



Wauwatosa, WI

Design Review Board

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, May 21, 2026

7:00 PM

Committee Room #1

ROLL CALL

NEW BUSINESS

1. 8701 W Watertown Plank Rd - The Commons at MCW - Return to Board [25-2344](#)
2. 10499 Innovation Dr - Waterfair Apartments - Window Change [26-0987](#)

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 #: 25-2344

Agenda Date: 5/21/2026

Agenda #: 1.

8701 W Watertown Plank Rd - The Commons at MCW - Return to Board



THE COMMONS AT MCW

Wauwatosa, Wisconsin

ARCHITECT

AG Architecture

1414 Underwood Ave. #301
Wauwatosa, WI 53213
P: 414-431-3131

CIVIL

The Sigma Group

1300 West Canal Street
Milwaukee, WI 53233
P: 920-643-4200

DEVELOPER

General Capital Group

6938 North Santa Monica Boulevard
Fox Point, WI 53217
P: 414-228-3500

OWNER

Medical College of Wisconsin

8701 West Watertown Plank Road
Milwaukee, WI 53226
P: 414-955-8296

**DESIGN REVIEW BOARD
RETURN TO BOARD**

251101
MAY 14, 2026

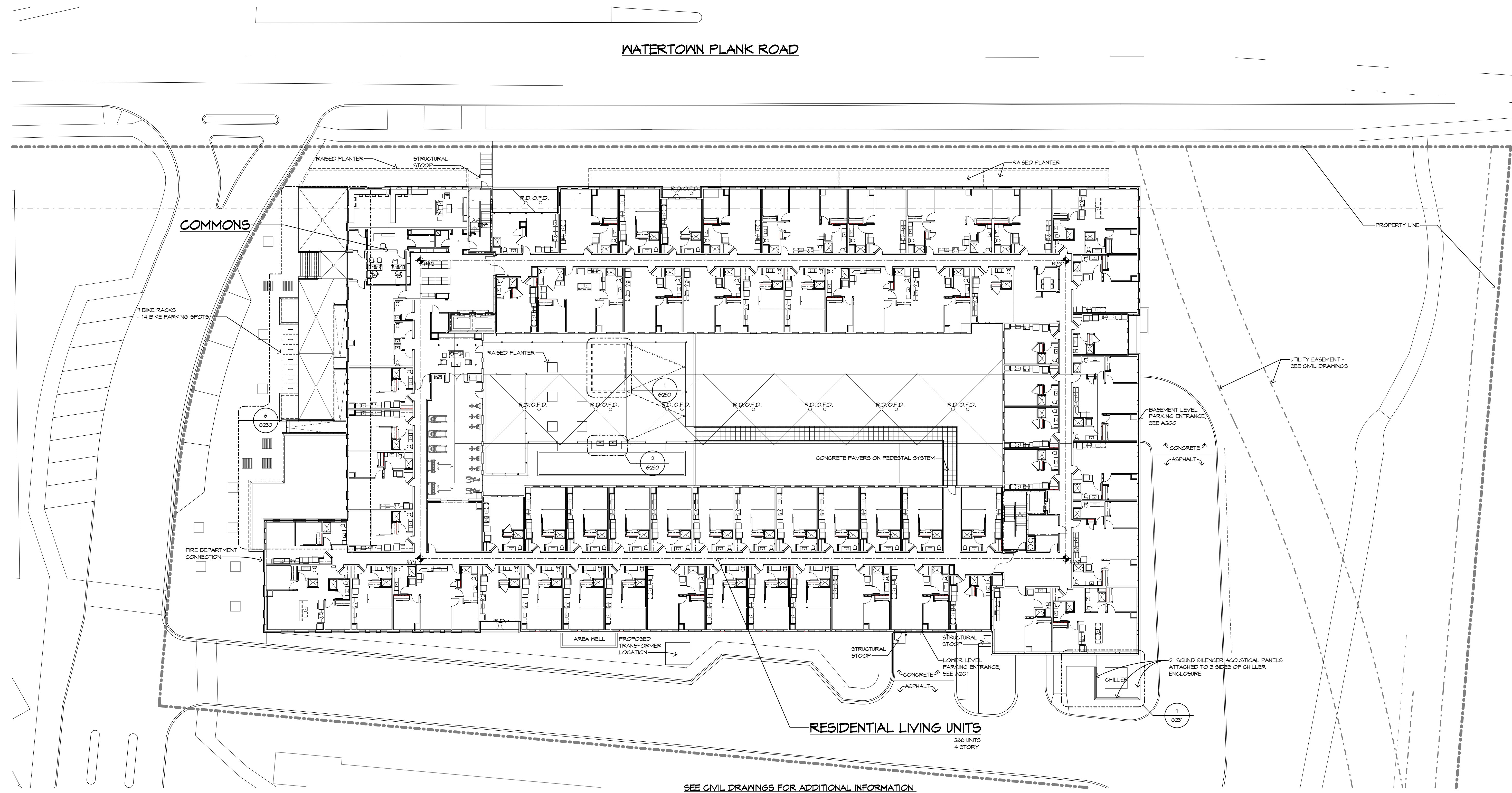
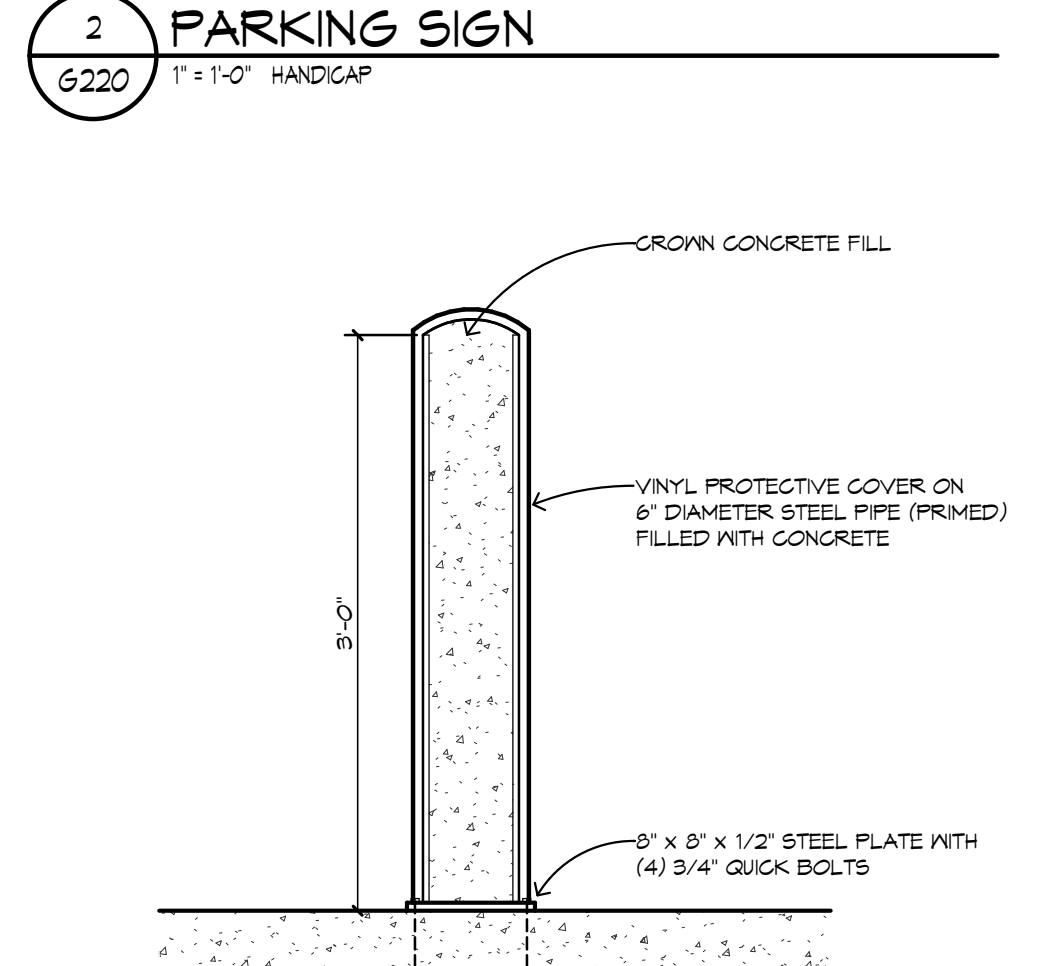
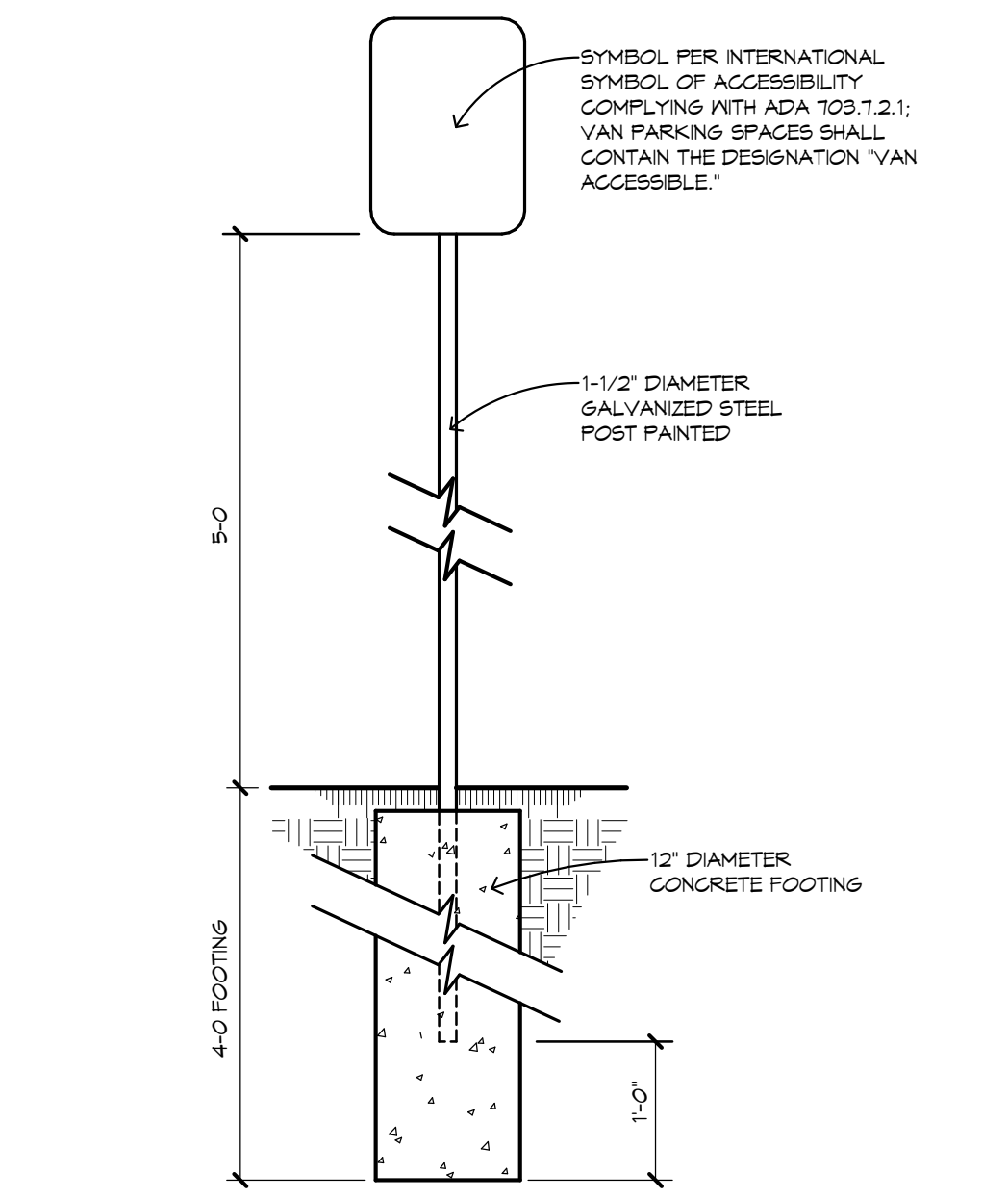
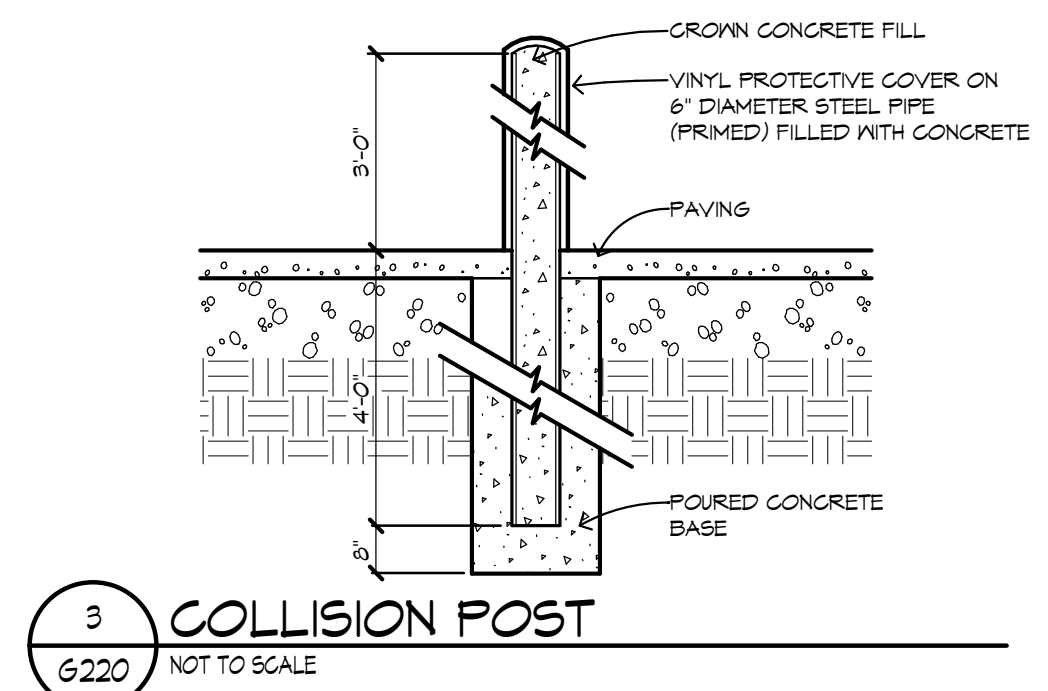


