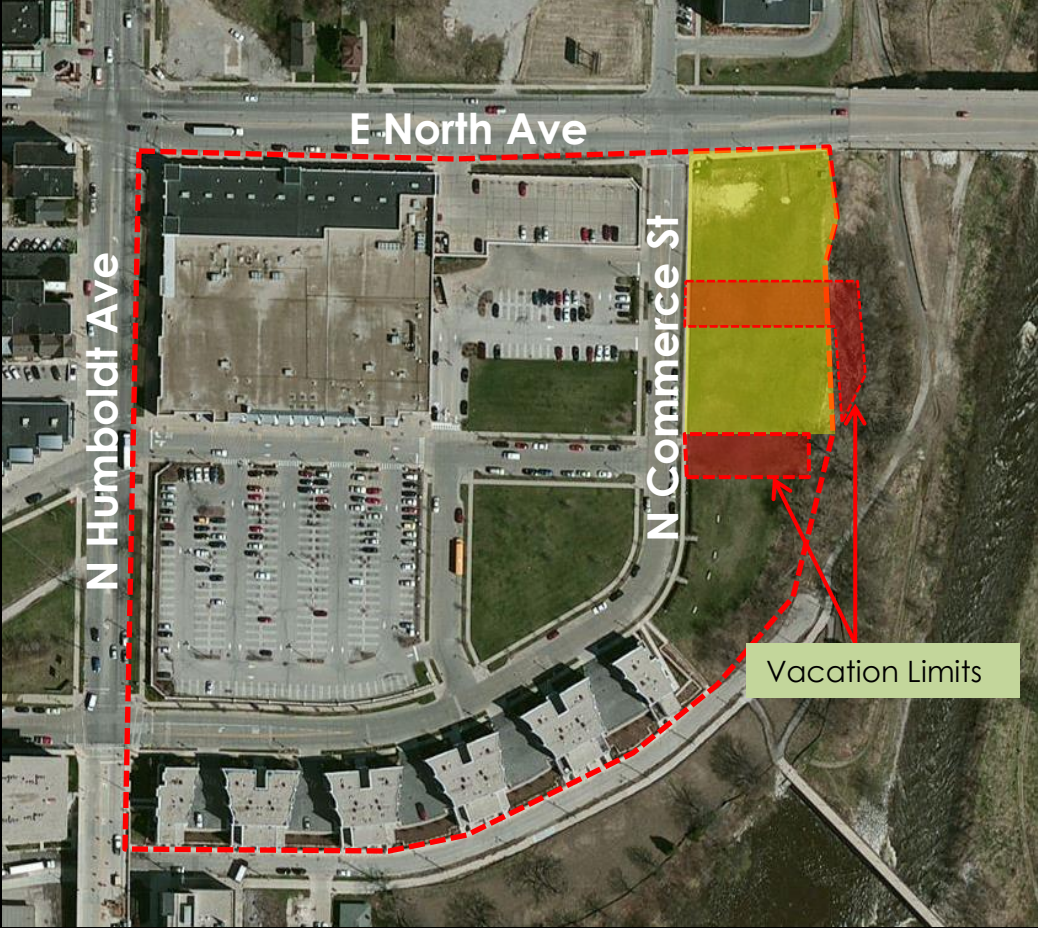
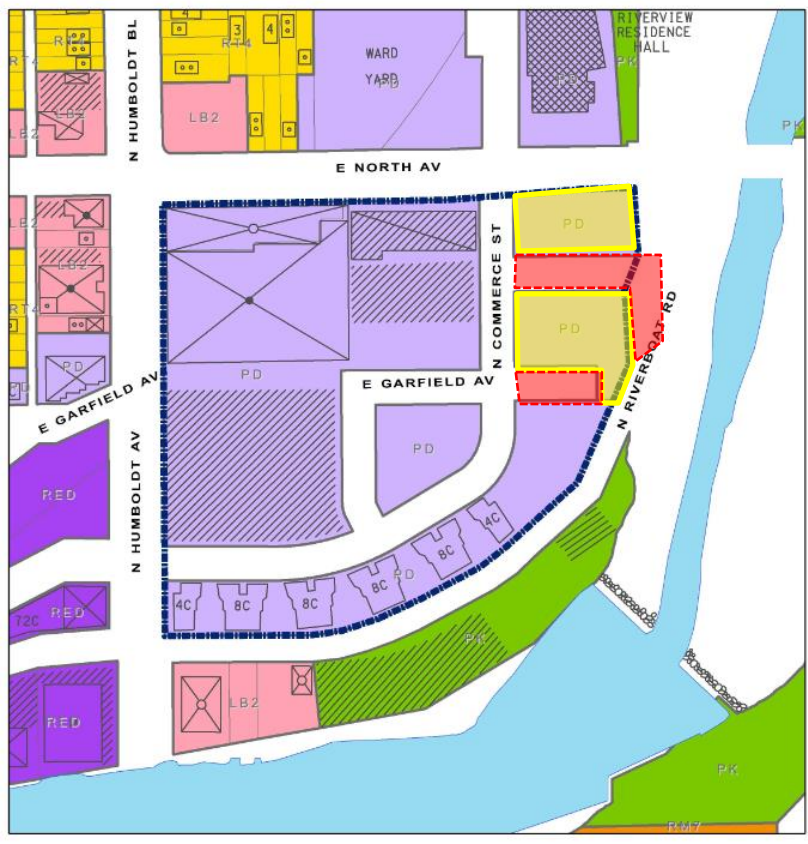


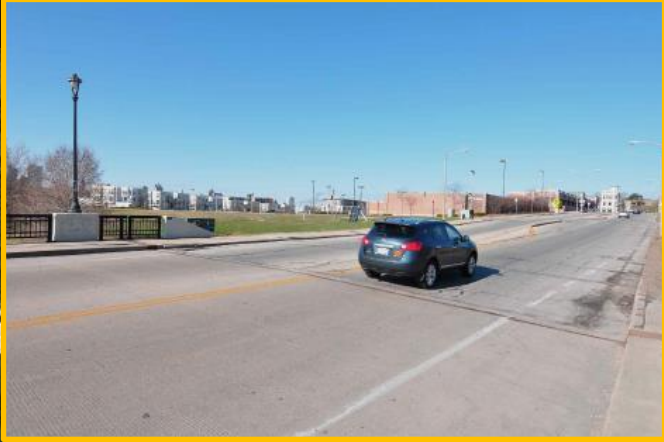
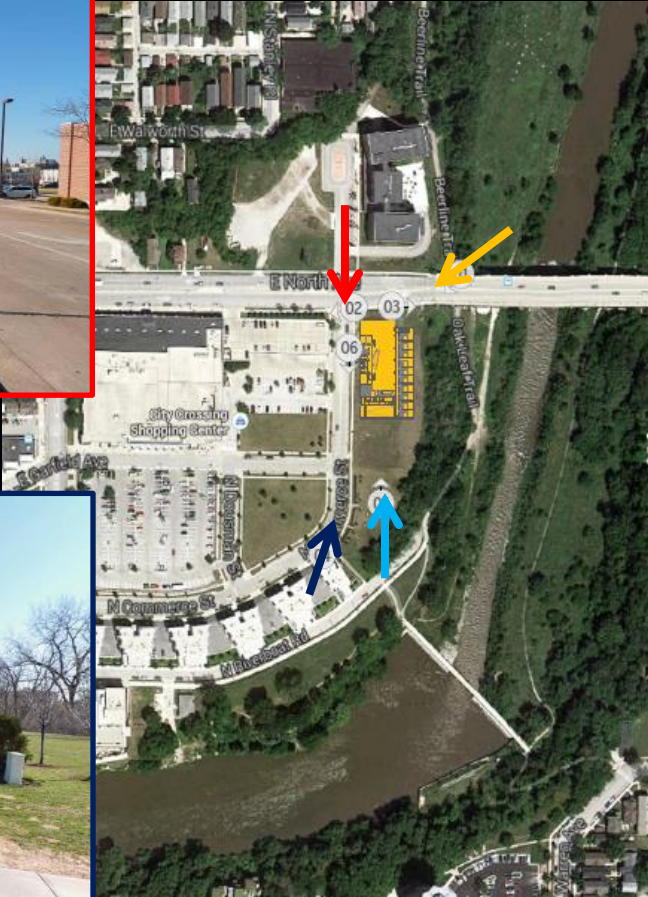
File Nos. 140045 & 140046. An ordinance relating to the Third Amendment to the General Planned Development known as Humboldt Yards, and an ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Rivercrest Phase II located on the south side of East North Avenue, east of North Humboldt Avenue, in the 3rd Aldermanic District.



