

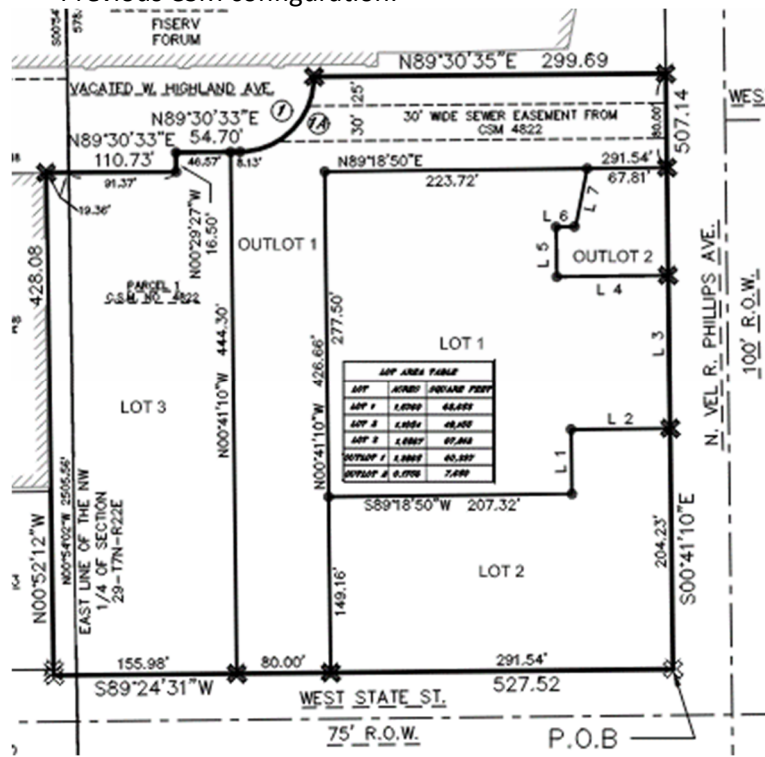
**Exhibit A**

**File No. 230626**

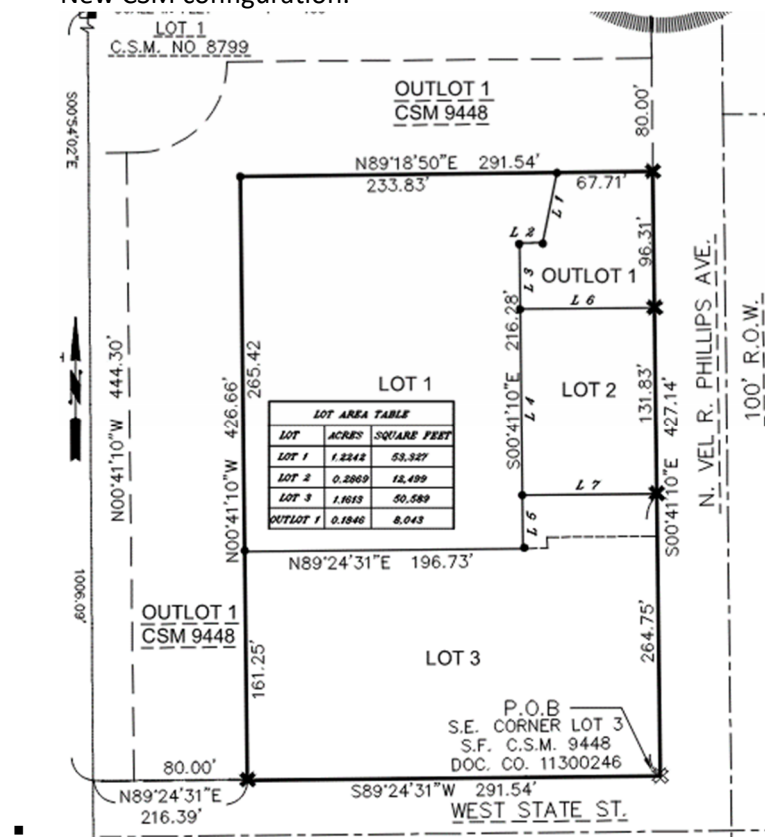
**1<sup>st</sup> Amendment to Detailed Planned Development known as Block 3 – Arena Master Plan (Phase 1)  
1051 & 1047 N Vel R Phillips & 500 West State Street (formerly part of 1001 N. Vel R. Phillips Av.)  
September 18, 2023**

