

CITY PLACE
Halyard Park
Milwaukee, WI 53212

Detailed Plan Development Submittal
File Number: 161708



Table Of Contents

• Project Team	3
• Owner's Statement of Intent	4
• Detailed Plan Project Description	5
• Vicinity Map	7
• Site Images	9
• Architectural Site Plan	10
• Project Phasing	11
• Civil: Site Survey	12
• Civil: Site Plan	13
• Civil: Site Grading Plan	14
• Civil: Utility Plan	15
• Landscaping	16
• Architectural Floor Plans	21
• Architectural Building Elevations	24
• Architectural Section	30
• Architectural Renderings	31

MASTER DEVELOPER



Kalan Haywood
President
710 N. Plankinton Ave.
Milwaukee, WI 53202
p: 414.461.1568
Email: k.haywood@vanguardgrp.com

CO-DEVELOPER



Tadhg Mc Inerney
Architecture, Planning
901 S. 70th St.
West Allis, WI 53214
p: 414.395.4470
Email: tmcinerney@cardinalcapital.us

ARCHITECT



Jason Korb AIA LEED AP
President
648 N. Plankinton Ave, Suite 240
Milwaukee, WI 53203
p: 414.988.7430
Email: jkorb@kaa-arch.com

CIVIL



Mark Seidl
Project Engineer
15250 W. Bluemound Rd, Suite 210
Brookfield, WI 53005
p: 262.754.8792
Email: mseidl@pinnacle-engr.com

LANDSCAPE



David Heller ASLA
1 Redwood Ct
Racine, WI 53402
p: 262.639.9733
Email: david@wdavidheller.com

Owner's Statement of Intent & Planned Development Project Description

Owner's Statement of Intent

Vanguard Group, in association with Cardinal Capital Management, is proposing to construct three new buildings on a long-blighted series of parcels in Milwaukee's Halyard Park neighborhood. The development will be known as City Place and will consist of three new multifamily buildings.

City Place 1, located at the intersection of 5th Street and Walnut Avenue, will consist of 51 apartments. 43 units in this building will have income restrictions, while the remaining eight are market rate. The frontage onto Walnut contains the building lobby and associated common areas, while the side facing fifth Street is comprised of a series of 12 town houses with individual entrances. The building has a basement parking structure with room for up to 37 cars, bicycle parking, and resident storage.

City Place 2, located at the corner of 5th Street and Vine, will consist of 9 market rate, two bedroom townhomes. Each townhouse has an individual 1.5 car garage.

City Place 3, located at the corner of Sixth and Vine, will consist of 30 market rate apartments, including 4 walk up townhomes with individual entrances. An enclosed, tempered, at grade garage with space for up to 31 cars as well as bicycle parking.

Project Overview:

Total lot square footage: 64,486 SF (1.48 Acres)

Maximum amount of land covered by principal structure: Approx. 39,054 SF 61%

Maximum amount of land devoted to parking, drives, and parking structure (Incl. in principal structure): Approx. 31,782 SF 49%

Maximum amount of land devoted to landscaped open space: Approx. 14,008 SF 22%

Proposed number of buildings: Three

Number of dwelling units: Up to 90

Bedrooms per unit: One, Two and Three - Total bedroom count: Up to 199

- City Place 1:
 - Two Bedroom units - 27
 - Three Bedroom units - 24
 - Total units - 51
- City Place 2:
 - Three Bedroom units - 9
 - Total units - 9
- City Place 3:
 - One Bedroom units - 14
 - Two Bedroom units - 16
 - Total units - 30

Parking spaces provided for residents: Up to 98.5: Approx. 1.09 per dwelling unit

- City Place 1:
 - Interior Parking - 37 Stalls
 - Exterior Parking - 17 Stalls
 - Ratio: - 1.05 Stalls per dwelling unit
- City Place 2:
 - Interior Parking - 13.5 Stalls (due to 1.5 space garages)
 - Ratio: - 1.5 Stalls per dwelling unit
- City Place 3:
 - Interior Parking - 31 Stalls
 - Ratio: - 1.03 Stalls per dwelling unit

Block density: 716.51 SF of lot area per dwelling unit.

Apartment Square Footages (Approx.)

- City Place 1:
 - 850 SF
 - Two Bedroom units - 1,000 SF - 1,200 SF
 - Three Bedroom units
- City Place 2:
 - 1,000 SF
 - Three Bedroom units
- City Place 3:
 - 650 SF
 - One Bedroom units - 780 SF - 1,200 SF
 - Two Bedroom units

Project Phasing

Per the applicant, the development will be phased, with City Place 1 being constructed first due to specific Low Income Housing Tax Credit (LIHTC) and WHEDA requirements with respect to the timing for the construction. The intent is for the construction of City Place Phases 2 and 3 to begin shortly after the first building has begun and is in progress. The entire site is currently turf, and the areas noted as future development will stay as such until the development (as shown in this DPD) occurs. If the sites are used for staging during construction of the first phase (as shown on the Site and Landscaping Plans), then they must be sodded over and returned to the previous turf condition within 30 days of the issuance of occupancy for City Place 1. This requirement will be waived if building permits for the future phases are issued, and construction begins within 30 days of issuance of occupancy for the first building. All phasing and subsequent deadlines set forth in the land disposition report approved by the redevelopment authority of the city of Milwaukee will be followed.

Planned Development Project Description

Uses:

Three multi-family dwelling buildings and all uses accessory and ancillary to this, with parking structure and surface parking lot accessory use. The building located at the corner of W. Walnut Street and N. 5th Street is comprised of 43 affordable units and 8 market rate units. The building at the north of the site, along W. Vine Street, is comprised of 9 townhouses. The building at the intersection of W. Vine Street and N 6th Street is comprised of 30 market rate units. Additionally, uses accessory to the multi-family use may occupy the spaces; e.g. fitness room, club room, etc.

Setbacks:

City Place 1: (Approx.)

- 0'-10" from Walnut St property line, 10'-0" from 5th St property line, 193'-0" from alley property line, 204'-0" from Vine St property line.

City Place 2: (Approx.)

- 4'-5" from 5th St property line, 8'-6" from Vine St property line, 324'-3" from Walnut St property line, 1'-6" from alley property line.

City Place 3: (Approx.)

- 2'-8" from Vine St property line, 6'-0" from 6th St property line, 0'-10" from southern property line, 244'-10" from 5th St property line.

Screening:

- All utility and HVAC equipment will not be visible from the street. They will be housed inside the building or located on the roof.

Open Spaces:

- The buildings will share green space at the center of the property in the form of storm-water management spaces and landscaped areas. Additionally, City Place 3 may have an amenity deck above the parking garage for use by residents.

Circulation, Parking and Loading:

City Place 1:

- The building contains an enclosed parking garage accessed from the alley with a ramp down to a basement on the west side of the building. The parking garage contains up to 37 parking stalls, including two designated for ADA use. A surface lot accessed via a gated entry from the alley contains up to 17 parking stalls, including 1 designated for ADA use. The ratio of parking stalls to dwelling units is 1.05.
- The parking lot will be enclosed by a 6' high ornamental steel security fence.
- The main residential entry of the building is located at the corner of W. Walnut Street and N 5th Street and faces N. 5th Street. Additionally, there is an elevator in the parking garage. An entry from the surface lot is located off the alley.
- 13 bicycle stalls will be provided inside the parking garage for resident use. 3 bicycle stalls will be provided on the exterior of the building within 50' of the main entrance for building guest's use.

City Place 2:

- Each townhouse unit includes an enclosed, attached parking garage accessed via a gated driveway from the alley. The ratio of parking stalls to dwelling units is 1.5.
- The main residential entries of the townhouses are along W. Vine Street.

City Place 3:

- The building contains an enclosed garage on the west side of the building accessed from the alley and contains up to 31 parking stalls, including 2 designated for ADA use. The ratio of parking stalls to dwelling units is 1.03.
- The main residential entry of the building is located at the corner of W. Vine Street and N. 6th Street and faces N. 6th Street. Additionally, there is a direct entry from the parking garage into the lobby.
- 8 bicycle stalls will be provided inside the parking garage for resident use. 2 bicycle stalls will be provided on the exterior of the building within 50' of the main entrance for building guest's use.

- The MCTS Route 57 runs along W. Walnut Street and routes 40U and 80 run along N 6th Street.

- Refuse for City Place 1 and 3 is handled via dumpsters in a painted CMU enclosure, per Milwaukee Code of Ordinances 79-5.7. Refuse for City Place 2 will be handled via private bins located in the garages of each town-home and rolled to the alley for collection.

Building Enclosure:

City Place 1: This building is enclosed with a combination of painted fiber cement panels and face-brick masonry veneer. The east, south, and north elevations include masonry on the entirety of the first floor while the west (alley facing) elevation includes masonry on the north and south portions of the facade. The first-floor units along N. 5th Street on the east facade are townhomes and include front doors and stoops all along the facade. 10' wide bays, (which will project 2') are located above each townhome front door along the east facade, totaling 11 bays. A western section of the south elevation along W. Walnut Street projects over the property line by 14", this section is 10' wide as permitted by Milwaukee Zoning Code. The top three floors and a portion of the first floor on the west facade are primarily clad in painted fiber cement panels, infilled with composite window units and clear glazing. A 4" reveal denotes the separation between town-homes. Construction type permitting, every attempt will be made to create additional depth and shadow lines through the incorporation of bay windows and reveals. Window jambs will be recessed by 3.5" (see detail on page 24).

City Place 2: This building is enclosed with a combination of painted fiber cement panels and face-brick masonry veneer. The building is comprised of 9 townhouse apartments that are accessed from W. Vine Street. The street facade includes 9 recessed porches where front doors are located, accessed by concrete steps leading to the sidewalk. Pre-finished aluminum balconies with metal railings are located above each porch. The recessed wall is entirely comprised of painted fiber cement panels infilled with composite window units and clear glazing. The remainder of the street facade, as well as the east and west facades, are comprised of a combination of masonry and painted fiber cement panels infilled with composite window units and clear glazing. A raised section of the building stretches uninterrupted along the entirety of the building and is clad in painted fiber cement panels. The south facade is clad in painted fiber cement panels infilled with composite window units with clear glazing. Each unit has a garage door accessed from the south facade as well as a second-floor pre-finished aluminum balcony with metal railings. Construction type permitting, every attempt will be made to create additional depth and shadow lines through the incorporation of bay windows, reveals, and recessed window jambs.

City Place 3: This building is enclosed with a combination of painted fiber cement panels and face-brick masonry veneer. A feature element at the corner of N. 6th Street and W. Vine Street will include floor to ceiling fiberglass windows and clear glazing on all three floors. The feature element is wrapped in an extruded section of wall clad in painted fiber cement panels. The first-floor units on the west facade along N. 6th Street are walkup units and include small porches with metal railings and concrete steps leading to the sidewalk. There are eight recessed balconies on the west elevation. The stair tower on the south end of the building is clad in masonry. Two additional balconies project in front of the stair tower. The south facade is comprised of masonry with punched window openings. The east facade includes an amenity deck above the parking garage on the first floor. The first floor of the east facade is clad in masonry with punched window openings and an exit door for the parking garage. The top two floors are clad in painted fiber cement panels infilled with composite window units and clear glazing, and includes 5 recessed balconies on the third floor and access doors on the second floor. The north facade of the building is clad in painted fiber cement panels infilled with composite window units and clear glazing. A recessed portion of the facade adjacent to the stairwell holds two balconies with metal railings. The first floor of the north facade includes a recessed entry for the parking garage. The entire building will sit upon a masonry base. Construction type permitting, every attempt will be made to create depth and shadow lines through the incorporation of bay windows, reveals, and recessed window jambs.

Landscaping:

A strip of approx. 6'-10' of landscaping fronts each street facade in the development with the exception of City Place 1's facade on W. Walnut Street. The corner of W. Walnut Street and N. 5th Street includes an ADA ramp wrapping around an approx. 5'-7"x24'3" planter to add greenery to the corner. The interior of the site holds a 17-space parking lot surrounded by two areas devoted to storm water management, one on the south-east side of the lot and one to the north-east. The north-east storm water management area stretches to the property line on N. 5th Street. A possible amenity deck on the second floor of City Place 3 will include planters and a possible area of extensive green roof.

The existing site or interim condition must be maintained in an orderly fashion consistent with zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.

Lighting:

Adequate lighting shall be provided along the street elevations of the development. All walk-up units will be well lit for safety purposes using wall or ceiling mounted lights at entries with a white light source. The lighting shall comply with requirements outlined in section 295-409.2 of the City of Milwaukee City Charter and Code of Ordinances.

