

City of South Milwaukee Plan Commission Application

NOTE: It is the responsibility of any person/firm that is considering submitting an application for the Plan Commission agenda to contact the City Engineer prior to any submittal. The application and required information must be submitted to the City a minimum of 10 days prior to the Plan Commission meeting, unless otherwise approved by the City Engineer.

APPLICANT

Name Qaiyim El-Amin
 Company Scott Crawford, Inc.
 Address 4201 N 27th Street
 City Milwaukee State WI Zip 53216
 Telephone 414-220-0333
 Fax _____
 Email que@scott-crawford.com

PROPERTY INFORMATION

Property Address 1100 Milwaukee Avenue
 Tax Key Number 7709999000
 Current Zoning M2
 Property Owner 1100 Milwaukee Avenue LLC
 Property Owner's Address 15 Reservoir Road
White Plains, NY 10603
 Existing Use of Property Vacant Office

APPLICANT IS REPRESENTED BY

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 Company Scott Crawford, Inc.
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 City Milwaukee State WI Zip 53216
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APPLICATION TYPE – CHECK ALL THAT APPLY


- Sign Plan Exception
- Conditional Use Permit
- Conditional Use Amendment
- Basic Rezoning
- Zoning Text Amendment
- Certified Survey Map
- Planned Unit Development
- Amendment to Planned Unit Development
- Preliminary Subdivision Plat
- Official Map Amendment
- Final Subdivision Plat
- House Moving Approval
- Street or Right-of-Way Vacation

Application Fee \$ _____

Note: Representative's address will be used for all official correspondence.

DESCRIPTION OF PROPOSAL: Details of proposal, plan of operation, hours of operation, frequency of deliveries to site, number of employees, description of any interior/exterior modifications or additions to be made to property, any outside storage (dumpsters, trucks, materials for sale, etc.) number of employees per shift, number of parking stalls, and any other information that is available. PLEASE EXPLAIN IN DETAIL: (attach additional sheets if necessary or provide a detailed cover letter explaining the proposal)

Additional Sheets Attached. _____

Signature  Date: January 24, 2022

Date Submitted: _____
 Amount Paid: _____
 Accepted By: _____

PLAN COMMISSION APPLICATION CHECKLIST

GENERAL SUBMITTAL REQUIREMENTS

- Applications are due a minimum of 10 days prior to the Plan Commission meeting.
- Ten (10) folded reduced size (11" x 17") copies of all plans are required at a standard engineering scale of 40' per inch or less.
- Three (3) folded full size copies of all plans are required at a standard engineering scale of 40' per inch or less.
- A CD ROM with all plans, photographs, and supporting documents on it. Plans must be submitted in both AutoCAD and Adobe PDF format. Certain submittals such as sign reviews and certified survey maps can be only in PDF however all plans (preliminary or final) site, landscaping, and building plans must be in PDF and an AutoCAD compatible format.

NOTE: The City recommends that a professional engineer, architect, or designer prepare the plans. Your application will not be put on the agenda until staff is satisfied that all materials have been provided and all concerns have been addressed. Any revisions to plans will require a re-submittal of all items listed above.

A SITE PLAN

- Name of the owner/developer as well as the person/firm that prepared the plans with addresses and phone numbers for both.
- The most current date of preparation or revision.
- Scale, North arrow, ¼ section vicinity location and parcel key number with applicable existing street names noted.
- Area of the site, as well as square footage devoted to building space, parking, other paving, landscaping and open space.
- All paved area – proposed and existing including, but not limited to, parking, loading, driveways, driveway openings, curbing, sidewalks, paths, and outdoor seating areas.
- Parking lot layout including:
 - o Number of spaces (including accessible spaces)
 - o Number of employees per shift
 - o Dimensions
 - o Setbacks
- Detailed building locations with setbacks noted on the plan.
- A detailed and dimensioned elevation of any proposed or existing signage, including copy and color schematic, with the location of existing and proposed signage.
- Location, type, and height of all proposed and existing fences or walls.
- Location and materials for dumpster enclosures (materials should match those found on the building).
- Location of all outdoor storage areas and the proposed items to be stored.
- Location of existing and proposed fire hydrants (public and private).
- Location of any wetlands, floodplain, ponds, rivers, streams or other water features.
- Locations of existing and proposed sanitary sewer, storm sewer, and water mains and any existing and proposed easements.
- Locations of loading births.
- Fire Protection plan if required.

