



BLOCK FIVE MIXED-USE DEVELOPMENT

DPD ZONING SUBMITTAL FOR
BLOCK 5 OF MILWAUKEE BUCKS
ARENA DEVELOPMENT - GPD

SHEET INDEX
VOL. 2

A0-1	LOCATION MAP
A1-1	FIRST FLOOR PLAN
A1-2	SECOND FLOOR PLAN
A1-3	THIRD FLOOR PLAN
A1-4	FOURTH FLOOR PLAN
A1-5	FIFTH FLOOR PLAN
A1-6	SIXTH FLOOR PLAN
A1-7	SEVENTH FLOOR PLAN
A2-1	ELEVATIONS
A2-2	ELEVATIONS
A2-3	ELEVATIONS
A2-4	PLAZA DETAILS
A2-5	STREET ACTIVATION
A2-6	STREET ACTIVATION & SIGNAGE
A2-7	STREET ACTIVATION & SIGNAGE
A2-8	ROOFTOP EQUIPMENT SIGHTLINES
A3-1	BUILDING SECTIONS
A3-2	WALL SECTIONS
A4-1	RENDERINGS
A4-2	RENDERINGS
A4-3	RENDERINGS
A4-4	RENDERINGS
A5-1	CONTEXT PHOTOS



DPD ZONING SUBMITTAL

12/16/2024

PROJECT NUMBER: 123654



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/16/2024	DPD SUBMITTAL

ADJACENT LOCATIONS

- ① ENTERTAINMENT - Fiserv Forum
- ② HOSPITALITY - The Trade Hotel
- ③ ENTERTAINMENT - The Live Block
- ④ RESIDENTIAL - The Journal Commons
- ⑤ EDUCATION - MATC
- ⑥ HEALTH - Froedtert McKinley Health Center
- ⑦ PARKING - 5TH Street Parking Garage
- ⑧ HOSPITALITY - Aloft Hotel Downtown
- ⑨ MIXED USE - The Moderne/Carson's
- ⑩ HEALTH - Vivent Health
- ⑪ UTILITY - Electrical Substation
- ⑫ RESIDENTIAL - Haymarket Lofts
- ⑬ BANK - Associated Bank
- ⑭ OFFICE - Spectrum

C

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SHEET INFORMATION

A PROJECT MANAGER MO
PROJECT NUMBER 123654

LOCATION MAP



**J. JEFFERS
& CO.**

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**BLOCK FIVE
MIXED-USE
DEVELOPMENT**



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DEVELOPMENT - GPD

KEY PLAN

B

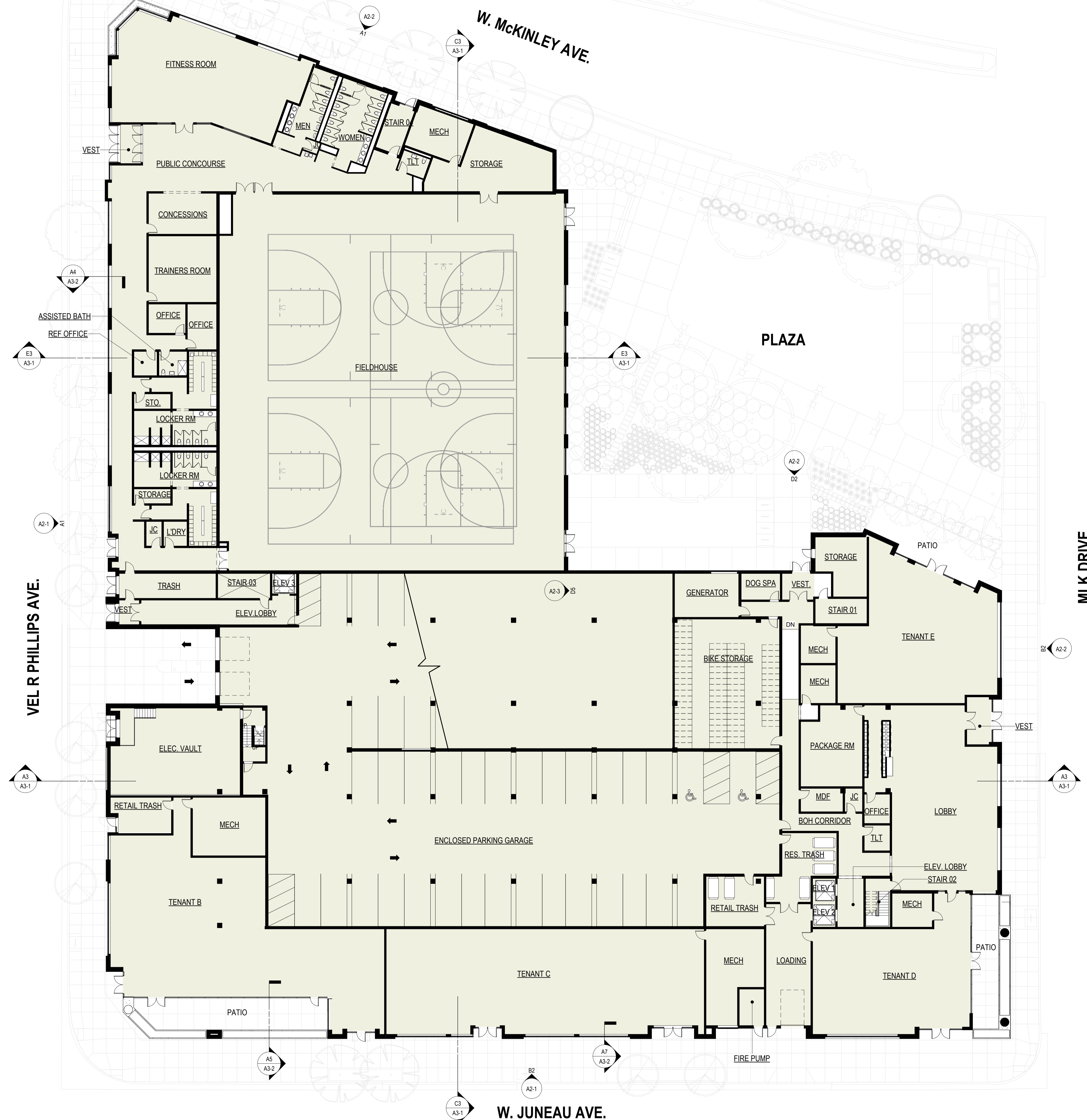
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FIRST FLOOR PLAN

A1-1



A2 1ST FLR PLAN
1/16" = 1'-0" | A1-1



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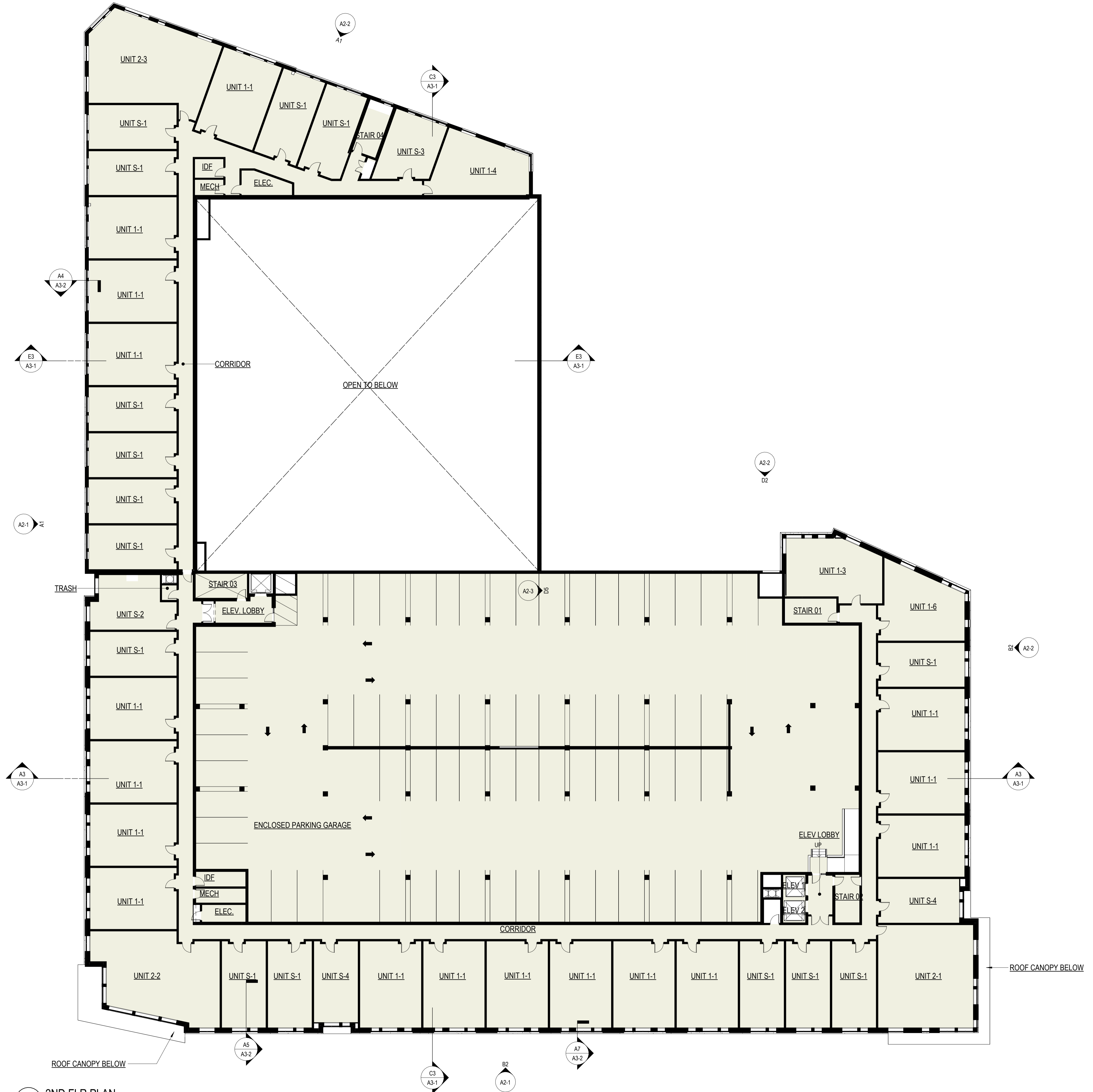
KEY PLAN

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**SECOND FLOOR
 PLAN**

A1-2



A2 2ND FLR PLAN
 1/16" = 1'-0" | A1-2



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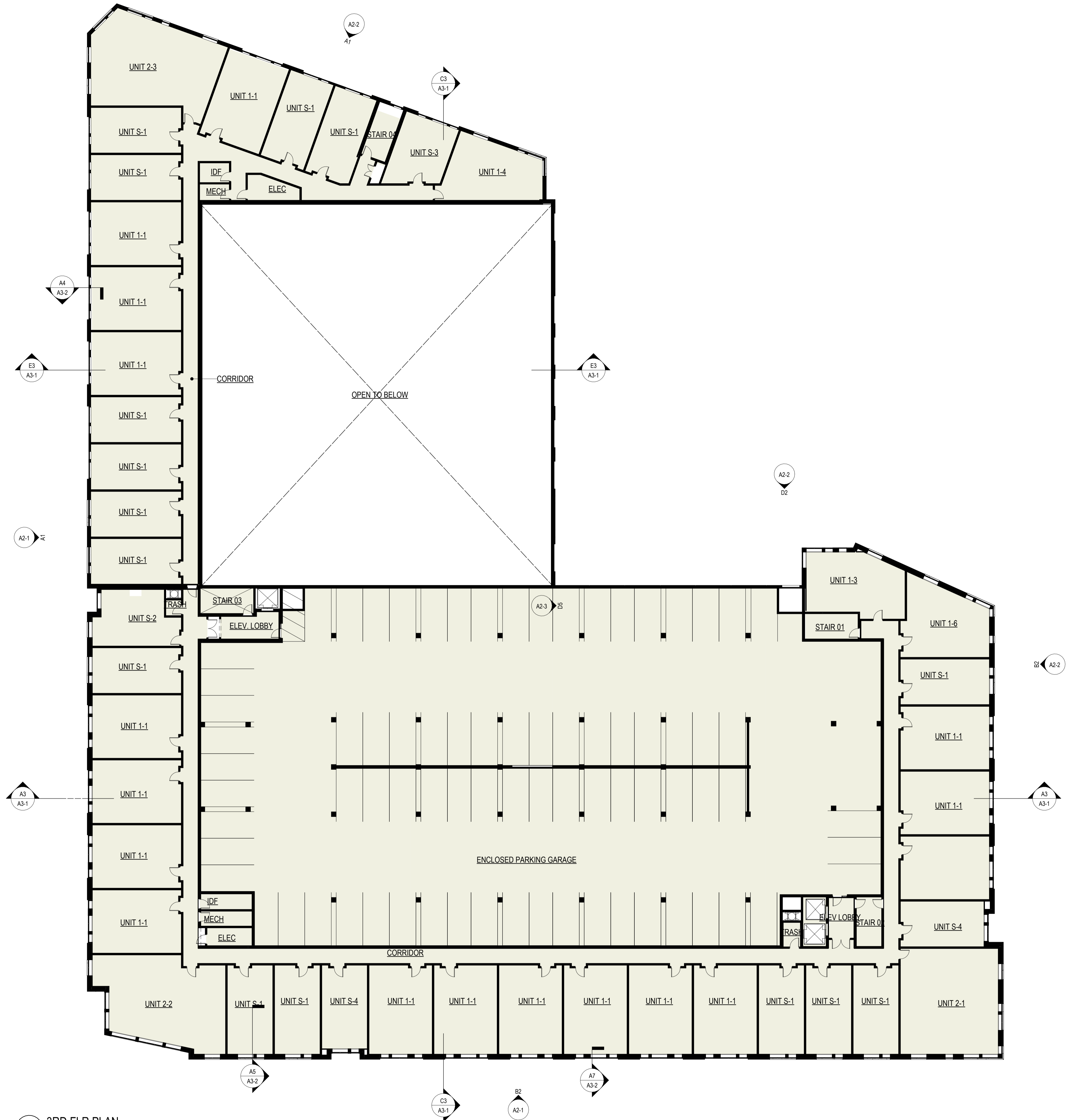
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 PROJECT NUMBER 123654

