

LEGEND

- PROPERTY LINE
- [Cross-hatched box] SETBACK RANGE
- [Solid tan box] BUILDING AREA
- [Light tan box] FUTURE BUILDING AREA
- - - SETBACK, MINIMUM
- [Blue line] HIGH ACTIVATION
GROUND FLOOR GLAZING:
75% (50% FOR RESIDENTIAL)
- [Green line] MEDIUM ACTIVATION
GROUND FLOOR GLAZING:
50%
- [Yellow line] LOW ACTIVATION
NO GLAZING REQUIREMENT
- [Purple triangle] VEHICULAR ACCESS
- [Orange triangle] PEDESTRIAN ACCESS
- [Red star] TURNER HALL SPECIAL FEATURE

Since original GPD approval date, Purple color shaded area of West Highland Avenue has now vacated per City of Milwaukee resolution File Number (FN) 180166, signed by the Mayor 8/9/2018.

1 Overall Site
1" = 200'-0"



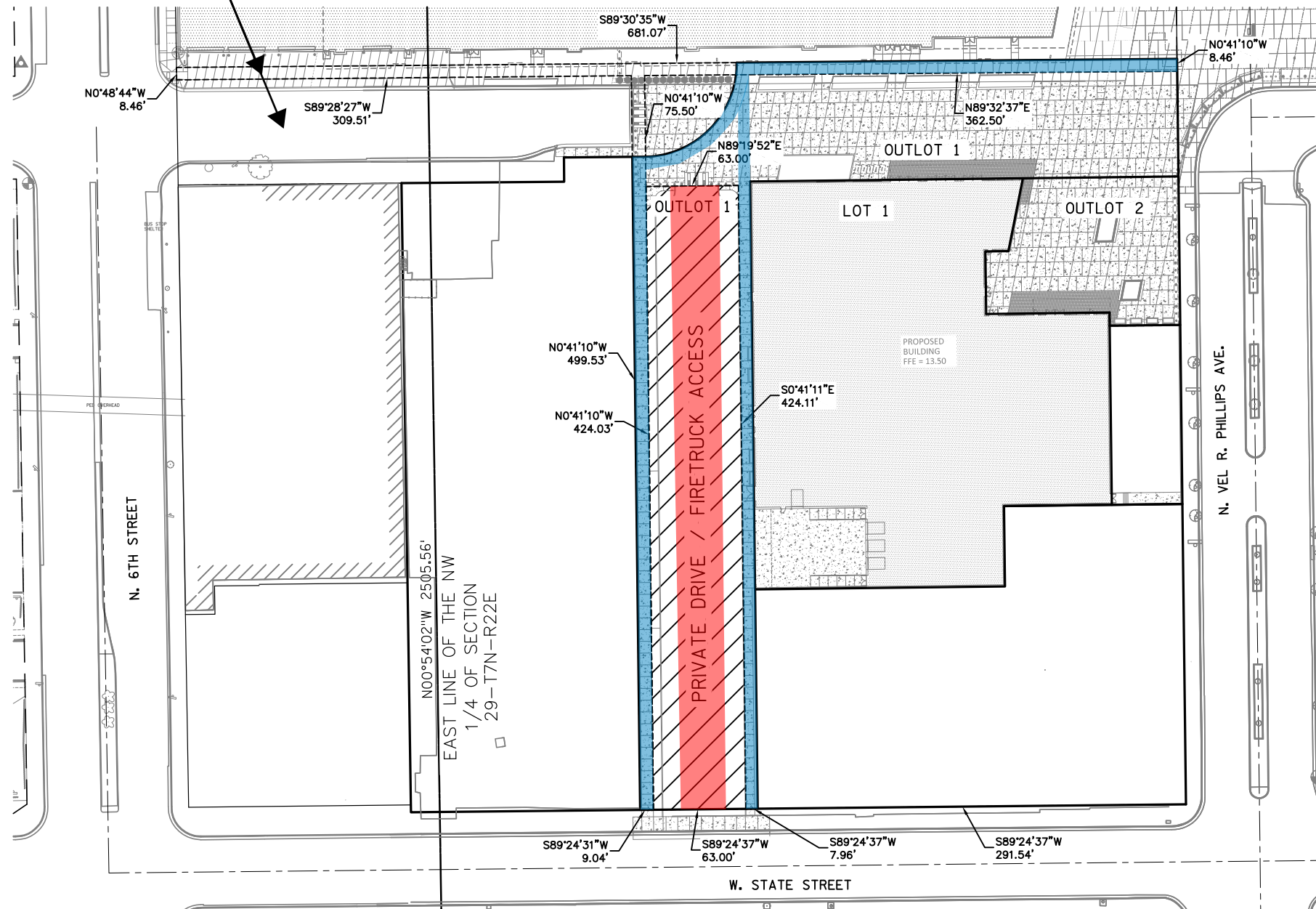
BUCKS ARENA DEVELOPMENT

OVERALL DEVELOPMENT STANDARDS

Pedestrian Easement
 Sidewalk access is subject
 to easement terms

**Emergency Vehicle
 Access Easement**
 Subject to easement terms

Existing Access Easement
 Pursuant to Document 10828448



FILENAME: S:_SiteDgn\Eppstein\220601 Frank Productions Block 3\Survey\DWG\Pedestrian easement.dwg

PROJECT:
 FRANK
 PRODUCTIONS -
 BLOCK 3

CLIENT:

RELEASE:
 REVIEW

REVISIONS:

#	DATE	DESCRIPTION



SCALE: 1" = 80'