A BUILDING PLAN

- Detailed elevations with scale and schematics of all proposed buildings and structures. Elevations must note all materials used and proposed color scheme.
- A colored architectural rendering of all proposed buildings and structures.
- Rooftop mechanicals must be depicted on the elevation drawings and drawings must depict how they will be screened.
- Any proposed light fixtures, signage, awnings or other exterior features must also be depicted on the plans.
- Interior floor plan with dimensions.

A LIGHTING PLAN

- Exterior lighting plans, including location, illumination levels (in foot-candles), and type with photometric analysis
- Types of fixtures and poles (including height) being proposed for the site. A brochure or spec sheet from the manufacturer is preferred.

A UTILITY PLAN

- Existing and proposed grades, and site drainage plans, including catch basin locations. All paved areas and buildings must be connected to the storm sewer system, if available.
- Locations of existing and proposed sanitary sewer, storm sewer, and water mains and any existing and proposed easements.

A SITE GRADING PLAN

- All grading plans shall be designed, prepared, stamped, and signed by a qualified, professional, and registered engineer in the State of Wisconsin.
- Existing and proposed contours.
- Initial soils test.
- Location of storm water holding areas.

A STORMWATER MANAGEMENT PLAN

- Completed storm water management permit application and applicable fee.
- Two (2) copies of the storm water management report (see checklist in permit application for required information).
- Two (2) copies of the site and drainage map (see checklist in permit application for required information).
- Two (2) copies of the erosion control plan and schedule.
- Signed maintenance agreement.

A LANDSCAPING PLAN

- Landscaping plan must show all utility easements and fire hydrants.
- Number, size, and type of all existing and proposed trees, shrubbery, planters, planting areas, landscape islands, and green space, on the site.
- Screening plan for any outdoor storage.
- Commercial properties must provide a landscape buffer between adjacent properties, adjacent to public streets, and any paving on the site. Planting islands in parking lots must be landscaped.

Plan of Operation

Address of Premises: 1100 Milwaukee Avenue, South Milwaukee, WI

Name of Business: Scott Crawford, Inc.

Detailed Description: Scott Crawford, Inc. intends to complete a redevelopment of The Corporate, Technical and Heritage Buildings on the former Bucyrus Erie campus for a combined 160 apartment and loft style units. The apartments will feature 1- and 2-bedroom units and be accompanied with amenities such as community and media rooms and a fitness suite.

The development will feature luxury level finishes such as smart home systems, brushed aluminum fixtures, stainless steel appliances and solid surface countertops.

The unit breakdown:

	1 Bedroom	2 Bedrooms	3 bedrooms	Total
Technical	26	51	0	77
Corporate	10	19	0	29
Heritage	24	30	0	54
TOTAL	60	100	0	160

The exterior of the campus will be turned into a transit friendly location with two art alleys, a dog park, increased greenspace and permeable pavement.

Additionally, the former cafeteria located within the Heritage building will be maintained for a commercial tenant whom we intend to be a food provider such as a restaurant or microbrewery.

Hours & Days of Operation: 24 hours per day, 7 days per week

Parking: The proposed development includes 306 (approximately 1.9/unit) dedicated residential parking stalls and 50 dedicated commercial parking spots for the 5,800 square feet of commercial space.

Handicap parking will be located on Parcel 1, 2 and West Parking Lot for a total of 16 spots, while the commercial spaces will be aligned directly east of the Heritage Building.

Narrative: The Corporate building will house one- and two-bedroom apartments. The main physical transformation of the building will include the removal of the drive through canopy. Additionally, new windows will be added to the building to accommodate the residential units. Parking for residents will be directly in front of the Corporate building along Milwaukee Avenue.

The Heritage Building will be the most physically transformed of the spaces with aluminum windows replacing most of the brick facade to allow for residential units. These one- and two-bedroom units will be loft style. Parking for residents will be within the East parking lot with a primary entrance in the alleyway parallel to Milwaukee Avenue. The Heritage Building will also feature a commercial kitchen with dedicated signage and 50 parking spaces. The entrance of the parking lot for the commercial customers shall be on 10th Avenue.

The Technical Building will house one- and two-bedroom apartments along with most of the facility's amenities. Parking will be serviced by the interior parking, in the building known as the Panama Building along the train line. Secondary parking for the Technical building will be in the parking lot aligning Milwaukee Avenue and the alleyway.