THIRD FLOOR PLAN

A1-3



A2 3RD FLR PLAN
 1/16" = 1'-0" | A1-3



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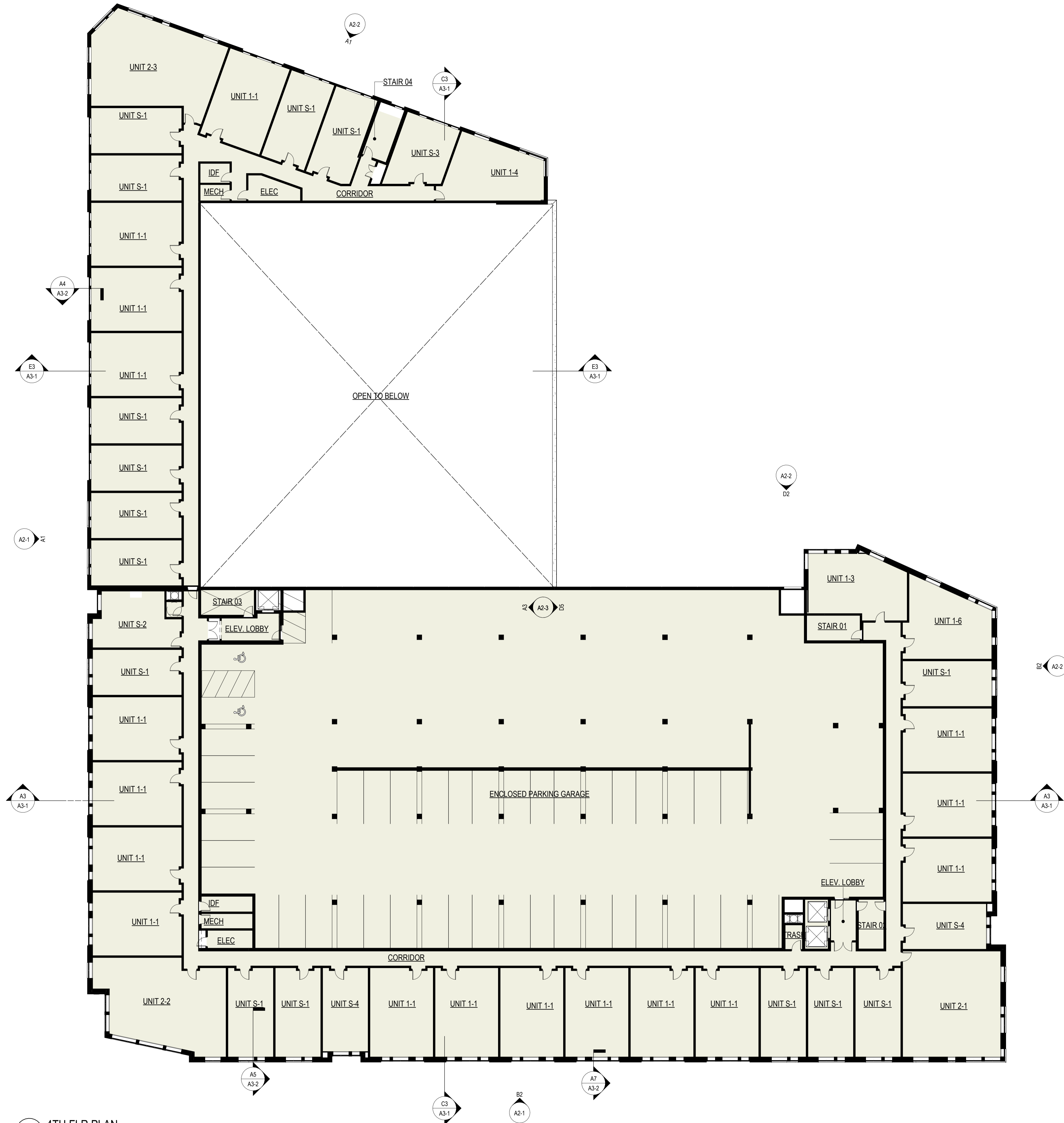
KEY PLAN

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 PROJECT NUMBER 123654

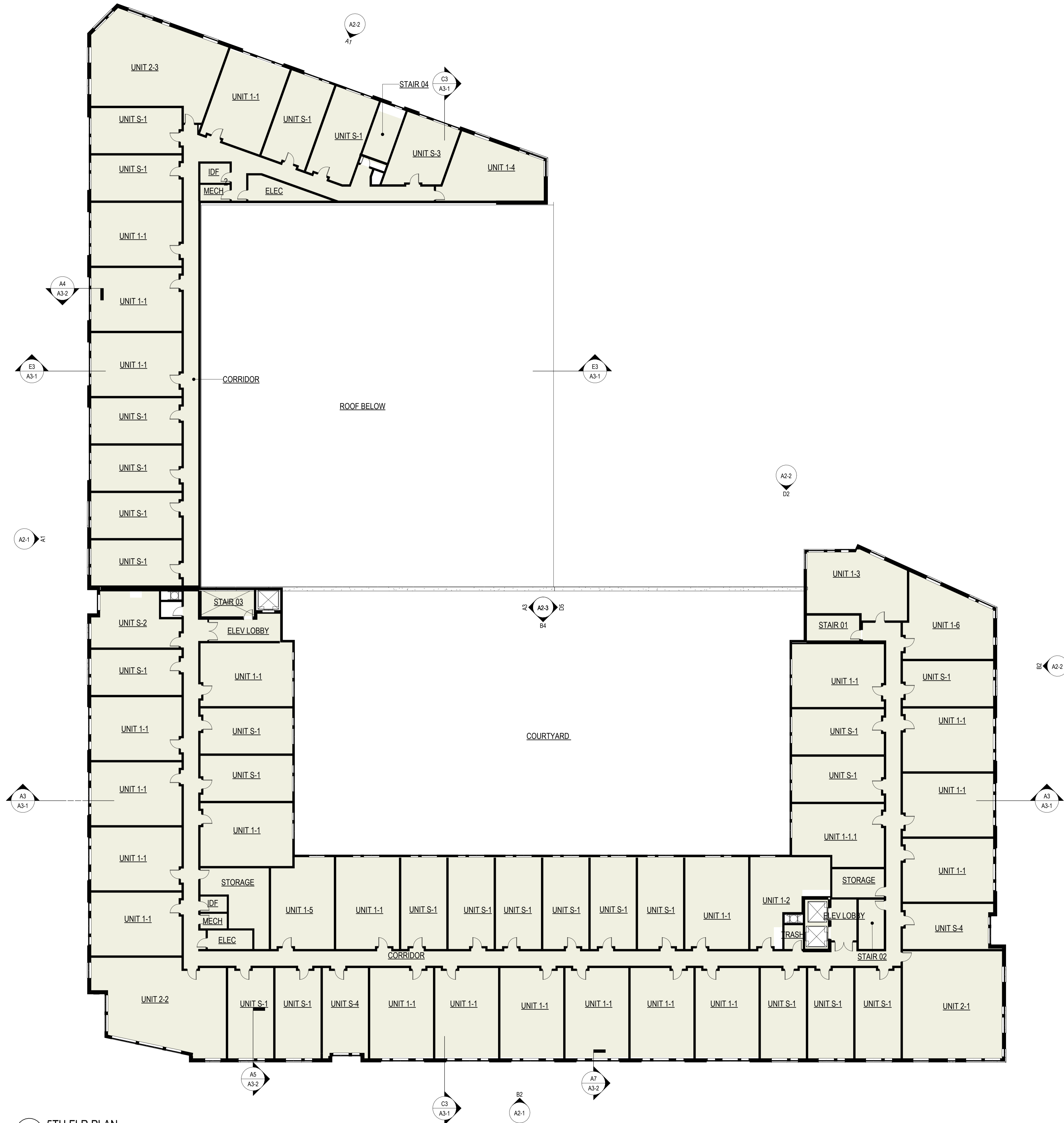
FOURTH FLOOR PLAN

A1-4



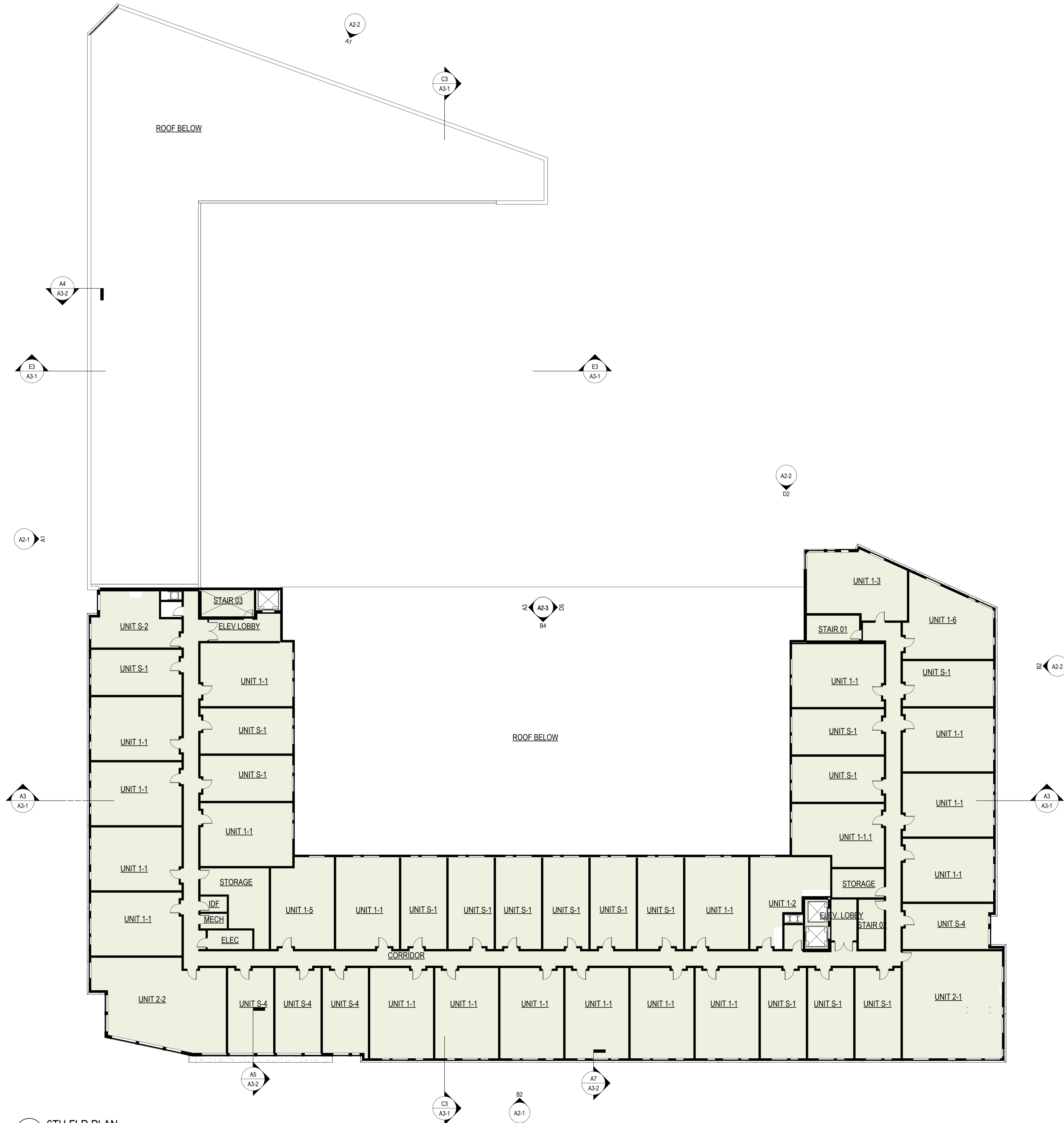
A2 4TH FLR PLAN
 1/16" = 1'-0" | A1-4

DATE	DESCRIPTION
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A2 5TH FLR PLAN
 1/16" = 1'-0" | A1-5