File Nos. 140045 & 140046. Site Photos



Looking South along N. Commerce St.



Looking West from North Avenue Bridge



Looking North along N. Commerce St.



Looking North from Bridge View Park



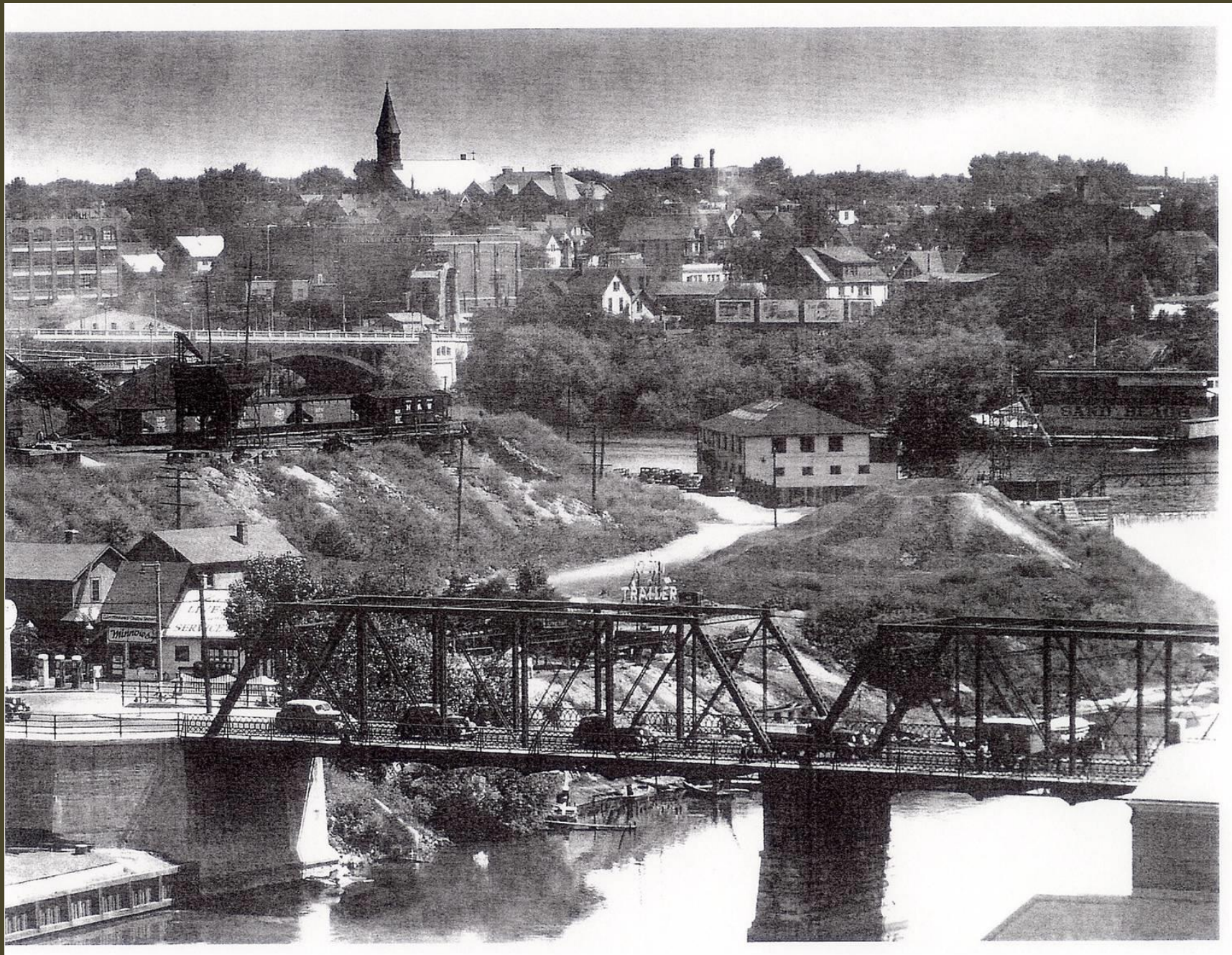
JOHNSEN SCHMALING
ARCHITECTS

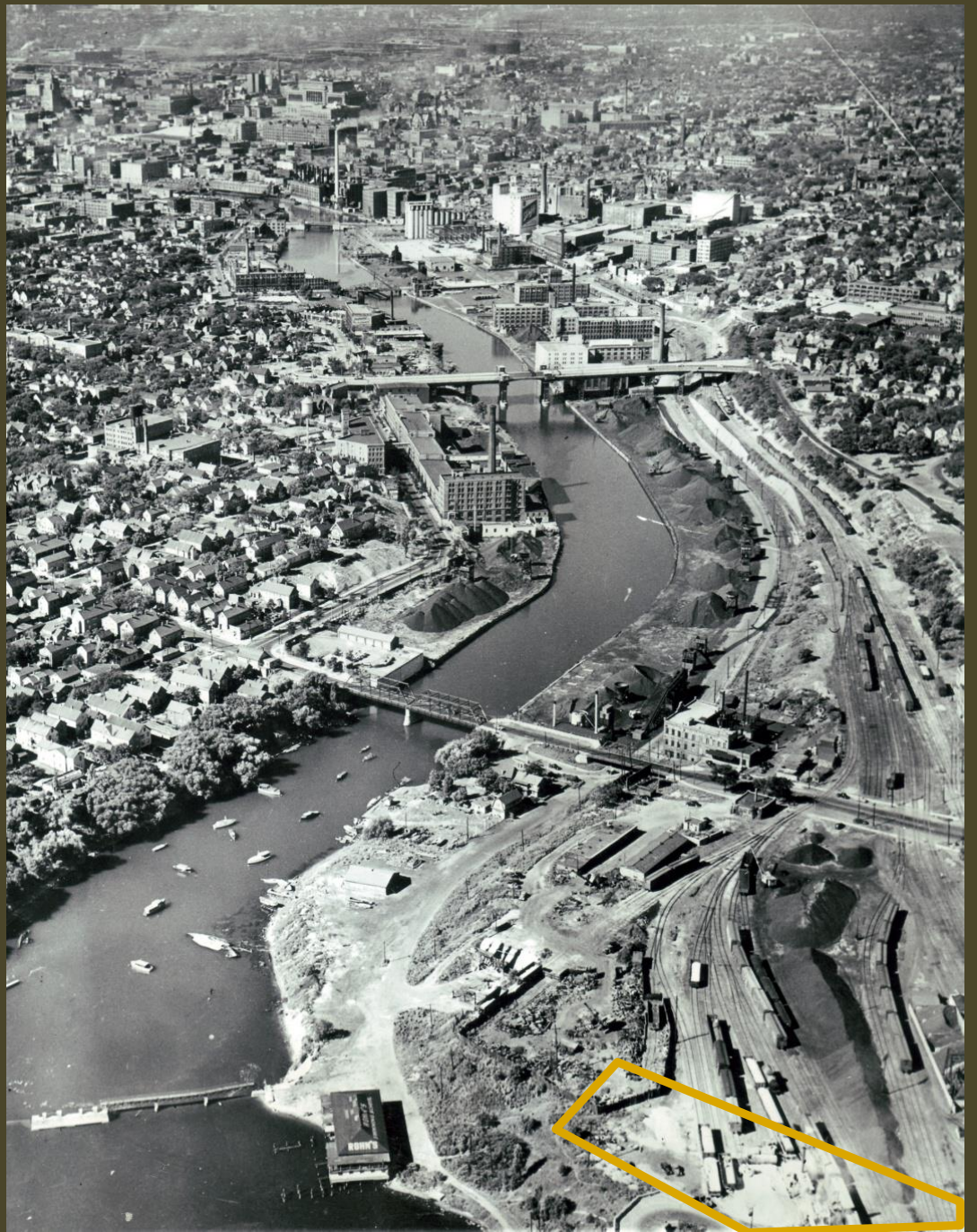
RIVERCREST PHASE II

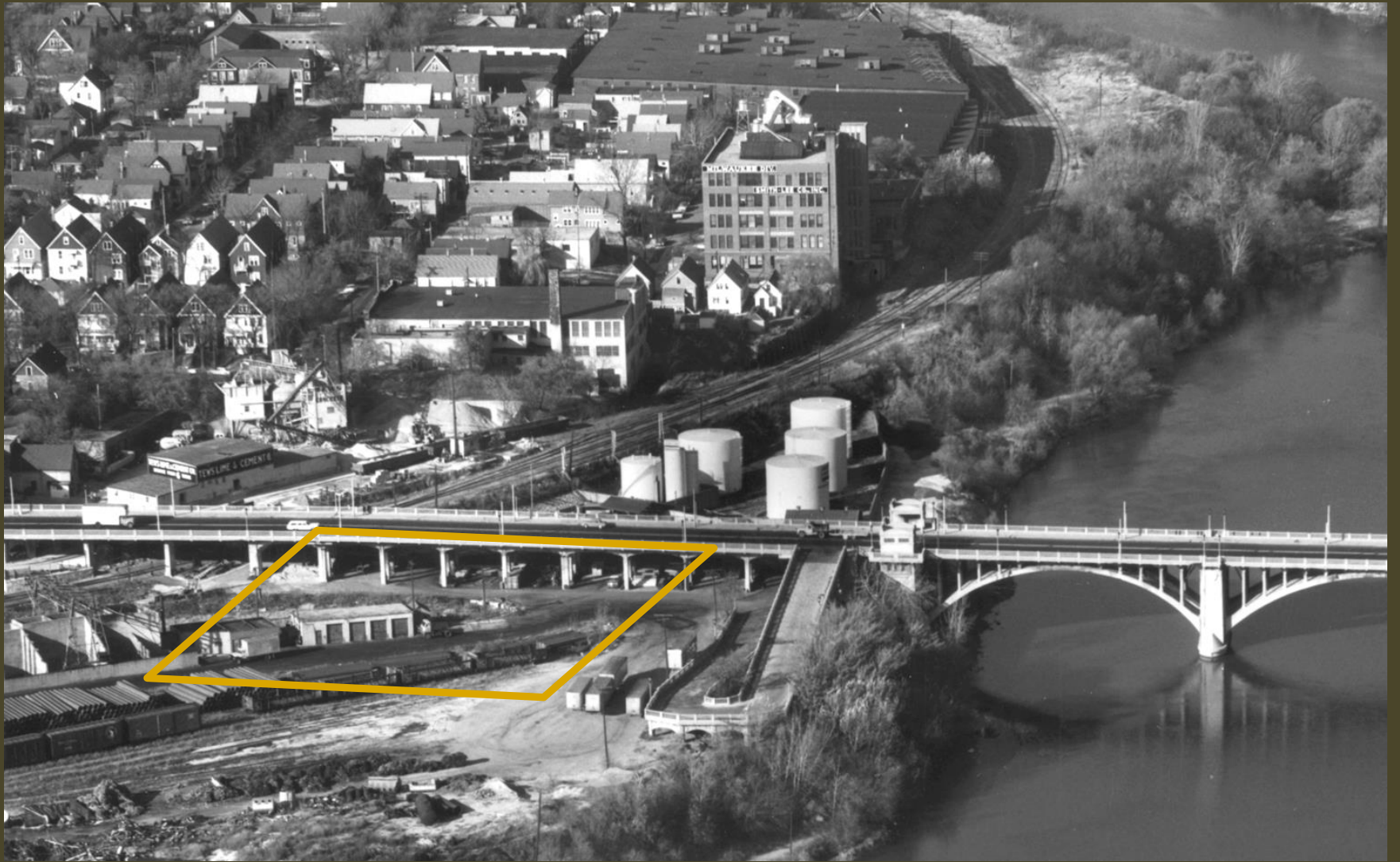
RiverCrest Phase II Adventure Rock Climbing Gymnasium & 46 Market Rate Apartments