THE COMMONS AT MCW
GRADUATE HOUSING
 Wauwatosa, Wisconsin

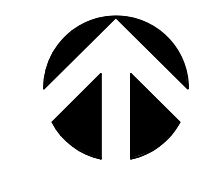


AG ARCHITECTURE
 Bright Vision. Bold Communities.

REVISIONS
 NO. DATE DESCRIPTION



SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 SEE SITE ELECTRICAL DRAWINGS FOR SITE LIGHTING



SHEET PRINTED ON: 5/14/2026 11:56:54 AM
 Autodesk DocuPrint/251101: Medical College of Wisconsin/251101: Med College Housing Auth./251101

THIS DRAWING, ITS DESIGN CONCEPT AND ITS DETAILS ARE THE SOLE PROPERTY OF AG ARCHITECTURE, INC. AND SHALL NOT BE COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN AUTHORIZATION OF ITS DESIGNER/CREATOR.
 DATE: 5.14.2026
 PROJECT: 251101
 SHEET NO.:



PROPOSED DESIGN
MAY 7, 2026

BOARD FORMED CONCRETE
PLANTERS & ELEVATED PATIO



PROPOSED DESIGN REVISIONS
MAY 21, 2026

RUBBED CONCRETE PLANTERS & ELEVATED PATIO
WITH VERTICAL CONTROL JOINTS AT 4' O.C.



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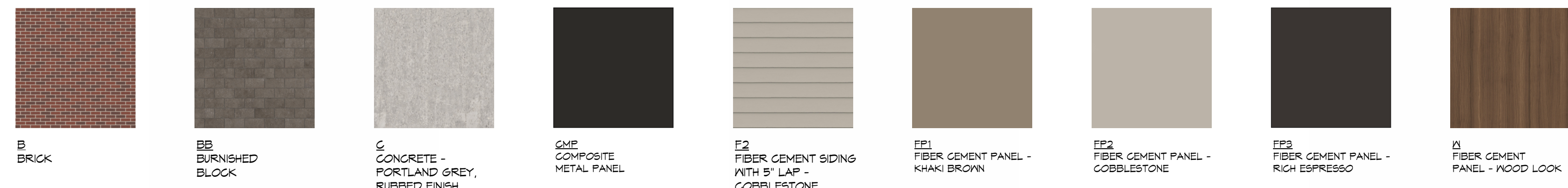
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EXTERIOR ELEVATION GENERAL NOTES

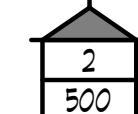
1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. SEE SHEET AT101 FOR WINDOW AND STOREFRONT SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

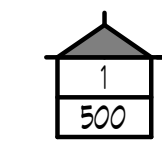
- B BRICK
- B2 BRICK
- BB BURNISHED BLOCK
- C CONCRETE - PORTLAND GREY, RUBBED FINISH
- CMP COMPOSITE METAL PANEL
- F2 FIBER CEMENT SIDING WITH 5" LAP - COBBLESTONE
- FP1 FIBER CEMENT PANEL - KHAKI BROWN
- FP2 FIBER CEMENT PANEL - COBBLESTONE
- FP3 FIBER CEMENT PANEL - RICH ESPRESSO
- X FIBER CEMENT PANEL - WOOD LOOK