DATE	DESCRIPTION
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A2 6TH FLR PLAN
1/16" = 1'-0" | A1-6



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BLOCK FIVE
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DATE	DESCRIPTION
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DEVELOPMENT - GPD

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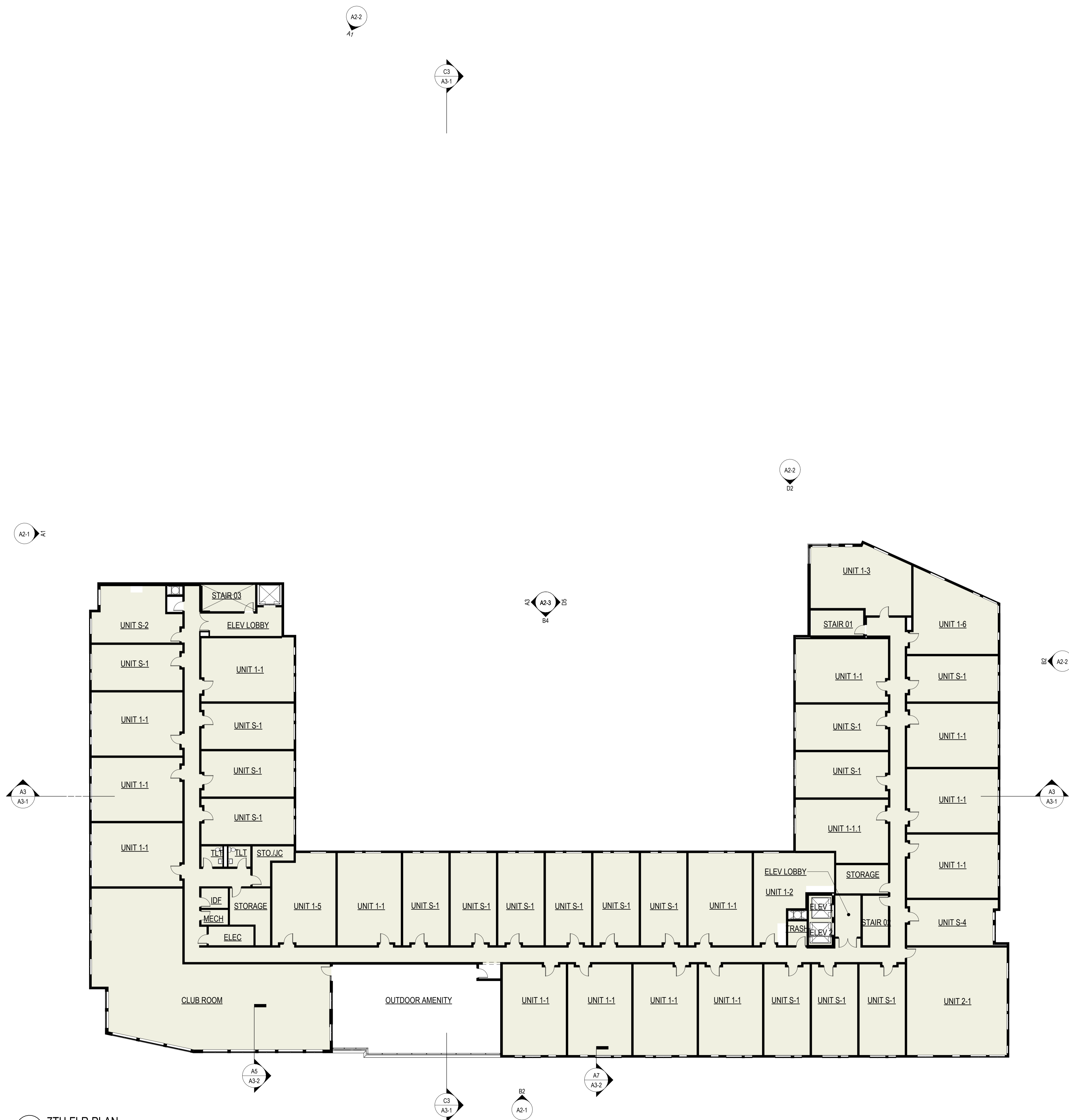
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SEVENTH FLOOR
PLAN

A1-7

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A2 7TH FLR PLAN
1/16" = 1'-0" | A1-7

1

2

3

4

5

6

7



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A

ELEVATIONS

A2-1

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B2 SOUTH ELEVATION - OVERALL
1/16" = 1'-0" | A2-1



A1 WEST ELEVATION - OVERALL DPD
1/16" = 1'-0" | A2-1

1

2

3

4

5

6

7



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DEVELOPMENT**



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PROJECT MANAGER MO

PROJECT NUMBER 123654

ELEVATIONS

A2-2



D2 NORTH ELEVATION 01
1/16" = 1'-0" | A2-2



B2 EAST ELEVATION - OVERALL
1/16" = 1'-0" | A2-2



A1 NORTH ELEVATION - OVERALL
1/16" = 1'-0" | A2-2

E



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**BLOCK FIVE
 MIXED-USE
 DEVELOPMENT**

D



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 DEVELOPMENT - GPD

KEY PLAN

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SHEET INFORMATION

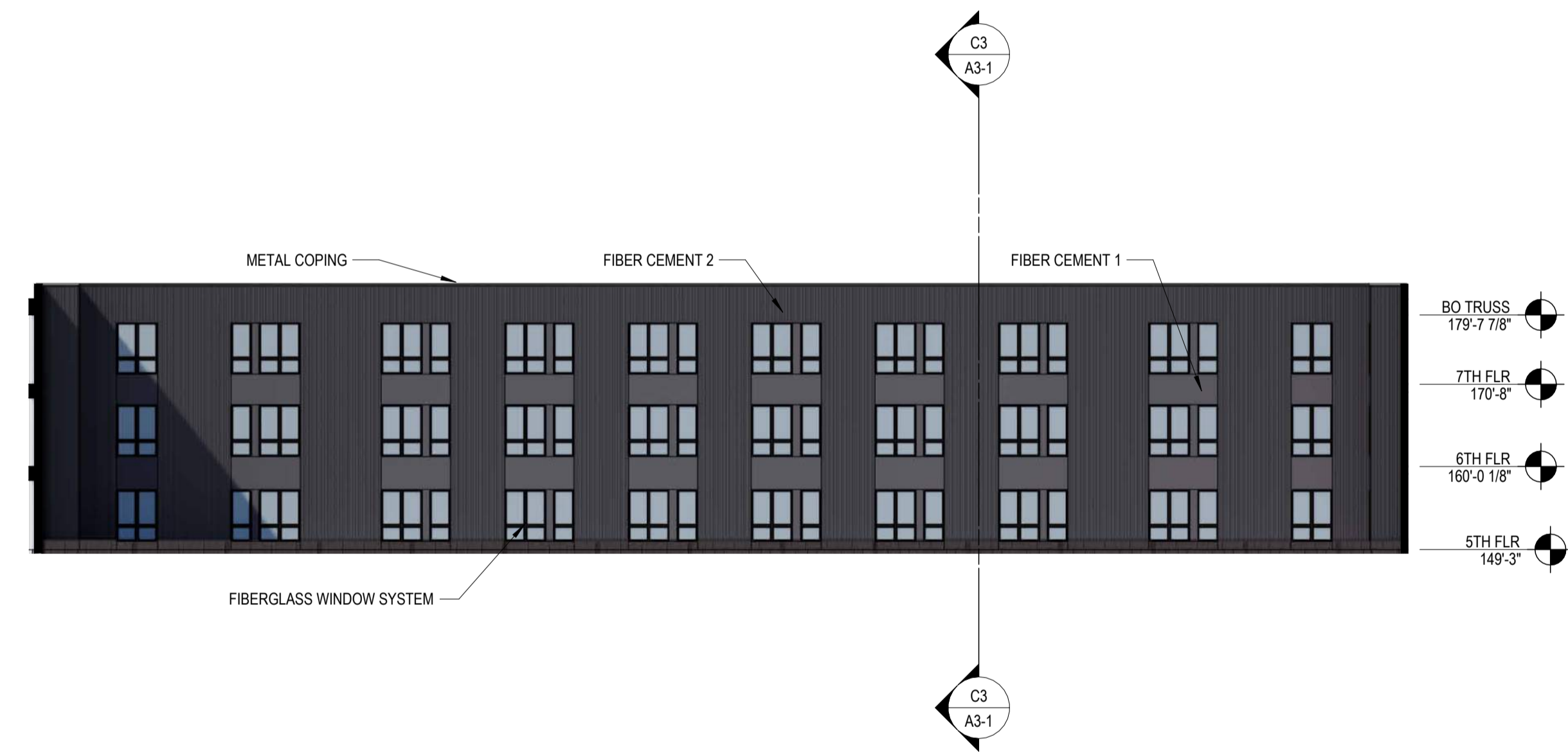
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ELEVATIONS

