



301 East Erie Street
Milwaukee, WI 53202-6005
414-347-3600
414-347-3607 fax
www.mandelgroup.com

August 2, 2013

Ms. Tamara Szudy
Principal Planner
City of Wauwatosa
7725 W. North Avenue
Wauwatosa, WI 53213

RE: Revised Information for PUD Amendment Application for Eschweiler Development

Dear Tammy,

Please find the attached information with revised plans for the Eschweiler PUD Amendment Application. Please feel free to contact me if you need additional information as you prepare the application for review by the Plan Commission on August 12, 2013.

We look forward to the working with the City of Wauwatosa during this review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Phillip Aiello".

Phillip Aiello
Senior Development Manager

Enclosures (3)



Zoning Application

City of Wauwatosa
Planning Division
7725 West North Avenue
Wauwatosa, WI 53213
414-479-8957
www.wauwatosa.net

PROPERTY INFORMATION

Project Address: Residential Parcel on Innovation Campus. Please see attached CSM. Proposed Use: Mixed Use. Please see attached project description.
Project Name: Eschweiler Residential Development Current Zoning: Planned Unit Development
Previous Use: Most Recent Previous Use: Office

ATTACH DETAILED DESCRIPTION OF PROPOSAL including plan of operation, hours of operation, number of employees, etc

In order to be placed on the Plan Commission agenda, the Planning Division must receive the completed application, fee, project description, min. 3 sets of plans (max. size 11" by 17") and description and plans via email or on disk by the applicable Plan Commission deadline. See Plan Commission brochure for deadlines and additional information.

Applicant or Agent Information

Property Owner Information

Name Phillip Aiello

Name David Gilbert

Company Mandel Group Properties LLC

Company UW-Milwaukee Real Estate Foundation, Inc.

Address 301 E. Erie Street

Address 1440 E. North Avenue

City Milwaukee State WI Zip 53202

City Milwaukee State WI Zip 53202

Phone (414) 270-2759

Phone (414) 906-4670

Email paiello@mandelgroup.com

Email dhg@uwmfdn.org

Applicant or Agent Signature: *Phillip Aiello* Date: 6/14/13

Property Owner Signature: *Bruce T. Blunk, Chairman* Date: 6/14/13

APPLICATION TYPE- CHECK ALL THAT APPLY

Acct# 01-521-4400-000

Acct# 01-511-4500-000

Conditional Use - \$250

Land Division - \$100

Zoning Code Text Amendment - \$150

Certified Survey Map - \$300

Zoning Code Map Amendment - \$250

Preliminary Planned Development - \$300

Make checks payable to City of Wauwatosa

Final Planned Development -

\$300 up to and incl. 1 acre + \$100 for each add'l acre

Planned Development amendment - \$200

TOTAL FEE \$200.00

FOR CITY USE ONLY:

Accepted by _____
Date _____

Entered into BluePrince

Copy to City Clerk Office

Fees

Amount Paid _____

Receipt # _____

Date paid _____

Updated May2013

Meeting Dates

Plan Comm _____

Comm Devel _____

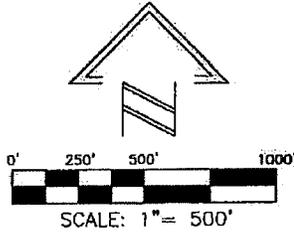
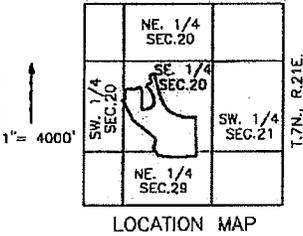
Council _____

Other _____

Document 10052824
 Recorded November 11, 2011
 Milwaukee County Register Deeds

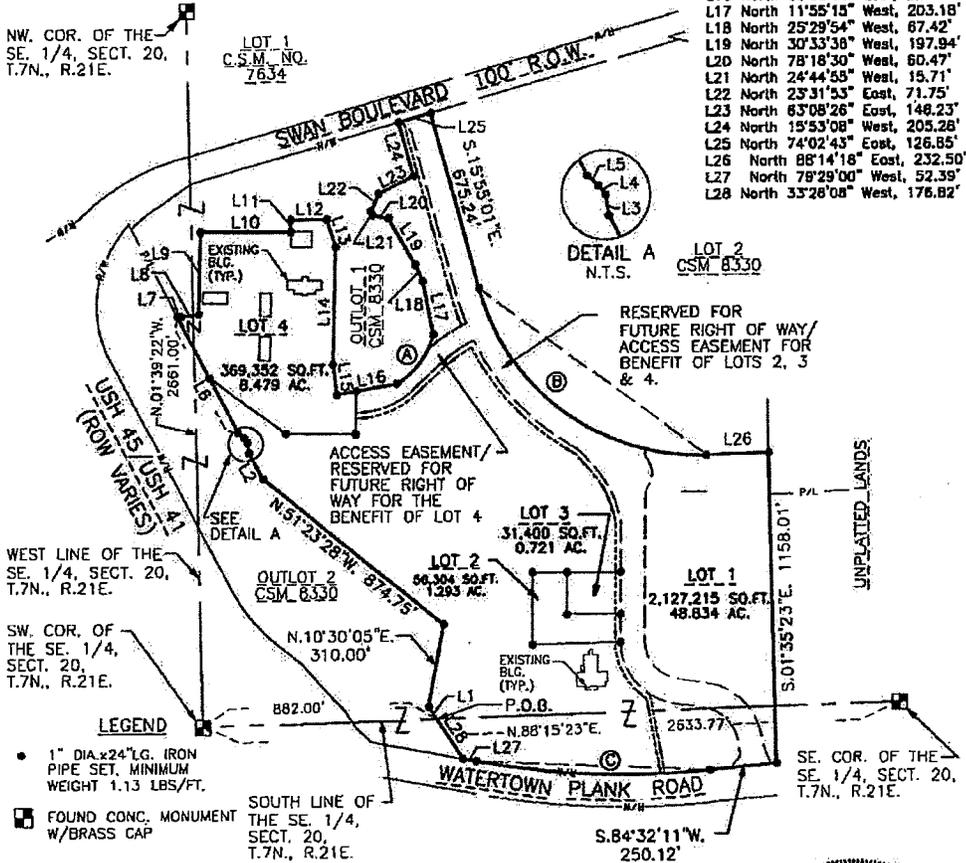
CERTIFIED SURVEY MAP NO. 8401

Being a division of Lot 1 of Certified Survey Map No. 8330 in the Northwest 1/4, Southeast 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 20 and the Northeast 1/4 of the Southwest 1/4 of Section 20 and the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 29 in the Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.



LINE TABLE

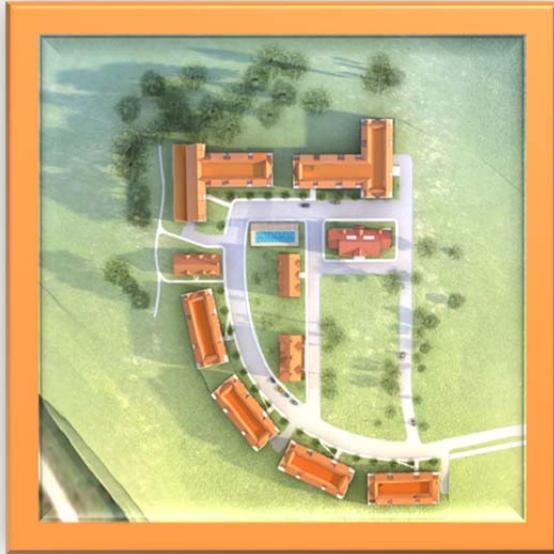
L1	North	33°26'08"	West	57.68'
L2	North	28°29'22"	West	109.67'
L3	North	09°02'58"	West	38.81'
L4	North	34°18'22"	West	20.13'
L5	North	49°10'23"	West	30.80'
L6	North	28°29'22"	West	492.84'
L7	South	83°26'16"	East	14.34'
L8	North	81°46'06"	East	68.43'
L9	North	00°59'04"	East	304.49'
L10	South	90°00'00"	East	339.71'
L11	North	00°20'55"	East	44.23'
L12	North	89°50'24"	East	138.74'
L13	South	18°26'45"	East	105.05'
L14	South	00°53'40"	West	437.61'
L15	South	07°30'33"	East	112.50'
L16	North	60°00'16"	East	227.74'
L17	North	11°55'15"	West	203.18'
L18	North	25°29'54"	West	67.42'
L19	North	30°33'38"	West	197.94'
L20	North	78°18'30"	West	60.47'
L21	North	24°44'55"	West	15.71'
L22	North	23°31'53"	East	71.75'
L23	North	63°08'26"	East	148.23'
L24	North	15°53'08"	West	205.28'
L25	North	74°02'43"	East	126.85'
L26	North	88°14'18"	East	232.50'
L27	North	78°29'00"	West	52.39'
L28	North	33°26'08"	West	176.82'



Please note that the Eschweiler parcel is identified as Lot 4 on this Certified Survey Map.