SEAL:
 all in

SHEET:
 EXHIBIT A

PROJECT MANAGER: BS
 PROJECT NUMBER: 220601.01
 DATE: 09/13/2022

SHEET NUMBER:
 1



BUCKS ARENA DEVELOPMENT

PEDESTRIAN ACCESS EASEMENT



epstein uhen : architects

SITE STATISTICS

BUILDING HEIGHT:
MIN 4 STORIES, MAX 20 STORIES

GROSS LAND AREA:
144,135 SF

MAX LAND COVERED BY PRINCIPAL BUILDINGS:
86%

LAND DEVOTED TO LANDSCAPED OPEN SPACE AND PLAZAS:
MIN 0% - MAX 50%

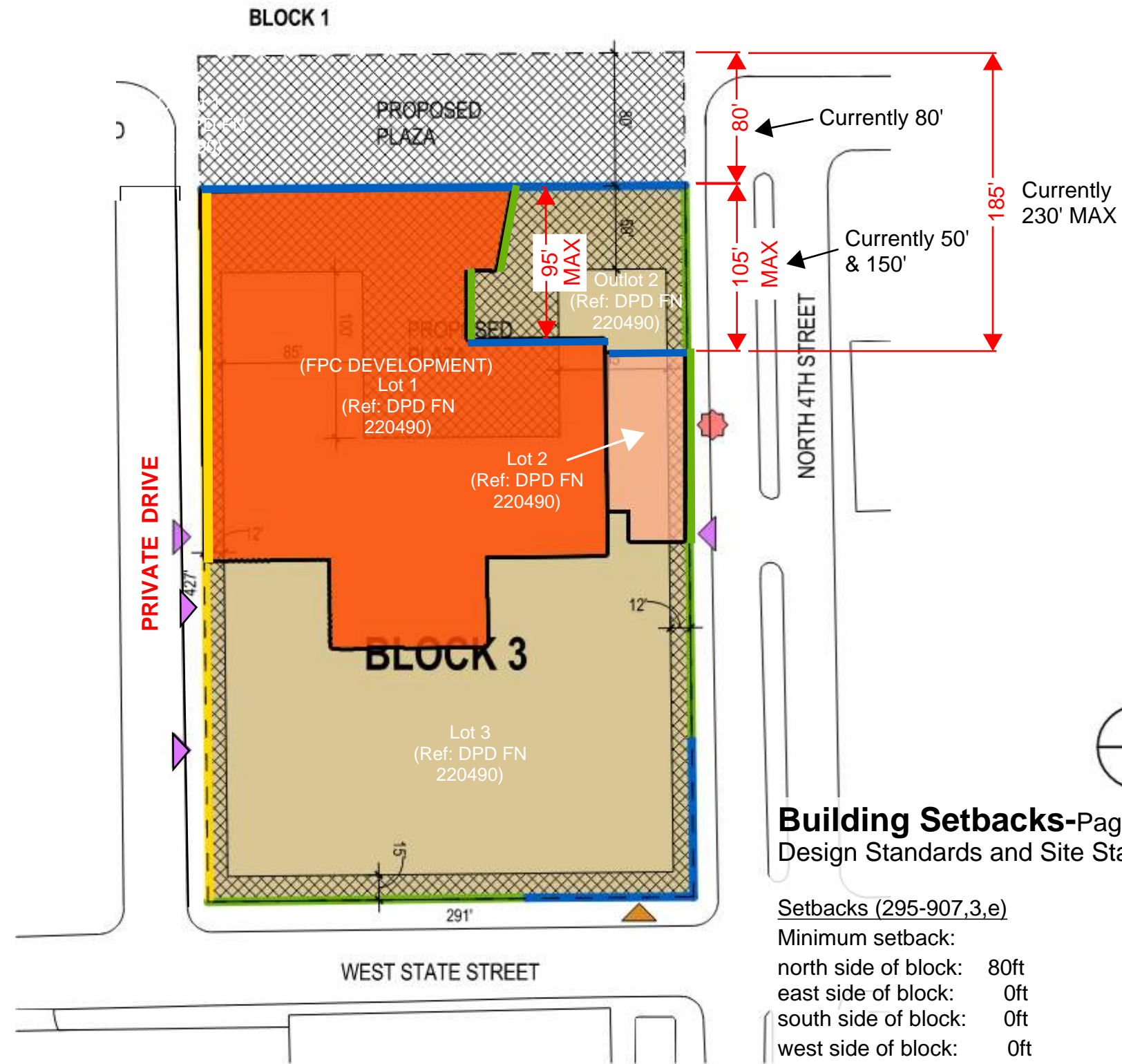
MAX AMOUNT OF LAND DEVOTED TO PARKING DRIVES AND PARKING STRUCTURES:
40%

MAX DWELLING UNIT DENSITY
150 SF / UNIT

MAX SF DEVOTED TO NON-RESIDENTIAL USES:
900,000 SF

PROPOSED NUMBER OF BUILDINGS:
1-3 BUILDINGS

SEE SHEET A100 FOR OVERALL SITE PLAN



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- ▲ PEDESTRIAN ACCESS