- In (2016) a General Planned Development (GPD; File No. 150724) was established for the 8 development blocks within the Deer District.
- In (2022), the MKE BLK23, LLC & Marquee Ventures MKE, LLC requested that the zoning for a portion of the parcel of land known as Block 3 in the GPD (Part of 1001 N Vel R Phillip Avenue, including Lot 1, Outlot 1, and Outlot 2 of Certified Survey Map (CSM) #9448) be changed to a Detailed Planned Development (DPD) in accordance with File No. 220490. This DPD allowed for construction of a multi-story music venue that included a 4,000-person capacity room and an 800-person capacity room. Two outlots on the north side of the venue were also part of the proposal, and land to the west of Block 3 was identified as a private service drive with public access easements and agreements. CSM #9448 was approved and recorded, and divided Block 3 and a portion of Block 2 to the west of this site into 3 lots and 2 outlots. New addresses were assigned to these newly created lots and outlots as follows:
  - Outlot 2 (east plaza) - 1047 N Vel R Phillips; part of DPD
  - Lot 1 - 1051 N Vel R Phillips; part of DPD
  - Lot 2 - 430 West State Street; remained zoned GPD
  - Outlot 1 (north plaza and private service drive) - 500 West State Street; part of DPD
- This (2023) request, by Marquee Ventures MKE, LLC, is for the 1<sup>st</sup> Amendment to the DPD known as Block 3 – Arena Master Plan, Phase 1 to make changes to the previously approved development including:
  - Removal of the small theater (800-person capacity).
  - Increase the large theater capacity from 4,000 persons to 4,500 persons.
  - Changes to the site and building design (as outlined in more detail below).
  - A new CSM has been submitted to split the Lot 1 (1051 N Vel R Phillips) parcel and create a new lot (to be known as Lot 2) between the music venue and Vel R. Phillips Avenue for future development.
  - The music venue parcel (1051 N Vel R Phillips) will continue to be known as Lot 1 of the CSM, and the Outlot (1047 N Vel R Phillips) northeast corner plaza of the site will now be known as Outlot 1.
  - Because of the smaller footprint of the music venue, approximately 2,434 square feet of land within the DPD is no longer needed and will be shifted to the south parcel 430 West State Street (Lot 3), which is zoned General Planned Development (GPD; Arena Master Plan).
  - The new CSM submitted, in conjunction with this amendment request, created a need to clarify the Lot and Outlot names and addresses as follows for this amendment:
    - Lot 1 - 1051 N Vel R Phillips remains as the music venue parcel; remains in the DPD. Approx. 2,434 sf of land from this lot will shift to Lot 3
    - Lot 3 - 430 West State Street (formerly Lot 2) – remains zoned GPD and gets slightly larger
    - Lot 2 (future development site)– Requires new address to be assigned (formerly the east portion of Lot 1); remains in DPD
    - Service/Plaza Outlot - 500 West State Street (service drive and north plaza that were formerly labeled as Outlot 1 in the original CSM and DPD exhibits); remains in DPD
    - Outlot 1 (east plaza) - 1047 N Vel R Phillips (formerly labeled as Outlot 2 in the original CSM and DPD exhibits); remains in DPD

- Previous CSM configuration:



- New CSM configuration:



This statement, together with the accompanying drawings and related materials, constitutes and supports the 1<sup>st</sup> Amendment to the Detailed Planned Development.

### **Summary of Documents**

**Exhibit A**      DPD Project Description & Owner's Statement of Intent and Plan Set

### **General Purpose and Amended DPD Narrative (UPDATED):**

As part of this amendment, the property lines for 1051 & 1047 N Vel R Phillips & 430 & 500 West State Street (formerly part of 1001 N. Vel R. Phillips Av.) will be revised as depicted in the attached plans and a new Certified Survey Map (CSM) to be recorded that will also create an additional development parcel (Lot 2) between the music venue and N. Vel R. Phillips Av. A multi-story music venue will be constructed and operated on Lot 1 to include: an approximately 4,500-person capacity room, meeting and event spaces, outdoor balcony, rooftop patio and any other uses ancillary to the operation of a music venue. The following table provides the development standards that apply to the DPD including the general design standards, permitted signage, and permitted uses.