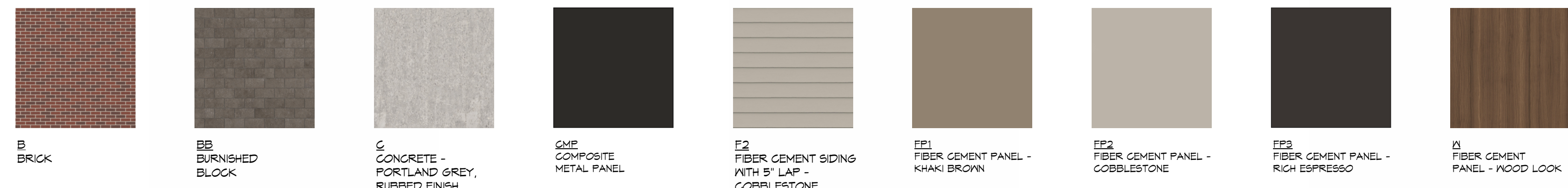


EAST ELEVATION



NORTH ELEVATION



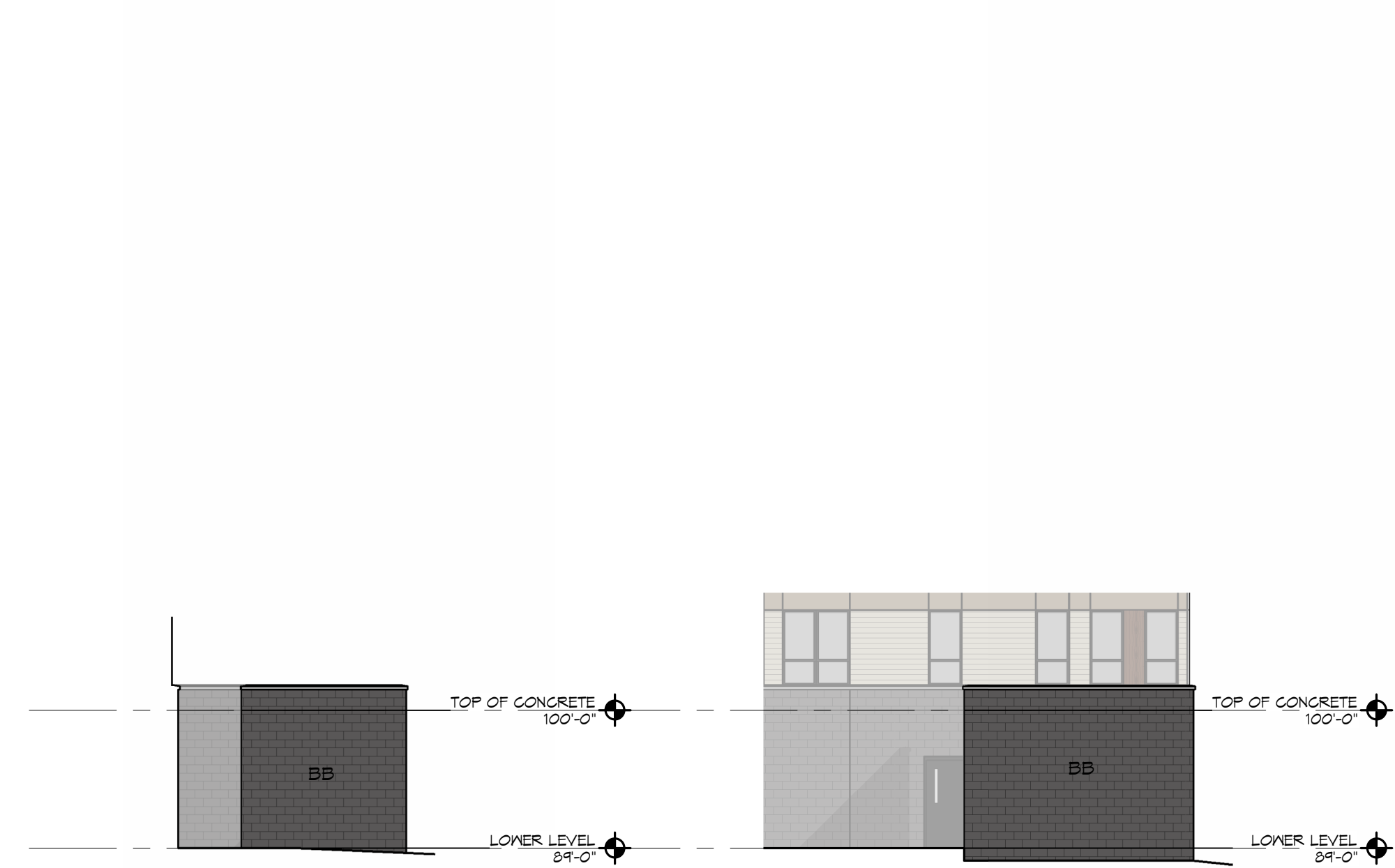


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4 CHILLER ENCLOSURE 301
3 CHILLER ENCLOSURE 301