- ★ TURNER HALL SPECIAL FEATURE

Building Setbacks-Page 40 -
Design Standards and Site Statistics

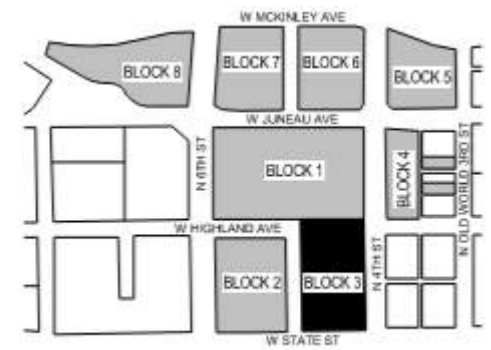
Setbacks (295-907,3,e)

Minimum setback:

north side of block:	80ft
east side of block:	0ft
south side of block:	0ft
west side of block:	0ft

Maximum setback:

north side of block:	185ft
east side of block:	12ft
south side of block:	15ft
west side of block:	12ft



BUCKS ARENA DEVELOPMENT

BLOCK 3 DEVELOPMENT STANDARDS



Building Height (Lot 2 OF CSM DCD #3354)

MINIMUM HEIGHT
 2 STORIES (NOT TO BE LESS THAN 38' HEIGHT, MEASURED TO THE TOP OF THE PARAPET OR ROOF ELEMENT, IF IT SUBSTANTIALLY ENCLOSES THE SPACE AND CREATES A PRESENCE ALONG THE EAST EDGE OF THE BUILDING)