Venue operator will use industry best practices regarding the management of crowds queued in advance of events within the venue, including coordination with the city and private stakeholders and reasonable accommodations for ticket-holders. Operator notes that this venue was purposefully designed with the intention of providing queuing areas for patrons in advance of events within the private plaza areas of Outlot 1 and Service/Plaza Outlot, minimizing queuing on public right-of-way. Venue operator's ability to minimize queuing on public right-of-way is subject to circumstances, such as event volume at other venues within the broader entertainment district, including those with limited or no private queuing areas.

Additionally, the west side service/ private drive is part of this DPD and will remain unchanged from the original DPD approval. This service/ private drive will also serve as an additional fire truck access and will be where tour buses and tour semi-trucks will park overnight at times. This service drive will be the main access to a tour bus staging and loading dock area, west of the venue. Pedestrian access is allowed along the sidewalks that are adjacent to this service drive, and along vacated West Highland Avenue. Please refer to the DPD "drawings" for the Pedestrian Access Exhibit which is the result of discussions between the City of Milwaukee and the Milwaukee Bucks.

Consistent with the previously approved DPD, two plaza areas are proposed – the north plaza (part of Service/Plaza Outlot) and east plaza (Outlot 1). The North Plaza area will also act as a Public Pedestrian Access Plaza - Subject to closure by Owner for plaza programming. The East Plaza will also be available to Lot 1 (music venue) for additional Lot 1 programming at times. During non-programmed times/dates the plaza(s) will be open to the general public.

Lot 2 (East Lot) will remain zoned as DPD, with no building approved or allowed until a future amendment to this DPD is approved. Lot 3 (the south part of Block 3) will remain zoned GPD and will be rezoned to DPD in the future when development plans are known.

This 1<sup>st</sup> Amendment to the DPD removes the small (800 person) venue from the previously approved DPD. The **General Purpose and DPD Narrative** section have been amended to reflect this

revision/change. With the removal of the small venue, here is a list of the other revisions to the previously approved DPD relating to the music venue building and land within the DPD, associated with this removal of the small venue:

1. The remaining large venue space capacity will now be approximately 4,500 persons in lieu of the previous approximate 4,000 person capacity.
2. There is no longer a Mezzanine Level within the seating bowl.
3. There is no longer a Suite Level Plan or Suites/Skyboxes. This plan level is now the Terrace Level to reflect its only connection to the outdoor Terraces at the highest level of the seating bowl.
4. There is now additional square footage added at the second level above the back of house/loading area, in the southeast corner of the building. This is the location for most of the star suites that were previously located above the small venue.
5. One loading dock and dock ramp, that was associated with the small venue, has been removed from the south and west portion of the first floor plan.
6. Also, in this southeast corner, at the mezzanine level is the FPC offices, which was previously located above the small venue.
7. Roof area / and open air area has been added in the southwest corner of the building at both the Mezzanine and Terrace Levels. This was previously the grid access and storage.
8. The East Elevation of the building has been revised. A significant portion of this east building elevation wall, will eventually be covered up with a fire wall, when “Lot 2” gets developed.
9. The West Elevation has been revised to reflect floor plan changes as indicated above.
10. The South Elevation has also been revised to reflect the floor plan changes as indicated above.
11. A new CSM has been proposed and a new CSM application was officially submitted on 8/28/23. As noted above, this new CSM creates a new “Lot 2” where the small venue was previously located on the site and “Lot 3” replaces the previous “Lot 2” on the south end of this Block 3 site, and gets slightly larger due to the smaller footprint of the music venue. An access easement has been created on “Lot 3” that benefits “Lot 1”, “Lot 2” & “Lot 3”.
12. “Lot 2” will remain as part of this DPD for interim landscaping requirements. Once a building development is proposed for “Lot 2”, “Lot 2” will need to formally apply and go through its own DPD approval process.