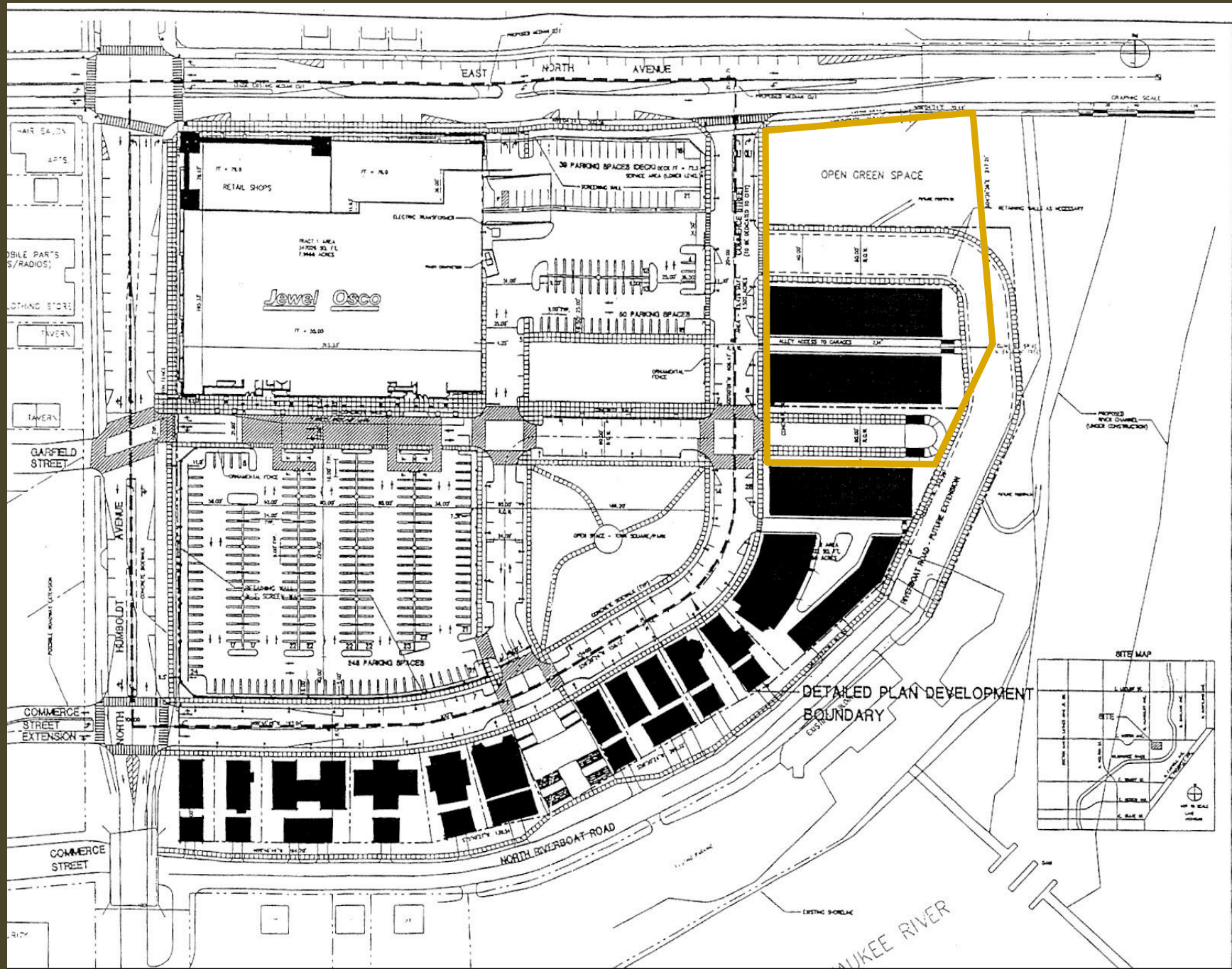
May, 2014









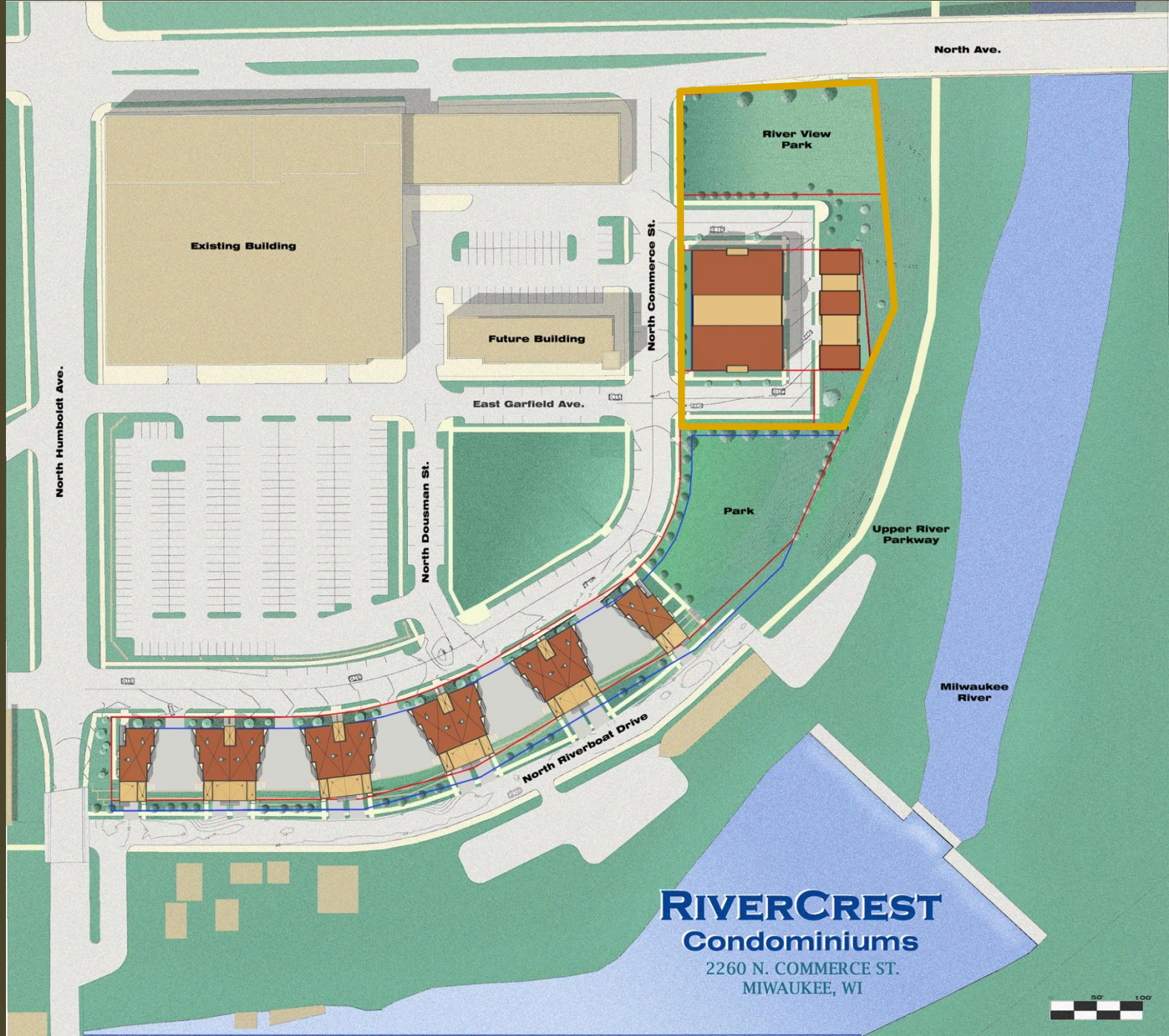


Camburas & Theodore Ltd

Jewel Osco

DETAILED PLAN DEVELOPMENT

DATE: 11/11/00
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 SCALE: 1" = 100'-0"



North Ave.

Existing Building

Future Building

River View Park