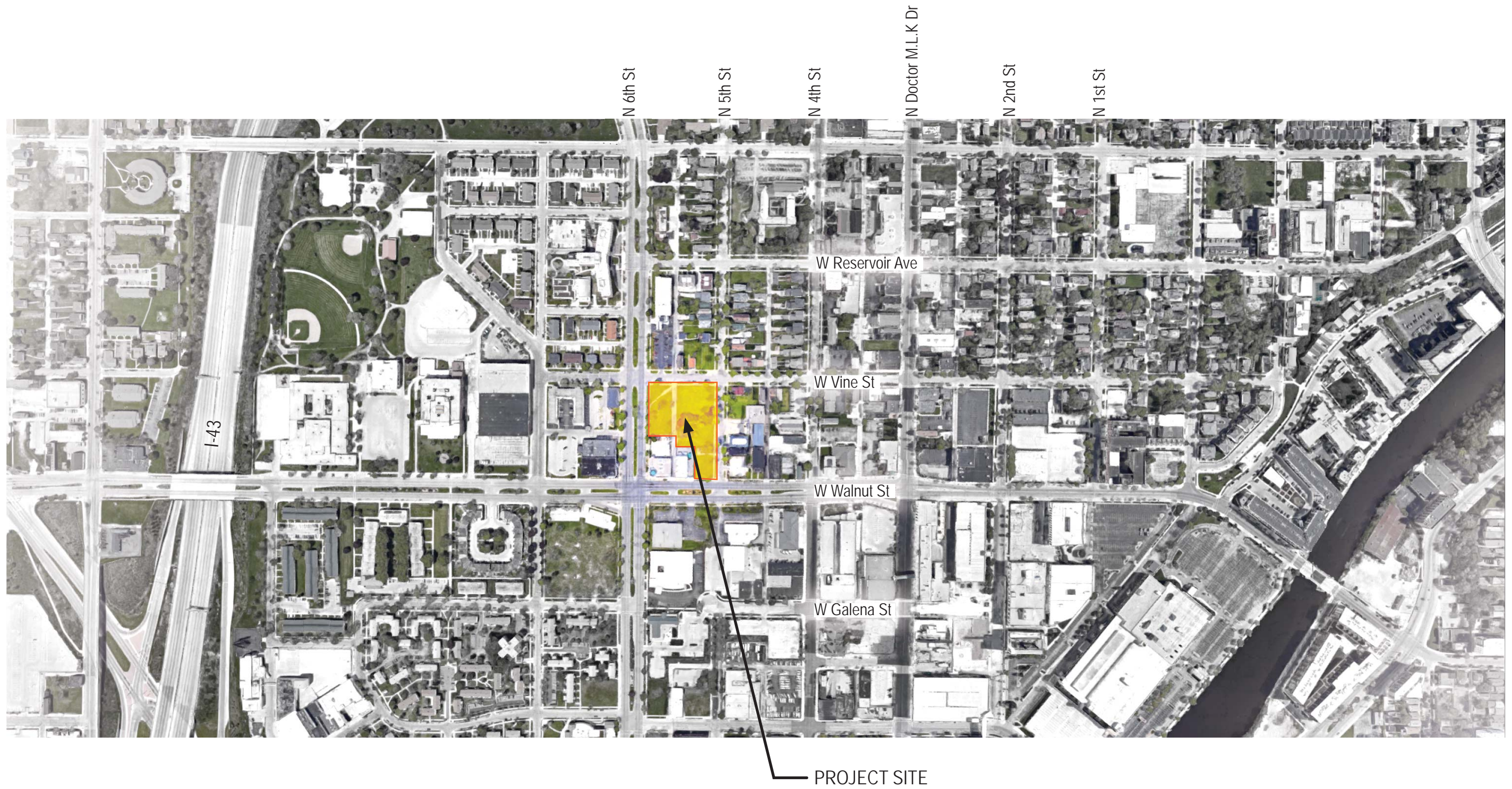
Utilities:

All utility lines shall be installed underground if possible, otherwise existing poles will remain in place. Transformers and substations will be installed within buildings or otherwise screened from view.

Signs:

Building signage will include a wall mounted name and address sign located at the lobby entrances of City Place 1 and City Place 3. The address sign will be surface mounted raised metal characters. Signs will be constructed of materials that match the buildings and will not exceed 1'-6" in height. Final signs will be reviewed and approved by DCD staff.

Temporary signage during construction and leasing will consist of up to two (2) 4 foot by 8 foot banners with a printed graphic of the project and contact information attached to the construction fence.







View South from W. Vine Street and N. 5th Street



View North on N. 6th Street



View Southeast from N. 6th Street and W. Vine Street



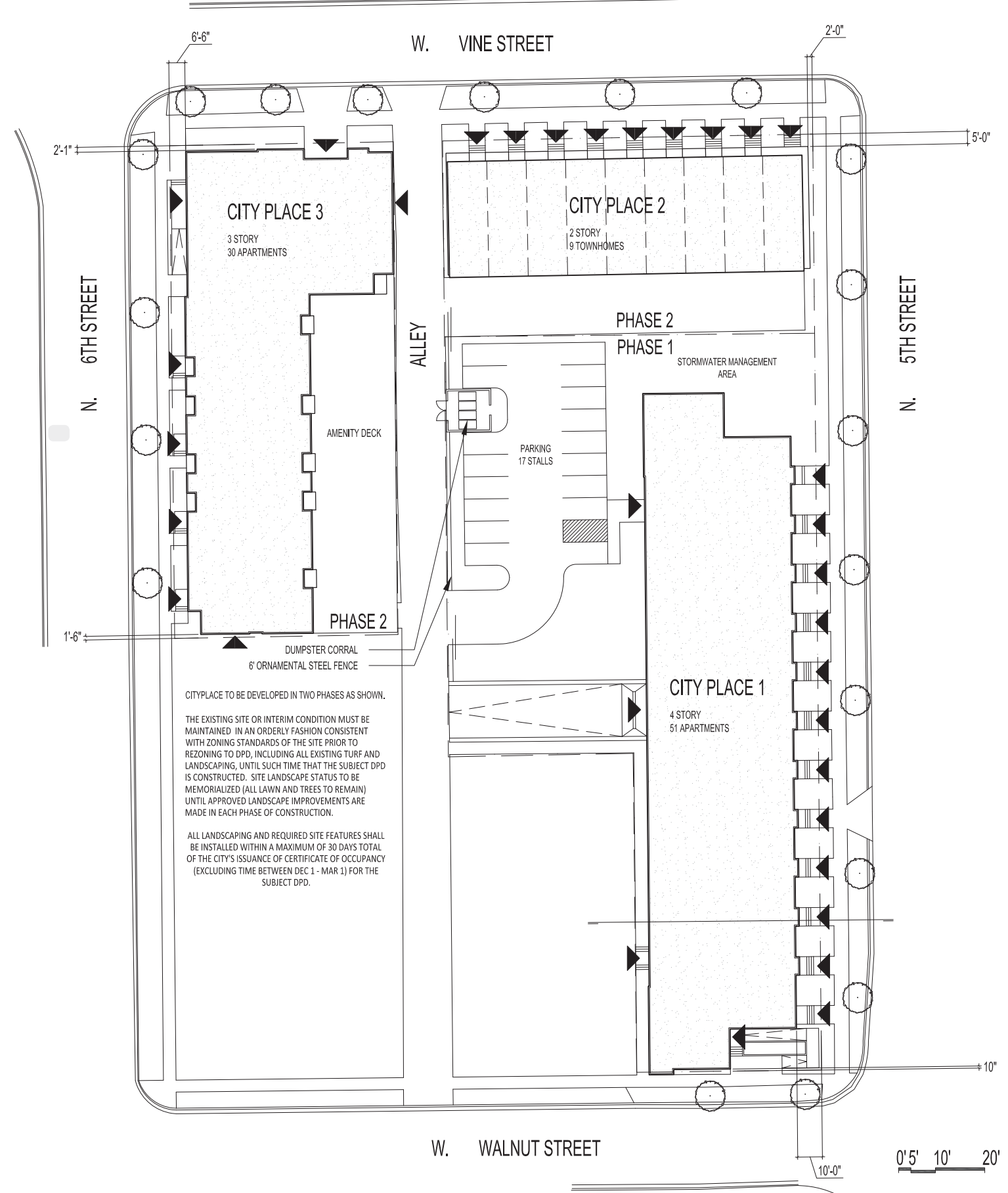
View Northwest from W. Walnut Street and N. 5th Street



View North on N. 5th Street



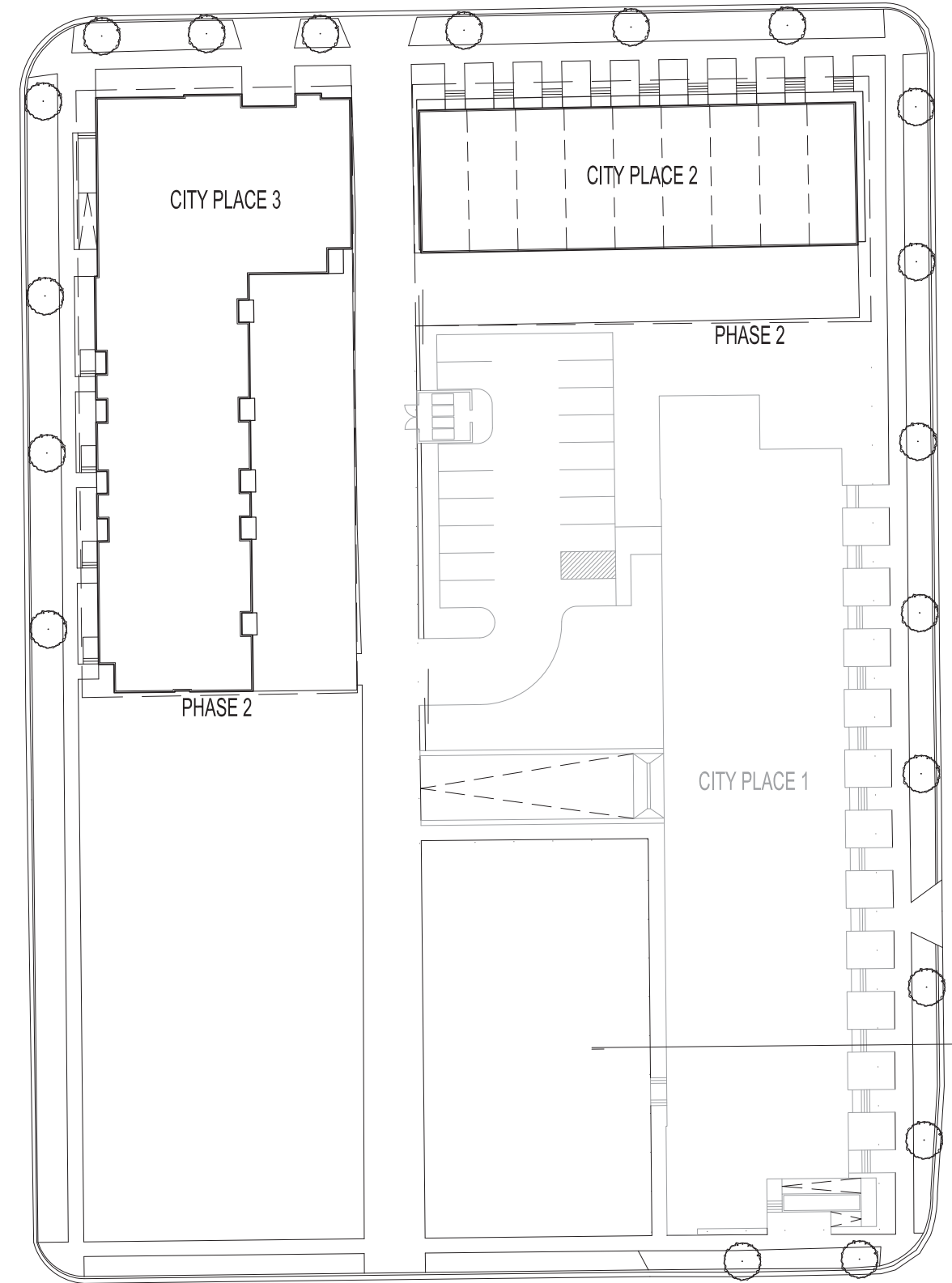
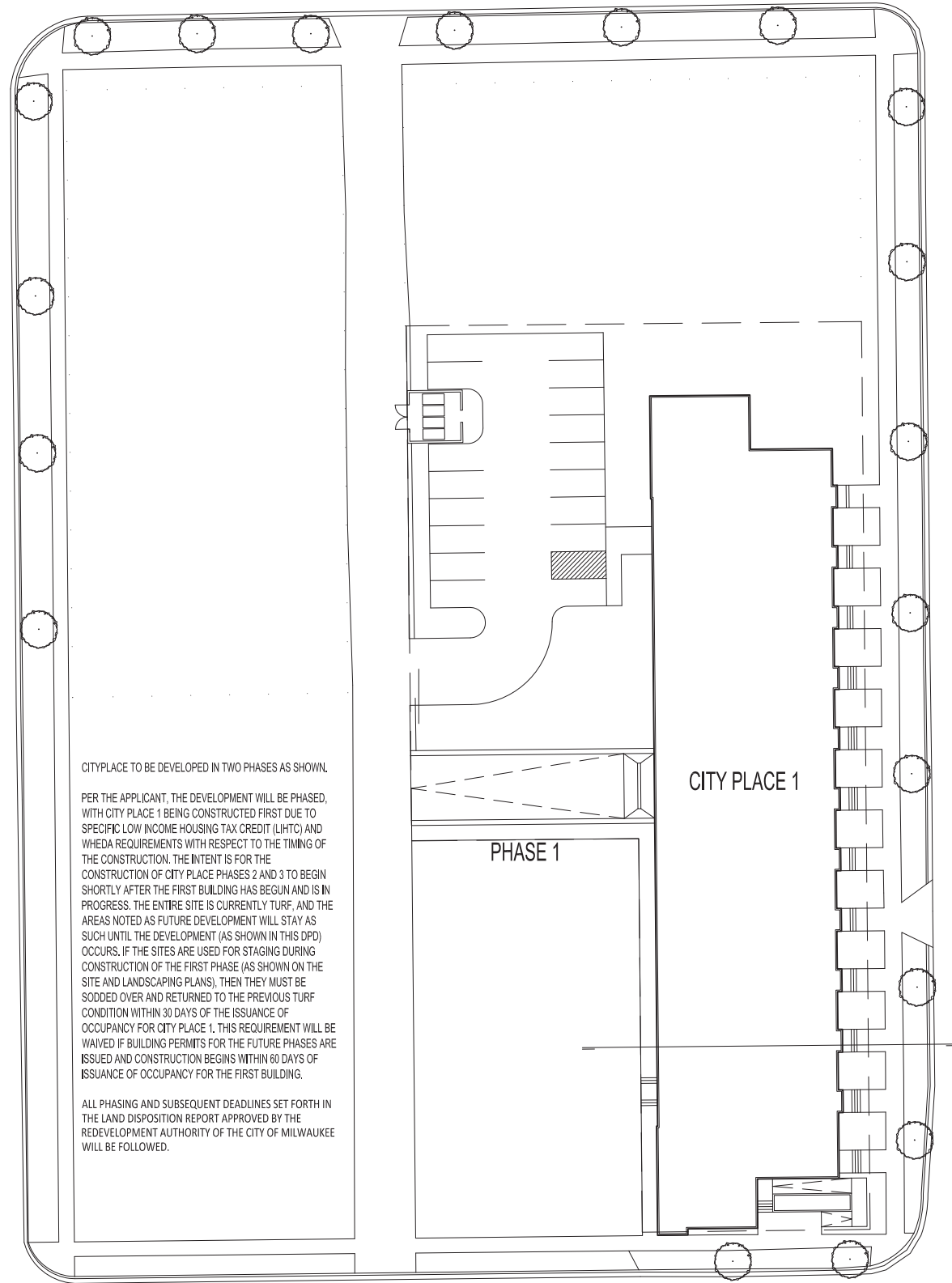
View East on W. Vine Street



CITYPLACE TO BE DEVELOPED IN TWO PHASES AS SHOWN.