THIS INSTRUMENT WAS DRAFTED BY: MICHAEL J. RATZBURG JOB NO. 20090184 SHEET 1 OF 14



Eschweiler Development
Planned Unit Development Application

June 14, 2013
Revised Materials – August 1, 2013



PROJECT DESCRIPTION

This mixed-use development is located on an 8.5 acre parcel on the northwest portion of Innovation Campus (See Addendum A and B). The Historic Preservation Commission approved a Certificate of Appropriateness for two plans. The Certificate of Appropriateness approval has been attached as Addendum C to this application. A description of the two plans is included below.

Plan A – Complete Eschweiler Preservation Plan

Plan A includes 188 new for-rent residential apartments around and near the existing Eschweiler buildings. These residential apartment buildings will each be three-stories in height with 24 apartments in each of the rectangular buildings along the curved road, 44 apartments in the L-shaped building to the northwest and 48 apartments in the L-shaped buildings to the northeast. The new apartments have a traditional overall aesthetic with modern detailing to pay homage to the Eschweiler buildings without mimicking the buildings. A swimming pool will be built to the west of the Administration Building.

The Eschweiler buildings would be used by the Forestry Exploration Center (or other use compatible with the residential apartments as outlined in the Certificate of Appropriateness) for its University Laboratory School with the first floor of the Administration building utilized by a property management company for leasing offices and resident amenities such as a fitness center, community room, and theater room. The powerhouse building, a non-contributing building to the historic district, will be removed.

Plan B – Administration Preservation Plan

Plan B also would include 188 new for-rent apartments around and near the existing Eschweiler buildings. The layout and design of these buildings is identical to their layout and design in Plan A. These residential apartment buildings will each be three-stories in height with 24 apartments in each of the rectangular buildings along the curved road, 44 apartments in the L-shaped building to the northwest and 48 apartments in the L-shaped buildings to the northeast. The new apartments have a traditional overall aesthetic with modern detailing to pay homage to the Eschweiler buildings without mimicking the buildings. A swimming pool will be built to the west of the Administration Building.

The distinction between Plan A and Plan B lies in the Eschweiler buildings. The first floor of the Administration building would be utilized by a property management company for leasing offices and resident amenities such as a fitness center, community room, and theater room. The second floor of the Administration Building would be used for office space for non-profit organizations, storage, and other uses related to the management of the property. The third floor of the Administration Building would be used by non-profit organizations and residents of the development for large conferences, meetings, or gatherings.

The Dairy and Dormitory Buildings would be converted to walled-gardens by removing the exterior of the buildings down to heights varying from between 6' – 12' (approximately) from the ground. Important architectural entry elements would also be preserved. The interior of the walled gardens would be planted with landscaping to create an attractive amenity for residents and the public. Please note that the renderings of the landscaping on the interiors of the walled gardens are for illustrative purposes only.

The powerhouse building, a non-contributing building to the historic district, will be removed.

Please see the plans, renderings, and other information enclosed with this application depicting both Plan A and Plan B.

Operations

The day-to-day operations of this apartment community will be staffed with full-time management, leasing, and property maintenance staff. Our management company provides a 24-hour emergency response service for after-hours maintenance issues. Our property management staff provides many lifestyle services to residents during normal business hours, including watering houseplants during vacations, pet care, acceptance of parcel packages, hanging pictures, and special events planning for the clubroom.

ADDENDUM A



Innovation Campus depicted with Plan A for Eschweiler residential parcel.

ADDENDUM B



Innovation Campus and surrounding area depicted with Plan A for Eschweiler residential parcel.

ADDENDUM C

Certificate of Appropriateness Approval
May 13, 2013

**WAUWATOSA HISTORIC PRESERVATION COMMISSION
MEETING MINUTES OF MAY 13, 2013**

PRESENT: B. Caron, S. Eiff, B. Faltinson, G. Guskowski, Ald. D. McBride,
A. Mertens, C. Mitchell, J. Ruzicka

ALSO PRESENT: T. Szudy, Principal Planner; A. Kesner, City Attorney;
J. Ruggini, Finance Dir.; J. Archambo, City Admin.

Mr. Mitchell as Chair called the meeting to order at 5:32 p.m. in Committee Room #1.

Design Review – Consideration of a Certificate of Appropriateness for 1530 Church Street

Mr. Mitchell opened the discussion by referring to the drawing recently received for a new stoop at 1530 Church Street, and said it was not clear by the way the balusters are shown that they are centered under the hand rails. Mr. Mitchell had provided the property owner a drawing specifically showing centered hand rails at the last meeting. The property owner, Ghylin, was present, and said that it was his intention that the railings be built in accordance with Mitchell's drawing. Commissioners agreed that the concerns that were raised in the last meeting about positioning of the top rail to avoid an overlapped look seem to be addressed in the new drawing.

Moved by Mr. Faltinson, seconded by Ms. Eiff, to approve a
Certification of Appropriateness contingent upon compliance
with the drawing provided by Mr. Mitchell. Ayes: 8

Mitchell gave Ghylin a copy of the page about porches from the City of Wauwatosa Historical Guidelines Manual which contains examples of appropriate and inappropriate porch designs.

Consideration of a Certificate of Appropriateness for the Eschweiler Buildings, 9722 Watertown Plank Road; Mandel Group, Applicant

The request by Mandel is for approval of a Certificate of Appropriateness for:

1. "Rehabilitation of four (4) Eschweiler buildings and demolition of the power house building as shown in Exhibits B and C (the "Complete Eschweiler Preservation Plan").
2. "Approval to proceed with the plan substantially similar to the plan depicted in Exhibits D and E (the "Administration Preservation Plan") in the event that an entity with a use compatible with the proposed residential apartments (the "New Buildings"), as determined in the Applicant's sole reasonable discretion, has not secured financing for the restoration of the interior and exterior of the Administration building and the exterior of the Dairy, Dormitory and Engineering buildings within twelve 12 months from the commencement of construction of the New Buildings. The Applicant acknowledges that the Forest Exploration Center's University Laboratory School is a use compatible with the proposed residential apartments. The Administration Preservation Plan includes the rehabilitation of the Administration building, the partial demolition of the Dairy and Dormitory buildings and the demolition of the power house building as depicted in Exhibits D and E.

"Under the Administration Preservation Plan, the Engineering building would be removed as indicated on Exhibit D to the application."

Mr. Mitchell reviewed the role of the Commission in determining the appropriateness of plans for the Eschweiler buildings as presented at the April 23, 2013 meeting. The matter has been discussed at numerous public meetings, including three public hearings over the past year. The Commission invited and received dozens of letters and hundreds of email comments. The Commission also heard a presentation by an independent auditor verifying the financial information provided.

City Attorney Kesner confirmed that the Commission has followed all proper procedures. Having received the application for a Certificate of Appropriateness on April 12, 2013, the Commission is well within the 45-day time period required in which to take action.

Presentation by Applicant

Mr. Phillip Aiello, Senior Development Manager, Group, 301 E. Erie Street, Milwaukee, represented the Mandel Group as well as the Forestry Exploration Center and the UW-M Real Estate Foundation. Other representatives of each organization were present.