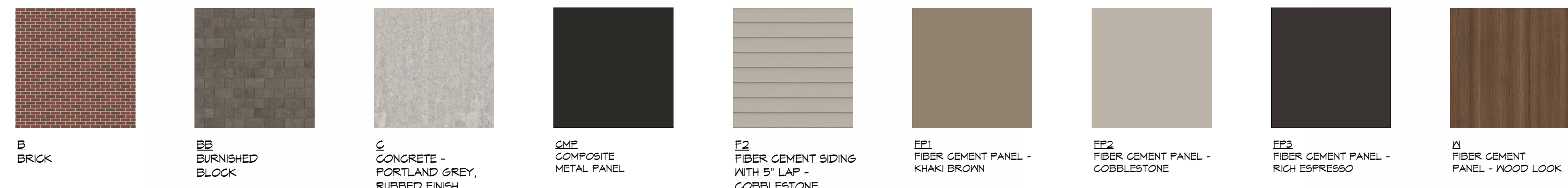


2 WEST ELEVATION 501



1 SOUTH ELEVATION 501



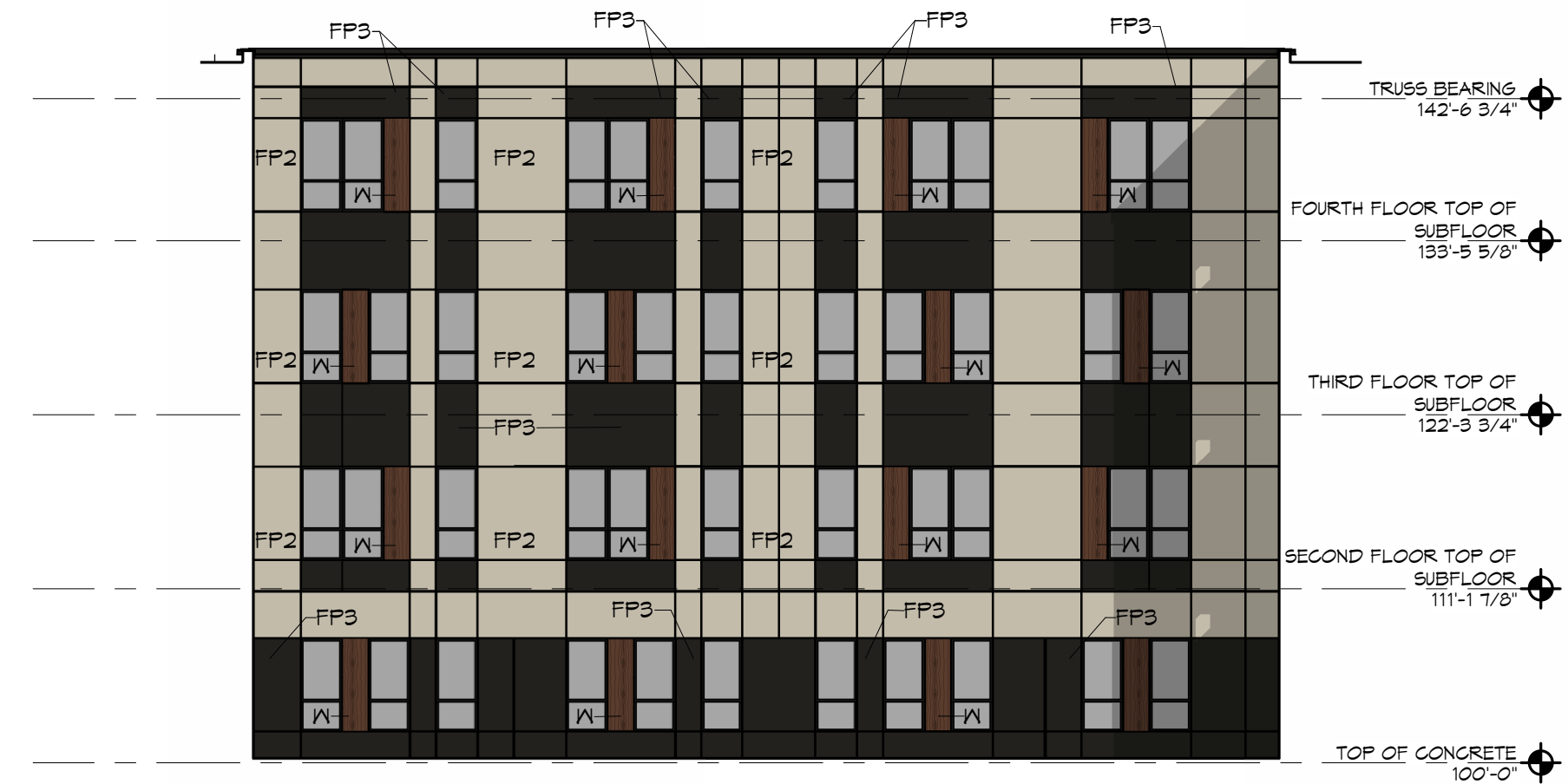


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- CJ CONTROL JOINT



4
302
COURTYARD ELEVATION - EAST



3
302
COURTYARD ELEVATION - SOUTH



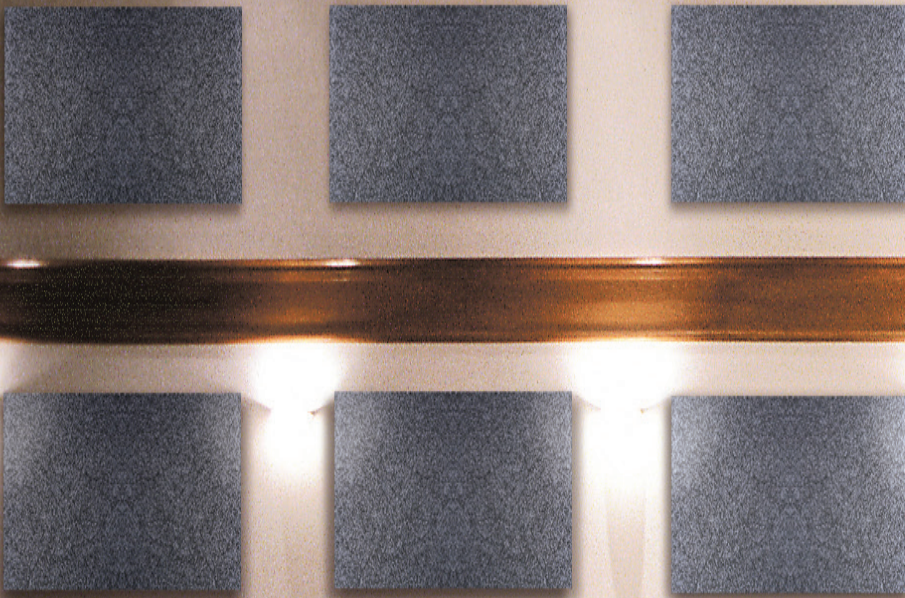
2
302
COURTYARD ELEVATION - WEST



1
302
COURTYARD ELEVATION - NORTH

Sound Silencer (PEPP)

Acoustical Wall & Ceiling Panels



Sound Silencer

Sound Silencer acoustical wall panels are unique – made from Rigid Porous ARPRO Acoustical (P.E.P.P.) Planks, these panels are Class A fire rated with STC and NRC values. Sound Silencer panels are great for gymnasiums, ice rinks, swimming pools, clean rooms, laboratories, food prep areas, firing ranges, and anywhere else where noise control is important. Panels can be applied directly on wall and ceiling surfaces for attractive and effective sound control.

FEATURES & BENEFITS

- High performance – both STC & NRC ratings
- Class A fire rated per ASTM E84
- No fiberglass – non-fibrous
- Water-resistant indoor
- Non-abrasive surface
- Indoor/outdoor usage
- Tackable surface
- Moisture-, impact-, bacteria- & fungi-resistant
- Lightweight & cleanable



ACOUSTICAL
SURFACES INC.

Sound Silencer (PEPP) Acoustical Wall & Ceiling Panels



Sound Absorption								
	Mount	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	NRC
Sound Silencer 1"	Wall - A Mount	0.05	0.06	0.21	0.80	0.65	0.75	0.45
Sound Silencer 1"	with 1" Echo Eliminator	0.11	0.58	1.07	0.71	0.74	0.72	0.80
Sound Silencer 2"	Wall - A Mount	0.07	0.21	0.81	0.85	0.93	0.88	0.70
Sound Silencer 2"	Wall with 1" Echo Eliminator	0.17	0.81	0.97	0.85	0.89	0.92	0.90

Sound Transmission Loss*							
	125Hz	250Hz	500Hz	1KHz	2.5KHz	5KHz	*STC Rating
Sound Silencer 1"	6	5	7	8	10	15	9
Sound Silencer 2"	9	8	10	10	17	22	13

APPLICATIONS

Gymnasiums, auditoriums, classrooms, offices, swimming pools, ice arenas, clean rooms, food processing plants, food prep areas, cafeterias, restaurants, manufacturing plants, pro audio, car washes, rooftop and machine enclosures, dog kennels, locker rooms and more.

MATERIAL

Semi-rigid porous expanded polypropylene acoustical bead foam (P.E.P.P.). Fiber-free.

SIZES & DIMENSIONS

Standard Wall or Ceiling Panels: 2' x 2', 2' x 4'

Standard Ceiling Tiles: 23-3/4" x 23-3/4", 23-3/4" x 47-3/4"

Custom sizes available up to 25" x 49"

WEIGHT

1" = 1/4 lb./sf 2" = 1/2 lb./sf.

COLORS

White, Charcoal.

FLAMMABILITY

Class A Fire Rating per ASTM E84.

INSTALLATION

ASI Acoustical Adhesive, screws, Z-Clips.

Sound Silencer Install Video Available on YouTube

Please search "YouTube/Acoustical Surfaces" to see Sound Silencer (P.E.P.P.) videos, and other product installation videos.



Test Reports & Additional Information Can be Found at:

www.acousticalsurfaces.com/sound_silencer/sswall_panel.htm



Find us in

MasterSpec®

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ACOUSTICAL | SURFACES, INC.

Celebrating Over 40 Years - SOUNDPROOFING, ACOUSTICS, NOISE & VIBRATION SPECIALISTS!

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Title: Sound Absorption Test Results

Product: 2" Sound Silencer

Application: Wall or Ceiling

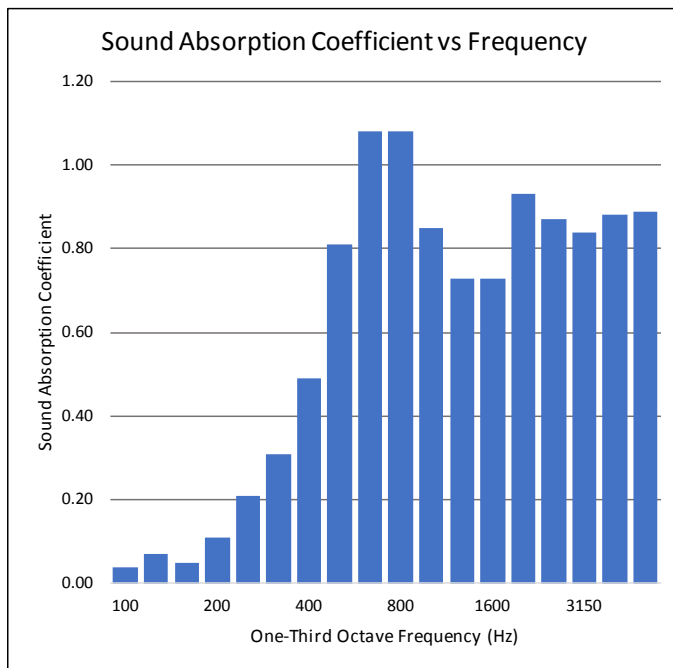
Testing Standard: ASTM C423 A Mount

Test Date: 10/30/2002

This test evaluates a products efficiency of absorbing sound at multiple frequencies. The test simulates the product's acoustical performance with a wall or ceiling installation.