THE EXISTING SITE OR INTERIM CONDITION MUST BE MAINTAINED IN AN ORDERLY FASHION CONSISTENT WITH ZONING STANDARDS OF THE SITE PRIOR TO REZONING TO DPD, INCLUDING ALL EXISTING TURF AND LANDSCAPING, UNTIL SUCH TIME THAT THE SUBJECT DPD IS CONSTRUCTED. SITE LANDSCAPE STATUS TO BE MEMORIALIZED (ALL LAWN AND TREES TO REMAIN) UNTIL APPROVED LANDSCAPE IMPROVEMENTS ARE MADE IN EACH PHASE OF CONSTRUCTION.

ALL LANDSCAPING AND REQUIRED SITE FEATURES SHALL BE INSTALLED WITHIN A MAXIMUM OF 30 DAYS TOTAL OF THE CITY'S ISSUANCE OF CERTIFICATE OF OCCUPANCY (EXCLUDING TIME BETWEEN DEC 1 - MAR 1) FOR THE SUBJECT DPD.



0'5' 10' 20'

ALTA/NSPS LAND TITLE SURVEY

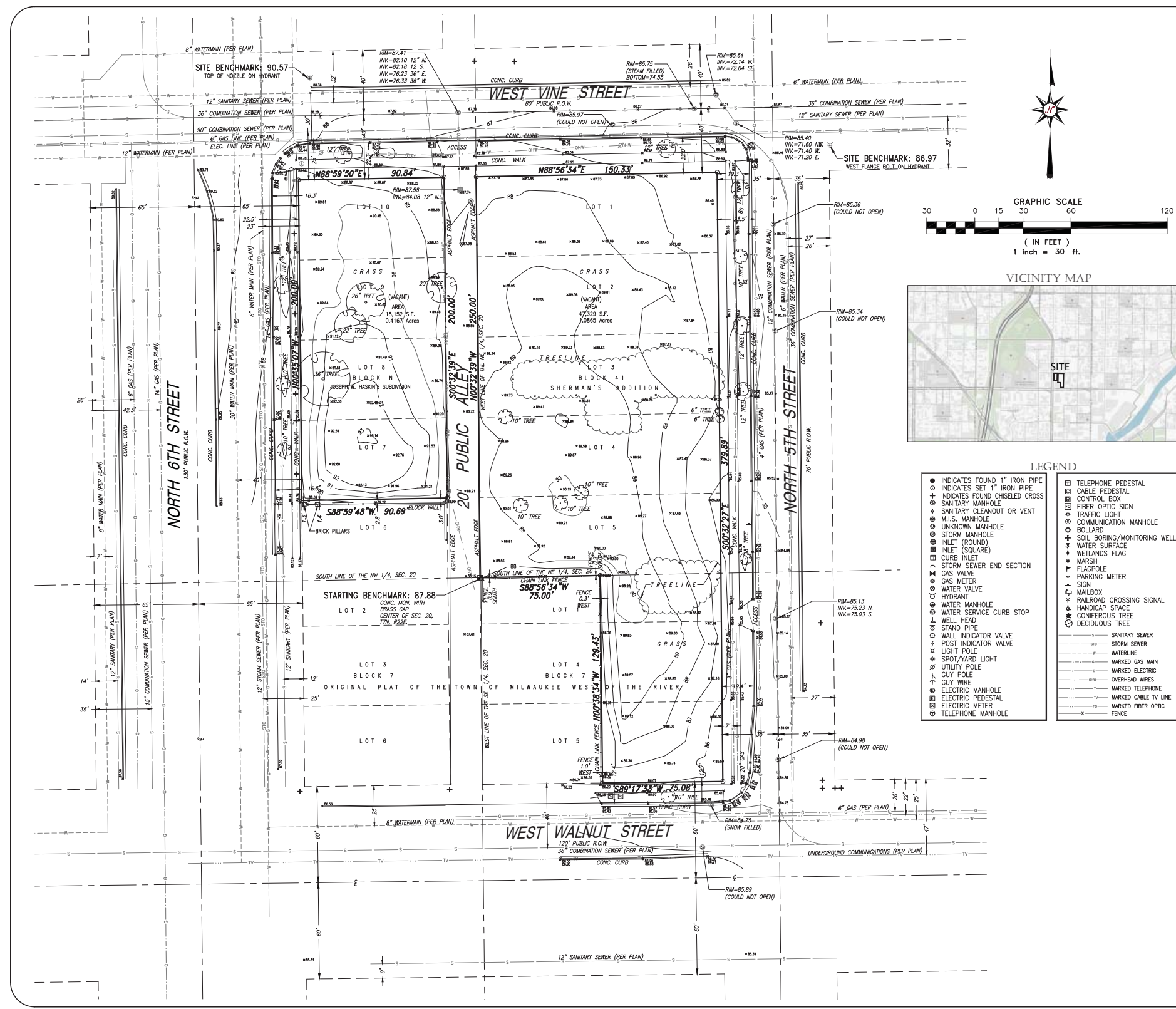


TABLE "A" ITEMS
 11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20164911861, 20164911877 & 20164911891. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

PARKING SPACES
 There are 0 regular parking spaces and 0 handicap space marked on this site.

BASIS OF BEARINGS
 Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the NE 1/4 bears N00°32'39"E.

FLOOD NOTE
 According to the Flood Insurance rate map of the County of Milwaukee, Community Panel No. 55075C0091E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

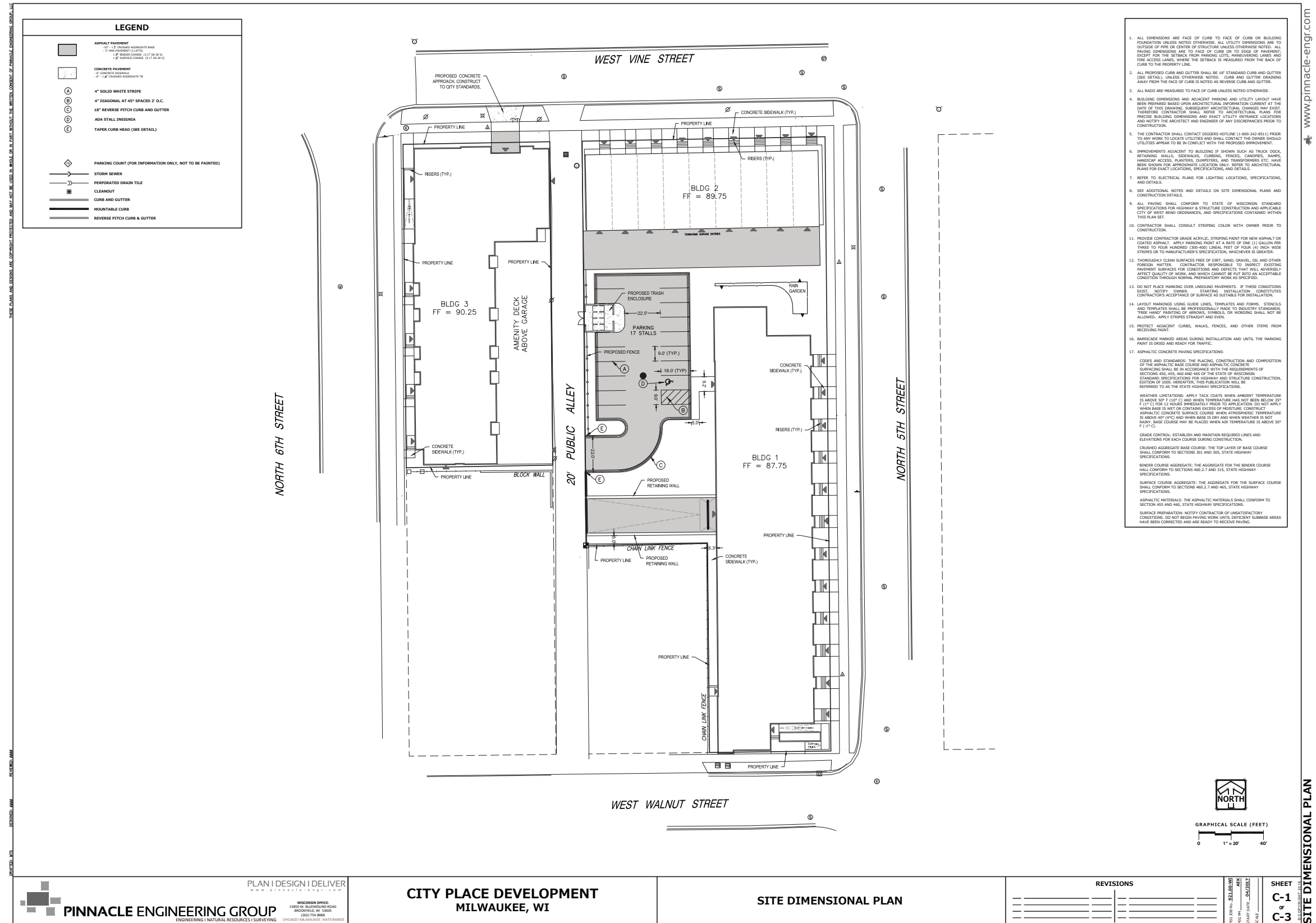
LAND AREA
 The Land Area of the subject property is:
 West parcel 18,152 square feet or 0.4167 acres.
 East parcel 47,329 square feet or 1.0865 acres.
 Total area 65,481 square feet or 1.5032 acres

NOTE:
 Site was snow covered at time of survey.
 Vertical datum is based on City of Milwaukee Datum.

MUNICIPAL ZONING
 Municipal Code: Sec. 295-605-2
 Site is zoned: CS (Commercial Service)
 Site is zoned: CS (Commercial Service)
 Front setback, minimum: none (see s. 295-505-2-b)
 Front setback, maximum: average (see s. 295-505-2-b)
 Side street setback, minimum: none
 Side street setback, maximum: 5 feet
 Rear street setback, minimum: none
 Rear street setback, maximum: none
 Side setback, minimum: none
 Side setback, maximum: none
 Rear setback, minimum: none
 Rear setback, maximum: none
 Building height, maximum: 60 feet
 Building height, minimum: none

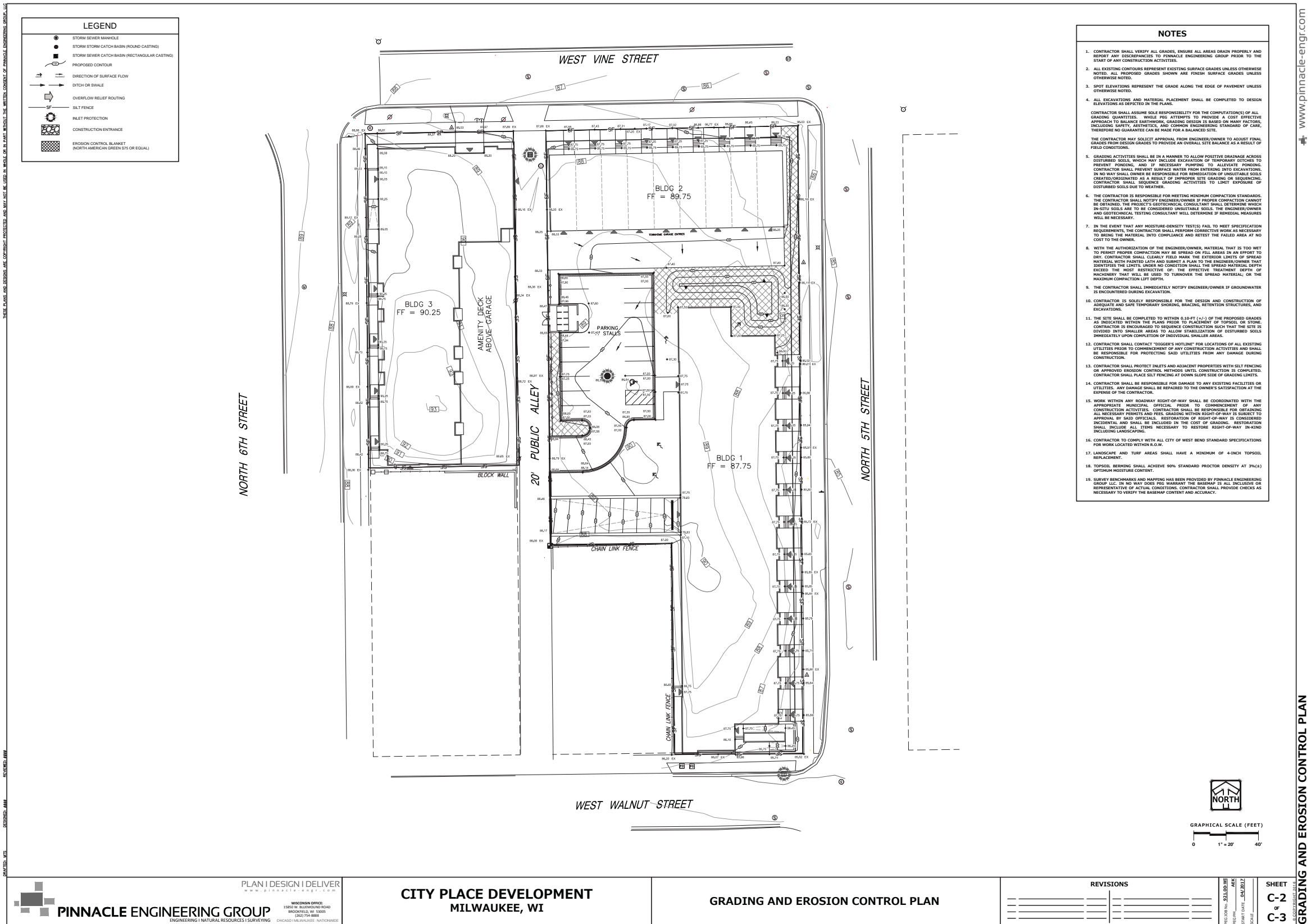
Sec. 295-505-2b. Front Setback Standards. b-1. Intent. Front setback standards are intended to ensure that the front facade or elements of new construction or additions maintain relationships to the front lot line that are similar to the corresponding relationships for buildings of similar use in the immediate vicinity. At least 30% of the front facade of a principal building, measured in terms of lineal feet of building frontage, shall meet the standards of this paragraph. The remaining 70% or less of the front facade may be set back farther from the street than the required setback, but not closer to it.