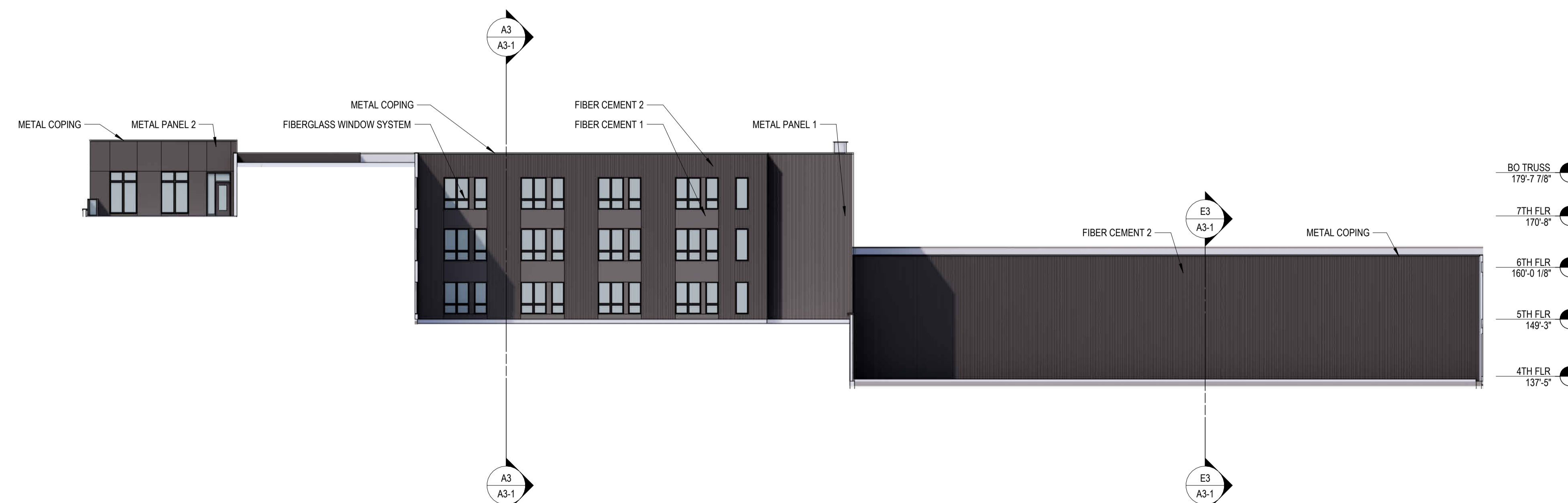
A2-3



D5 WEST ELEVATION - COURTYARD
 1/16" = 1'-0" | A2-3



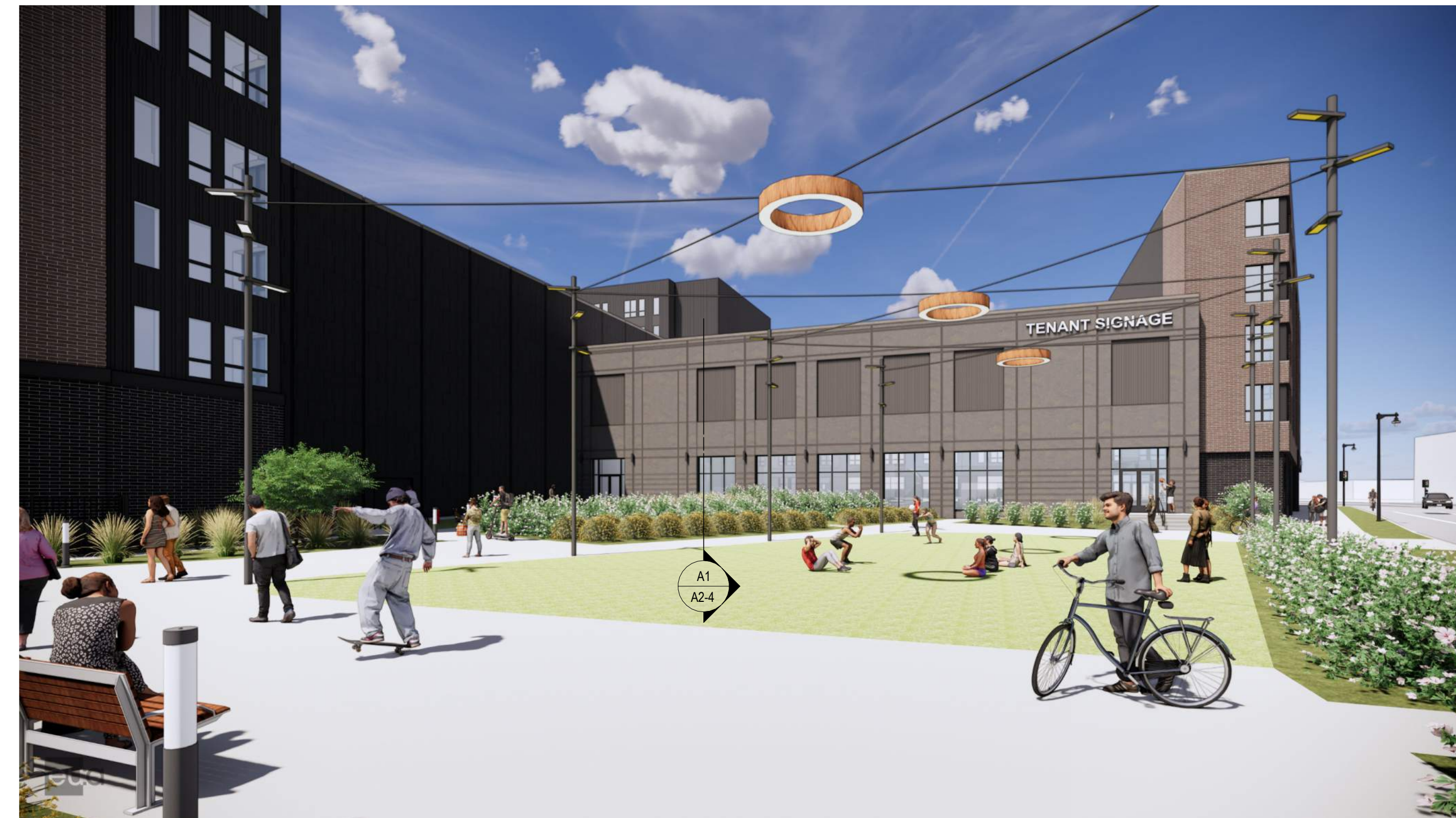
B4 NORTH ELEVATION - COURTYARD
 1/16" = 1'-0" | A2-3



A3 EAST ELEVATION - COURTYARD
 1/16" = 1'-0" | A2-3



PERSPECTIVE OF FIELD HOUSE FACADE



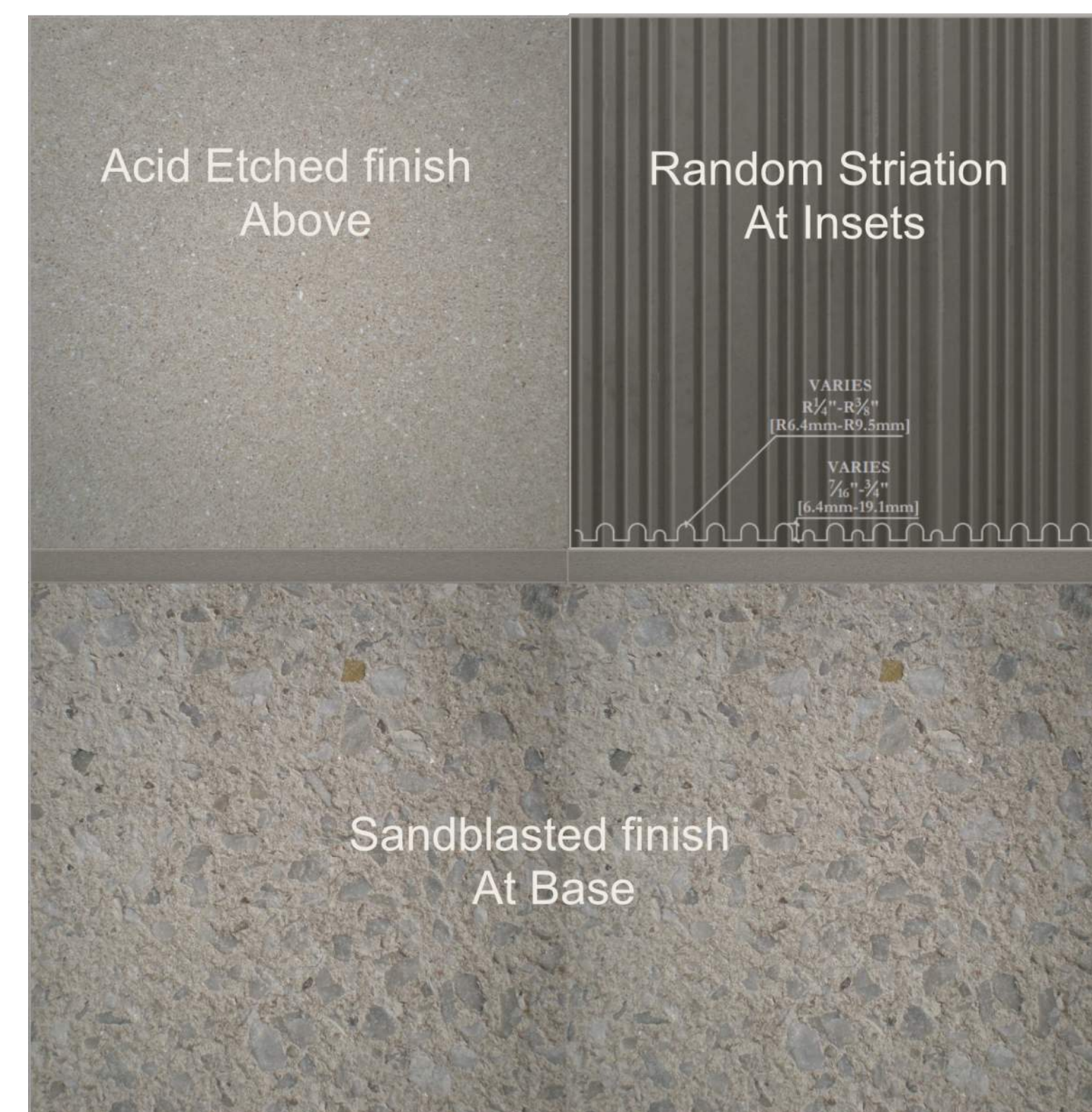
PERSPECTIVE OF FIELD HOUSE FACADE (NO TREES)