North Commerce St.

East Garfield Ave.

North Humboldt Ave.

North Dousman St.

Park

Upper River Parkway

Milwaukee River

North Riverboat Drive

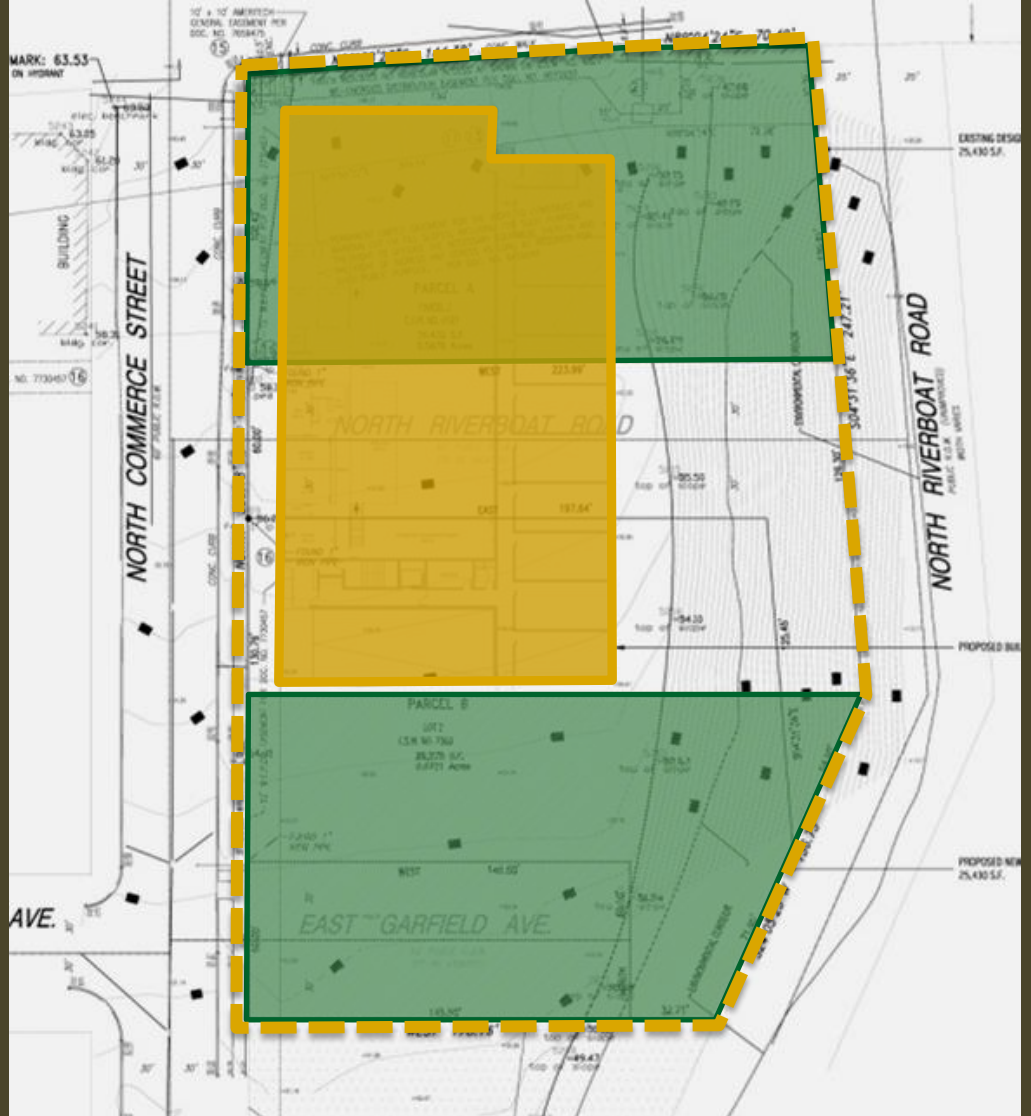
RIVERCREST Condominiums

2260 N. COMMERCE ST.
MILWAUKEE, WI



EAST NORTH AVENUE

PUBLIC R.O.W.
WITH IMPES



North Humboldt Ave.