CHAPUT LAND SURVEYS LLC
 234 W. FLORIDA STREET
 MILWAUKEE, WI 53204
 414-224-8068
 www.chaputlandsurveys.com
 Drawing No. 2473-grb



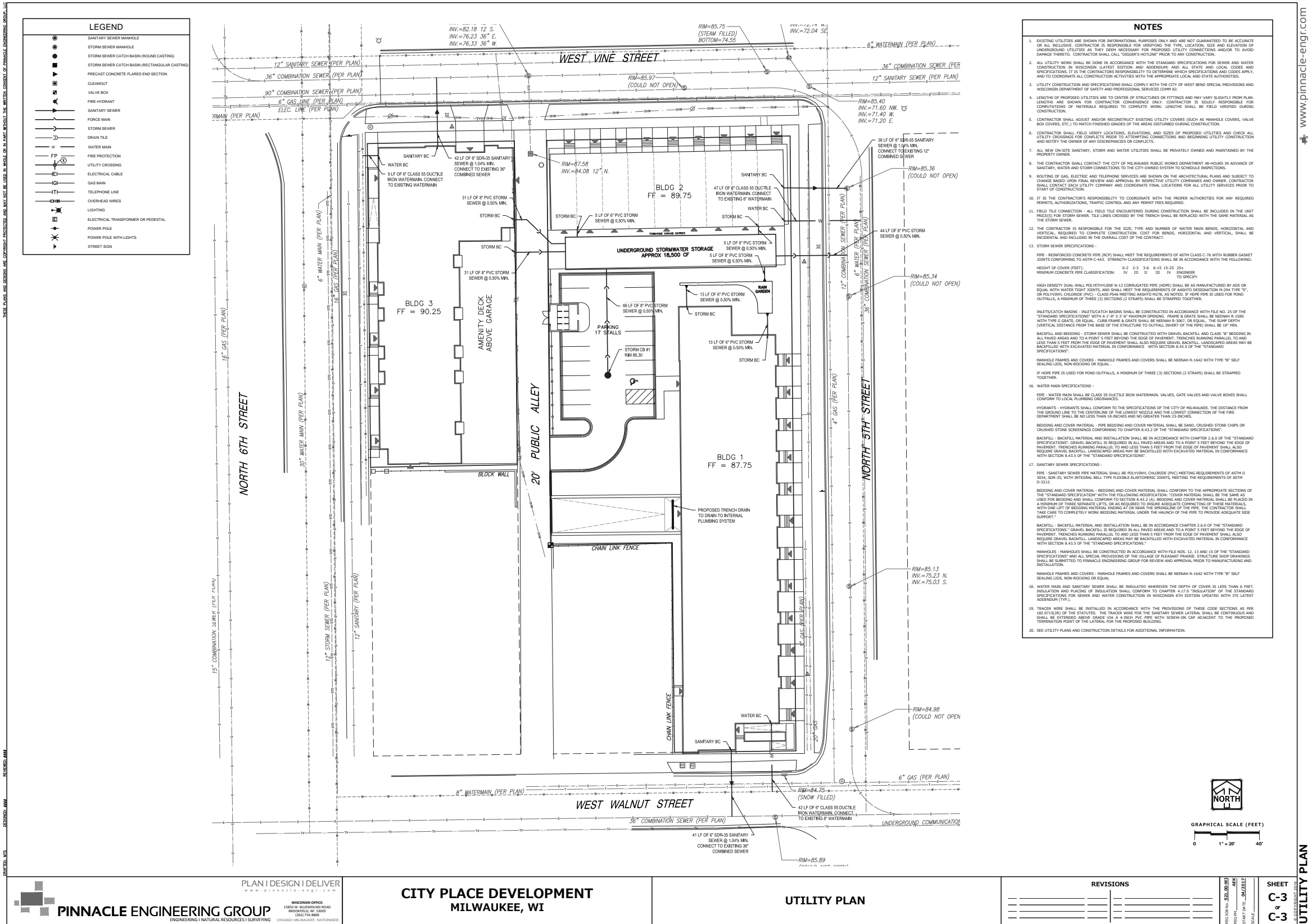
www.pinnacle-engr.com

SHEET C-1 & C-3 SITE DIMENSIONAL PLAN



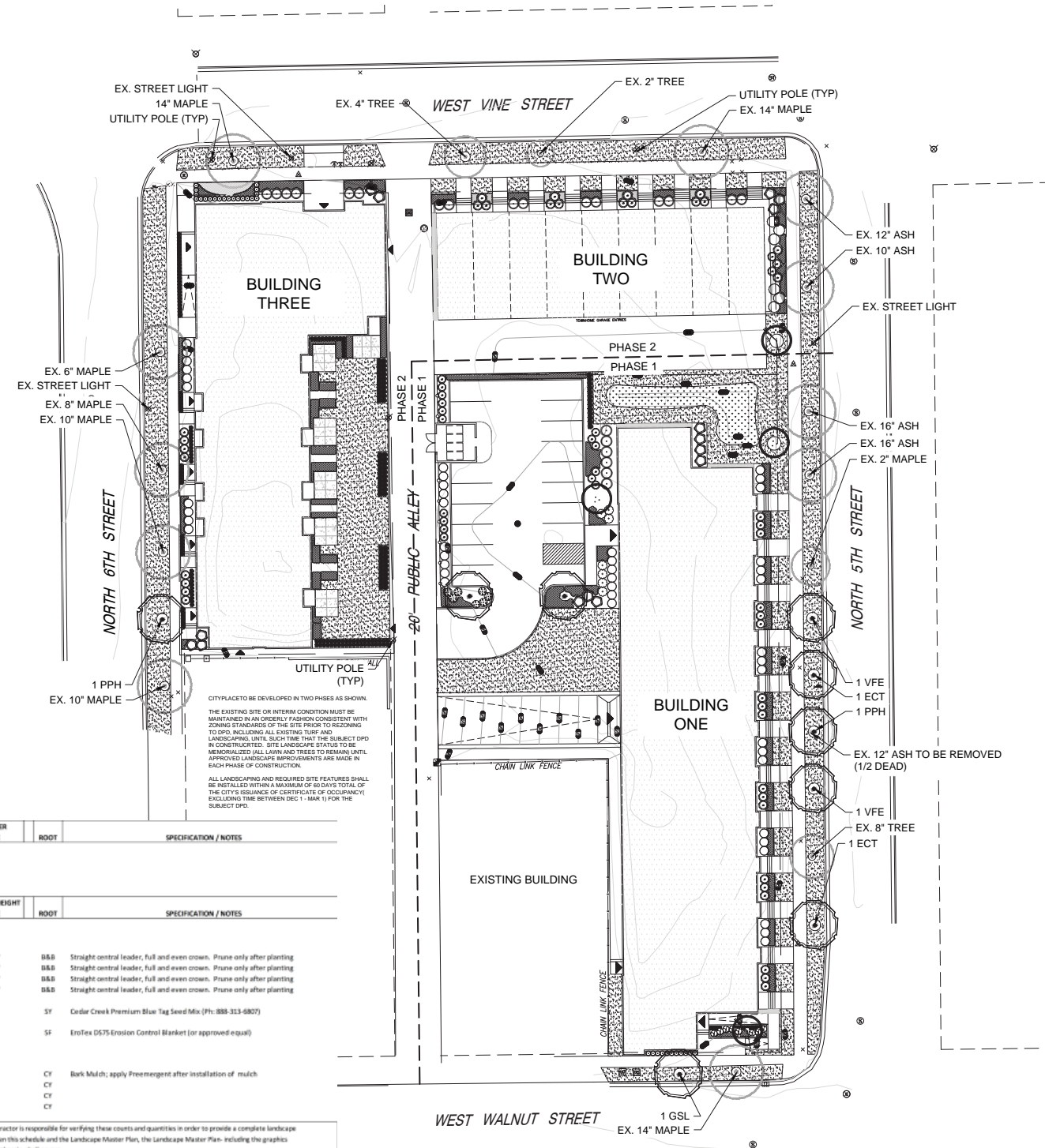
www.pinnacle-engr.com

GRADING AND EROSION CONTROL PLAN





TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 811 or 1-800-242-8811
 M.W. AREA (202-118)
 888-374-7629 (TOLL FREE)
 REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME	CAULP/HEIGHT	ROOT	SPECIFICATION / NOTES
Proposed Landscape Construction Preparation						
1		Remove 1/2 Dead Ash Tree on N. 5th Street, 2nd Tree from the South				
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
PPH	2	Celtis occidentalis 'Pristine Pride'	Pristine Pride Hackberry	2.5'	B&B	Straight central leader, full and even crown. Prune only after planting
ECT	2	Gymnocladus dioica 'Impresso-IFS'	Impresso Kentucky Coffee Tree	2.5'	B&B	Straight central leader, full and even crown. Prune only after planting
GSL	1	Tilia cordata 'Greenmaple'	Greenmaple Linden	2.5'	B&B	Straight central leader, full and even crown. Prune only after planting
VFE	2	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5'	B&B	Straight central leader, full and even crown. Prune only after planting
LAWN						
885		Lawn Establishment Area / Grading Area			SF	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-8807)
8000		Erosion Matting for slope/seeded areas	see plan for area delineation		SF	EroTex D575 Erosion Control Blanket (or approved equal)
Landscaping Materials						
2		Shredded Hardwood Mulch (3" depth)	Area: 395 SF		CF	Bark Mulch; apply Preemergent after installation of mulch
3.5		Soil Amendments (2" depth)	Area: 395 SF		CF	
24.5		Pulverized Topsoil (Lawn Area)	Area: 8,000 SF		CF	
1.5		Pulverized Topsoil (2" over bed areas)	Area: 395 SF		CF	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

Seed Compositions:
 Cedar Creek Premium Blue Tag (Ph: 888-313-8807) Seed at rate of 30 per 3000 SF

30% Mid Atlantic Kentucky Bluegrass	10% Atlanta Kentucky Bluegrass
20% North Kentucky Bluegrass	10% Dragon Kentucky Bluegrass
20% Boreal Red Fescue	10% Palmer III Fine Perennial Ryegrass
20% Pennant Fine Perennial Ryegrass	

BOULEVARD PLANT & MATERIAL SCHEDULE



CITY PLACE

HALYARD PARK MILWAUKEE, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
4.24.17	ISSUE TO OWNER

These plans were prepared by:
 W. David Heller, ASLA
 Registered Landscape Architect
 #438-014

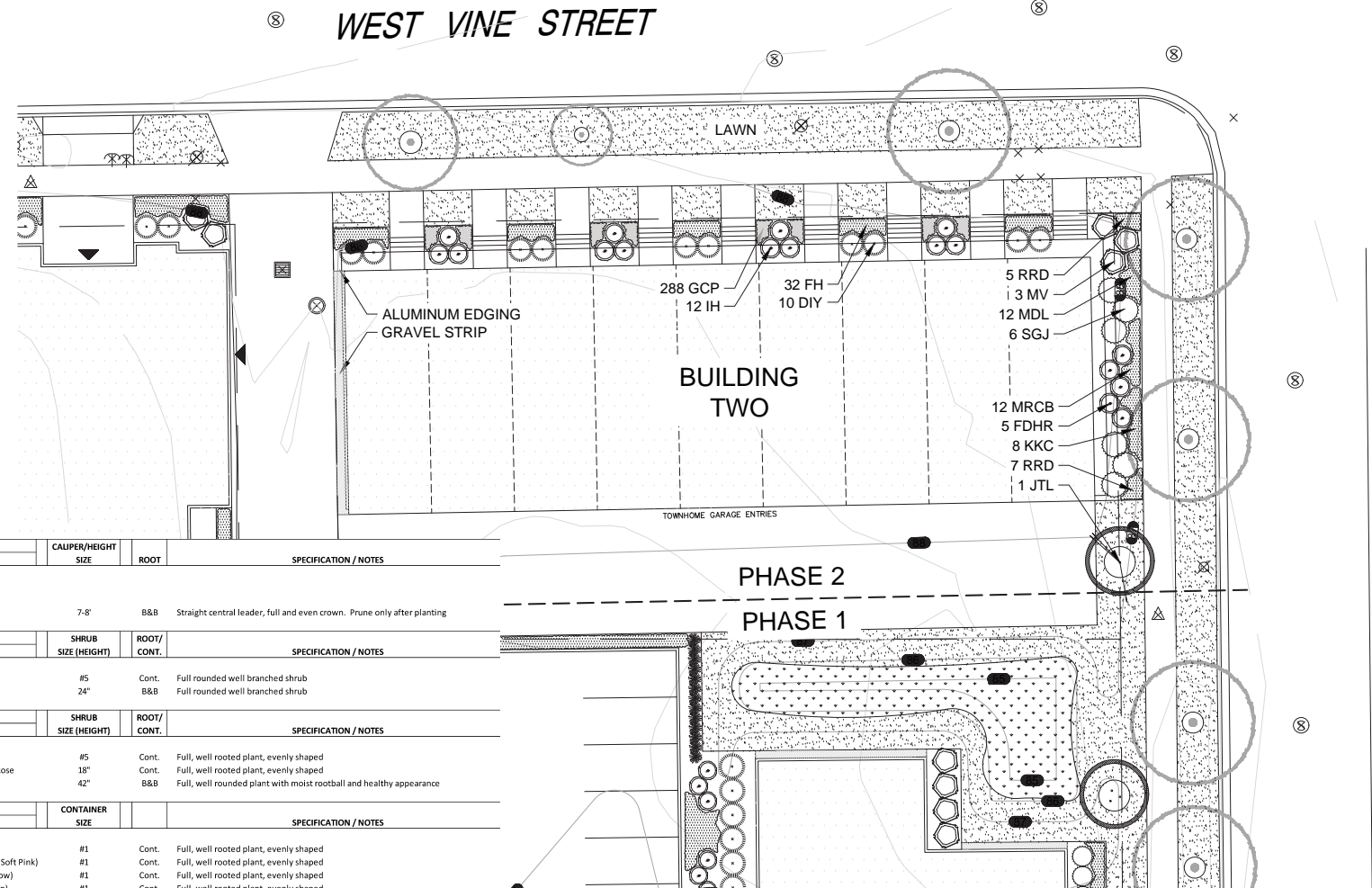
Information contained herein is based on survey information, field inspection, and believed to be accurate.

