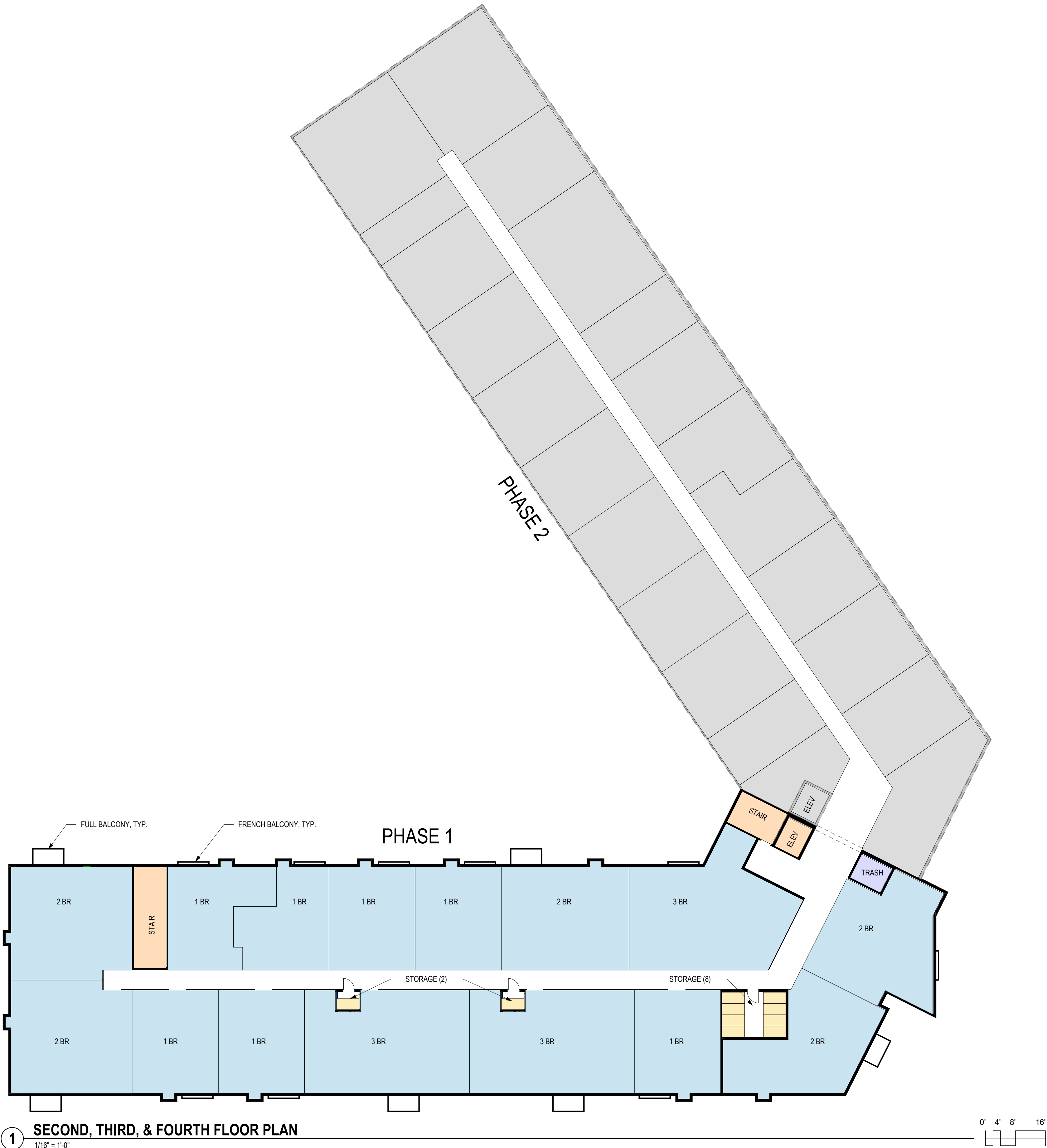
1 BASEMENT
1/16" = 1'-0"



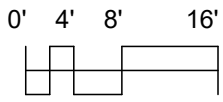
	1BR	2BR	3BR	TOTAL	STORAGE
FIRST FLOOR	4	4	2	10	25
SECOND FLOOR	7	5	3	15	10
THIRD FLOOR	7	5	3	15	10
FOURTH FLOOR	7	5	3	15	10
TOTAL	26	19	11	55	55



	1BR	2BR	3BR	TOTAL	STORAGE
FIRST FLOOR	4	4	2	10	25
SECOND FLOOR	7	5	3	15	10
THIRD FLOOR	7	5	3	15	10
FOURTH FLOOR	7	5	3	15	10
TOTAL	26	19	11	55	56



1 SECOND, THIRD, & FOURTH FLOOR PLAN
1/16" = 1'-0"



EXTERIOR MATERIALS PALETTE



PROJECT INSPIRATION



CLEAN LINES AND SIMPLE FORMS



SCANDINAVIAN COLOR PALETTE
CHARCOAL GRAY, BLACK, NATURAL WOOD TONE,
AND CRISP WHITE (WITH A SPLASH OF ACCENT
COLOR)



LARGE WINDOWS
MAXIMIZING NATURAL LIGHT



INTEGRATED OUTDOOR SPACES
BALCONIES & PATIOS



VIEW FROM SOUTHEAST - PHASES 1 AND 2



VIEW FROM SOUTHEAST - PHASE 1 ONLY



VIEW FROM WEST - PHASES 1 AND 2



VIEW FROM WEST - PHASE 1 ONLY



VIEW FROM SOUTH - PHASES 1 AND 2



VIEW FROM SOUTH - PHASE 1 ONLY



VIEW FROM NORTHWEST - PHASE 1 ONLY



VIEW FROM NORTHWEST - PHASES 1 AND 2



VIEW FROM SOUTHWEST - PHASES 1 AND 2



VIEW FROM NORTHWEST - PHASE 1



1 SOUTH ELEVATION
3/32" = 1'-0"



④ **WEST ELEVATION**
1/16" = 1'-0"



③ **EAST ELEVATION**
1/16" = 1'-0"



② **NORTH ELEVATION**
1/16" = 1'-0"

0' 4' 8' 16'