North Ave.

Existing Building

Future Building

North Commerce St.

East Garfield Ave.

North Dousman St.

Park

Upper River Parkway

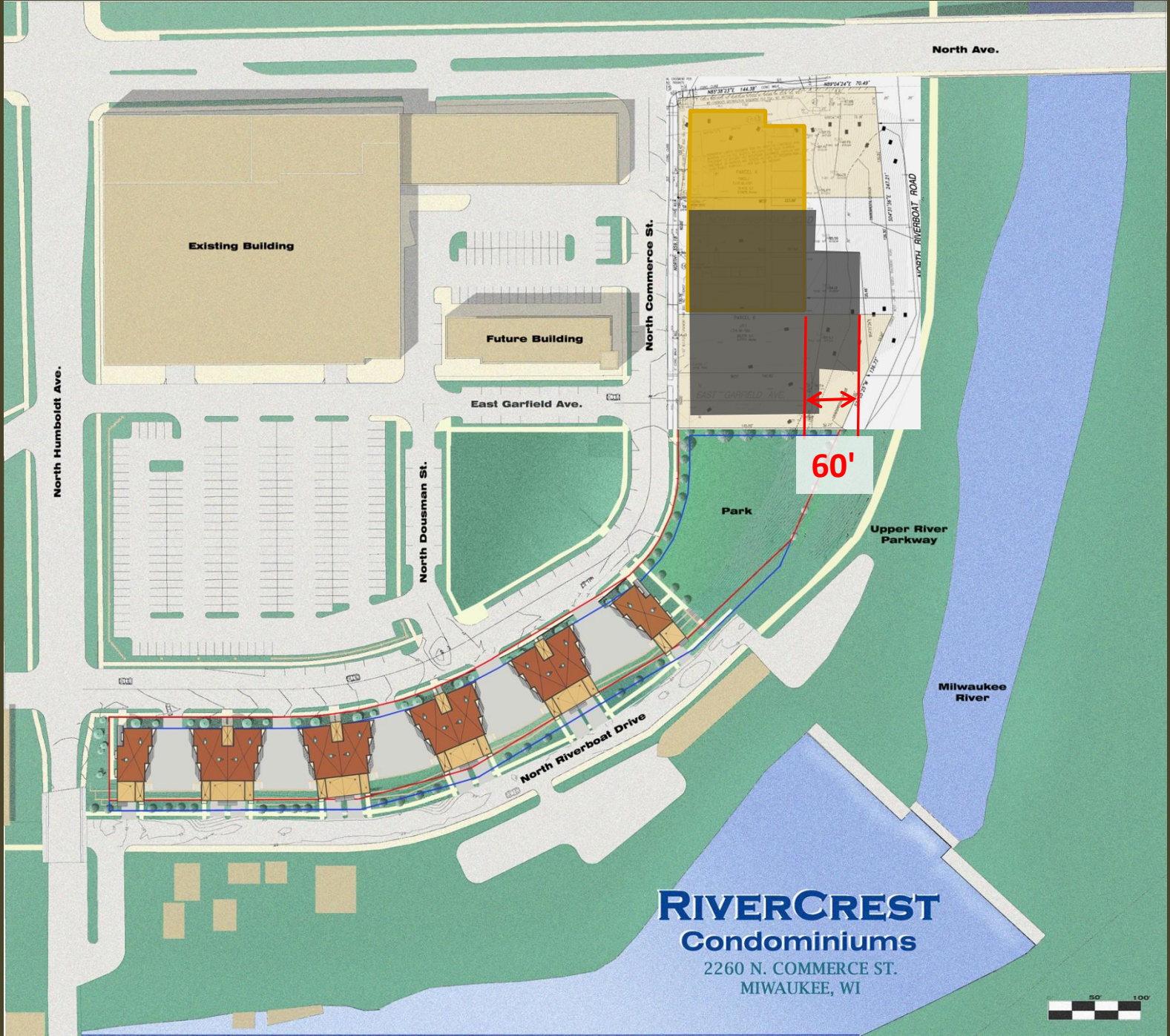
Milwaukee River

North Riverboat Drive

60'

RIVERCREST Condominiums

2260 N. COMMERCE ST.
MILWAUKEE, WI



North Humboldt Ave.

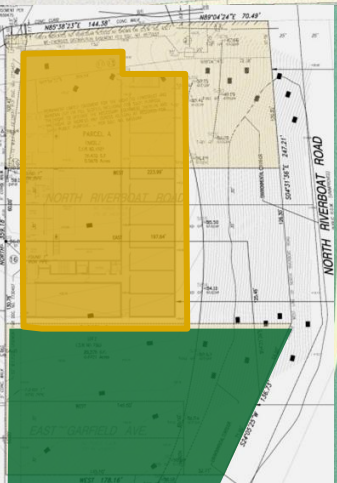
North Ave.

Existing Building

Future Building

North Commerce St.

East Garfield Ave.



Park

North Dousman St.