OVERALL LANDSCAPE PLAN

PROJECT MANAGER: **WDH**
 PROJECT NUMBER: **17-032**
 DATE: **05.16.17**
 SHEET NUMBER:

L 100

OVERALL LANDSCAPE PLAN
 Scale: 1" = 20'0"



PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	ROOT/CONT.	SPECIFICATION / NOTES
Proposed Landscape Materials						
ORNAMENTAL TREES (DECIDUOUS)						
JTL	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8'	B&B	Straight central leader, full and even crown. Prune only after planting
EVERGREEN SHRUBS						
SGJ	6	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub
DIY	10	Taxus x media 'Densiflora'	Dense Intermediate Yew	24"	B&B	Full rounded well branched shrub
DECIDUOUS SHRUBS						
IH	12	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped
FDHR	5	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	18"	Cont.	Full, well rooted plant, evenly shaped
MV	3	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
HERBACEOUS PERENNIALS						
RRD	12	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	4	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylily (Soft Pink)	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	4	Hemerocallis 'Hyperion'	Hyperion Daylily (Lemon Yellow)	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	4	Hemerocallis 'Summer Wine'	Summer Wine Daylily (Maroon)	#1	Cont.	Full, well rooted plant, evenly shaped
MRCB	12	Heuchera 'Midnight Rose'	Midnight Rose Coralbellis	#1	Cont.	Full, well rooted plant, evenly shaped
FH	32	Hosta fortunei 'Francine'	Francine Hosta	#1	Cont.	Full, well rooted plant, evenly shaped
KKC	8	Nepeeta faassenii 'Kit Cat'	Dwarf Catmint	Qt.	Pot.	Full, well rooted plant, evenly shaped
GROUNDCOVERS & VINES						
GCP	288	Pachysandra terminalis 'Green Carpet'	Green Carpet Pachysandra	3"	Pot	Full, well rooted plant
LAWN	95	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	860	Erosion Matting for sloped seeded areas	see plan for area delineation		SF	EroTex D575 Erosion Control Blanket (or approved equal)
Hardscape Materials						
	15	Heritage River Gravel	Area: 1,000 SF		TN	2" depth
	4	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF	
	100	Landscape Fabric	SF		SF	
	78	Extruded Aluminum Fence			LF	Elite 48" Commercial Grade Fence; Black Finish
	11	Shredded Hardwood Mulch (3" depth)	Area: 1,200 SF		CY	Bark Mulch; apply Preemergent after installation of mulch
	8	Soil Amendments (2" depth)	Area: 1,200 SF		CY	
	3	Pulverized Topsoil (Lawn Area)	Area: 860 SF		CF	
	8	Pulverized Topsoil (2" over bed areas)	Area: 1,200 SF		CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein shall govern.

Seed Compositions:
 Cedar Creek Premium Blue Tag (Ph: 888-313-6807):
 10% Mid Atlantic Kentucky Bluegrass 10% Atlantic Kentucky Bluegrass Seed at rate of 3# per 1000 SF
 10% Merit Kentucky Bluegrass 10% Dragon Kentucky Bluegrass
 20% Boreal Red Fescue 10% Palmer III Fine Perennial Ryegrass
 20% Pennant Fine Perennial Ryegrass

BUILDING 2: PLANT & MATERIAL SCHEDULE

ENLARGED LANDSCAPE PLAN
 Scale: 1" = 100'
 NORTH

FOR COMPLETE LANDSCAPE PHASING LIMITS; SEE SHEET L100



PROJECT
CITY PLACE

HALYARD PARK
 MILWAUKEE, WI

ISSUANCE AND REVISIONS	
DATE	DESCRIPTION
4.24.17	ISSUE TO OWNER



These plans were prepared by:
 W. David Heller, ASLA
 Registered Landscape Architect
 #438-014

SHEET TITLE
ENLARGED LANDSCAPE PLAN: PHASE 2 BUILDING TWO

PROJECT MANAGER	WDH
PROJECT NUMBER	17-032
DATE	05.16.17
SHEET NUMBER	

L 102

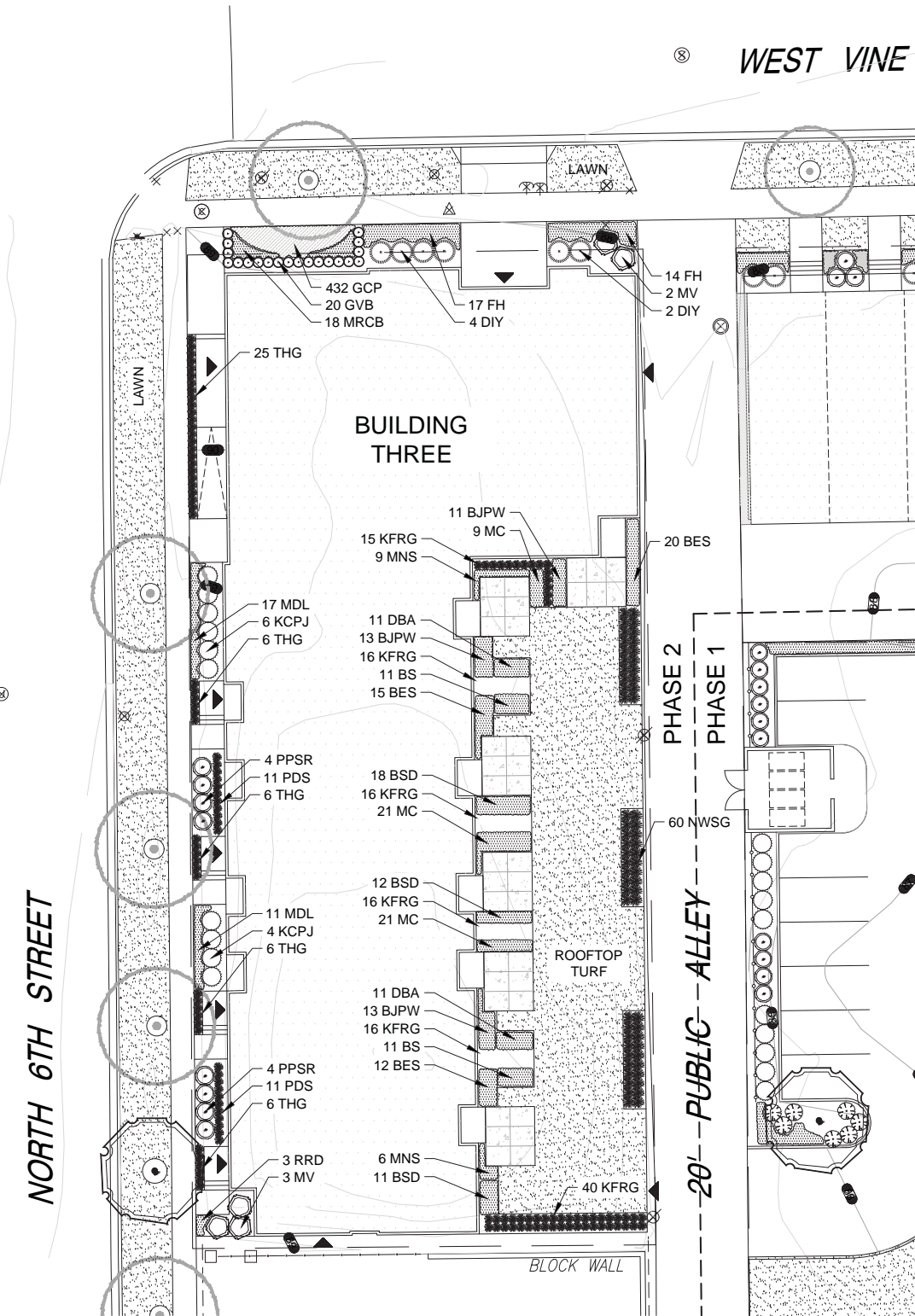


PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES
EVERGREEN SHRUBS						
GVB	20	Buxus 'Green Velvet'	Green Velvet Boxwood	15' HT	Cont.	Full rounded well branched shrub
KCPJ	20	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	#5	Cont.	Full rounded well branched shrub
DIY	4	Taxus media 'Densiformis'	Dense Intermediate Yew	24"	BBB	Full rounded well branched shrub
DECIDUOUS SHRUBS						
PPSR	8	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.	Full, well rooted plant, evenly shaped
MV	5	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	BBB	Full, well rooted plant with moist rootball and healthy appearance
ORNAMENTAL GRASSES						
KFRG	119	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Qt.	Cont.	Full, well rooted plant
THG	40	Deschampsia cespitosa	Tufted Hair Grass	#1	Cont.	Full, well rooted plant
NWSG	60	Panicum virgatum 'Northwind'	Northwind Switch Grass	Qt.	Cont.	Full, well rooted plant
PDS	22	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
HERBACEOUS PERENNIALS						
BS	22	Amsonia 'Blue Star'	Blue Star	Qt.	Cont.	Full, well rooted plant, evenly shaped
DBA	22	Aster oblongifolius 'Dream of Beauty'	Dream of Beauty Aster	Qt.	Cont.	Full, well rooted plant, evenly shaped
MC	51	Conepsis verticillata 'Moonbeam'	Moonbeam Coreopsis	Qt.	Cont.	Full, well rooted plant, evenly shaped
BJPW	37	Eupatorium dubium 'Baby Joe'	Baby Joe Pyreweed	Qt.	Cont.	Full, well rooted plant, evenly shaped
RSD	3	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	9	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylily (Soft Pink)	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	9	Hemerocallis 'Nyanza'	Nyanza Daylily (Lemon Yellow)	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	9	Hemerocallis 'Summer Wine'	Summer Wine Daylily (Maroon)	#1	Cont.	Full, well rooted plant, evenly shaped
MRCB	18	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped
FH	31	Hosta fortunei 'Francoe'	Francoe Hosta	#1	Cont.	Full, well rooted plant, evenly shaped
BSD	41	Leucanthemum maximum 'Becky'	Becky Shasta Daisy	Qt.	Cont.	Full, well rooted plant, evenly shaped
BES	47	Rutbeckia fulgida 'Goldsturm'	Black-eyed Susan	Qt.	Cont.	Full, well rooted plant, evenly shaped
MNS	15	Salvia suspeba 'May Night'	May Night Salvia	Qt.	Cont.	Full, well rooted plant, evenly shaped
GROUNDCOVERS & VINES						
GCP	432	Pachyandra terminalis 'Green Carpet'	Green Carpet Pachyandra	3"	Pot	Full, well rooted plant
SOD	303	Sodded Areas (identified on plan)	see plan for area delineation		SY	Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation
Hardscape Materials						
	729	Concrete Patio	see plan for location		SF	
	50	Shredded Hardwood Mulch (3" depth)	Area: 5,400 SF		CY	Bark Mulch; apply Preemergent after installation of mulch
	33	Soil Amendments (2" depth)	Area: 5,400 SF		CY	
	8.5	Pulverized Topsoil (Lawn Area)	Area: 2,700 SF		CY	
	38	Pulverized Topsoil (2" over bed areas)	Area: 5,400 SF		CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein shall govern.

Seed Compositions:
 Solar Crest Platinum Blue Top (Ph: 888-213-6807):
 10% Atlas Kentucky Bluegrass
 20% Merit Kentucky Bluegrass
 20% Boreal Red Fescue
 20% Pennant Fine Perennial Ryegrass
 30% Atlantic Kentucky Bluegrass
 30% Dragon Kentucky Bluegrass
 30% Palmer III Fine Perennial Ryegrass
 Seed at rate of 3# per 1000 SF

BUILDING 3: PLANT & MATERIAL SCHEDULE
 FOR COMPLETE LANDSCAPE PHASING LIMITS; SEE SHEET L100



PROJECT
CITY PLACE
 HALYARD PARK
 MILWAUKEE, WI

DATE	DESCRIPTION
4.24.17	ISSUE TO OWNER

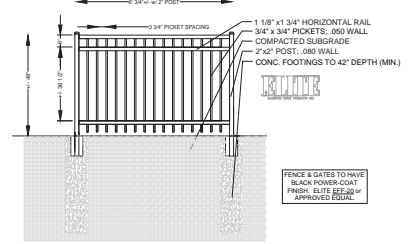


These plans were prepared by:
 W. David Heller, ASLA
 Registered Landscape Architect
 #438-014
 Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE
 ENLARGED LANDSCAPE PLAN: PHASE 2
 BUILDING THREE

PROJECT MANAGER	WDH
PROJECT NUMBER	17-032
DATE	05.16.17
SHEET NUMBER	

L 103



9 DETAIL 48" ORNAMENTAL ALUMINUM FENCE DETAIL SECTION

HARDSCAPE DETAILS

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard 'B Grade' or 'Park Grade' plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown at parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top 1/3 of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 2/3 of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is 3/4 full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-6" diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are 1/2 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:
 Per 100 SF of bed area (Soil Amendment composition):
 1/2 CY Peat Moss or Mushroom Compost
 1/4 CY blended/pulverized Topsoil
 1/4 CY composted manure
 In roto-tilled beds only, also include in above mixture:
 2 lbs Starter Fertilizer

- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
 An acceptable quality seed installation is defined as having:
 No bare spots larger than one (1) square foot
 No more than 10% of the total area with bare areas larger than one (1) square foot
 A uniform coverage through all turf areas
- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