Mr. Aiello summarized information presented to the Commission at the April 23, 2013, meeting. He cited past barriers to rehabilitation of the Eschweiler buildings, including the high cost and lack of revenue-producing square footage, and noted reports of developers who walked away from the site due to the question of economic feasibility. The Commission also has heard from other interested members of the public including the preservation community, all of whom, with one exception, are Wauwatosa residents.

Mr. Aiello reviewed plans for the Forestry Exploration Center (FEC) and recounted the strong support for that concept. He said that the proposal provides ample time for the FEC to raise funds for the first phase of their project. He then restated the plans outlined in the application and shown in the preliminary design concept, describing Plan 1 (or Plan A) in baseball terms as a home run and Plan 2 (or Plan B) as a double.

A timeline since May 2012, when the Mandel Group offered the buildings for \$1 to any compatible entity, was displayed. A comparative timeline for 2013 showed the Mandel Group's plans each month alongside the FEC plans. Mandel will proceed through approval and design stages over the next nine months. Construction would take 16 months, beginning in December 2013 at the earliest and ending approximately at the end of the first quarter or beginning of the second in 2015. Under Plan 1, the FEC would begin phase-one construction, which includes rehab of the administration building and stabilization of the others in the first quarter of 2014. Toward the end of the second quarter of 2014, they would begin phase 2 fundraising. It is planned that grades 6-8 would occupy the administration building in September 2014; in 2015 the university lab school would expand to high school and use all of the buildings. If for some reason the FEC cannot move forward 12 months after Mandel begins construction, Mandel would have the right to proceed with Plan 2, the administration building preservation plan.

Mr. Aiello reviewed the linkage between the residential and FEC plans, emphasizing the importance of each to the success of the other. The residential development defrays site development and land acquisitions costs, provides a tax base, and provides funds to advance the campus plan. The Eschweiler proposal provides lenders and investors the needed certainty of approved scenarios for rehabilitation/preservation. Mr. Aiello said that a favorable market environment indicates that this is the time to move forward. He requested approval of the Certificate of Appropriateness as outlined in the application.

Commission Discussion

The Chair reported that additional letters were received, as follows: from Valerie Schlicher urging new thinking and working with the FEC toward community uses for the buildings; from Barb Agnew, Friends of the Monarch Trail, supporting Plan 1 but not favorable toward removal of some buildings and very concerned about new construction; from Milwaukee Preservation Alliance supporting Plan A only; from Luanne Washburn supporting Plan A only; and from the National Trust for Historic Preservation professionally written by their legal counsel calling for support of Plan A and not allowing Plan B.

City Attorney Kesner responded to a question about the National Trust for Historic Preservation letter, which he said raises two points that are outside the Commission's scope. The first is the conservation easement that should have been retained by Milwaukee County upon sale to the foundation. That issue will be addressed by the State Historical Society. It will be a separate hurdle but is not part of this decision and carries no particular liability for the Commission. The second issue is a fairly broad statement about the delegation of powers. The Commission is not delegating powers to the Mandel Group to make a decision in 20 months but, in fact, must make a decision at this time as to whether the proposal is an economically feasible alternative at the end of 20 months.

The Chair opened the discussion by reminding everyone that, except for brief periods of use as public offices and light manufacturing, the Eschweiler buildings have lain vacant because of their restrictive floor plans. He pointed out that the FEC will have about 20 months, until beginning of construction of the new buildings planned for December 2014, to have raised enough money for the restoration of the exterior of all four Eschweiler buildings and the interior of the Administration building.

Ms. Eiff said that, because it is a two-part process, it is very hard for her to make a commitment. She was concerned about the 20-month fundraising period and indicated that she was struggling with the possibility of the buildings becoming gardens.

Ald. McBride pointed out the lack of any community funding since the 1927 closing of the agricultural school, and said that the fact is we need money on the table. Plan A piggybacks on Plan B—the FEC cannot afford to buy the buildings; the TIF cannot afford to have a purely non-profit use on that land; the City has a TIF that requires a certain level of private investment; Mandel needs the certainty for its lenders. There is no feasible non-profit plan that will allow these buildings to be preserved. Ald. McBride implored people to get behind this entire plan including the FEC's efforts to raise money and to urge the Common Council to support preservation through TIF funding.

Mr. Guskowski spoke in favor of the proposal as submitted. Remember why this land and buildings have been designated, he said. Even in the worst case scenario, the walled garden is extremely attractive and a creative way to celebrate both the agricultural school and the Eschweiler buildings. This is our best opportunity to move forward and find that balance between preservation, environmental concerns, and economic development opportunities for the community.

Mr. Faltinson reported that because his employer was retained by the Mandel Group to investigate historic tax credits for this project, he will vote "present" tonight. He commented that the plan has gotten better with every iteration but expressed some discomfort with the process in that it has made preservation secondary in some respects. He noted that the Commission has heard much testimony and vetted it financially, and he urged the Commission to support Mandel's request. In the future, he recommended tightening up or better defining the historic preservation ordinance in terms of recommendations to the Common Council.

Ms. Caron said she supports the full plan because she sees it as an opportunity to move the ball forward rather than kick it down the road by adding conditions. She expressed confidence that the FEC can raise funds in the window of time provided. Even if it needs to go to Plan B, it would open the administration building and the site to the larger community, she noted.

Ms. Ruzicka cited efforts to save the buildings and the adaptive use by the FEC as a winning solution. Although she never thought she would support giving advance permission to demolish buildings, she said she is not willing to take a chance on the whole deal falling through. Putting the fate of the Eschweiler buildings in the hands of the FEC and their ability to raise funds, she sent a positive message toward their efforts. She expressed faith that the Mandel Group would not prematurely request demolition.

Ms. Mertens supported the proposal from the standpoint of property values and a desire to see Wauwatosa thrive. We don't always get to keep things as they were forever, she commented, but we have done a good job to preserve as much of the buildings as possible.

Mr. Mitchell commented that organizations that sent strongly worded letters haven't come forward with a plan and are not on the scene discussing how to actually save the buildings. Nothing was about to happen until this proposal came along. We all have to work toward a positive solution, he said, and open our minds and wallets to make it a success.

Ald. McBride pointed out that the buildings have fallen into extreme disrepair from a lack of plans, lack of investment, and lack of use, maintenance, and security. The Springsted Report recently commissioned by the City found that, even with investment of provided capital and charitable funds, there would still be a large financial gap. In this plan, we have the ability to save the buildings designed by Alexander Eschweiler. If it falls through, it proves the unfeasibility once again. The Commission's review criteria stated in the historic preservation ordinance requires a decision that the buildings are in such a deteriorated condition that it is not structurally or economically feasible to restore them. While they may be restored structurally, we have heard more than enough evidence to support a finding of not economically feasibility.

Moved by Mr. Guskowski, seconded by Ms. Caron to approve the application as submitted. Upon roll call vote, Ayes: 7;
Present: 1 (Faltinson)