Test Result Summary: NRC - 0.70; SAA - 0.68

NRC	SAA
0.70	0.68
Frequency (Hz)	Absorption Coefficient
100	0.04
125	0.07
160	0.05
200	0.11
250	0.21
315	0.31
400	0.49
500	0.81
630	1.08
800	1.08
1000	0.85
1250	0.73
1600	0.73
2000	0.93
2500	0.87
3150	0.84
4000	0.88
5000	0.89



ASI TEST RESULT DISCLAIMER

ASI makes every effort to ensure the accuracy and reliability of the information provided. Laboratory testing is conducted by independent testing organizations. ASI does not guarantee that field tests or independent tests will not vary.

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662 Cromwell Avenue • St. Paul, MN 55114-1776
 (651) 645-3601 • Fax: (651) 659-7348

Filename: **Test#3-2PEPP**

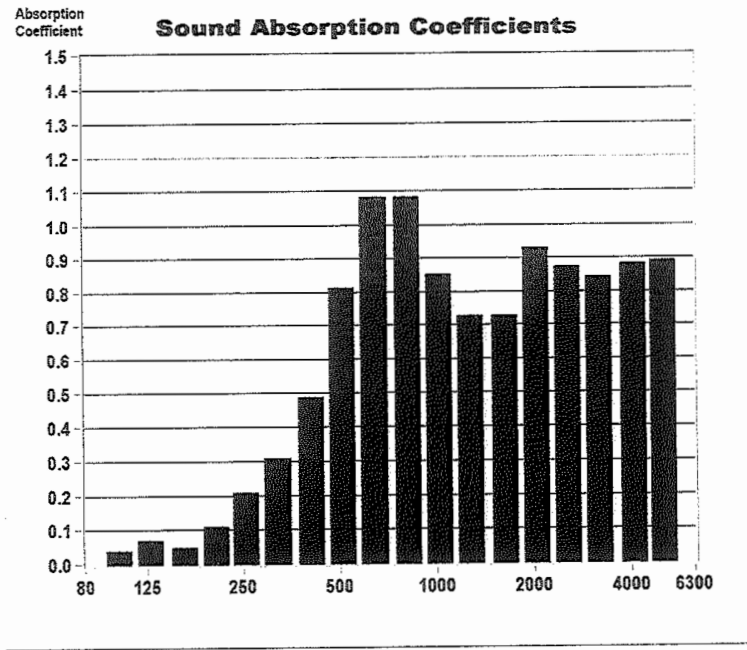
ASTM C423 - Sound Absorption

Project Folder: **389** Client: **Acoustical Surfaces** Product: **Absorption Material** Model #: **1** Quantity: **1** Comment: **2" PEPP,**

Sample Size - Wt.: **95.0 in x 95.5 in x 0 lbs** Sample Description #: **8 Panels - 2" PEPP ARRANGED IN 2X4 FASHION : with no spacing** Type A Mounting

Time Stamp: **Wed, Oct 30, 2002 - 9:50 AM** Total Sample Area: **63.0 ft²**

F (Hz)	Absorption Coefficient	Absorption (Sabins)*
100	0.04	2.80
125	0.07	4.71
160	0.05	3.28
200	0.11	7.03
250	0.21	13.31
315	0.31	19.31
400	0.49	30.86
500	0.81	50.74
630	1.08	67.85
800	1.08	68.27
1000	0.85	53.33
1250	0.73	45.84
1600	0.73	45.70
2000	0.93	58.78
2500	0.87	54.89
3150	0.84	52.91
4000	0.88	55.60
5000	0.89	55.96



Temp (°C) **22.0** R.H. (%) **63** ATM (mbar) **990**

SAA = 0.68 NRC = 0.70

* total absorption based on 63.0 ft²

All tests conducted at Stork-Twin City, NVLAP accredited Acoustical Test Lab.
 Information and statements in this report are derived from material, information and/or specifications furnished by the client and exclude any expressed or implied warranties as to the fitness of the material tested or analyzed for any particular purpose or use. This report is the confidential property of our client and may not be used for advertising purposes. This report shall not be reproduced except in full, without written approval of this laboratory. The recording of false, fictitious or fraudulent statements or entries on this document may be punished as a felony under Federal Statutes including Federal Law Title 18, Chapter 47.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 26-0987

Agenda Date: 5/21/2026

Agenda #: 2.