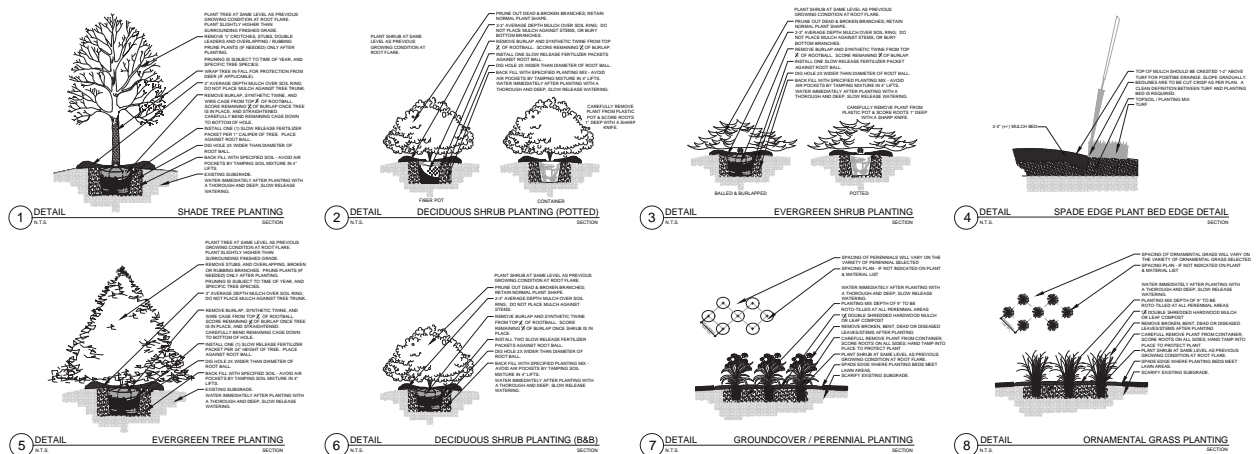
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT SIZE	ROOT CONT.	SPECIFICATION / NOTES
Proposed Landscape Materials						
SHADE TREES (DECIDUOUS)						
SHL	2	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
ORNAMENTAL TREES (DECIDUOUS)						
ABS	1	Amelechier agrandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7-8"	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
RJFC	1	Malus x 'jewelcole'	Red Jewel Flowering Crabapple	7-8" H	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
JTL	1	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7-8"	B&B	Straight central leader, full and even crown. Prune only after planting
EVERGREEN SHRUBS						
GVB	11	Buxus 'Green Velvet'	Green Velvet Boxwood	15" HT	Cont.	Full rounded well branched shrub
SGJ	6	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub
KCFJ	35	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	#5	Cont.	Full rounded well branched shrub
DECIDUOUS SHRUBS						
HC	10	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	36"	B&B	Full, well rounded plant with moist rootball and healthy appearance
HF	7	Hydrangea arborescens 'Abetwo'	Incredball Hydrangea	#5	Cont.	Full, well rounded plant, evenly shaped
GLS	7	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5	Cont.	Full, well rounded plant, evenly shaped
FDHR	21	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rugosa Rose	18"	Cont.	Full, well rounded plant, evenly shaped
PFSR	11	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.	Full, well rounded plant, evenly shaped
MV	7	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance
HERBACEOUS PERENNIALS						
HRD	78	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
RRD	34	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	13	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylily (Soft Pink)	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	40	Hemerocallis 'Hyperion'	Hyperion Daylily (Yellow)	#1	Cont.	Full, well rooted plant, evenly shaped
MDL	40	Hemerocallis 'Summer Wine'	Summer Wine Daylily (Maroon)	#1	Cont.	Full, well rooted plant, evenly shaped
MRCB	40	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	#1	Cont.	Full, well rooted plant, evenly shaped
KKC	15	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	Qt.	Pot	Full, well rooted plant, evenly shaped
WLC	16	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1	Cont.	Full, well rooted plant, evenly shaped
IAWN	596	Lawn Establishment Area / Grading Area			SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
	580	Erosion Matting for sloped seeded areas	see plan for area delineation		SF	EroTEx D575 Erosion Control Blanket (or approved equal)
SWSM	102	Stormwater Seed Mix	see plan for area delineation		SY	Cardno/JFNew Stormwater Seed Mix
Hardscape Materials						
	1.5	Heritage River Gravel	Area: 100 SF		TN	2" depth
	70	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF	
	100	Landscape Fabric	SF		SF	
	78	Extruded Aluminum Fencing (48" Tall)	Commercial Grade, Black Finish		LF	Elite EFF-20 or approved equal
	35	Shredded Hardwood Mulch (3" depth)	Area: 3,750 SF		CY	Bark Mulch; apply Preemergent after installation of mulch
	23	Soil Amendments (2" depth)	Area: 3,750 SF		CY	
	17	Pulverized Topsoil (Lawn Area)	Area: 5,360 SF		CY	
	23	Pulverized Topsoil (2" over bed areas)	Area: 3,750 SF		CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.

Seed Compositions:

Cedar Creek Premium Blue Tag (Ph: 888-313-6807)	Seed at rate of 3# per 1000 SF
10% Mid Atlantic Kentucky Bluegrass	10% Atlantic Kentucky Bluegrass
20% Merit Kentucky Bluegrass	10% Dragon Kentucky Bluegrass
20% Boreal Red Fescue	10% Palmer III Fine Perennial Ryegrass
20% Pennant Fine Perennial Ryegrass	

BUILDING 1: PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS



PROJECT CITY PLACE

HALYARD PARK MILWAUKEE, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
4.24.17	ISSUE TO OWNER



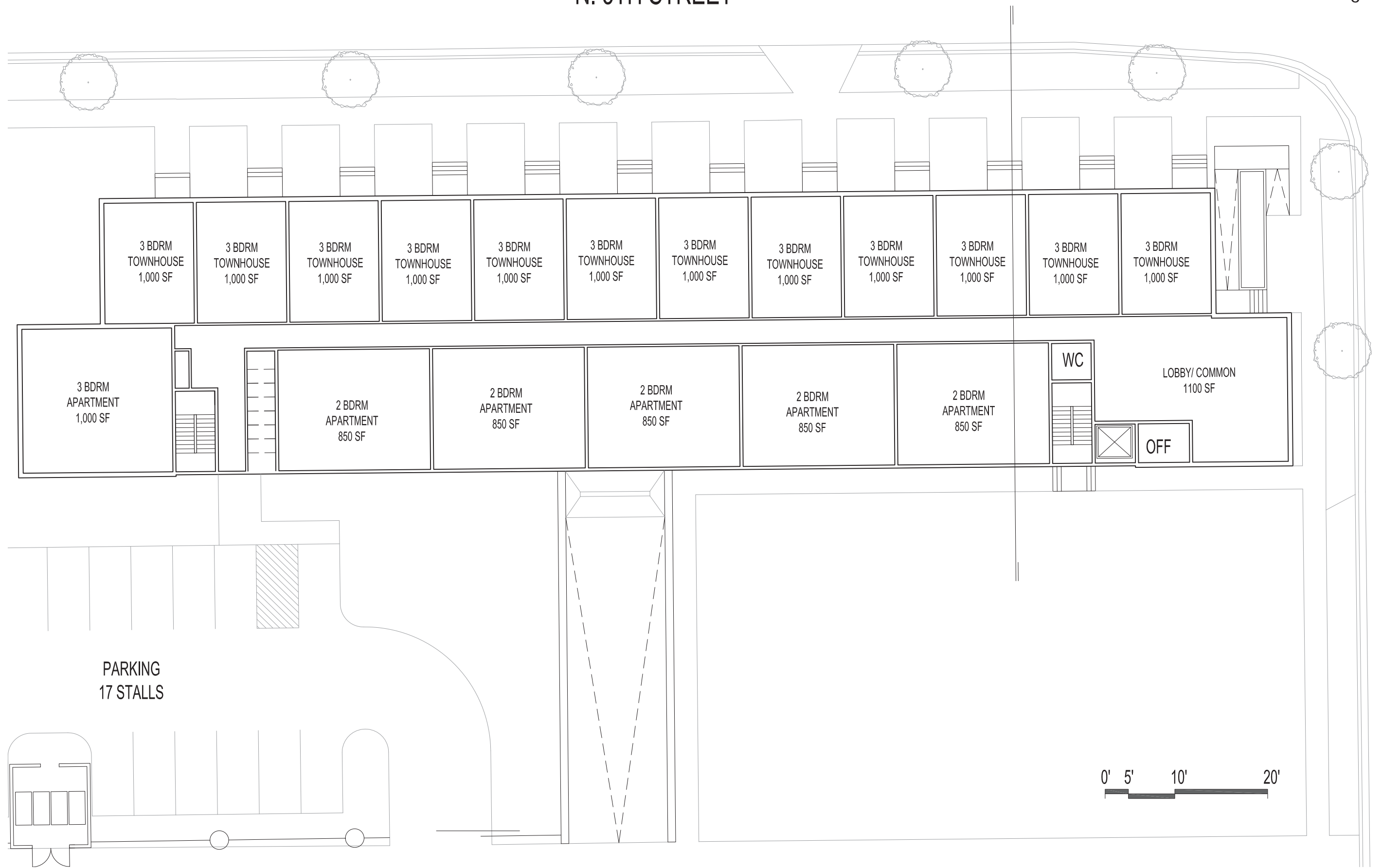
These plans were prepared by: W. David Heller, ASLA Registered Landscape Architect #438-014

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE LANDSCAPE DETAILS, NOTES & SCHEDULES