Upper River Parkway

Milwaukee River

North Riverboat Drive

RIVERCREST Condominiums

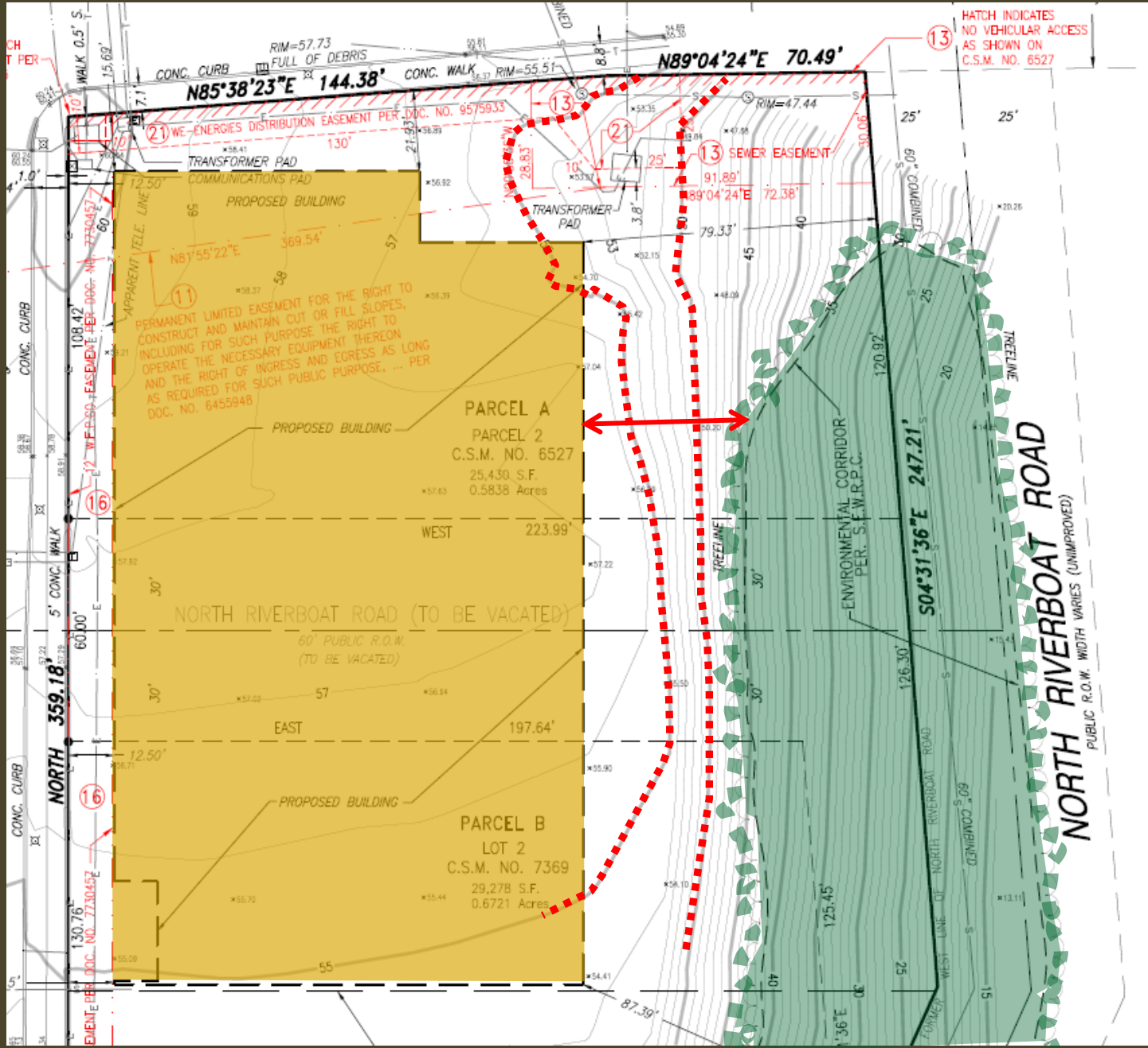
2260 N. COMMERCE ST.
MIWAUKEE, WI











HATCH INDICATES NO VEHICULAR ACCESS AS SHOWN ON C.S.M. NO. 6527

NORTH RIVERBOAT ROAD
PUBLIC R.O.W. WIDTH VARIES (UNIMPROVED)

(11) PERMANENT LIMITED EASEMENT FOR THE RIGHT TO CONSTRUCT AND MAINTAIN CUT OR FILL SLOPES, INCLUDING FOR SUCH PURPOSE THE RIGHT TO OPERATE THE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, ... PER DOC. NO. 6455948

PARCEL A
PARCEL 2
C.S.M. NO. 6527
25,430 S.F.
0.5838 Acres

PARCEL B
LOT 2
C.S.M. NO. 7369
29,278 S.F.
0.6721 Acres

NORTH RIVERBOAT ROAD (TO BE VACATED)
60' PUBLIC R.O.W. (TO BE VACATED)

ENVIRONMENTAL CORRIDOR PER. S.F.W.R.P.C.

COMMUNICATIONS PAD
PROPOSED BUILDING

TRANSFORMER PAD

PROPOSED BUILDING

PROPOSED BUILDING

NORTH 359.18'

12.50'

12.50'

EAST 197.64'

WEST 223.99'

S04°31'36"E 247.21'

N85°38'23"E 144.38'

N89°04'24"E 70.49'

N87°55'22"E 369.54'

S89°04'24"E 72.38'

126.30'

125.45'

125.45'

126.30'

60' COMBINED

WEST LINE OF NORTH RIVERBOAT ROAD

LEINING ROAD

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

25'

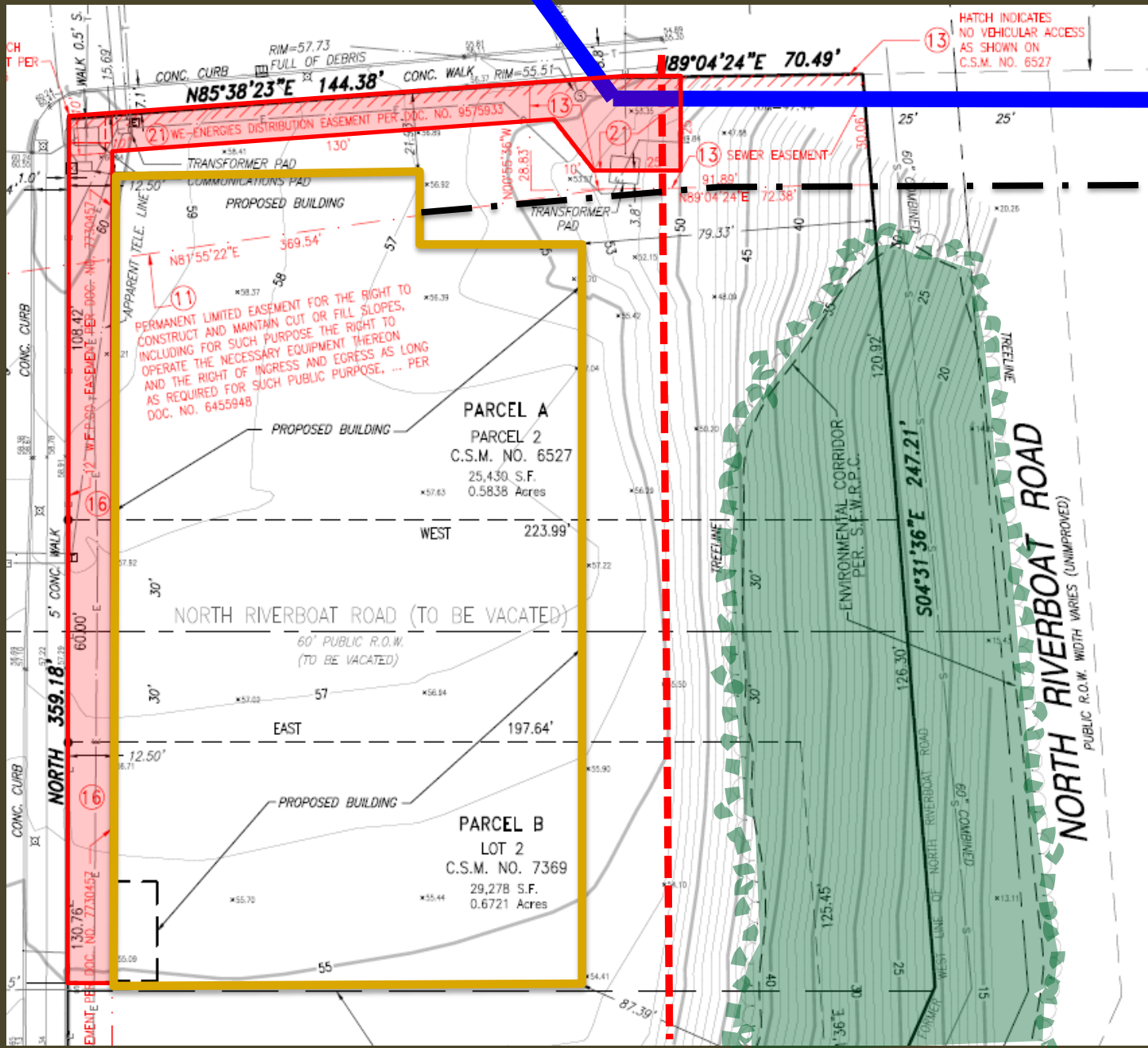
25'

25'

25'

25'