10499 Innovation Dr - Waterfair Apartments - Window Change



**LEASING
SUMMER 2026**



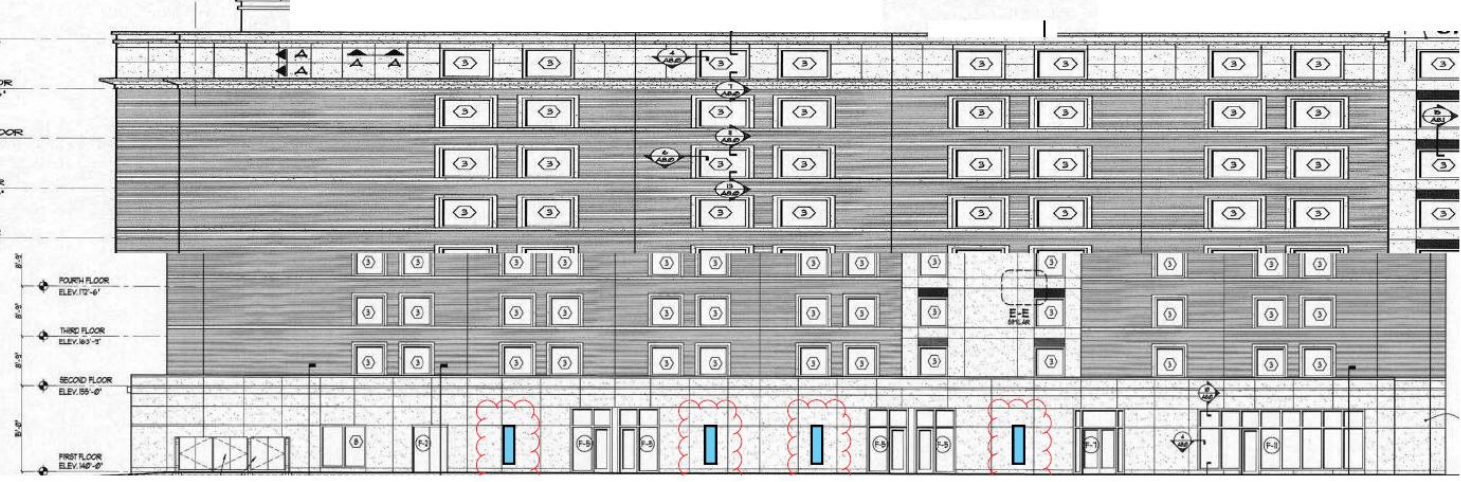
WATERFAIRAPT.COM

WATERFAIR

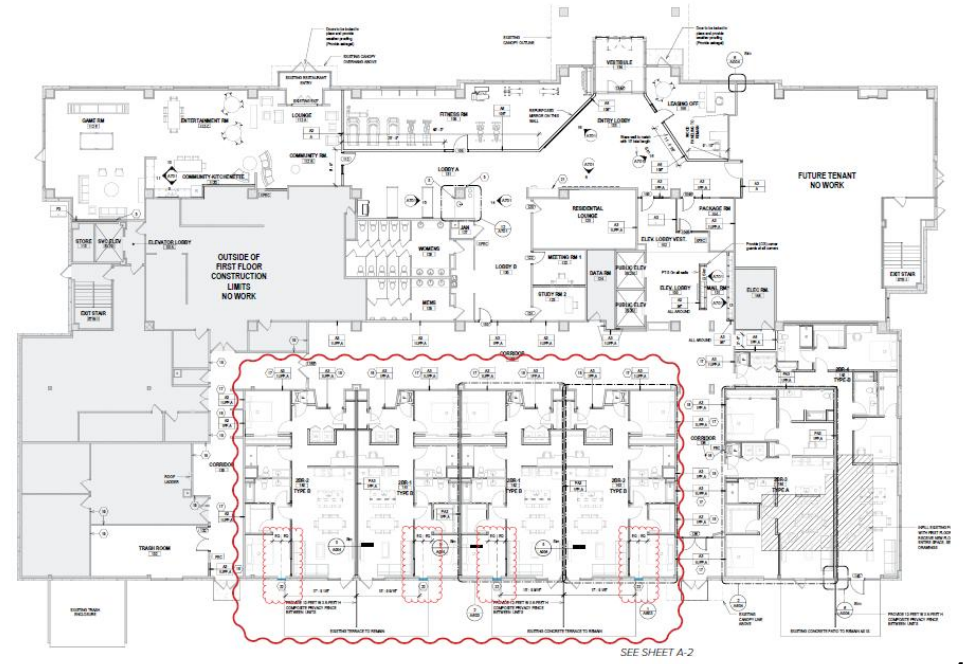
Arbs That Screen the Unit Patio Areas Year Round – Modification will be Not Visible to Property Line