T 414.220.9640
 751 N Jefferson St.
 Suite 200
 Milwaukee, WI 53202

CONSULTANTS:

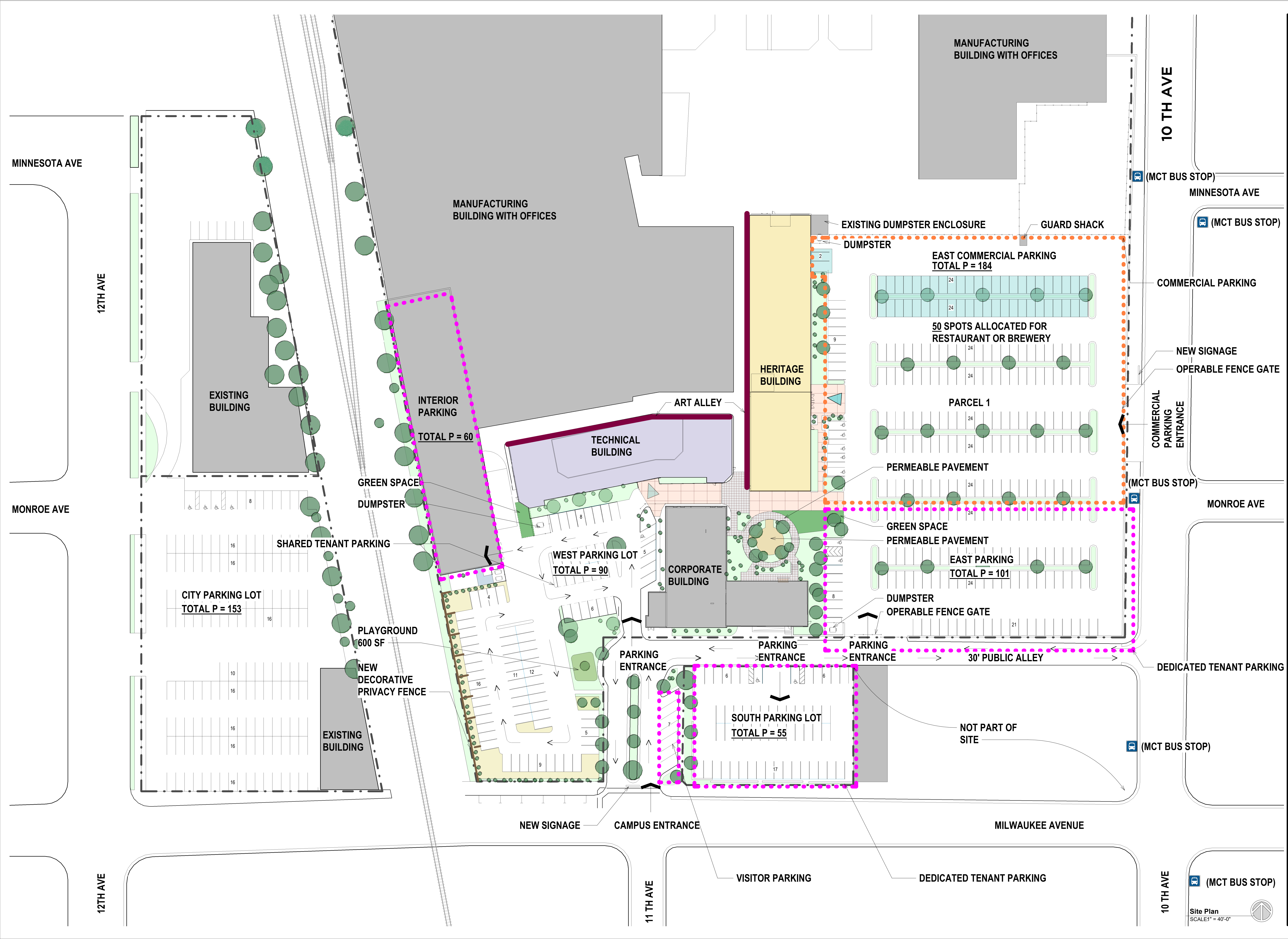
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BUCYRUS CAMPUS
 1100 MILWAUKEE AVENUE, SOUTH MILWAUKEE, WI
 SHEET TITLE: CAMPUS SITE PLAN

REVISIONS:

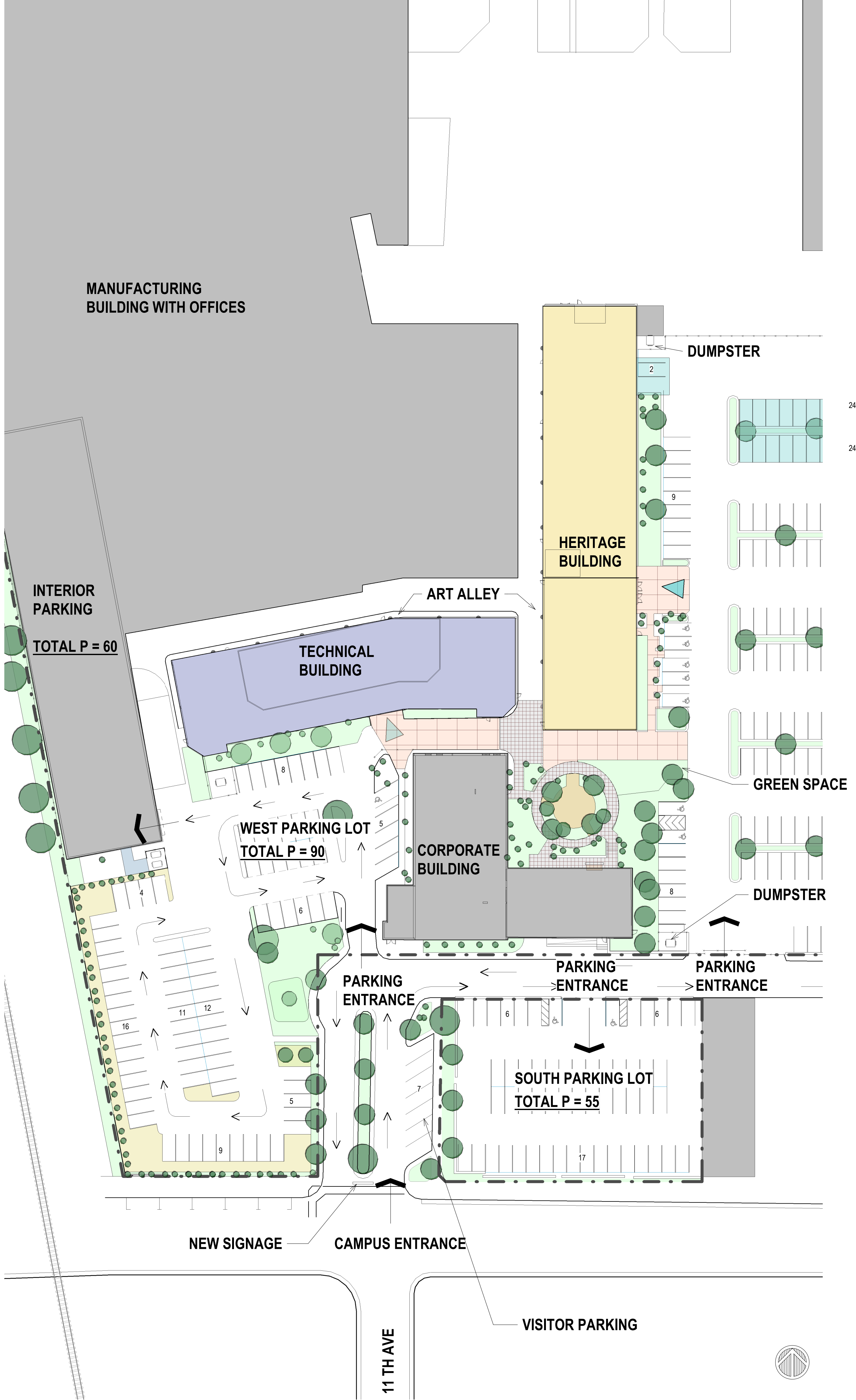


SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	CITY SUBMITTAL
DATE ISSUED	09/22/2021
SHEET NUMBER	P1.1



Site Plan
 SCALE 1" = 40'-0"

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TECHNICAL BUILDING

FLOOR **7**

	Unit Area	Unit Mix Shown	Unit Mix Percentage
1 BED	575-680 sf	26	34 %
2 BED	825 - 950 sf	51	66%
		77	

	Floor Area	Common	Units
LOWR LVL	13,200 sf	8,500 sf	0 sf
LEVEL 01	13,200 sf	3,100 sf	10,100 sf
LEVEL 02	13,200 sf	3,100 sf	10,100 sf
LEVEL 03	13,200 sf	3,100 sf	10,100 sf
LEVEL 04	13,200 sf	3,100 sf	10,100 sf
LEVEL 05	13,200 sf	3,100 sf	10,100 sf
LEVEL 06	13,200 sf	3,100 sf	10,100 sf
		92,400 sf	60,600 sf