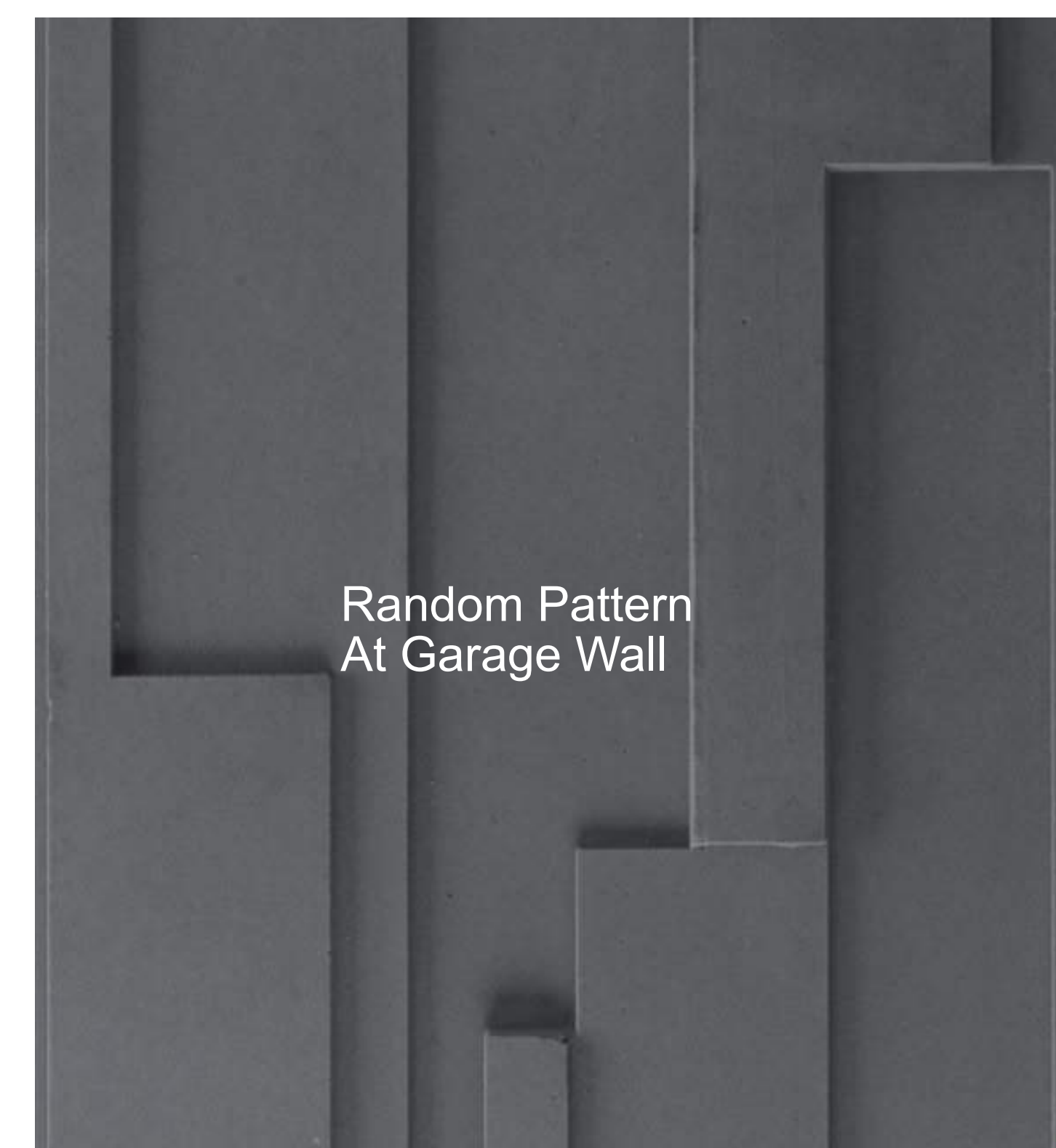
PERSPECTIVE OF GARAGE FACADE



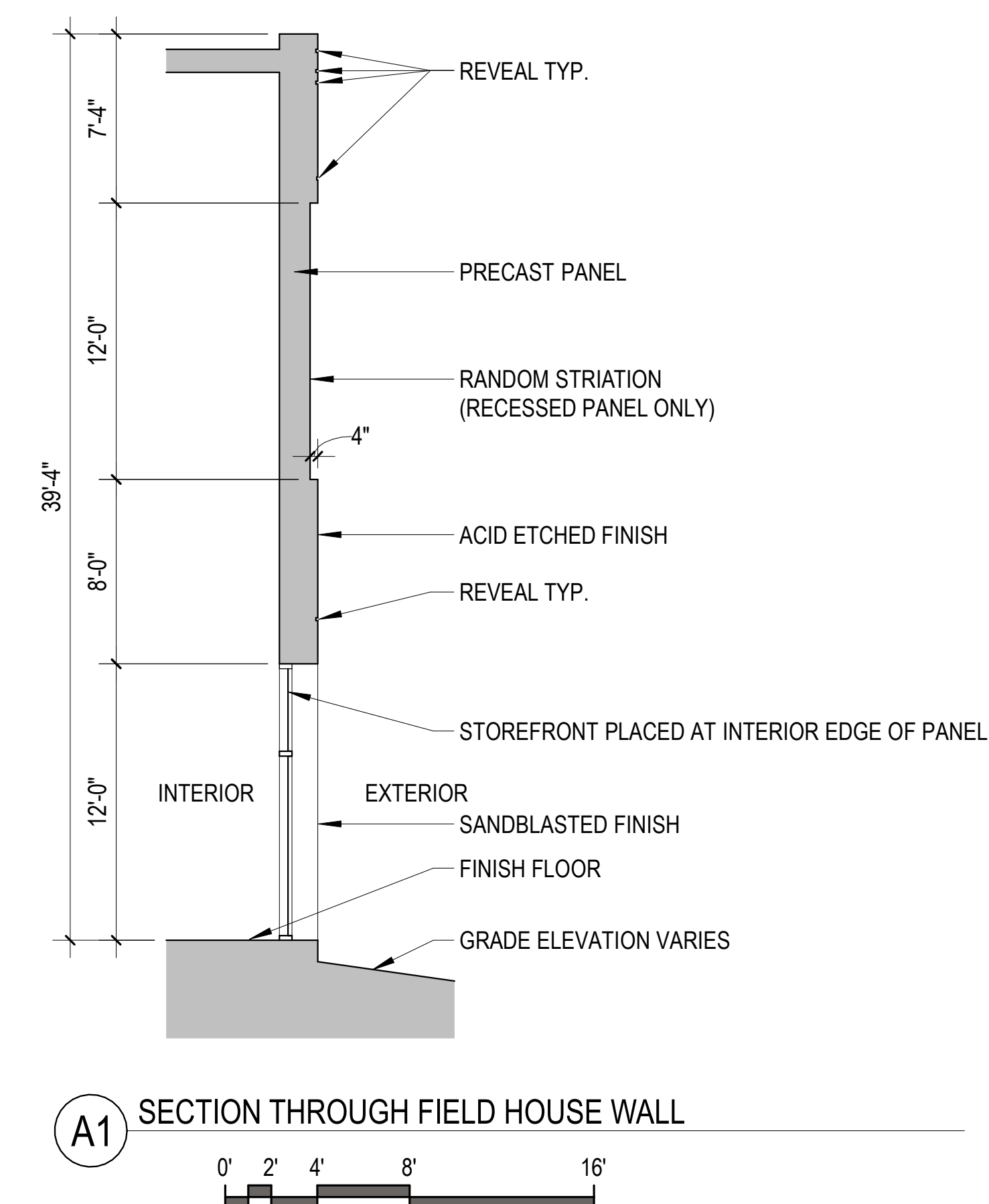
PERSPECTIVE OF GARAGE FACADE (NO TREES)



FINISH OF PRECAST AT FIELD HOUSE



FINISH OF PRECAST AT GARAGE WALL



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12/16/2024	DPD SUBMITTAL

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**BLOCK FIVE
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 DEVELOPMENT**

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12/16/2024	DPD SUBMITTAL

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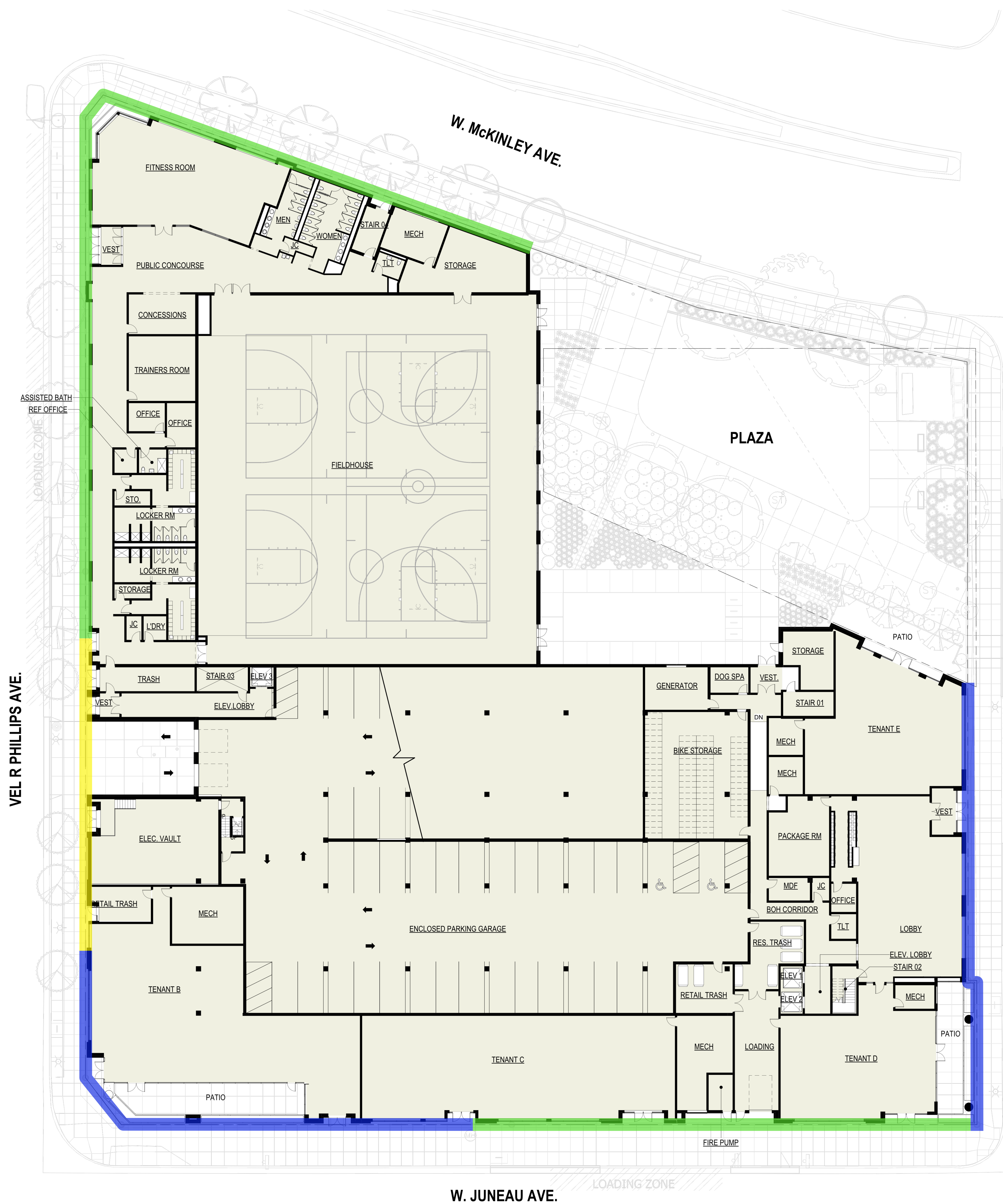
B

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PROJECT NUMBER	123654

STREET ACTIVATION

A2-5



AREA CALCULATIONS

Plaza: 17,900 sf
 Outdoor rooftop area: 1,600 sf
 Total Open space: 19,500 sf

Building Footprint: 76,300 sf
 Parking Structure: 28,500 sf

GPD REQUIRED ACTIVATION LOCATIONS

- **HIGH ACTIVATION**
 Ground Floor Glazing 75%
 (50% for Residential)
- **MEDIUM ACTIVATION**
 Ground Floor Glazing 50%
- **LOW ACTIVATION**
 No Glazing Requirement

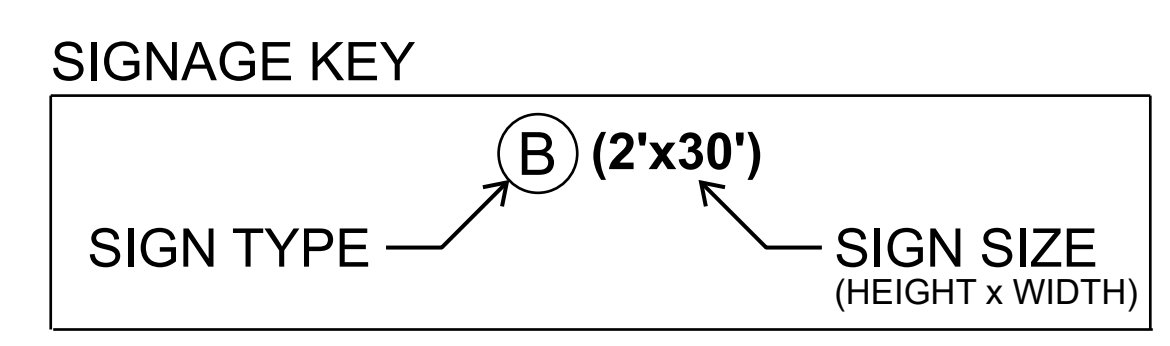
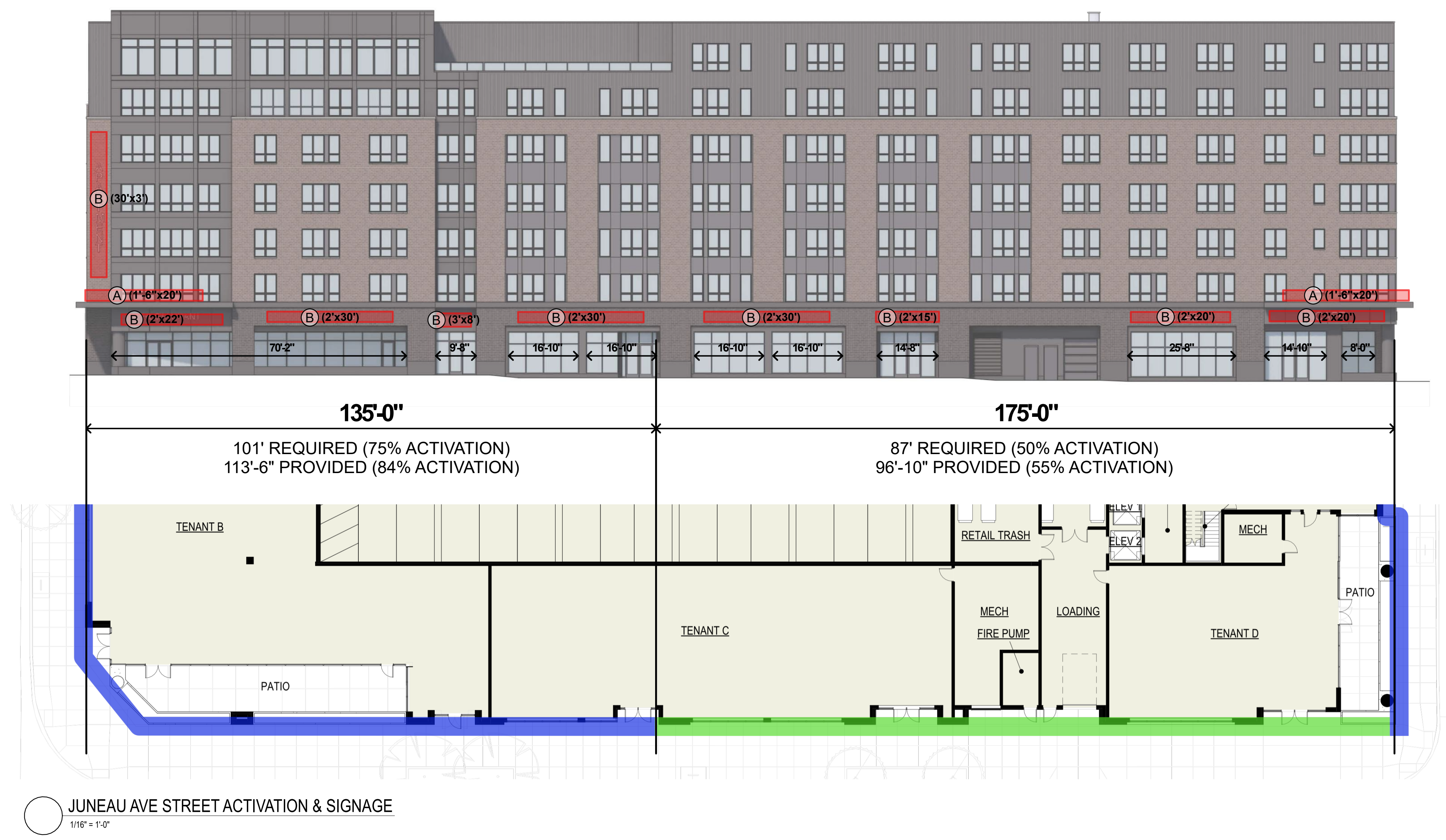
BIKE PARKING REQUIREMENTS