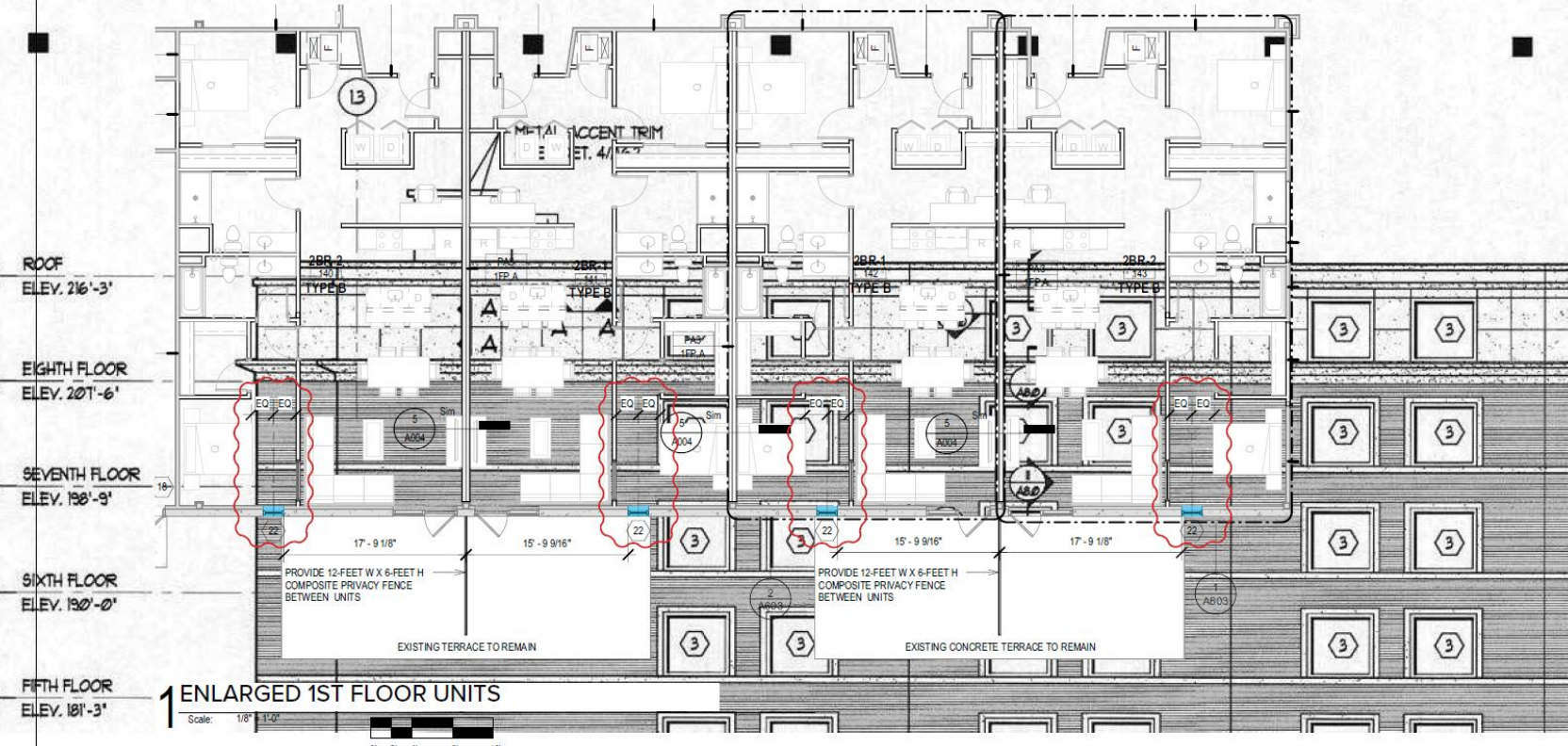
SITE PLAN KEY



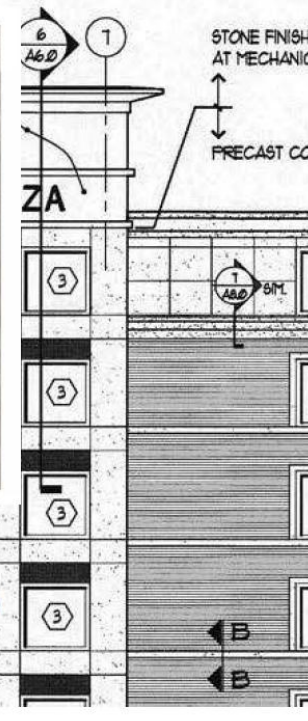
KEY ELEVATION



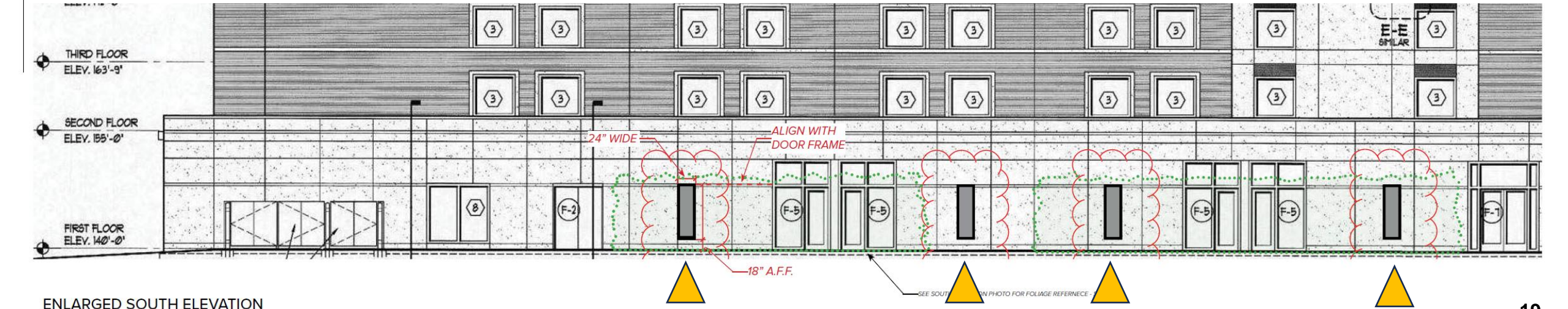
FLOOR PLAN KEY



TRIFAN VG 45IT (THERMAL) FRAMING SYSTEM
 COLOR: MANUFACTURER'S STANDARD SELECTION:
 CLOSEST MATCH TO EXISTING STOREFRONT SYSTEM



ENLARGED 1ST FLOOR UNITS
 Scale: 1/8" = 1'-0"
 0' 2' 4' 8' 12'



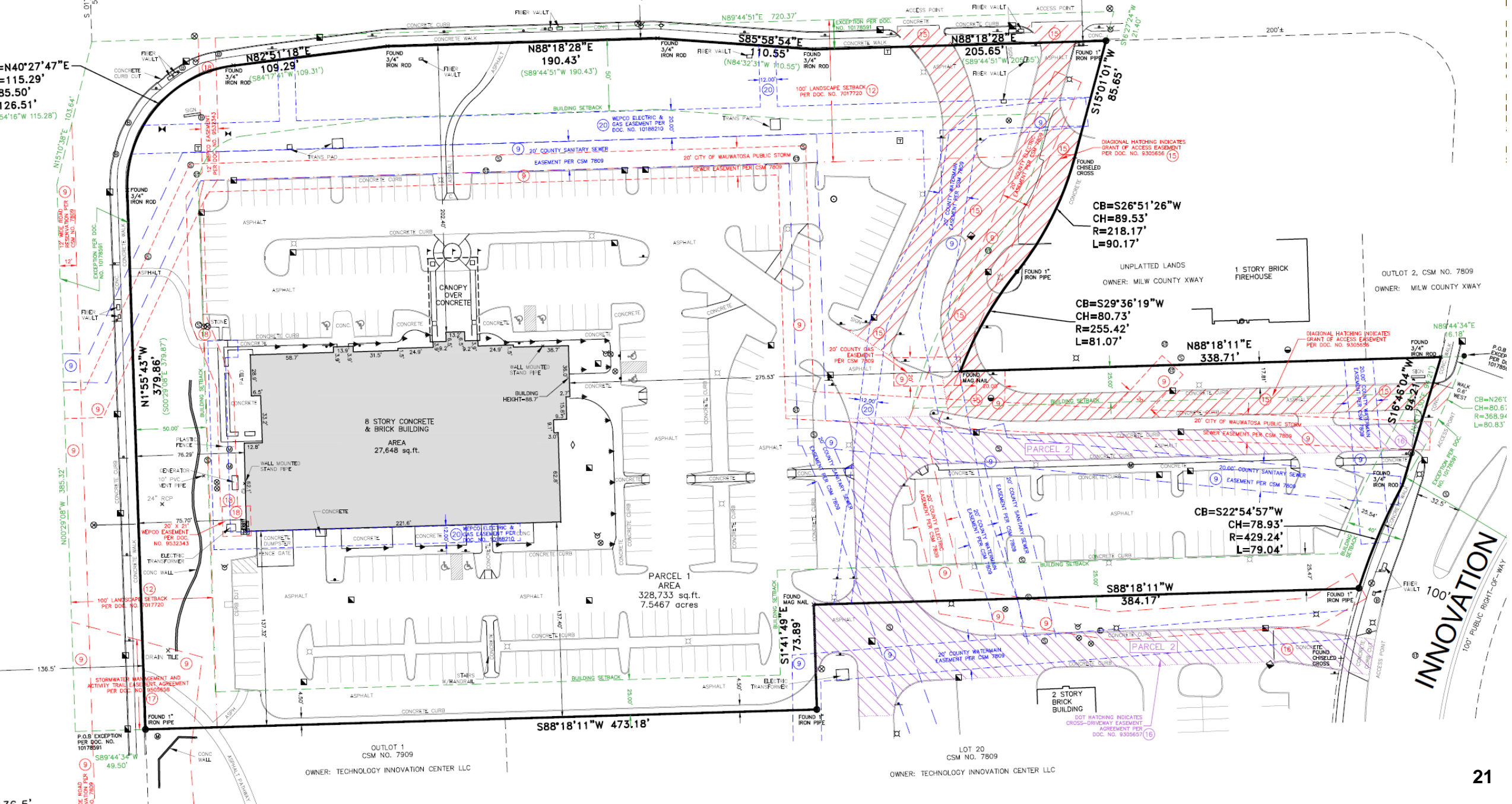
ENLARGED SOUTH ELEVATION



WATERTOWN PLANK ROAD

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

N40°27'47"E
=115.29'
35.50'
126.51'
S4°16'W 115.28'



INNOVATION

WATERTOWN PLANK ROAD PUBLIC STREET

2007 Electrical Site Lighting Plan – No Modifications to Parking Lot Lighting

NW COR OF NW 1/4 OF SEC 29-7-21 CONC MONUMENT W/ ALUM. CAP

NORTH LINE, NW 1/4, SECTION 29-7-21 N 88°18'28" E 2667.17'

WEST LINE, NW 1/4 SECTION 29-7-21 S 01°55'43" E 2656.76'

NORTH MAYFAIR ROAD (S.T.H. 100)

PUBLIC STREET