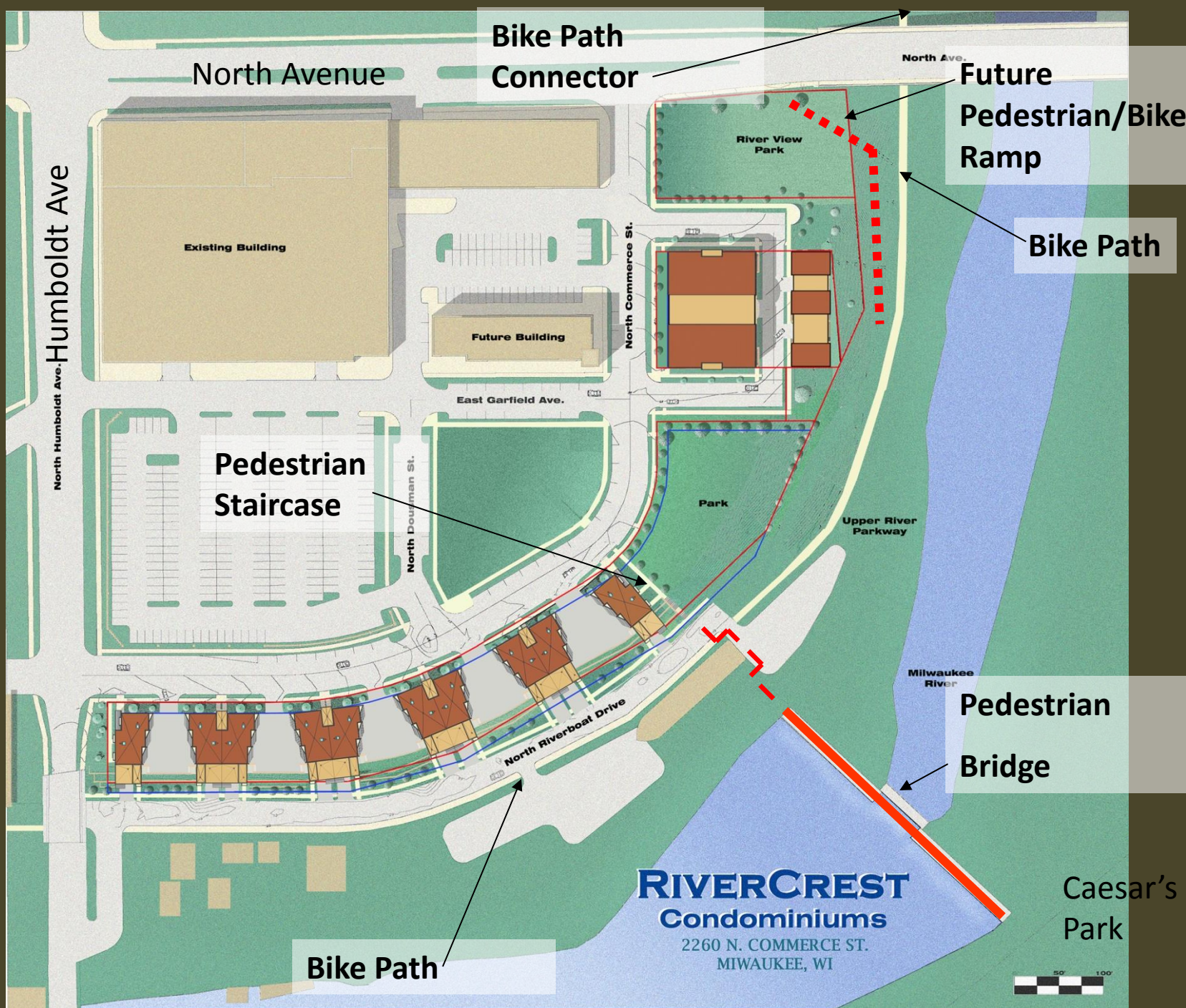
25'



13 HATCH INDICATES NO VEHICULAR ACCESS AS SHOWN ON C.S.M. NO. 6527

11 PERMANENT LIMITED EASEMENT FOR THE RIGHT TO CONSTRUCT AND MAINTAIN CUT OR FILL SLOPES, INCLUDING FOR SUCH PURPOSE THE RIGHT TO OPERATE THE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, ... PER DOC. NO. 6455948

NORTH RIVERBOAT ROAD
 PUBLIC R.O.W. WIDTH VARIES (UNIMPROVED)



North Avenue

Bike Path Connector

North Ave.

Future Pedestrian/Bike Ramp

Bike Path

North Humboldt Ave. Humboldt Ave.

Existing Building

Future Building

North Commerce St.

River View Park

East Garfield Ave.

Pedestrian Staircase

North Dousman St.

Park

Upper River Parkway

Milwaukee River

Pedestrian Bridge

North Riverboat Drive

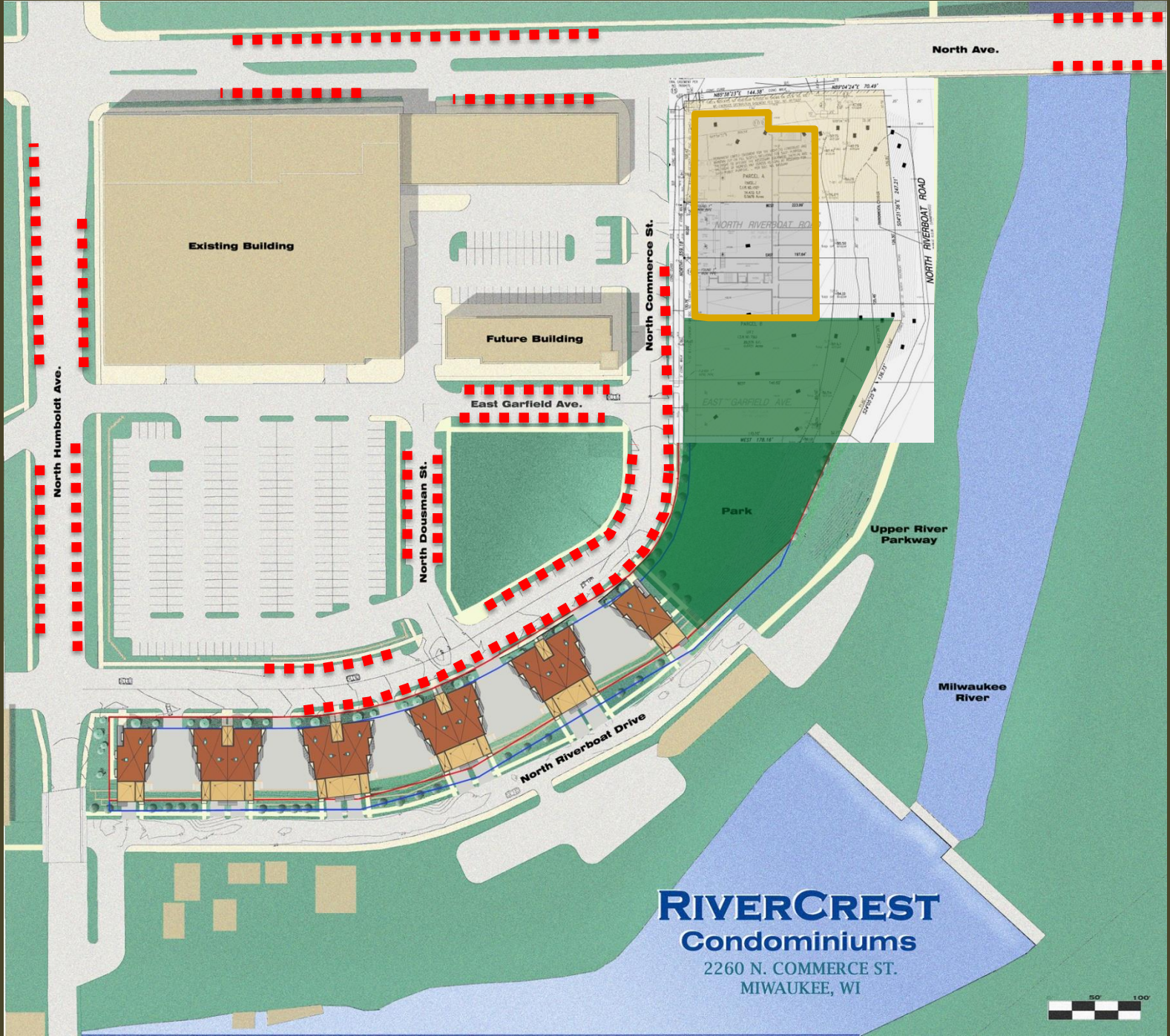
RIVERCREST
Condominiums
2260 N. COMMERCE ST.
MILWAUKEE, WI

Caesar's Park

Bike Path







North Ave.