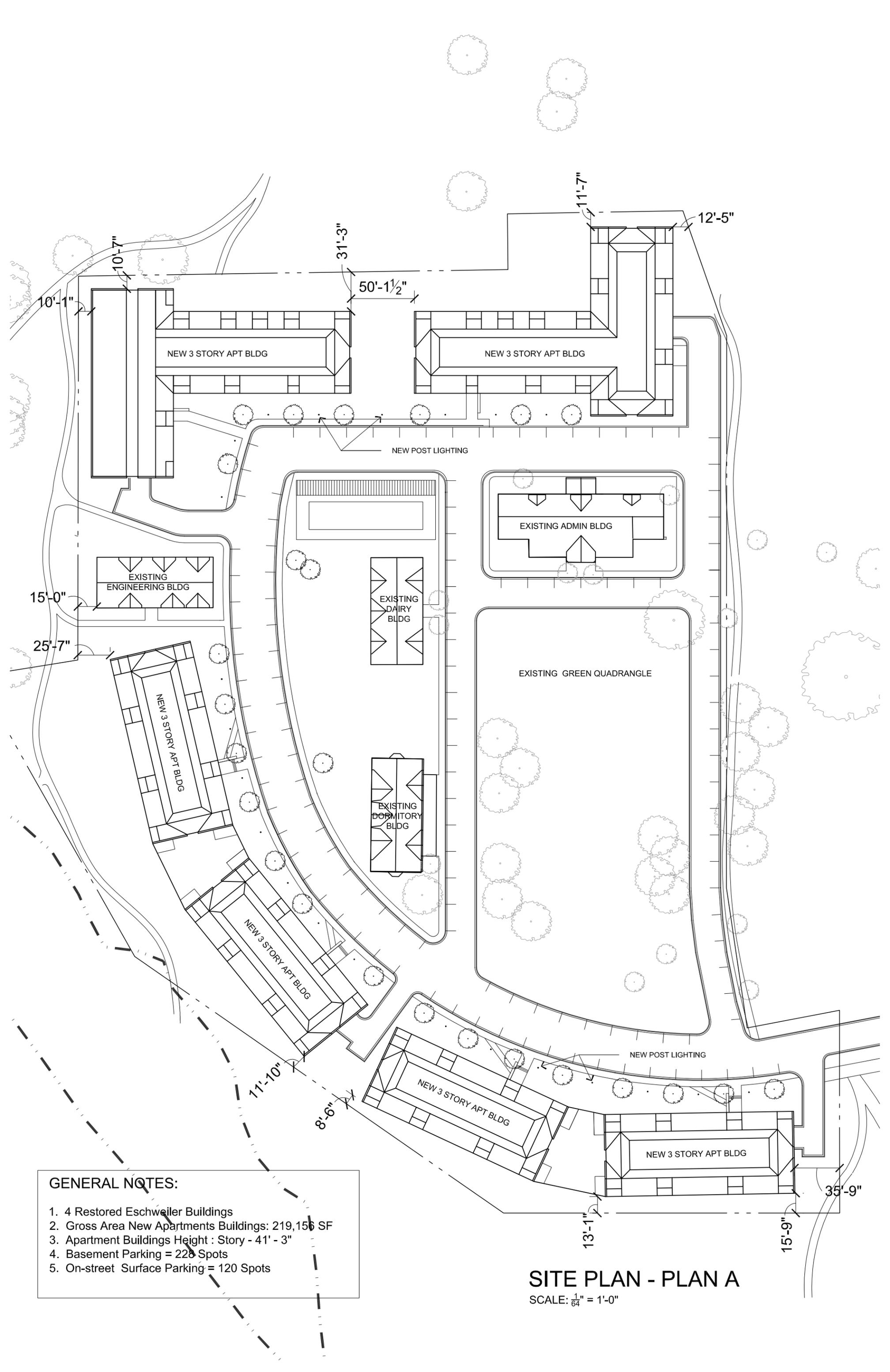
Mr. Barry Mandel, president of the Mandel Group, thanked the Commission for their decision and expressed appreciation for their feedback, and for the feedback from the community, which he said was very helpful in providing other things to consider and making the development better.

The meeting adjourned at 6:40 p.m.

Next meeting: June 5, 2013

ADDENDUM D

Plans and Renderings

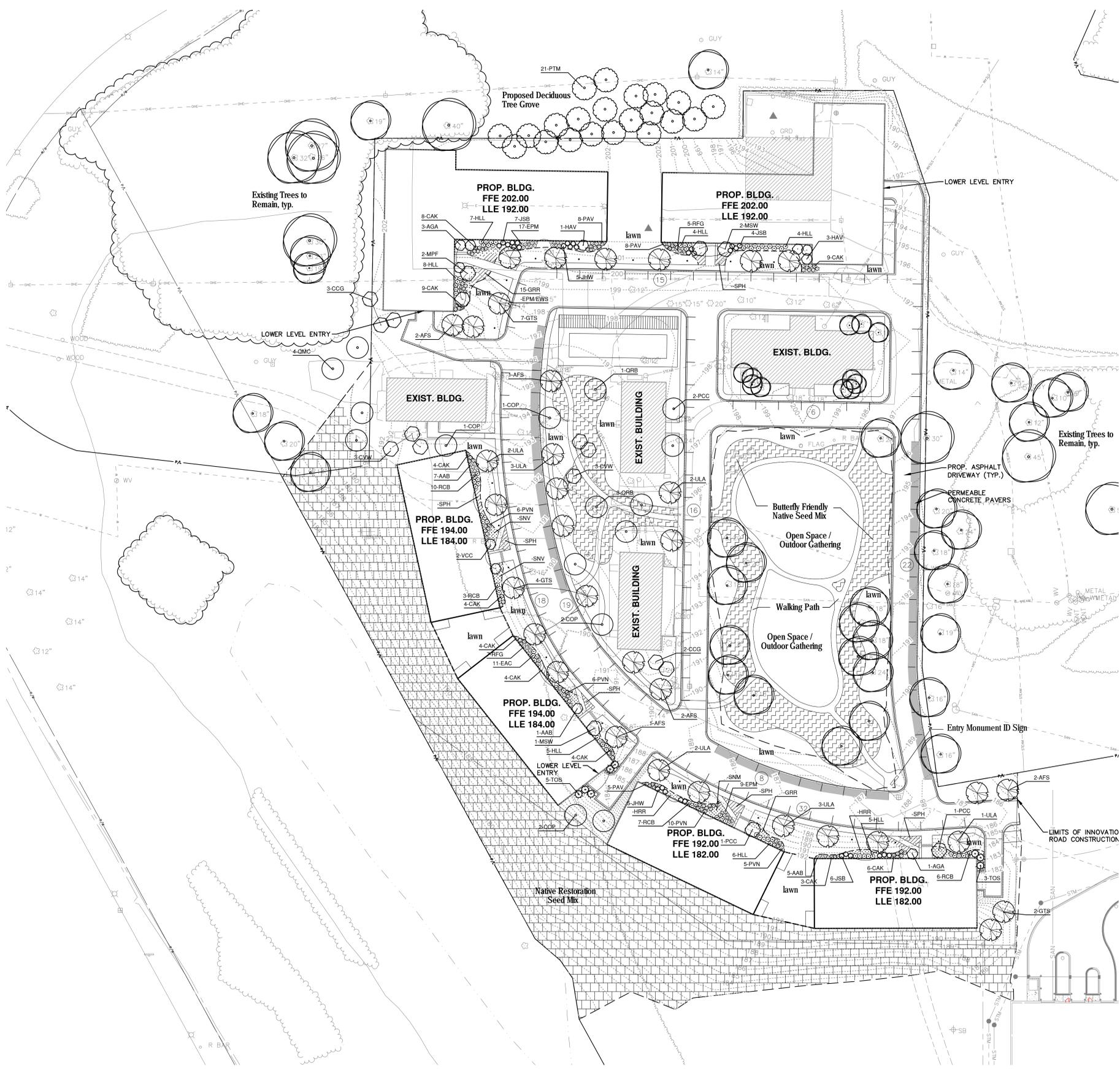


GENERAL NOTES:

1. 4 Restored Eschweiler Buildings
2. Gross Area New Apartments Buildings: 219,156 SF
3. Apartment Buildings Height : Story - 41' - 3"
4. Basement Parking = 228 Spots
5. On-street Surface Parking = 120 Spots