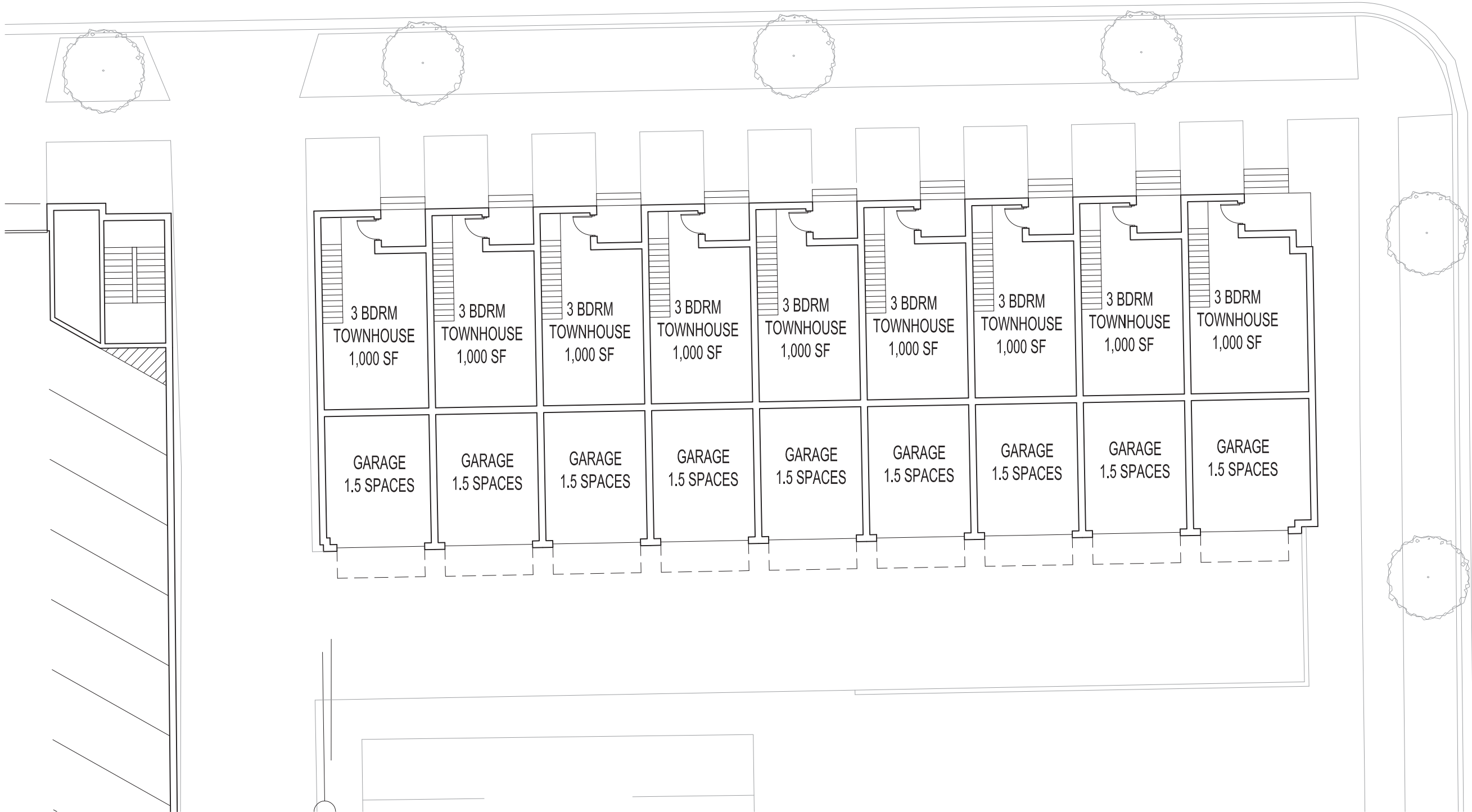
PROJECT MANAGER	WDH
PROJECT NUMBER	17-032
DATE	05.16.17
SHEET NUMBER	

L 104

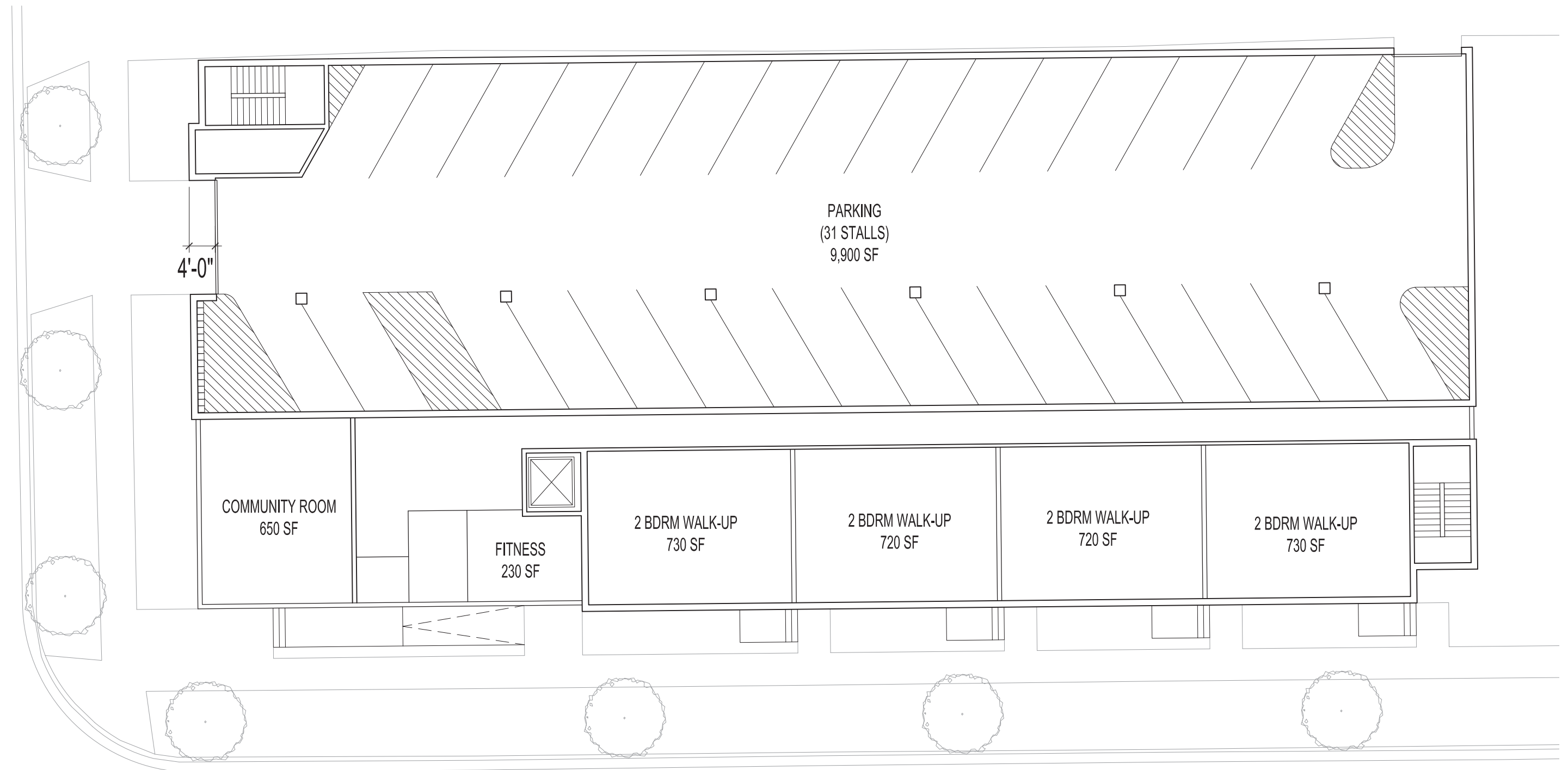


W. WALNUT

W. VINE STREET



N. 5TH STREET

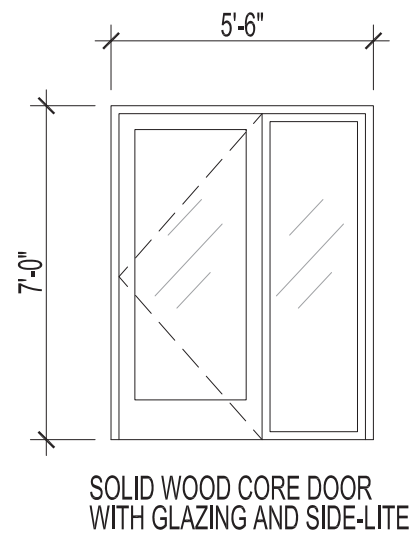


N. 6TH STREET

Architectural Elevations: Building ONE

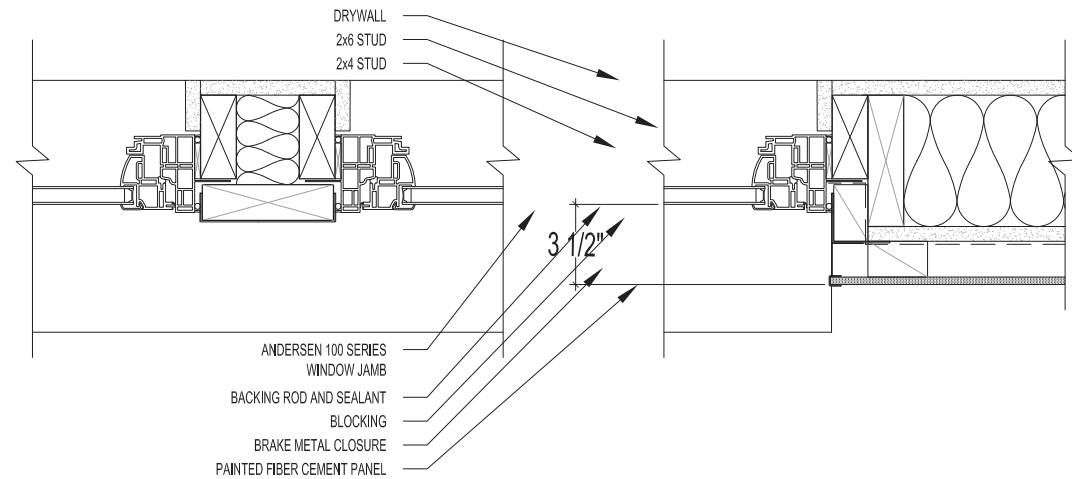


BLDG 1: EAST FACADE
N 5th STREET VIEW

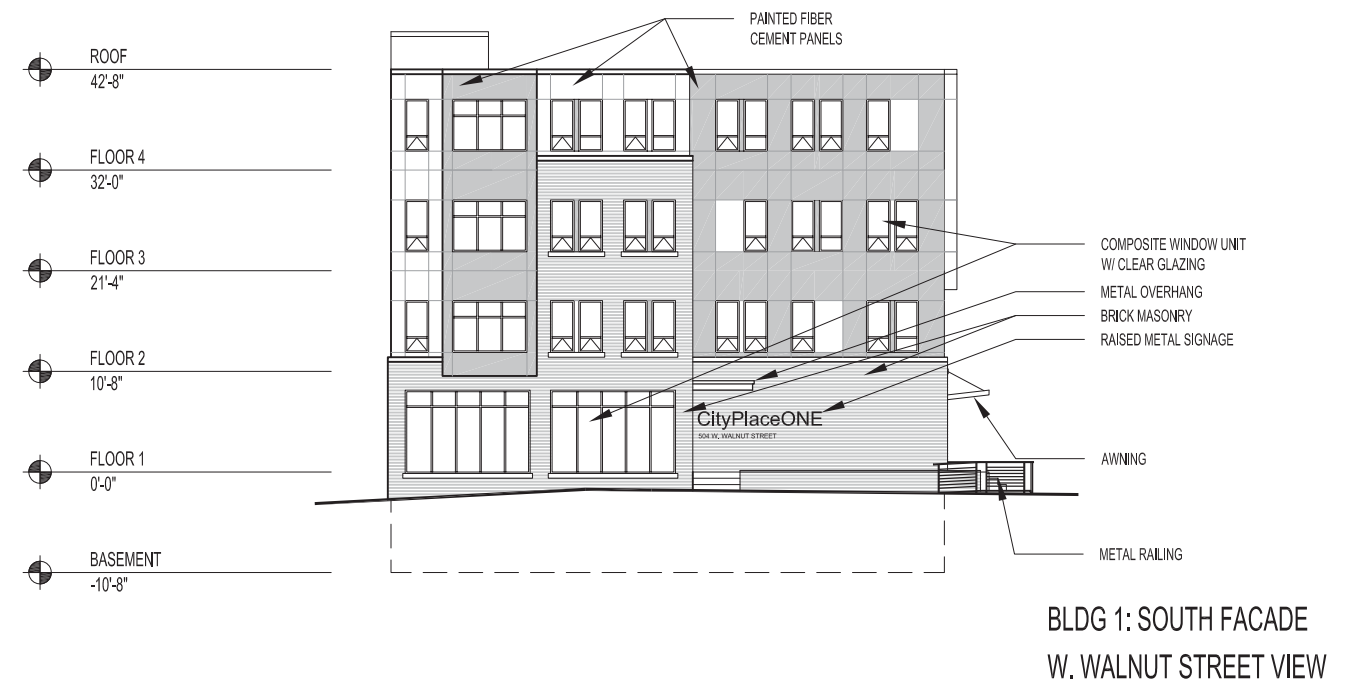


SOLID WOOD CORE DOOR
WITH GLAZING AND SIDE-LITE

BLDG 1: DOOR ELEVATION - 1/4" = 1'-0"



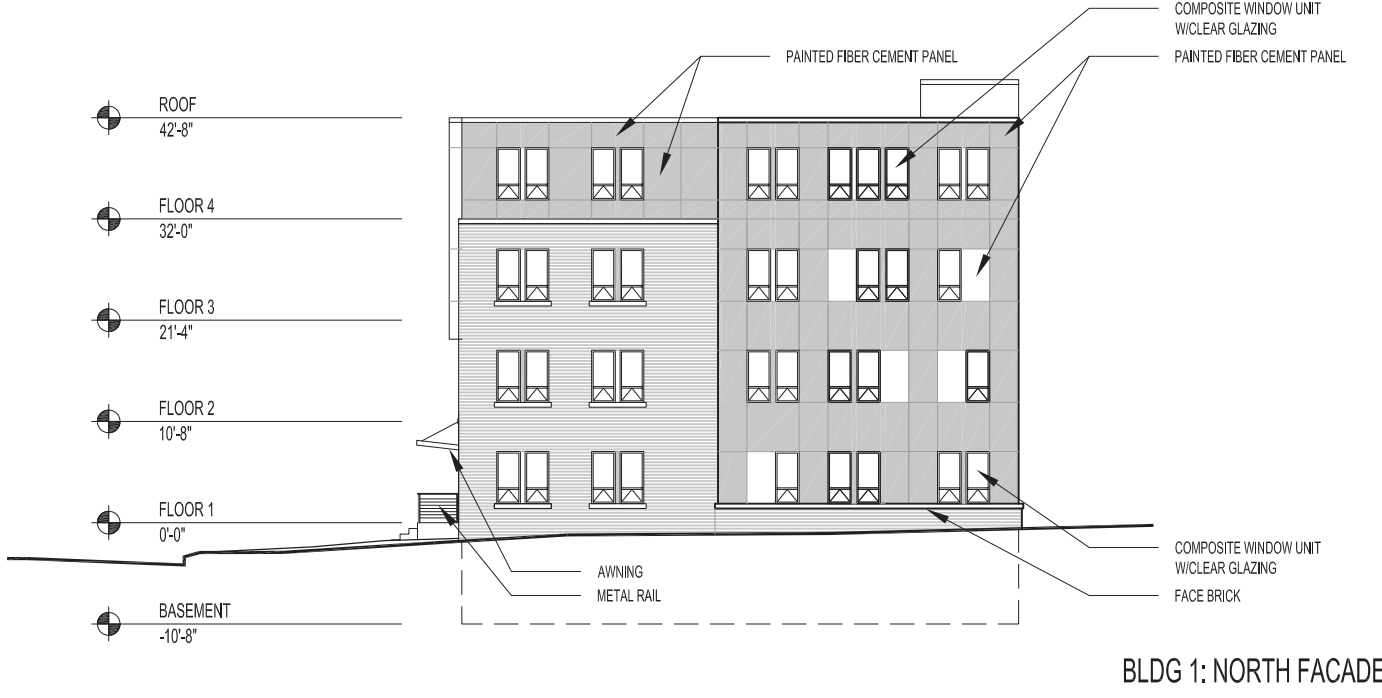
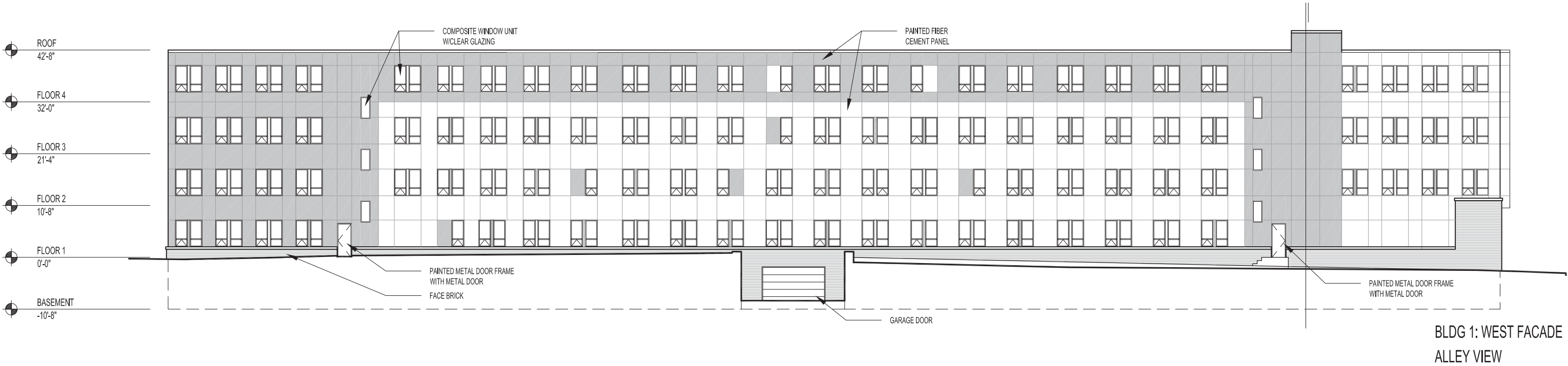
WINDOW JAMB DETAIL - 1 1/2" = 1'-0"