Use	Short Term	Long Term
General Retail:	1/3,000 sf = 5	1/12,000 sf = 2
Recreational Facility Indoor:	1/3,000 sf = 9	1/12,000 sf = 3
Accessory Parking Structure:	0	0
Residential:	1/30 units = 9	1/4 units = 68
Total:	23	73



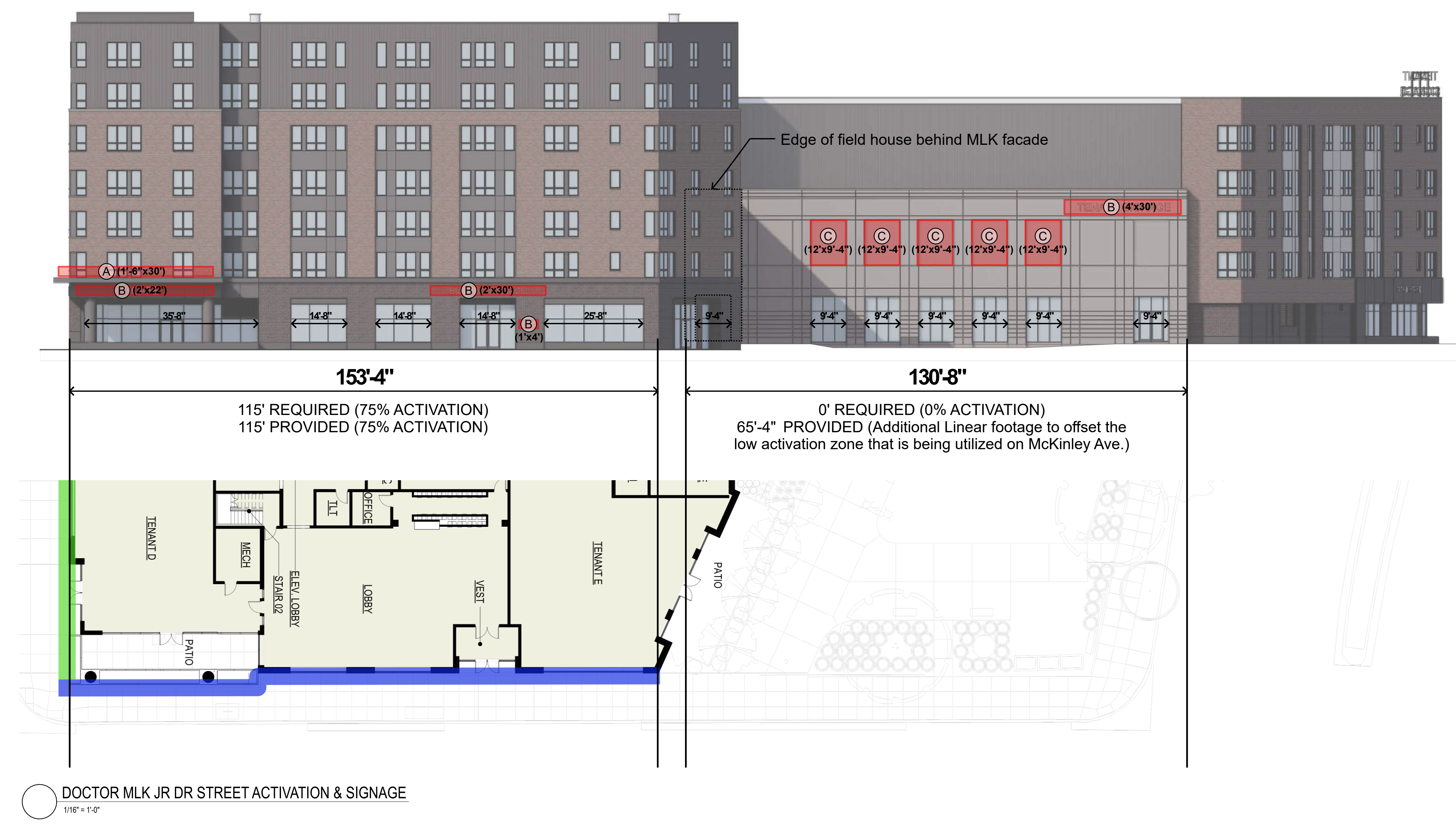
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DATE	DESCRIPTION
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- SIGNAGE TYPES**
- A CANOPY SIGN
 - B WALL SIGN
 - C BANNER
 - D PROJECTING SIGN
 - E ROOF SIGN

All signage types to comply with section 295-407 in the Milwaukee zoning code.



GPD Required Activation Location

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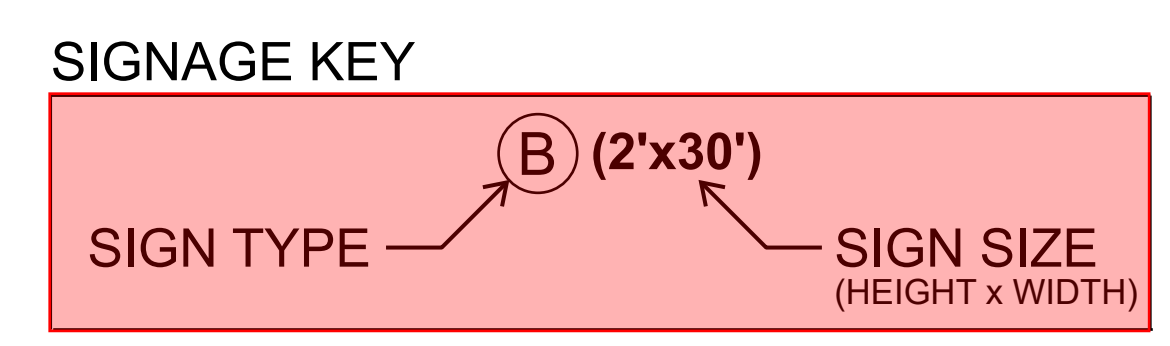
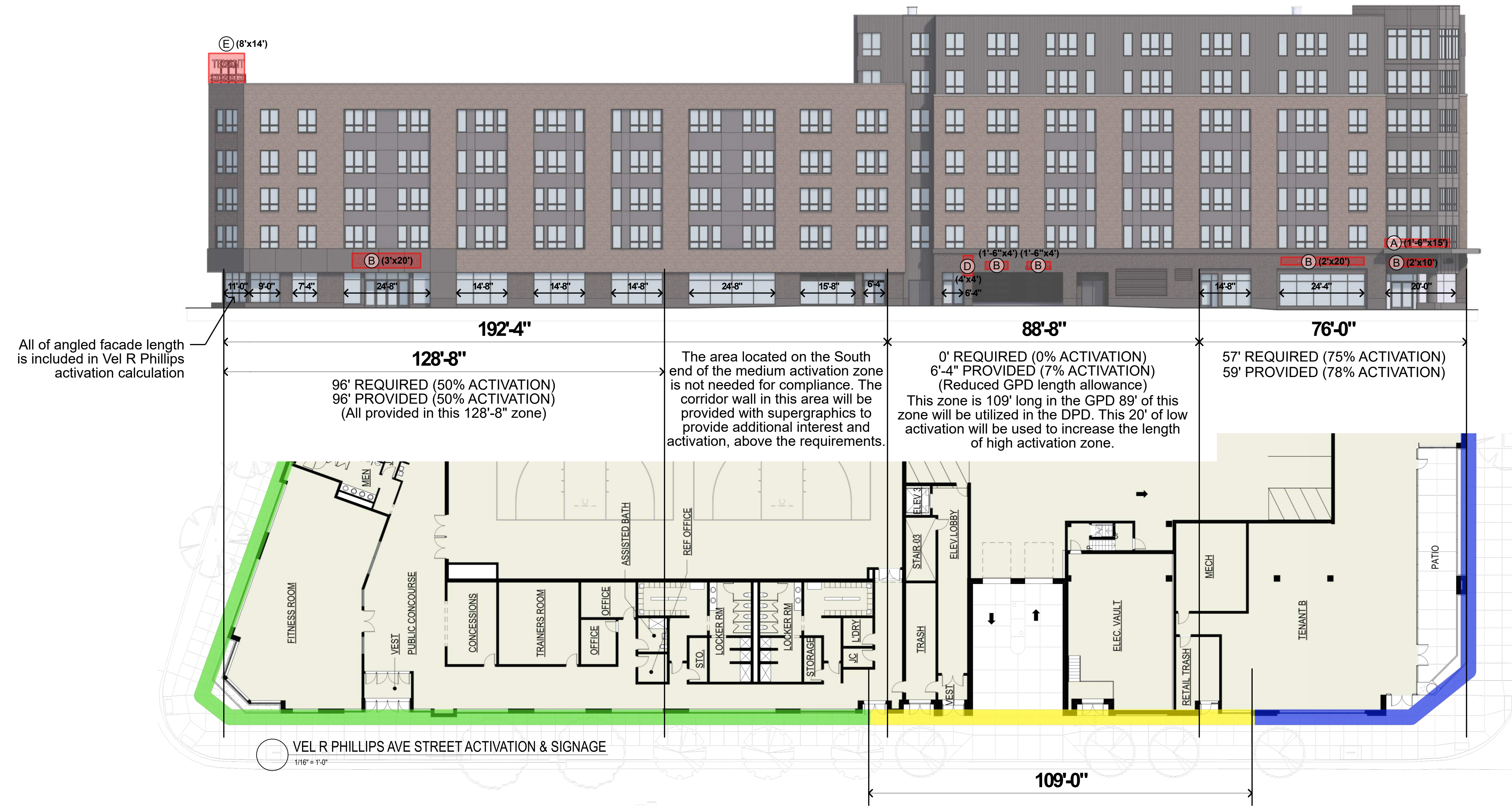
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PROJECT NUMBER 123654