MAXIMUM HEIGHT
 20 STORIES

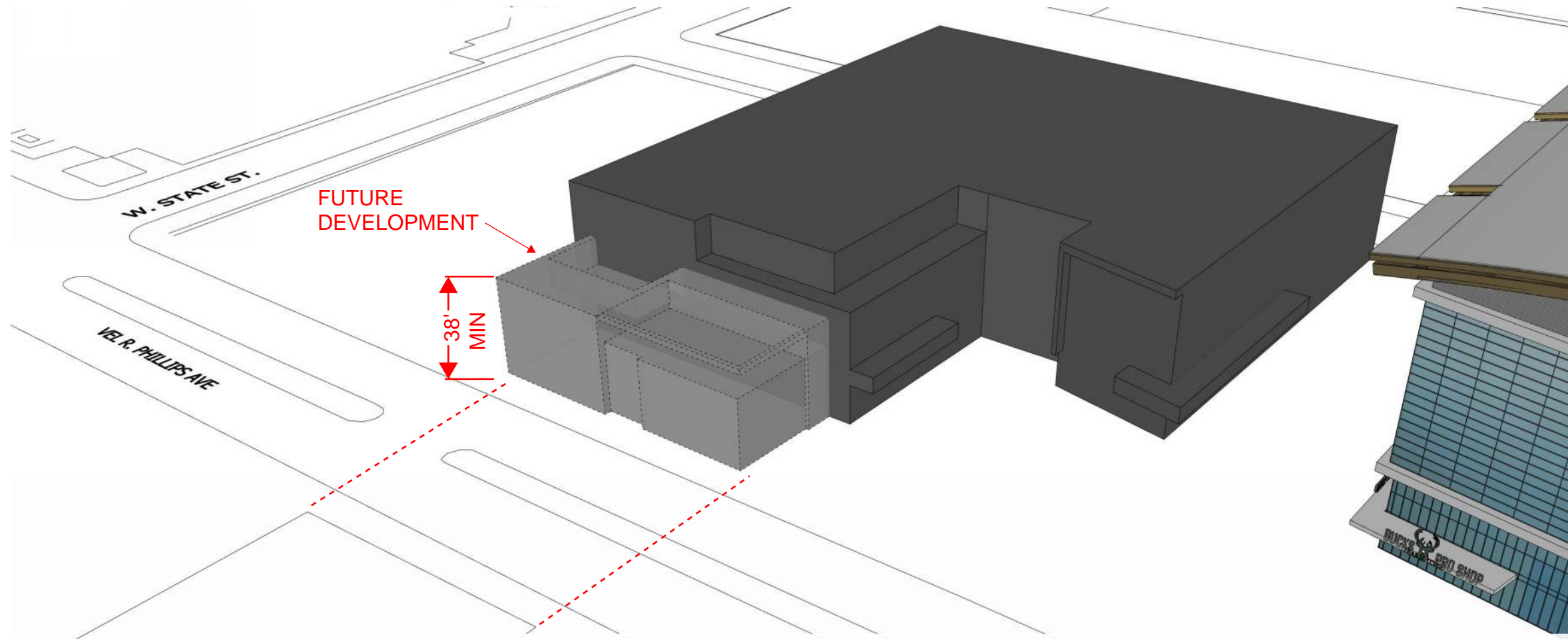
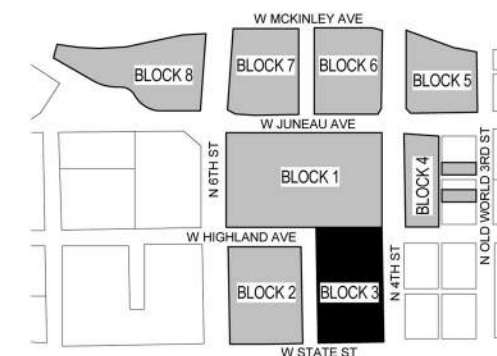
Building Height (Lot 2 OF CSM DCD #3354)

Proposed GPD language

The building will be a minimum of 4 stories in height and up to a maximum of 20 stories. **Special consideration will be granted for building that is directly west of the historic Turner Hall. Minimum 2 stories (38' in height allowed) - Rooftop Patio can be included in total building height, if it substantially encloses the space and creates a presence along the east edge of the building.**

Proposed GPD language

Building heights are regulated to create streets in character with the Districts described in the Park East Master Plan. Building height ranges are indicated on each block in the Block Development Standards on the following drawings: A110, A120, A130, A140, A150, A160, A170, A180. Building heights are identified by the number of stories above grade and given a minimum and maximum range. The ground floor shall not be less than 12 feet from finished floor to finished ceiling but has no maximum height limit. Above the ground floor, a story is defined as a habitable level no more than 14 feet in height from finished floor to finished ceiling. When an upper story exceeds 14' in height, the additional height will count as an additional story. **Exceptions block by block may apply, such as, Block 3 which will allow a special consideration to be granted for building that is directly west of the historic Turner Hall. Minimum 2 stories (38' in height allowed) - Rooftop Patio can be included in total building height, if it substantially encloses the space and creates a presence along the east edge of the building.**



BUCKS ARENA DEVELOPMENT



eppstein uhen : architects