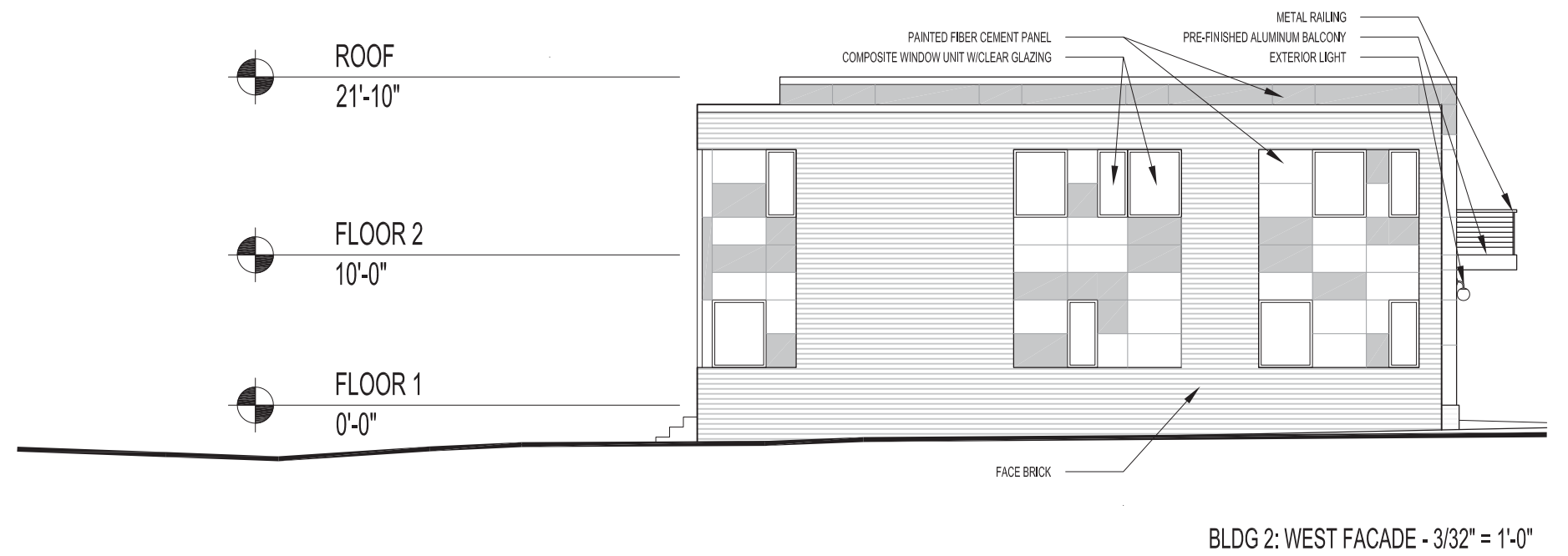
BLDG 1: SOUTH FACADE
W. WALNUT STREET VIEW



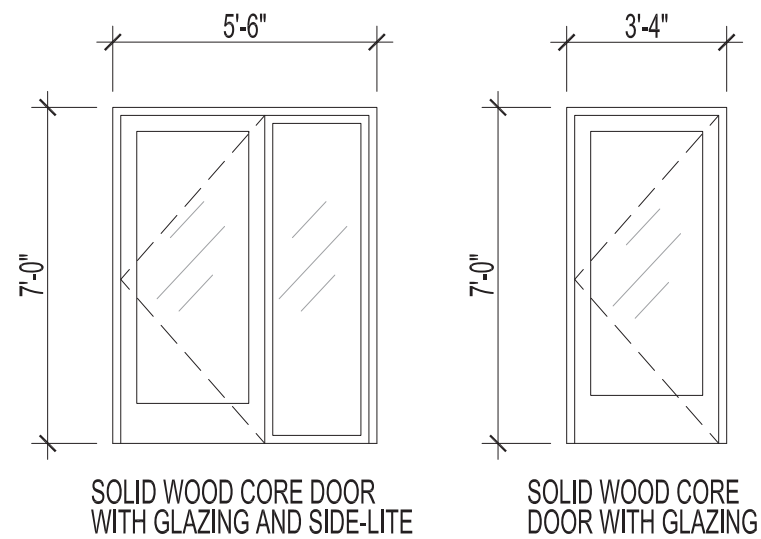
Architectural Elevations: Building ONE



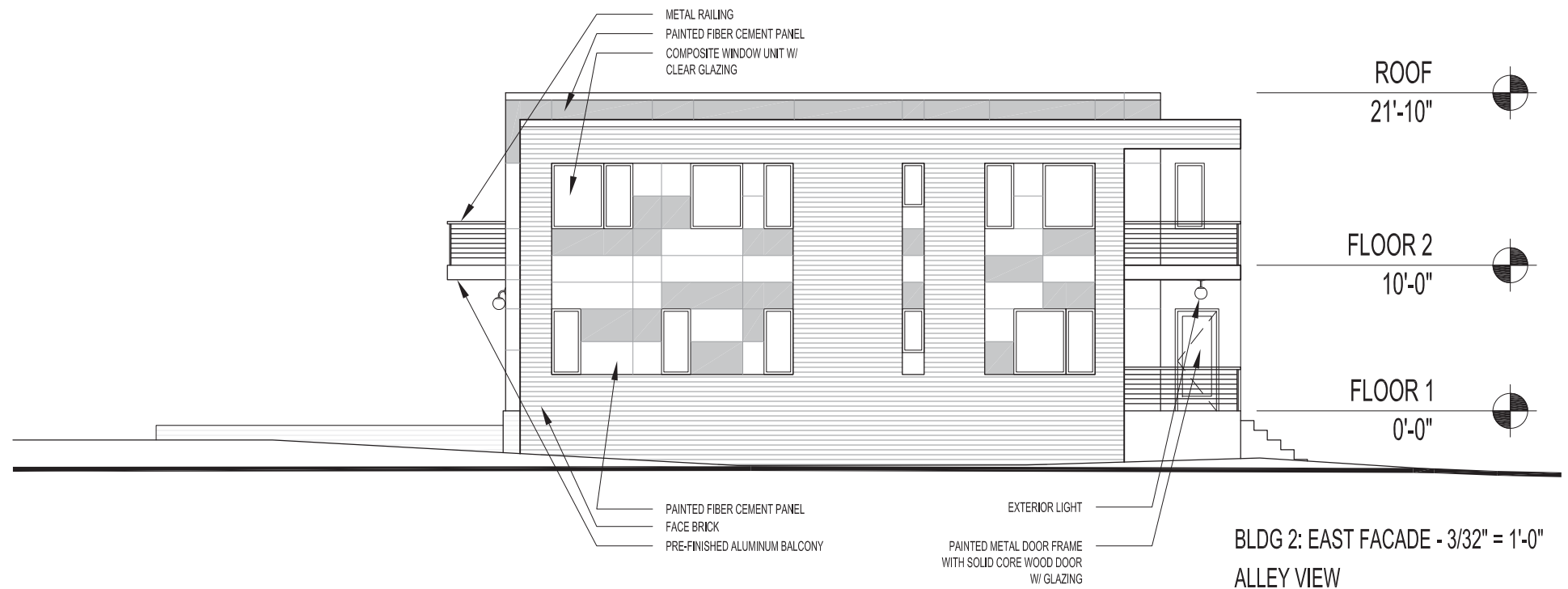
Architectural Elevations: Building TWO



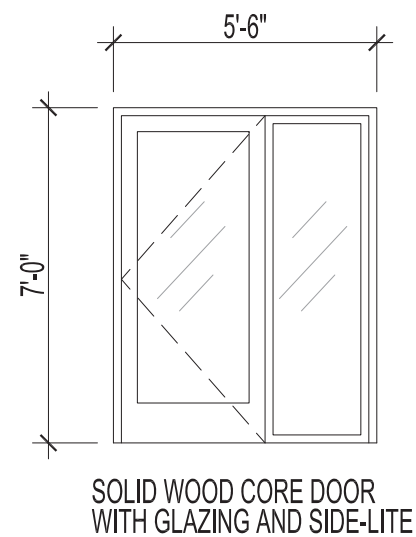
Architectural Elevations: Building TWO



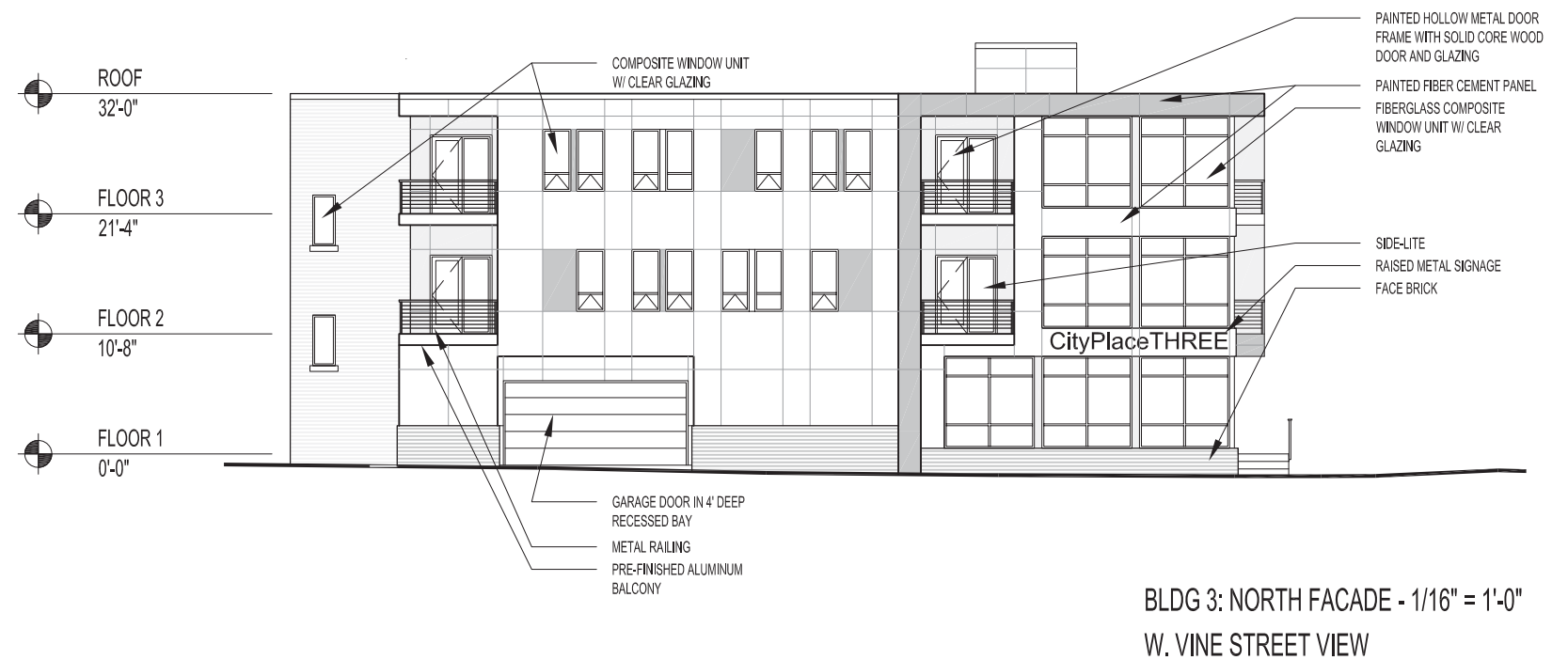
BLDG 2: DOOR ELEVATIONS - 1/4" = 1'-0"



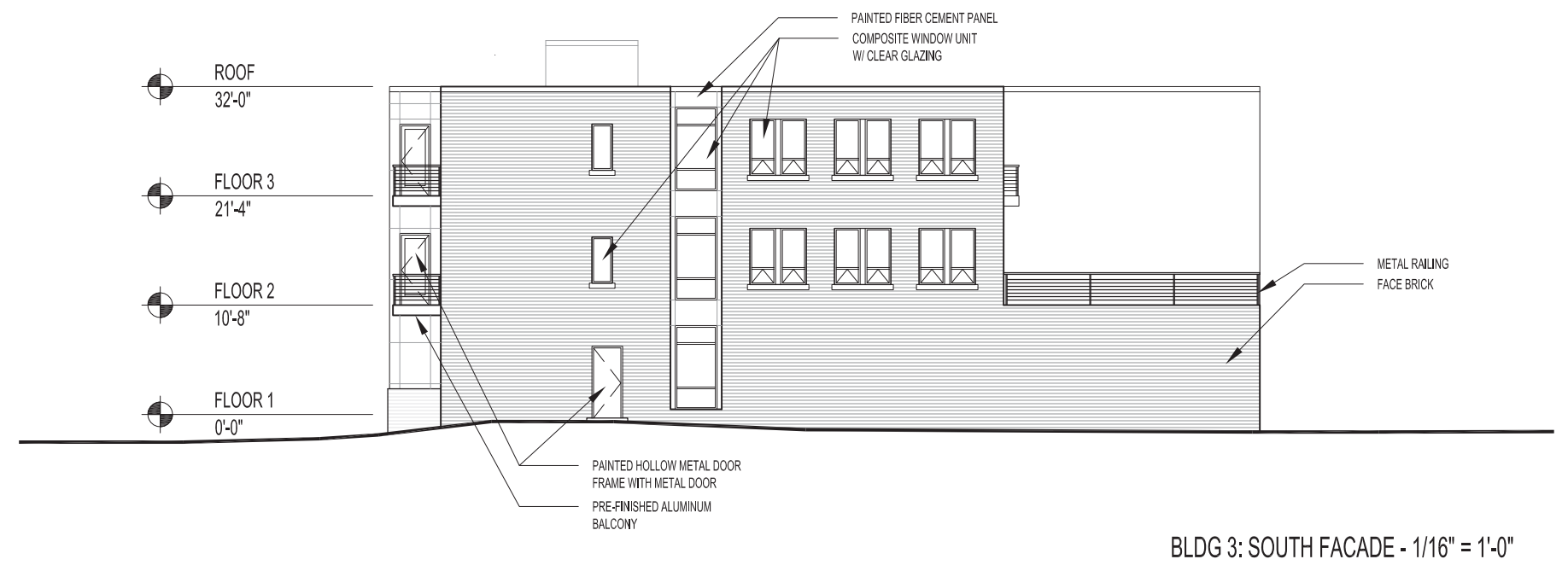
Architectural Elevations: Building THREE

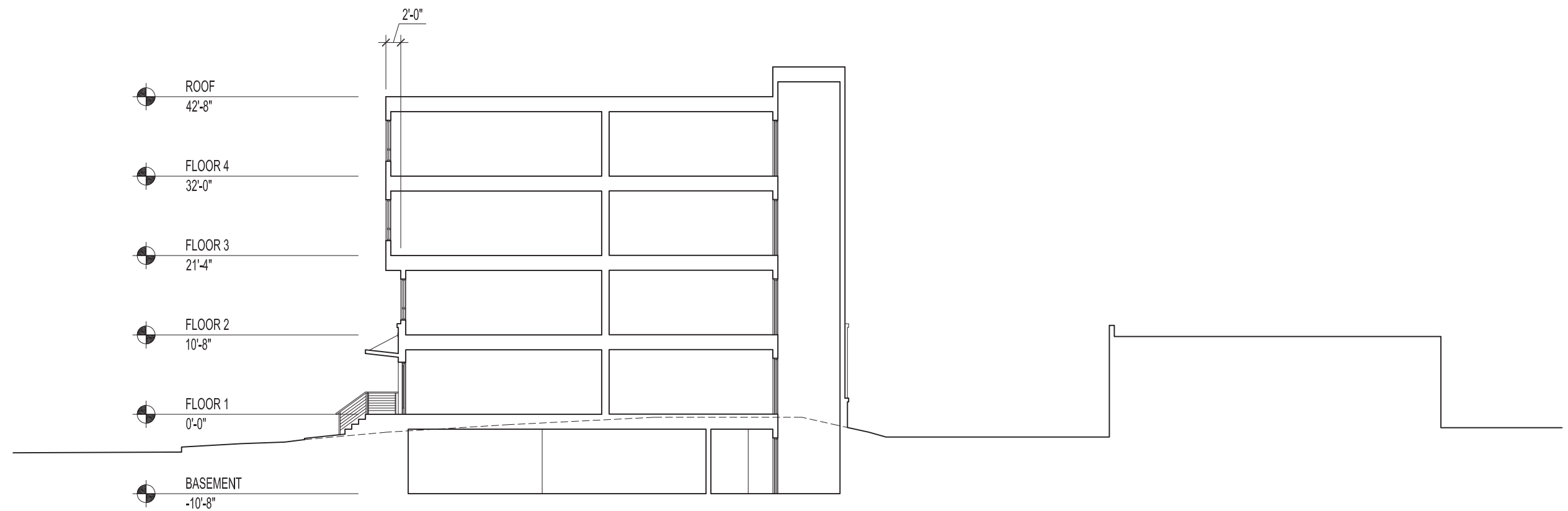


BLDG 3: DOOR ELEVATION - 1/4" = 1'-0"



Architectural Elevations: Building THREE





BLDG 1: SECTION CUT FACING SOUTH