STREET ACTIVATION & SIGNAGE

A2-6



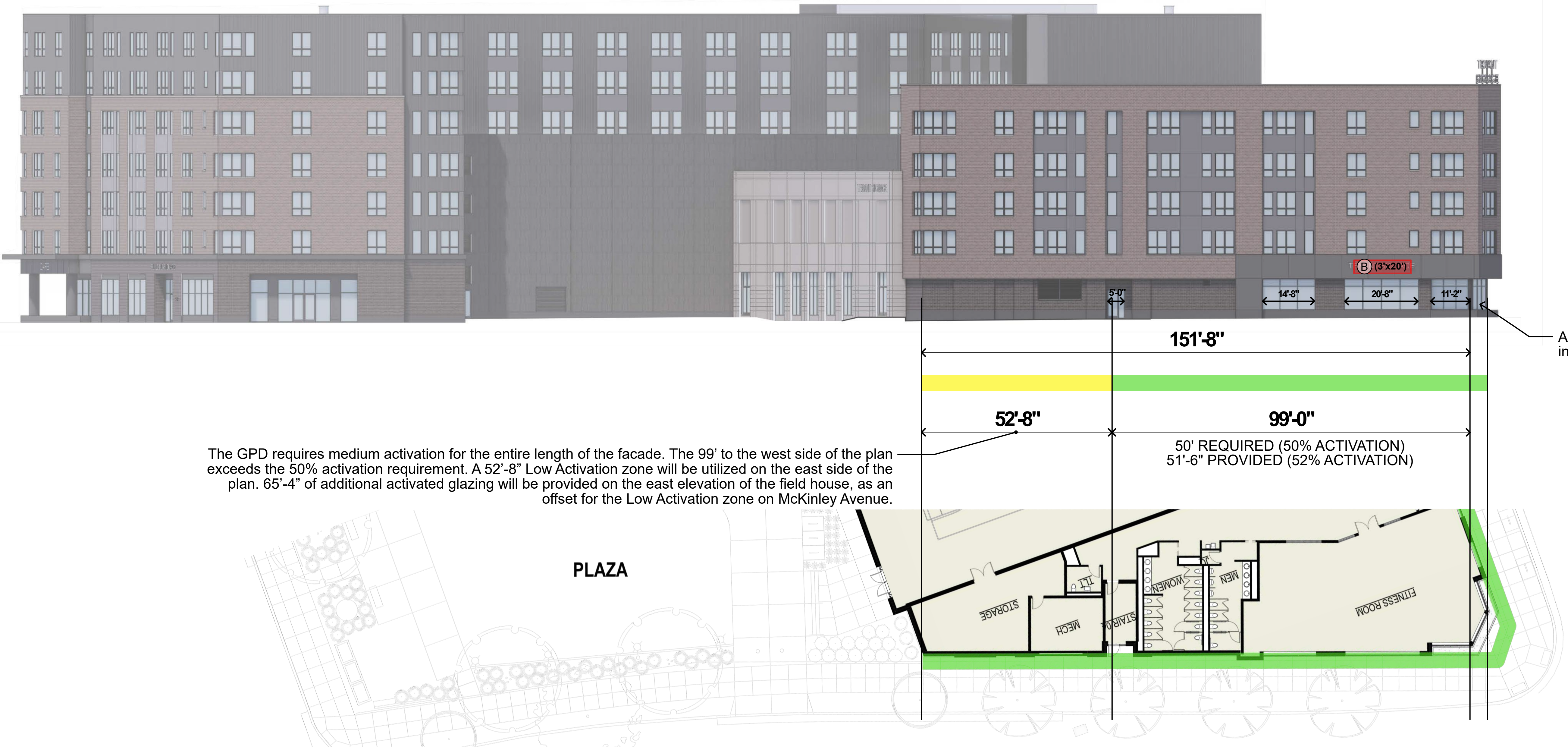
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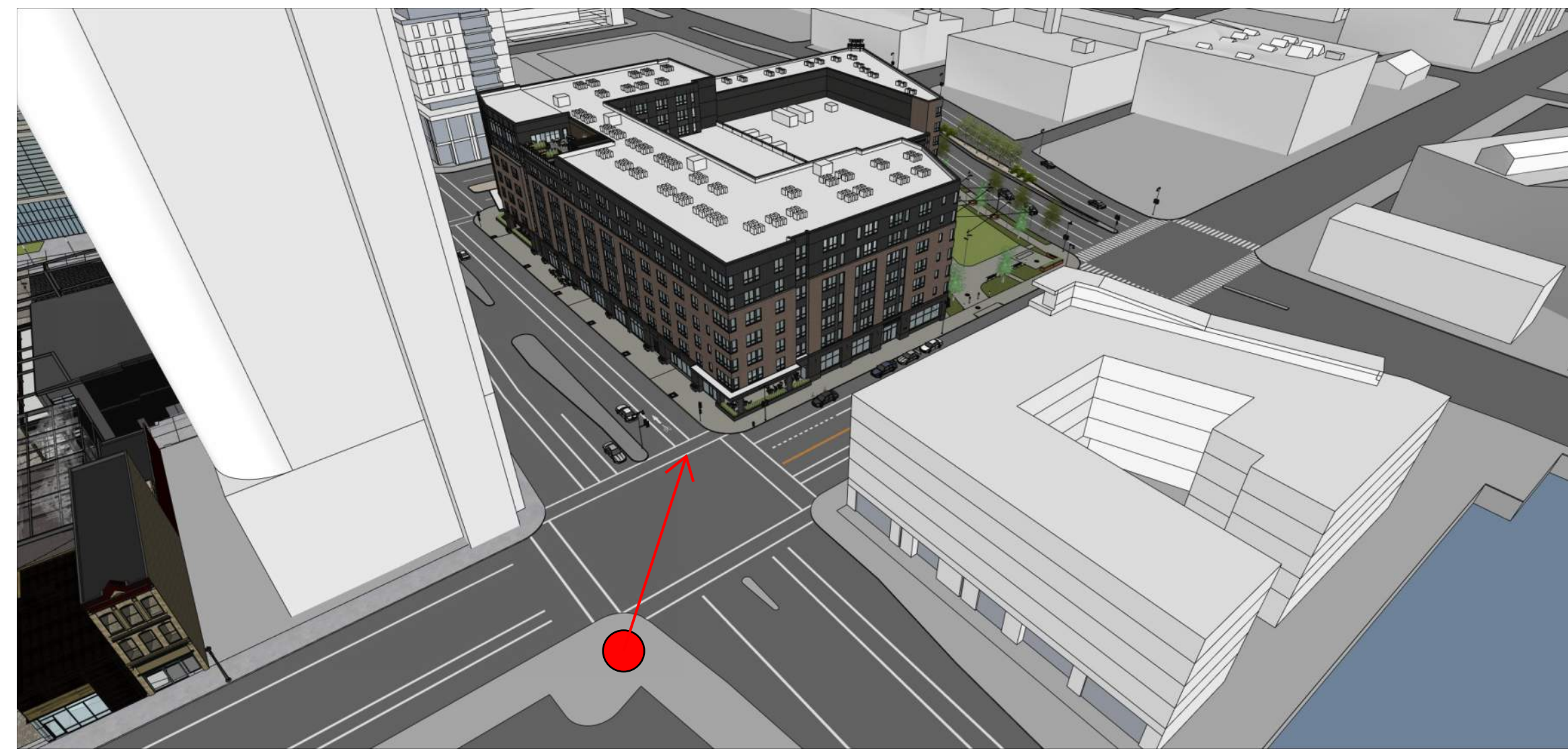
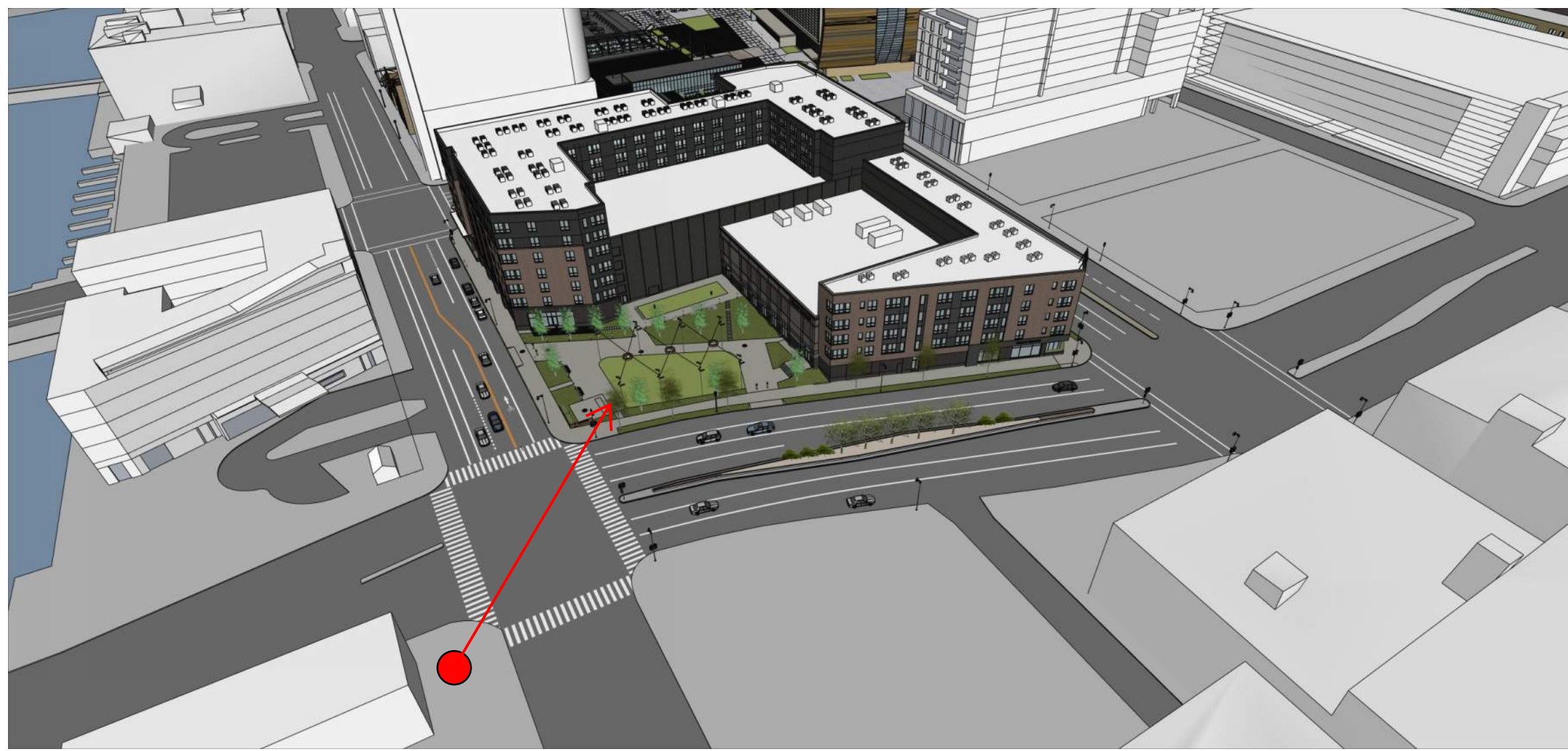
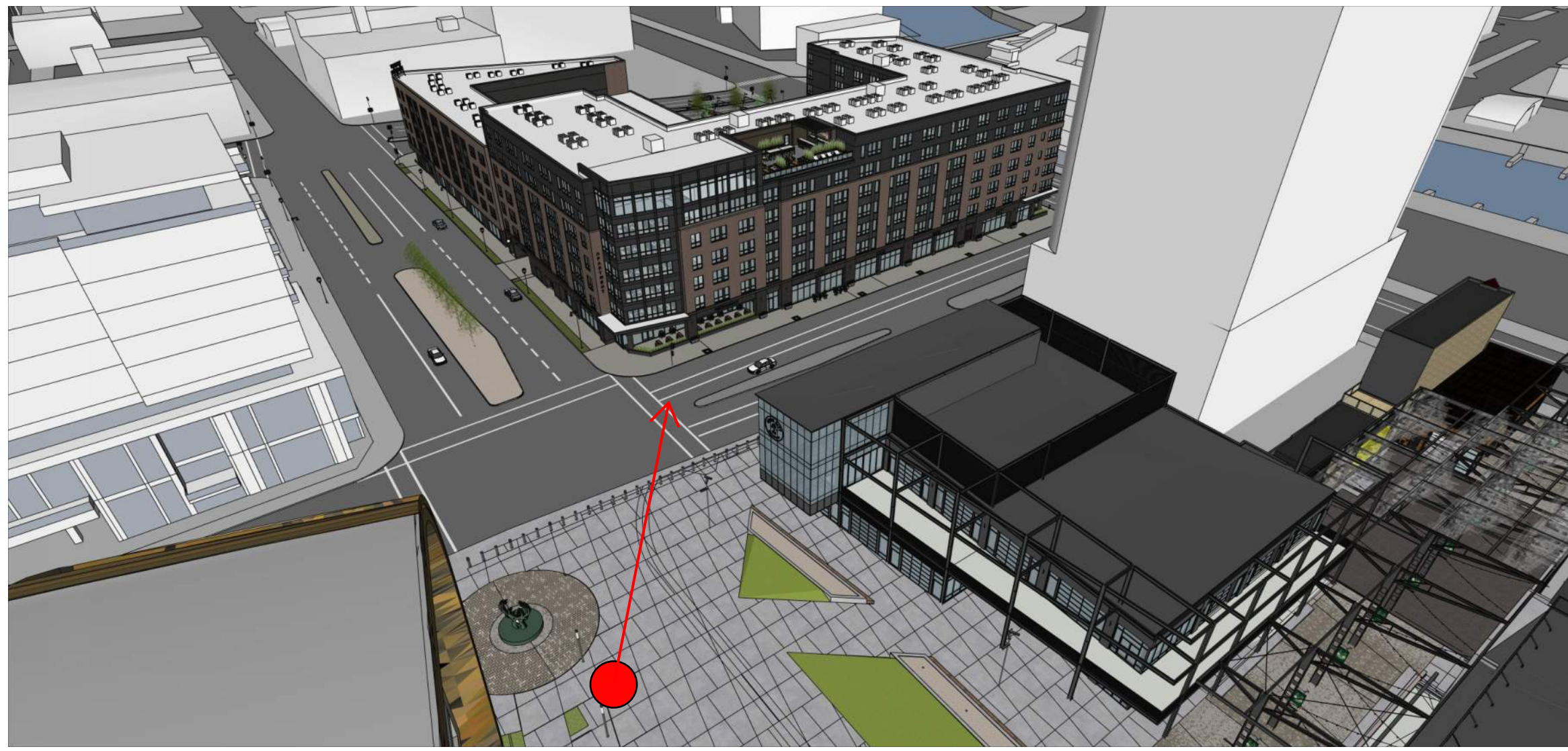
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 - █ **MEDIUM ACTIVATION**
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 - █ **LOW ACTIVATION**
No Glazing Requirement



MCKINLEY AVE STREET ACTIVATION & SIGNAGE
1/16" = 1'-0"