Existing Building

Future Building

North Commerce St.

East Garfield Ave.

North Humboldt Ave.

North Dousman St.

Park

Upper River Parkway

Milwaukee River

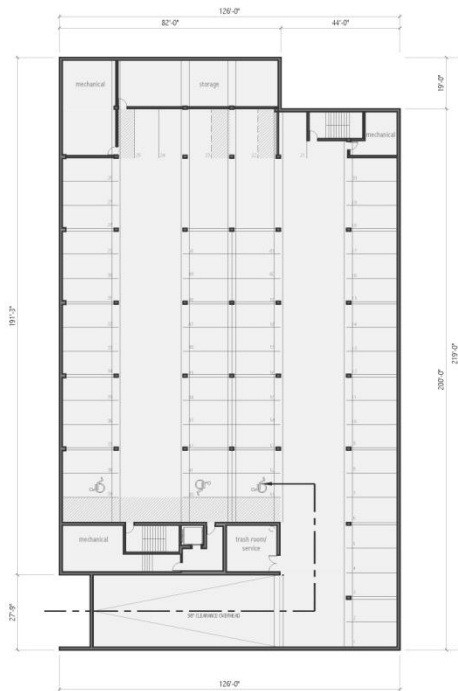
North Riverboat Drive

RIVERCREST Condominiums

2260 N. COMMERCE ST.
MILWAUKEE, WI



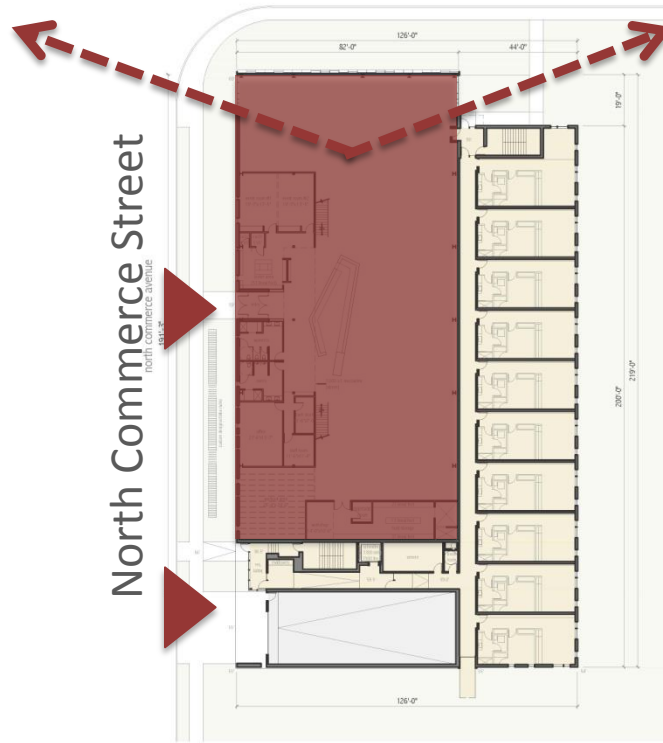




FLOOR PLANS - PARKING LEVEL



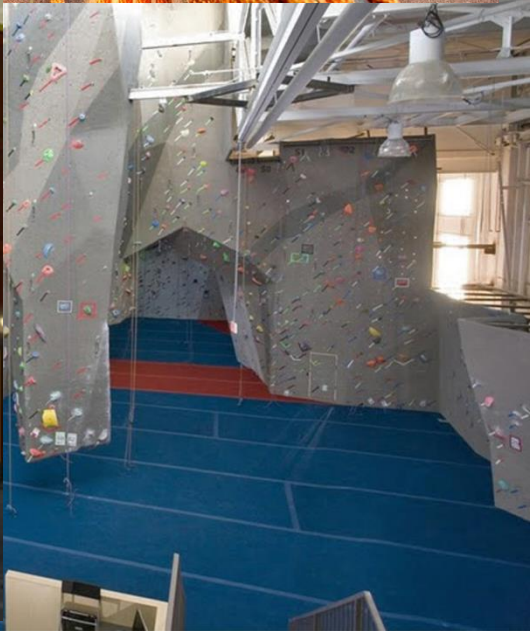
East North Avenue
north avenue

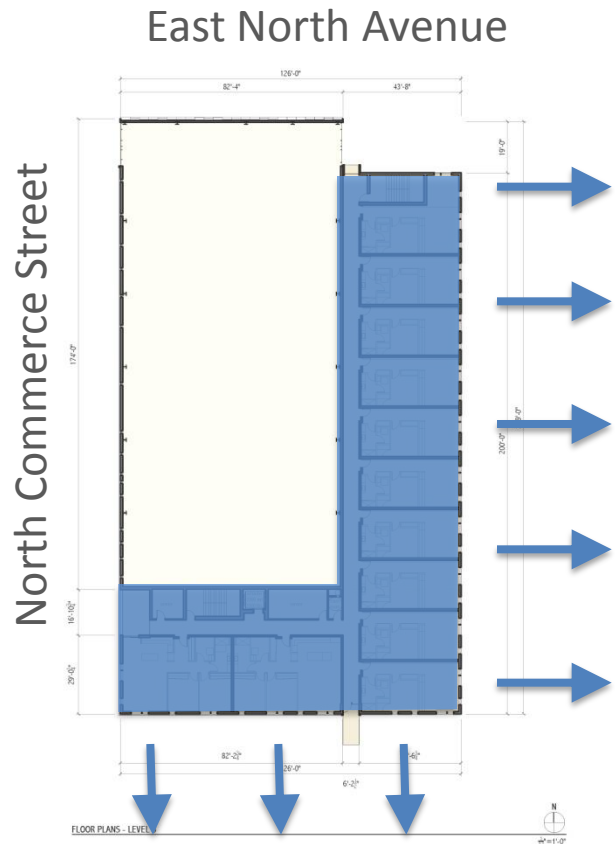
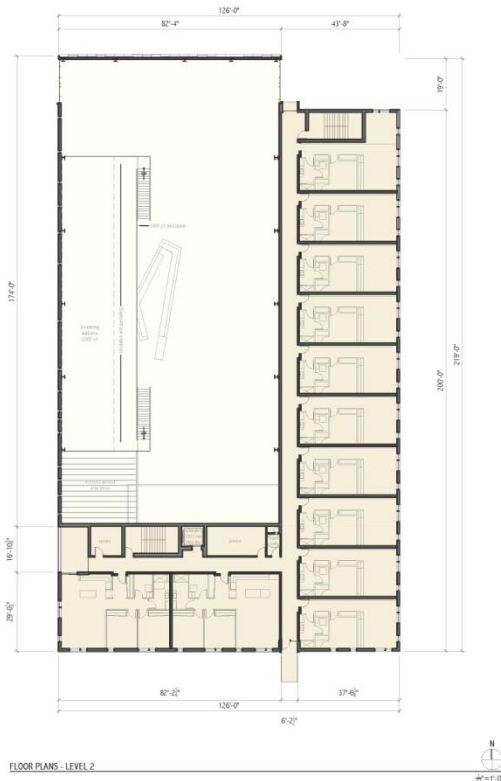


FLOOR PLANS - MAIN LEVEL



North Commerce Street
north commerce avenue







North Commerce Street

North Avenue RiverCrest Phase II
North Commerce Street
Milwaukee, WI