HERITAGE BUILDING

FLOOR **4**

	Unit Area	Unit Mix Shown	Unit Mix Percentage
1 BED	590-630 sf	22	41%
1 BED +DEN	740-780 sf	2	3%
2 BED	825 - 900 sf	30	56%
		54	

	Floor Area	Common	Units
LEVEL 01	17,720 sf	5,000 sf	6,170 sf
LEVEL 02	17,720 sf	3,300 sf	14,420 sf
LEVEL 03	17,720 sf	3,000 sf	14,720 sf
LEVEL 04	113.00 sf	1,500 sf	9,800 sf
		64,460 sf	45,110 sf

CORPORATE BUILDING

	1 BED	2 BED	TOTAL
LEVEL 01	2	9	11
LEVEL 02	3	7	10
LEVEL 03	5	3	8
CURRENT	10	19	29

	Floor Area	Common	Units
LOWR LVL	7,800 sf	1,800 sf	0 sf
LEVEL 01	12,375 sf	1,620 sf	9,018 sf
LEVEL 02	11,689 sf	1,375 sf	8,639 sf
LEVEL 03	7,800 sf	525 sf	6,018 sf
		39,664 sf	23,675 sf

TOTAL UNIT COUNTS

	1 BED	1 BED +DEN	2 BED	3 BED	
Unit Total	58	2	100	0	160
Unit Mix Percentage					

TOTAL PARKING STALL COUNTS

	East Parking	West Parking	South Parking	Interior Parking	City Parking
Residential Usage	101	90	55	60	
Commercial Usage	184				120
Bucyrus Club					33/153

306
304

Residential Parking: 306 parking spaces / 160 units = 1.9



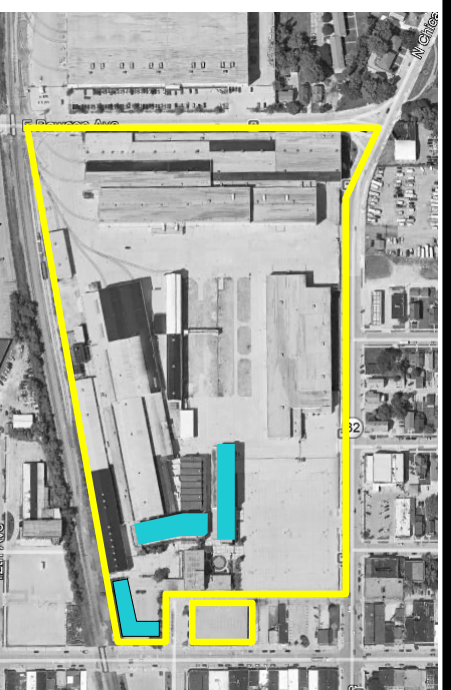
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Milwaukee, WI 53202

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BUCYRUS CAMPUS
1100 MILWAUKEE AVENUE, SOUTH MILWAUKEE, WI

REVISIONS:



SCALE	VARIES
PROJECT NUMBER	210701
SET TYPE	CITY SUBMITTAL
DATE ISSUED	09/22/2021
SHEET NUMBER	P2

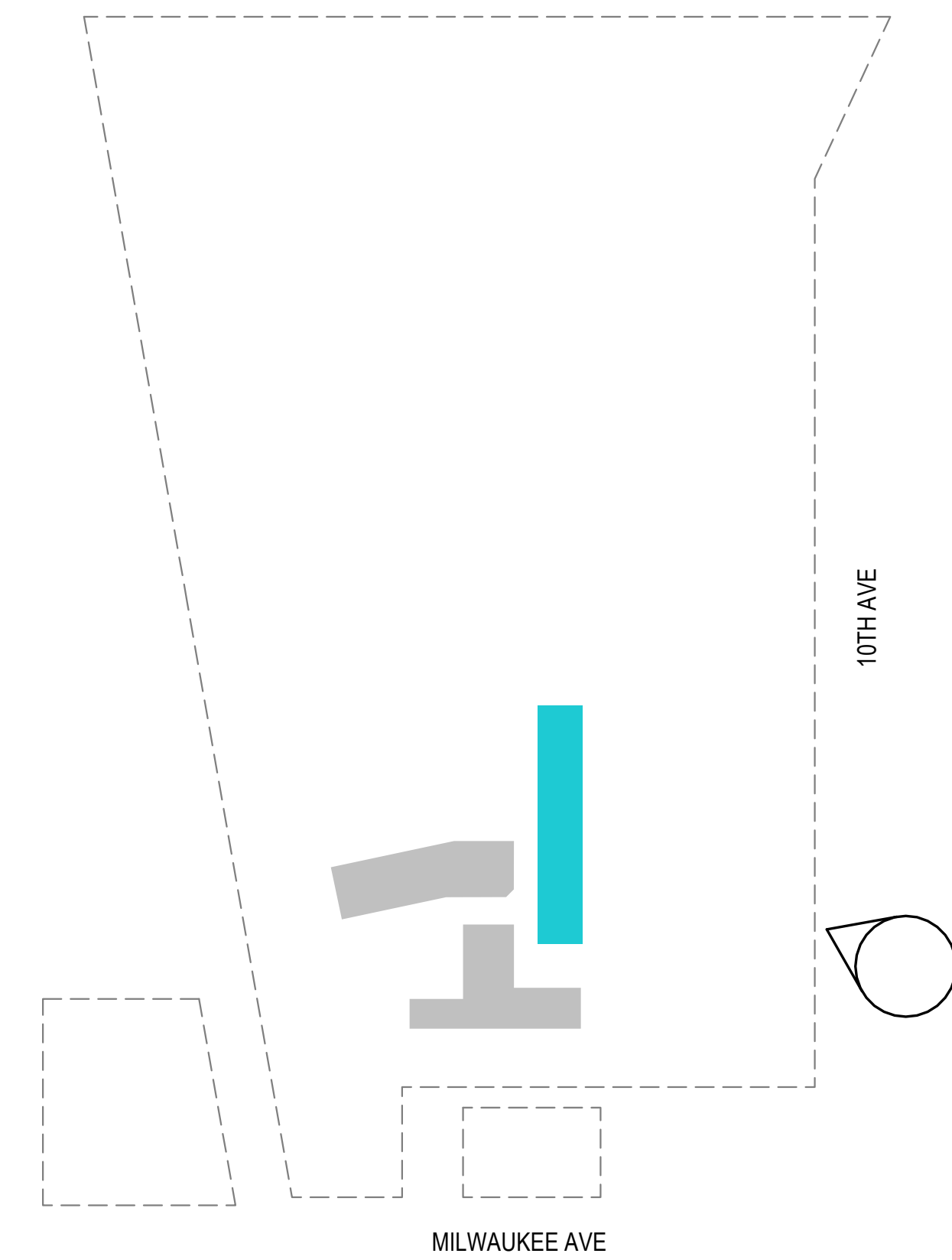
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BEFORE- East Elevation of Heritage Building



AFTER- East Elevation of Heritage Building



T
F 414.220.9640
414.220.9595
P.O. Box
510663
Milwaukee, WI
53203

CONSULTANTS:

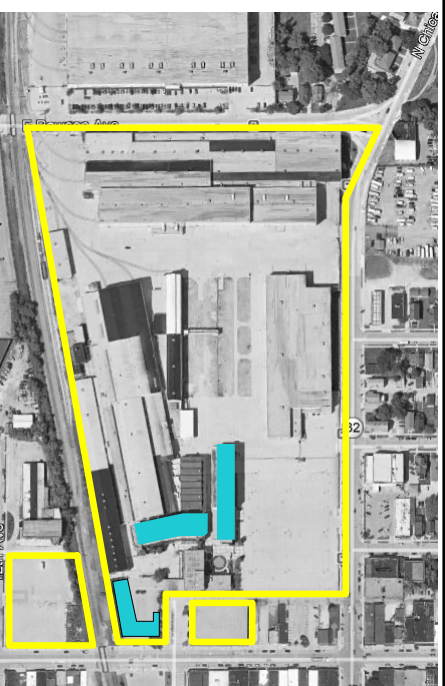
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BUCYRUS CAMPUS
1100 MILWAUKEE AVENUE, SOUTH MILWAUKEE, WI

SHEET TITLE:
ELEVATION

REVISIONS:



SCALE VARIES

PROJECT NUMBER M2012-05

SET TYPE /

DATE ISSUED 06/04/2021

SHEET NUMBER **P6**