SITE PLAN - PLAN A

SCALE: $\frac{1}{64}'' = 1'-0''$



PLANT LIST

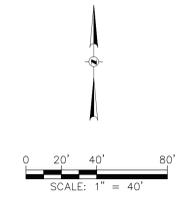
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
SHADE TREES					
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5'	BB	as shown
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5'	BB	as shown
GBL	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male seedless only)	2.5'	BB	as shown
GTS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5'	BB	as shown
QMC	Quercus macrocarpa	Bur Oak	2.0'	BB	as shown
QRB	Quercus rubra borealis	Northern Red Oak	2.0'	BB	as shown
ULA	Ulmus 'Morton'	Accolade Elm	2.5'	BB	as shown
ORNAMENTAL TREES					
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12'clump	BB	as shown
CCG	Crataegus crugallii	Cockspur Hawthorn	single stem	BB	as shown
CVW	Crataegus viridis 'Winter King'	Winter King Hawthorn	single stem	BB	as shown
MPF	Malus 'Prairiefire'	Prairiefire Crabapple	6'-8'	BB	as shown
MSW	Malus 'Spring Snow'	Spring Snow Crabapple	6'-8'	BB	as shown
PTM	Populus tremuloides	Quaking Aspen	single stem	BB	as shown
PCC	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	6'-8'	BB	as shown
DECIDUOUS SHRUBS					
AAB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	36" ht		5'
EAC	Euonymus alata 'Compactus'	Dwarf Burning Bush	36" ht		6'
HAV	Hamamelis virginiana	Common Witchhazel	48" ht.		7'
HLL	Hydrangea paniculata 'Little Lime'	Dwarf Limelight Hydrangea	24" ht.		4'
RCB	Rosa 'Carefree Beauty'	Carefree Beauty Shrub Rose	24" ht.		4'
VCC	Viburnum carlesii 'compactum'	Compact Koreanspice Viburnum	36" ht		4'
EVERGREEN SHRUBS					
JHW	Juniperus horizontalis 'Wisconsin'	Wisconsin Juniper	24" spread		4'
JSB	Juniperus sabinna 'Buffalo'	Buffalo Juniper	24" spread		4'
TOS	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6" ht		4'
PERENNIALS					
EPM	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.		24"
EVIS	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal.		24"
GRR	Geranium Rozanne	Rozanne Geranium	1 gal.		24"
HRR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 gal.		18"
RFG	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.		24"
SNM	Salvia nemorosa 'May Night'	May Night Salvia	1 gal.		18"
ORNAMENTAL GRASSES & SEDGES					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.		36"
PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.		36"
SPH	Sporobolus heterolepis	Prairie Dropseed	1 gal.		24"

Native Restoration Seed Mix

Botanical Name	Common Name
Permanent Grasses:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Anemone cylindrica	Thimbleweed
Asclepias tuberosa	Butterfly Weed
Aster laevis	Smooth Blue Aster
Aster novae-angliae	New England Aster
Aster obovatus	Sky-blue Aster
Baptisia bracteata	Cream Wild indigo
Baptisia lactea	White Wild indigo
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Coreopsis palmata	Prairie Coreopsis
Desmanthus illinoensis	Illinois Sensitive Plant
Desmodium illinoense	Illinois Tick Trefail
Echinacea purpurea	Broad-Leaved Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Lespedeza capitata	Round-Headed Bush Clover
Liatris aspera	Rough Blazing Star
Liatris pycnostachya	Prairie Blazing star
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Parthenium integrifolium	Wild Quinine
Potentilla arguta	Prairie Cinquefoil
Pycnanthemum virginianum	Virginia Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Siphium integrifolium	Rosin Weed
Siphium laciniatum	Compass Plant
Siphium terebinthaceum	Prairie Dock
Solidago nemoralis	Old-field Goldenrod
Solidago rigida	Stiff Goldenrod
Solidago speciosa	Showy Goldenrod
Veronicastrum virginianum	Culver's Root
Zizia aurea	Heart-leaved Meadow Parsnip

Butterfly-Friendly Native Restoration Seed Mix

Botanical Name	Common Name
Permanent Grasses:	
Andropogon gerardii	Big Bluestem
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Asclepias tuberosa	Butterfly Weed
Asclepias verticillata	Whorled Milkweed
Aster novae-angliae	New England Aster
Baptisia alba	Wild White Indigo
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Dalea purpurea	Purple Prairie Clover
Desmanthus illinoensis	Illinois Sensitive Plant
Echinacea purpurea	Broad-Leaved Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Helopsis helianthoides	False Sunflower
Lespedeza capitata	Round-Headed Bush Clover
Liatris aspera	Rough Blazing Star
Monarda fistulosa	Wild Bergamot
Potentilla arguta	Prairie Cinquefoil
Pycnanthemum virginianum	Virginia Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Siphium terebinthaceum	Prairie Dock
Solidago nemoralis	Old-Field Goldenrod
Solidago rigida	Stiff Goldenrod
Veronicastrum virginicum	Culver's Root



LEGEND

---	EXISTING CONTOUR
-----	PROPOSED CONTOUR
---STM---	PROPOSED STORM SEWER
---SAN---	PROPOSED SANITARY SEWER
---W---	PROPOSED WATER MAIN
---E---	PROPOSED ELECTRICAL
---EASE---	PROPOSED UTILITY EASEMENT
●	PROPOSED MANHOLE
■	PROPOSED CATCH BASIN
■	PROPOSED GATE VALVE
⊕	PROPOSED HYDRANT
⊕	PROPOSED UTILITY PLUG

PROJECT TITLE:
ESCHWEILER DEVELOPMENT

ISSUE:
NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2011-0068
DATE: 08-02-2013
DRAWN BY: JFP
CHECKED BY: SJF
APPROVED BY: JTM
SCALE: AS SHOWN
FILE PATH: 08_02_13_C_00_LANDSCAPE PLAN_A_068

SHEET TITLE:
LANDSCAPE PLAN A

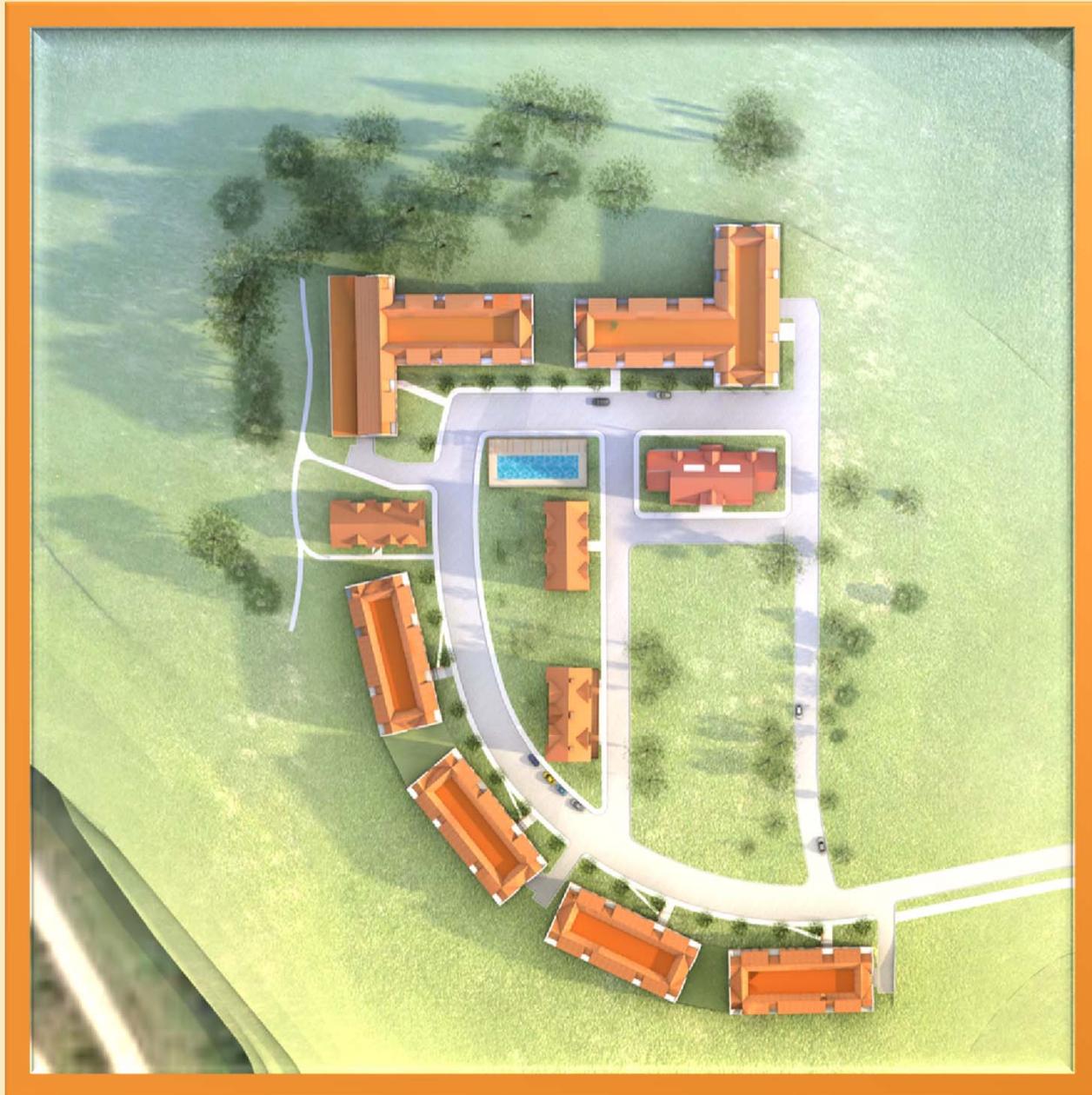
SHEET NUMBER:

L100A

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Rendered Site Plan A





Rendering – Plan A



Rendering - Plan A



Rendering – Plan A – Northwest Building Depiction



Rendering - Plan A



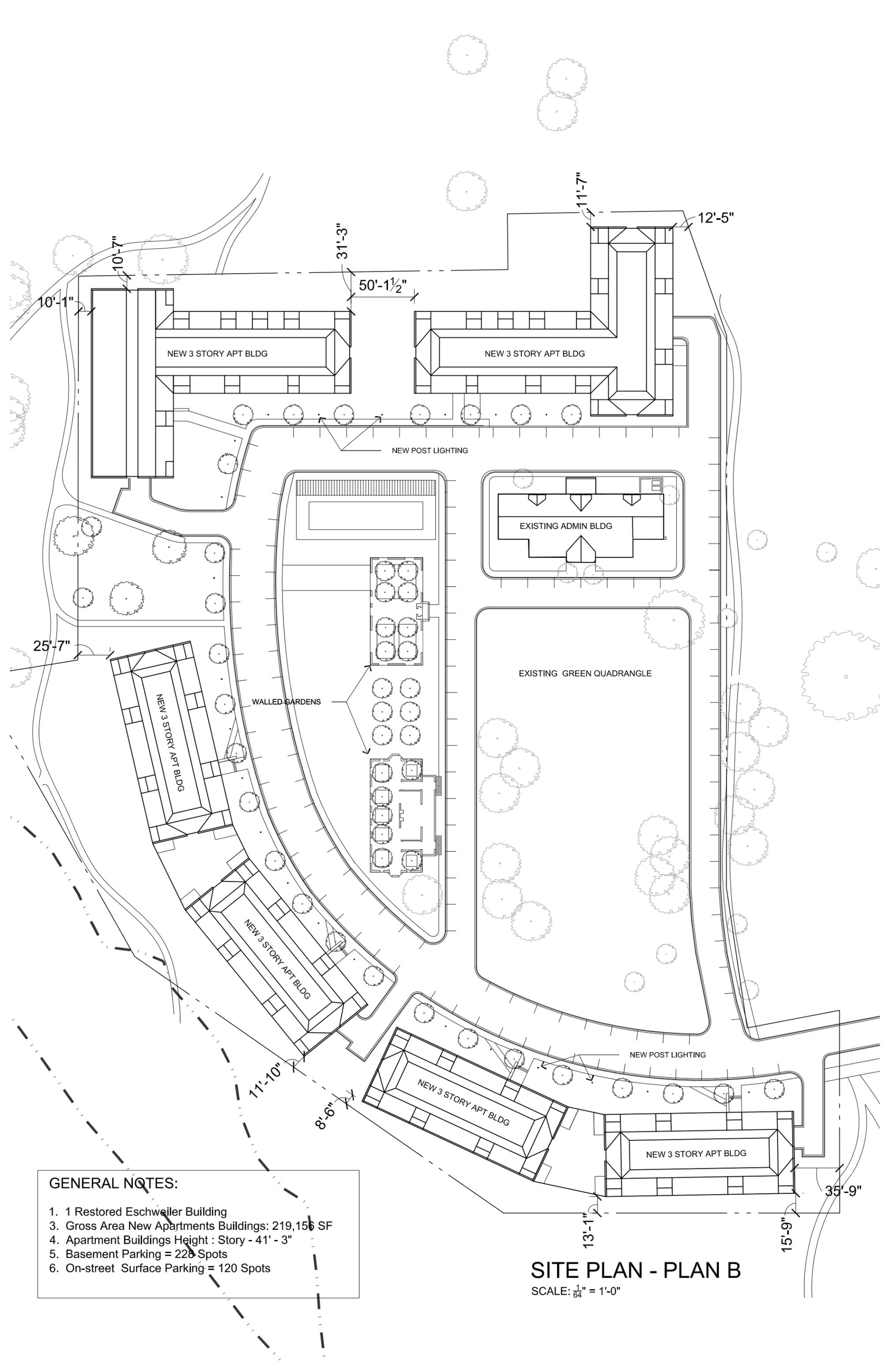
Rendering - Plan A



Rendering - Plan A



Rendering - Plan A

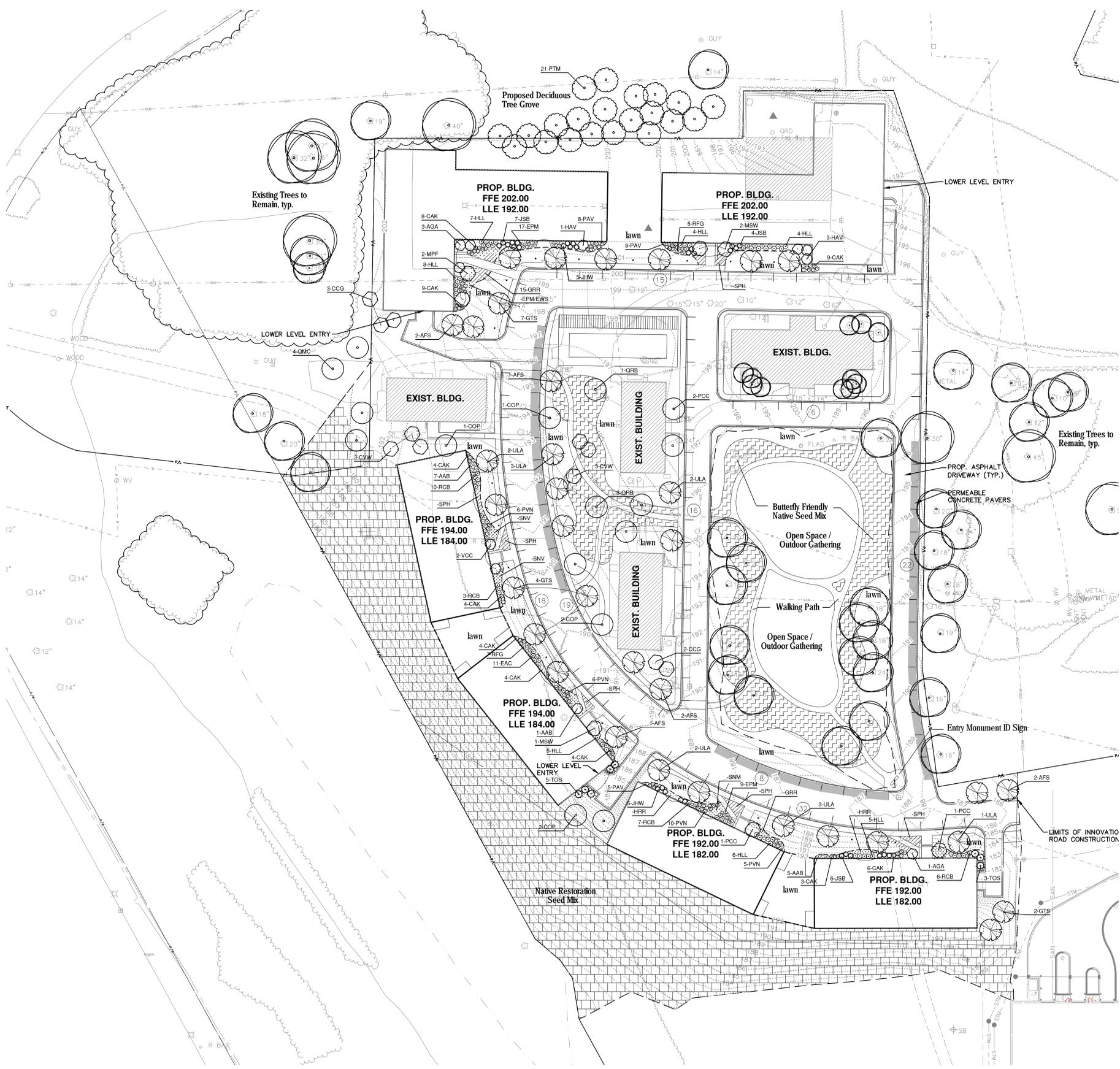


GENERAL NOTES:

- 1. 1 Restored Eschweiler Building
- 3. Gross Area New Apartments Buildings: 219,156 SF
- 4. Apartment Buildings Height : Story - 41' - 3"
- 5. Basement Parking = 228 Spots
- 6. On-street Surface Parking = 120 Spots

SITE PLAN - PLAN B

SCALE: $\frac{1}{64}'' = 1'-0''$



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
SHADE TREES					
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5'	BB	as shown
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5'	BB	as shown
GBL	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male seedless only)	2.5'	BB	as shown
GTS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5'	BB	as shown
QMC	Quercus macrocarpa	Bur Oak	2.0'	BB	as shown
QRB	Quercus rubra borealis	Northern Red Oak	2.0'	BB	as shown
ULA	Ulmus 'Morton'	Accolade Elm	2.5'	BB	as shown
ORNAMENTAL TREES					
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12'clump	BB	as shown
CCG	Crataegus crugallii	Cockspur Hawthorn	single stem	BB	as shown
CVW	Crataegus virida 'Winter King'	Winter King Hawthorn	single stem	BB	as shown
MPF	Malus 'Prairiefire'	Prairiefire Crabapple	6'-8'	BB	as shown
MSW	Malus 'Spring Snow'	Spring Snow Crabapple	6'-8'	BB	as shown
PTM	Populus tremuloides	Quaking Aspen	single stem	BB	as shown
PCC	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	6'-8'	BB	as shown
DECIDUOUS SHRUBS					
AAB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	36"	ht	5'
EAC	Euonymus alata 'Compactus'	Dwarf Burning Bush	36"	ht	6'
HAV	Hamamelis Virginiana	Common Witchhazel	48"	ht.	7'
HLL	Hydrangea paniculata 'Little Lime'	Dwarf Limelight Hydrangea	24"	ht.	4'
RCB	Rosa 'Carefree Beauty'	Carefree Beauty Shrub Rose	24"	ht.	4'
VCC	Viburnum carlesii 'compactum'	Compact Koreanspice Viburnum	36"	ht	4'
EVERGREEN SHRUBS					
JHW	Juniperus horizontalis 'Wisconsin'	Wisconsin Juniper	24"	spread	4'
JSB	Juniperus sabinia 'Buffalo'	Buffalo Juniper	24"	spread	4'
TOS	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	6"	ht	4'
PERENNIALS					
EPM	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.	24"	
EVIS	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal.	24"	
GRR	Geranium Rozanne	Rozanne Geranium	1 gal.	24"	
HRR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 gal.	18"	
RFG	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	1 gal.	24"	
SNM	Salvia nemorosa 'May Night'	May Night Salvia	1 gal.	18"	
ORNAMENTAL GRASSES & SEDGES					
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	36"	
PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	36"	
SPH	Sporobolus heterolepis	Prairie Dropseed	1 gal.	24"	

Native Restoration Seed Mix

Botanical Name	Common Name
Permanent Grasses:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Anemone cylindrica	Thimbleweed
Asclepias tuberosa	Butterfly Weed
Aster laevis	Smooth Blue Aster
Aster novae-angliae	New England Aster
Aster obovatus	Sky-blue Aster
Baptisia bracteata	Cream Wild indigo
Baptisia lactea	White Wild indigo
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Coreopsis palmata	Prairie Coreopsis
Desmanthus illinoensis	Illinois Sensitive Plant
Desmodium illinoense	Illinois Tick Trefail
Echinacea purpurea	Broad-Leaved Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Lespedeza capitata	Round-Headed Bush Clover
Liatris aspera	Rough Blazing Star
Liatris pycnostachya	Prairie Blazing star
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Parthenium integrifolium	Wild Quinine
Potentilla arguta	Prairie Cinquefoil
Pycnanthemum virginianum	Virginia Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Siphium integrifolium	Rosin Weed
Siphium laciniatum	Compass Plant
Siphium terebinthaceum	Prairie Dock
Solidago nemoralis	Old-field Goldenrod
Solidago rigida	Stiff Goldenrod
Solidago speciosa	Showy Goldenrod
Veronicastrum virginianum	Culver's Root
Zizia aurea	Heart-leaved Meadow Parsnip

Butterfly-Friendly Native Restoration Seed Mix

Botanical Name	Common Name
Permanent Grasses:	
Andropogon gerardii	Big Bluestem
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Asclepias tuberosa	Butterfly Weed
Asclepias verticillata	Whorled Milkweed
Aster novae-angliae	New England Aster
Baptisia alba	Wild White Indigo
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Dalea purpurea	Purple Prairie Clover
Desmanthus illinoensis	Illinois Sensitive Plant
Echinacea purpurea	Broad-Leaved Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Helopsis helianthoides	False Sunflower
Lespedeza capitata	Round-Headed Bush Clover
Liatris aspera	Rough Blazing Star
Monarda fistulosa	Wild Bergamot
Potentilla arguta	Prairie Cinquefoil
Parthenium integrifolium	Wild Quinine
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Siphium terebinthaceum	Prairie Dock
Solidago nemoralis	Old-Field Goldenrod
Solidago rigida	Stiff Goldenrod
Veronicastrum virginicum	Culver's Root

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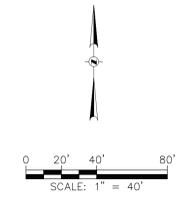
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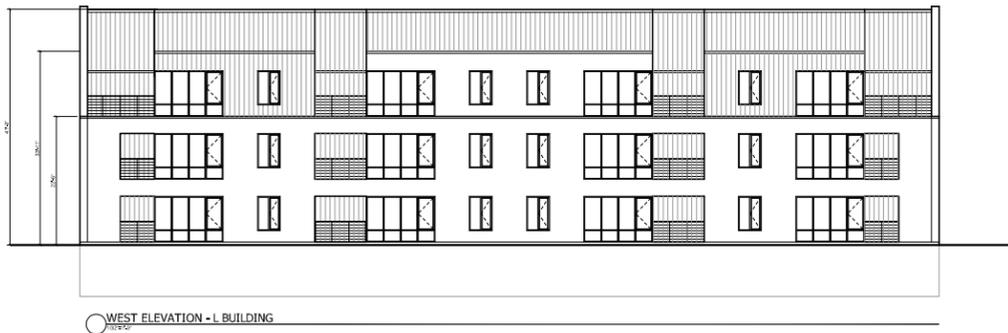
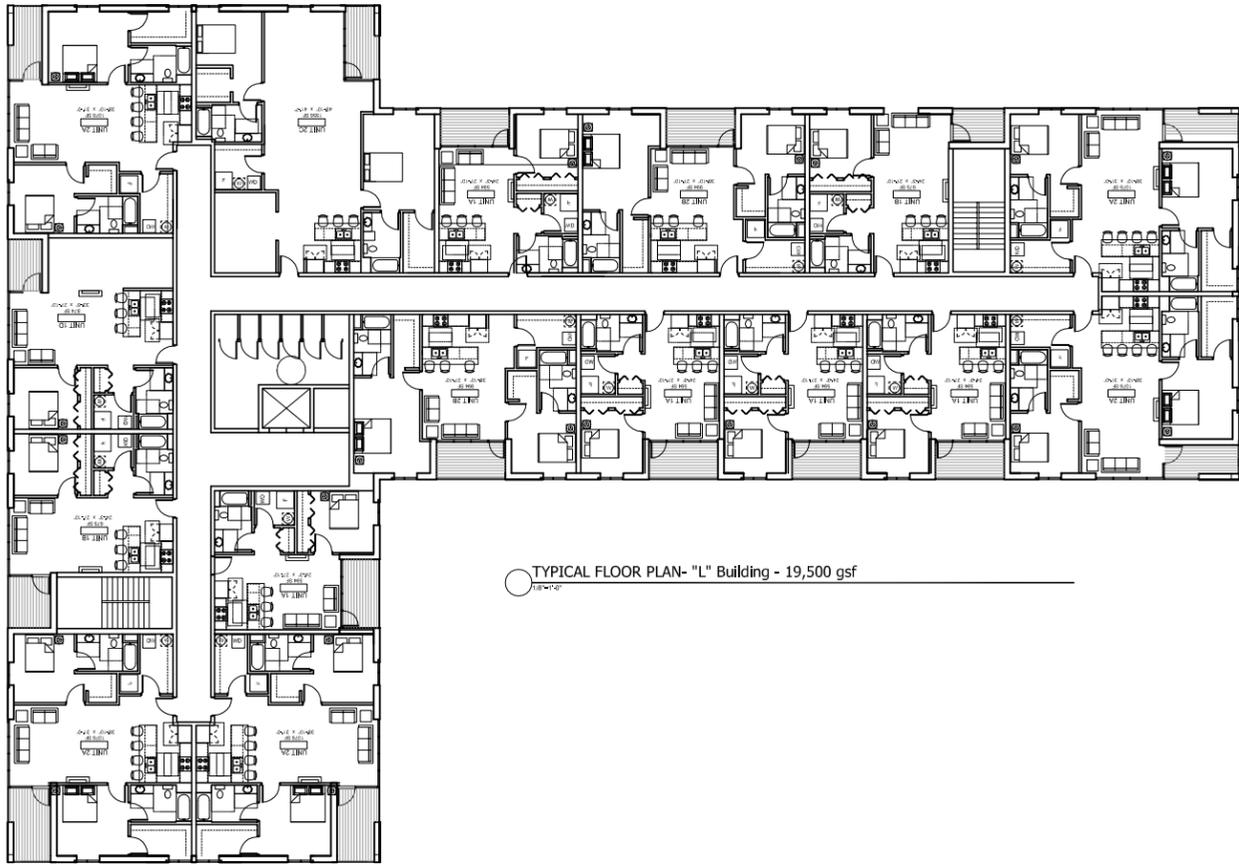
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NOTE: LANDSCAPE - PLAN B WILL BE SUBSTANTIALLY SIMILAR TO LANDSCAPE - PLAN A EXCEPT FOR AREA AROUND ENGINEERING BUILDING (WESTERN - MOST ESCHWEILER BUILDING)