E



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DEVELOPMENT**

D



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12/16/2024	DPD SUBMITTAL

C

DPD ZONING SUBMITTAL FOR BLOCK 5
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DEVELOPMENT - GPD

B

SHEET INFORMATION

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PROJECT NUMBER 123654

**ROOFTOP
EQUIPMENT
SIGHTLINES**

A2-8



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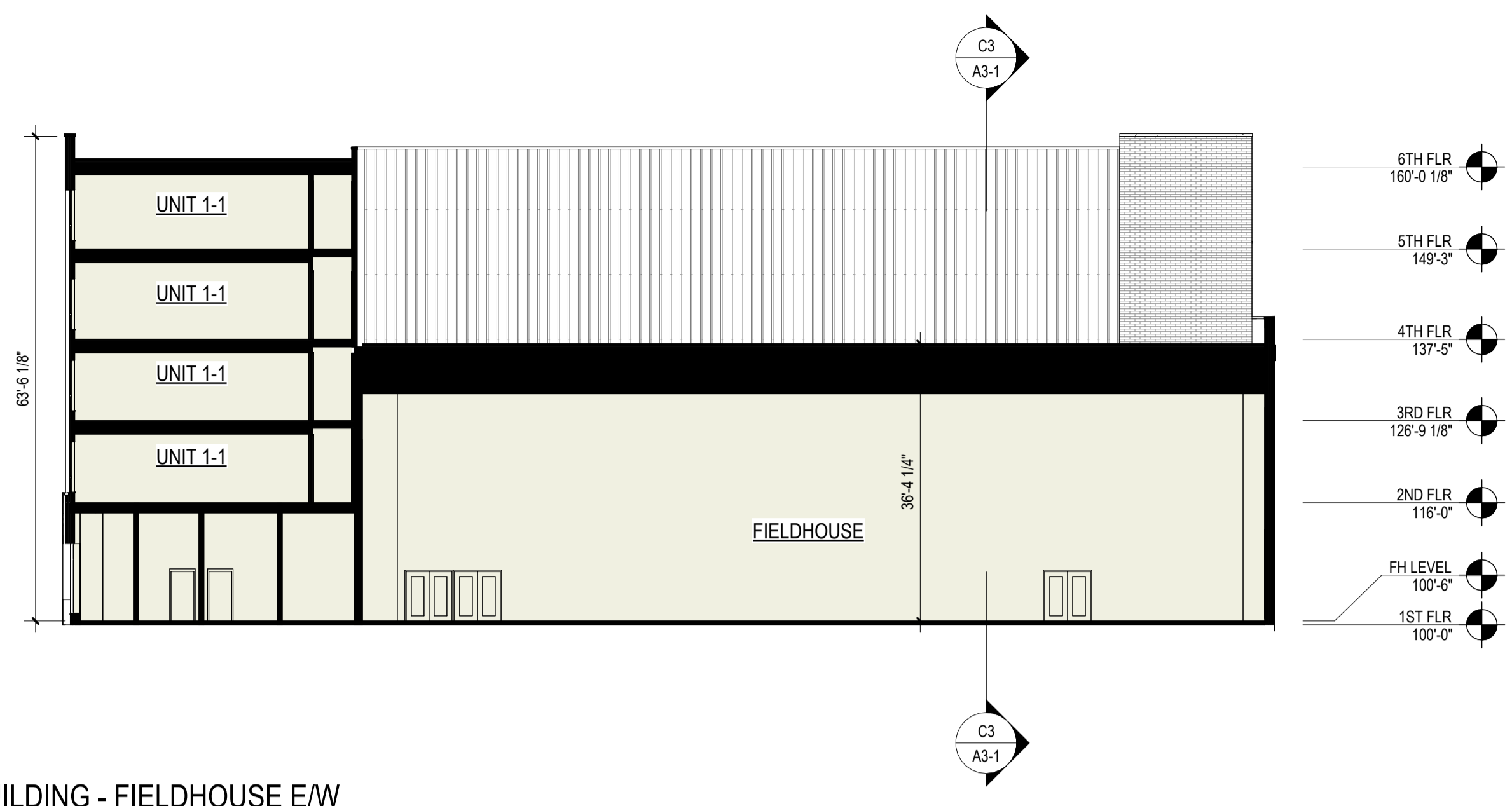


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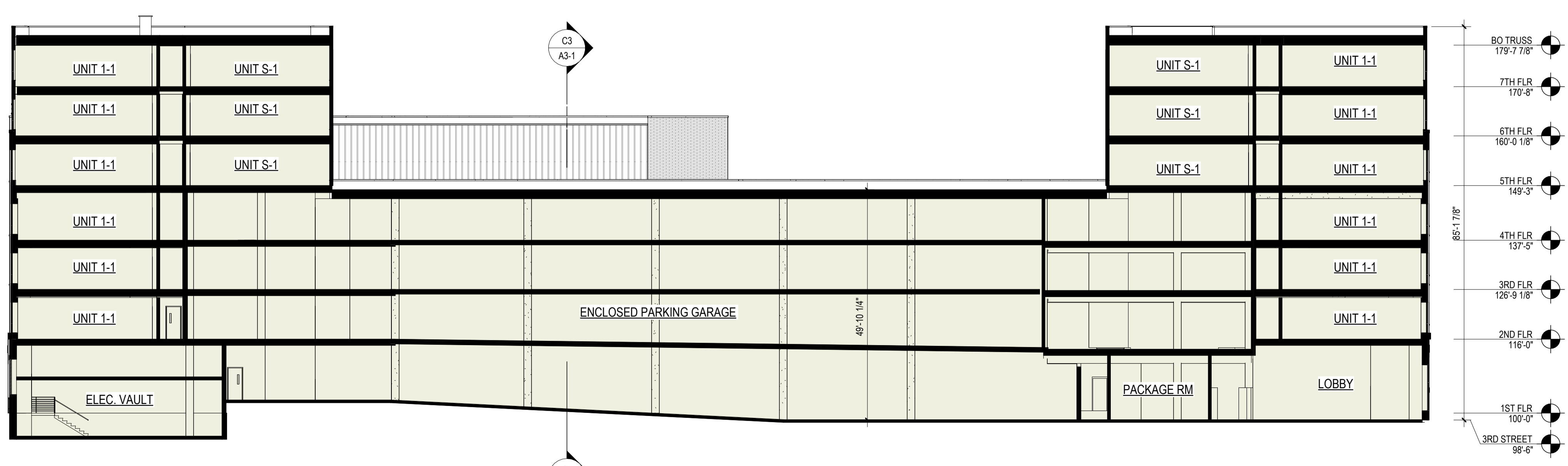
KEY PLAN



E3 BUILDING - FIELDHOUSE E/W
1/16" = 1'-0" | A3-1



C3 BUILDING SECTION - N/S
1/16" = 1'-0" | A3-1



A3 BUILDING SECTION - EAST/WEST
1/16" = 1'-0" | A3-1

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BUILDING SECTIONS

A3-1

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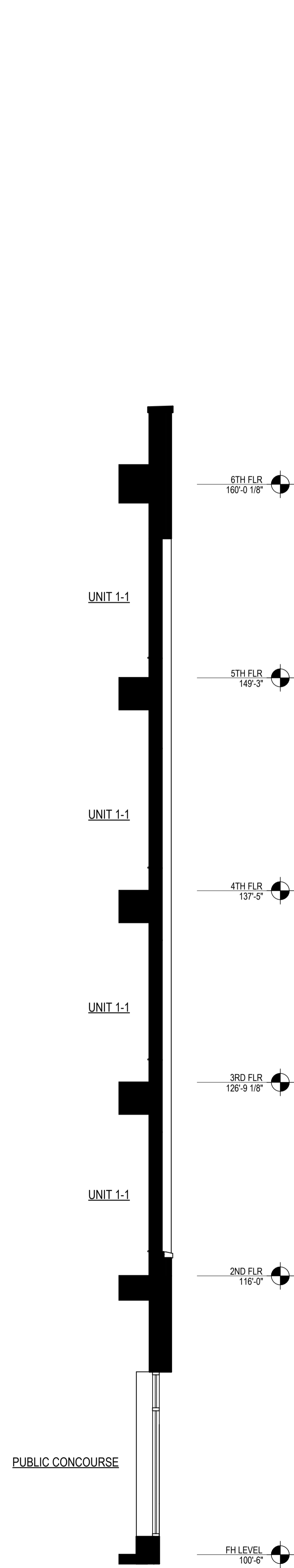
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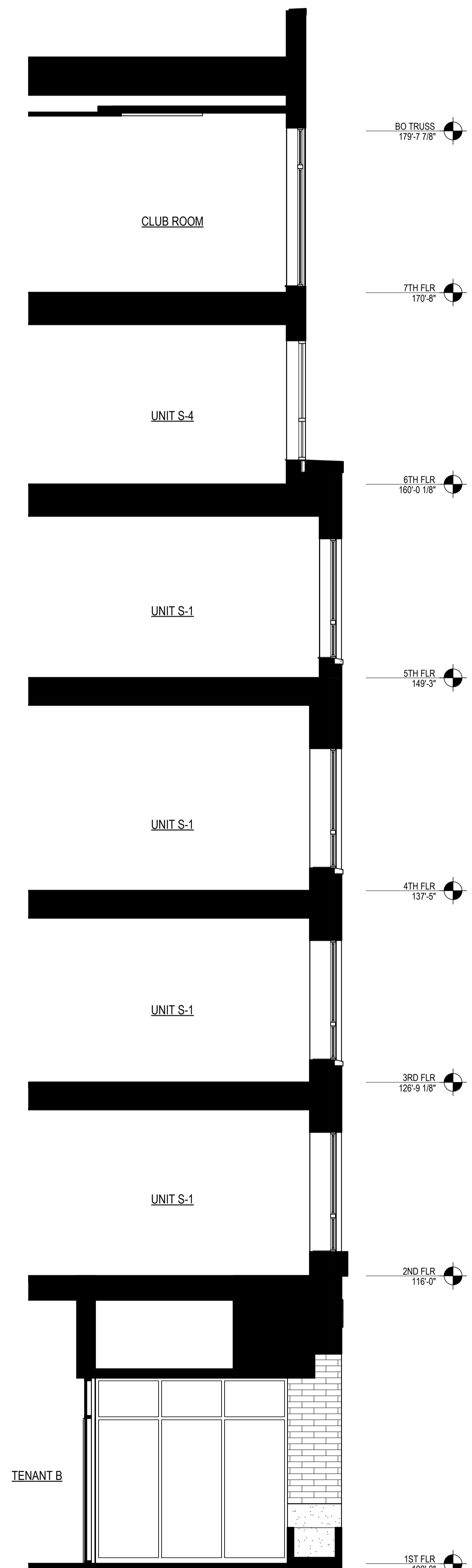
WALL SECTIONS

A3-2

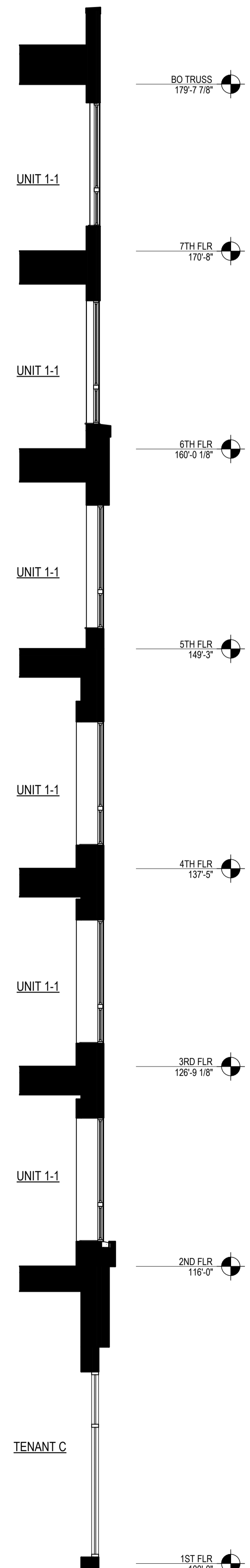
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A4 WALL SECTION - FIELDHOUSE 1/4" = 1'-0" | A3-2



A5 WALL SECTION - SOUTHWEST TENANT 1/4" = 1'-0" | A3-2



A7 WALL SECTION - SOUTH TYP 1/4" = 1'-0" | A3-2



VIEW OF SOUTHWEST CORNER

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PROJECT MANAGER MO
 PROJECT NUMBER 123654

RENDERING

A4-1



VIEW OF NORTHWEST CORNER



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 PROJECT NUMBER 123654

RENDERING

A4-2



VIEW OF NORTHEAST CORNER



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C

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DEVELOPMENT - GPD

B

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A

RENDERING

A4-3

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5

6

7



VIEW OF SOUTHEAST CORNER



DATE	DESCRIPTION
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SOUTHWEST CORNER



NORTHWEST CORNER



NORTHEAST CORNER



SOUTHEAST CORNER

E



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D



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B

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CONTEXT PHOTOS

A5-1