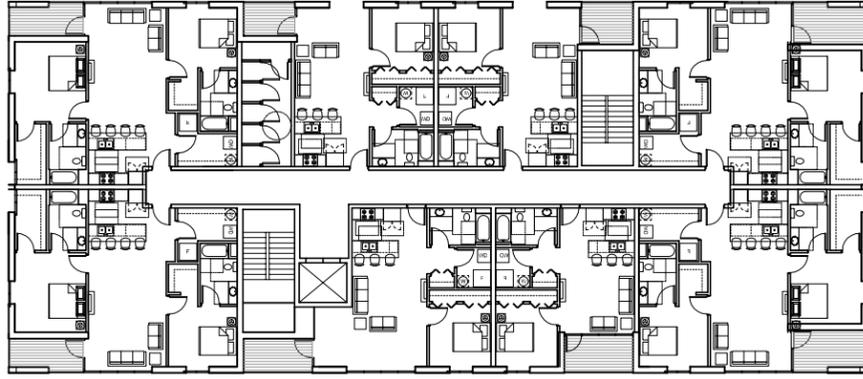


LEGEND

- 100— — EXISTING CONTOUR
-100..... — PROPOSED CONTOUR
- STM— — PROPOSED STORM SEWER
- SAN— — PROPOSED SANITARY SEWER
- W— — PROPOSED WATER MAIN
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- ▼ — PROPOSED HYDRANT
- ⊙ — PROPOSED UTILITY PLUG



Typical Plans and Elevations - L Building



TYPICAL FLOOR PLAN- 150' STRAIGHT - 9,750 gsf



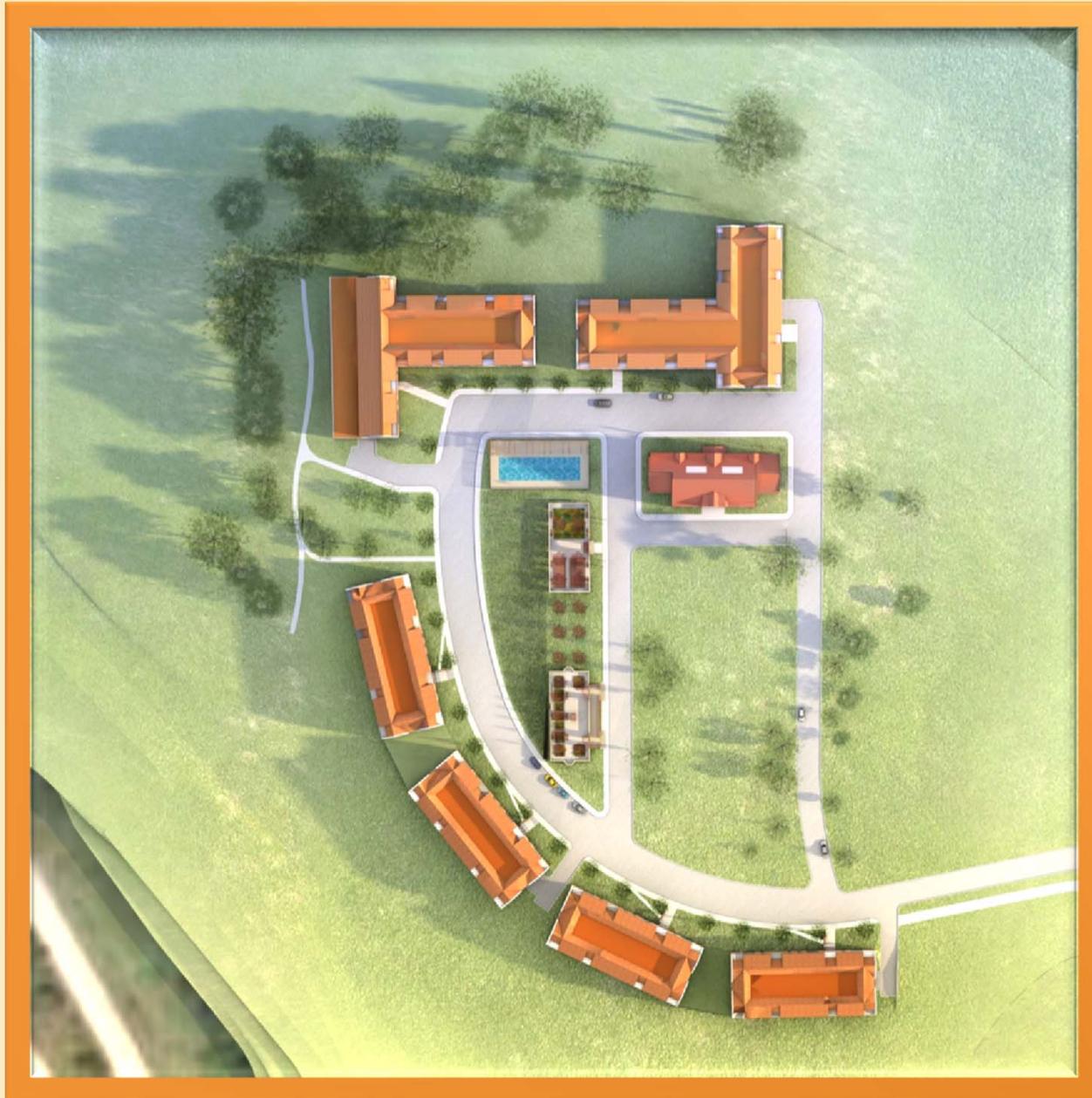
NORTH ELEVATION



EAST ELEVATION

Typical Plans and Elevations - Straight Building

Rendered Site Plan B





Rendering - Plan B



Rendering - Plan B

Note: See Plan A - Northwest Building Depiction for Proper Rendering of Northwest Building



Rendering - Plan B

Note: See Plan A - Northwest Building Depiction for Proper Rendering of Northwest Building



Rendering - Plan B