**District Standards (s. 295-907) (UPDATED):**

Uses:	Theater and uses accessory and ancillary to that (see also GPD use list for allowable uses on Block 3) Complies with GPD requirements.
Design standards:	<p>DPD for northern ½ of Block 3 of the Milwaukee Bucks Arena Development.</p> <p><b>4.1.1 Street Activation:</b></p> <p>Complies with GPD requirements, See sheet A1-0.</p> <p>See sheet A1-1.</p> <p>For the portion of the eastern façade of the music venue that extends along the east outlot/plaza, the eastern facade frontage provides glazing/activation that exceeds the GPD requirement for this façade (50% required, 76% proposed). The north façade provides glazing/activation</p>

along 66% of the façade, which is slightly under the 75% threshold for the high activation zone. This is offset by the provision of the additional glazing/activation along the east façade, which will be prominent along Vel Phillips Avenue and the plaza. In total, the combined activation in these two facades exceeds the required amount of glazing and activation required for these areas within the GPD. This is consistent with, and achieves, the spirit and intent of the requirements within the GPD. The portion of the east façade adjacent to Lot 2 is excluded from these calculations as an "interior" lot line, and the street level glazing/activation requirements for this Vel Phillips Ave frontage will apply to the future development on Lot 2.

**4.1.2 Street Activation Uses:**

Lobby, prefunction, circulation corridor, merchandise, and box office along portions to the north. To the east uses include: VIP Entry, box office, merchandise, and check-in. The majority of these spaces will be public spaces to the music venue and intended to enhance street activation in accordance with GPD design standards.

**4.1.3 Entries:**

Pedestrian entries are all located to the north with direct access to the Deer District plaza. Service and loading entries are located to the west along the private drive. Utility functions are either internal to the building or set back from the public right of way.

Main entry of the large venue to remain is still located in the exact same location as the previously approved DPD. Other secondary VIP entry that is located off Outlot 1 has remained in the same location. A Backstage VIP entry is now proposed in the Southeast corner of the building, on the east elevation adjacent to Lot 3. An access easement on "Lot 3" allows for this new secondary Backstage VIP entry.

**4.1.4. Materials:**

The building facades exposed to the north, northeast and northwest corner, celebrate the city's past by acknowledging the classical architectural categories in a contemporary manner. The base of the building is activated with a glassy façade, the middle portion of the façade is identified with

masonry massing. The top floor is announced through a rooftop terrace which helps to activate the façade. All components are clad in high quality materials in compliance with GPD guidelines. The east and south facades continue with the same masonry and metal panel but have less glass because they will eventually be covered with other developments. The west façade includes glass in areas of the façade that do not conflict with the performance space.

**4.1.5. Detailing Enrichments:**

North Facade (facing Fiserv Forum and plaza): The ground level curtain wall is framed by masonry piers and composite metal panel elements that express the structural module of the building. The masonry detailing of the building further emphasizes the structural module with vertical stack bond elements that repeat with the building module. Terrace/ balcony element at upper level accents the façade in form and nighttime illumination and extends inward to provide a significant and dramatic visual feature. Composite metal panel wraps the fascia and significant soffit extension of the high roof supports exposed accented wood tone ceilings.

As part of this amendment, North Façade: Small Venue portion of elevation has been removed. Large Venue façade remains in same east-west location and remains the same as the previously approved DPD.

South Façade: This side of the building is mid-block, which will be obstructed from view by the anticipated development(s) on Lot 3, the southern portion of Block 3. The architectural design of the south elevation is consistent with the other facades, with precast concrete, base brick and metal panel. The one story loading dock walls are precast to match the base, and will be covered by future development of Lot 3.

As part of this amendment, South Façade: "Lot 2" becomes "Lot 3" on the new proposed CSM. The previous one story section becomes 2 stories on the southeast corner.

As part of this amendment, East Façade: The building materials of the east façade remain consistent as described originally above. However, the east façade was mostly comprised of the small venue, which is now removed from the project. This amendment moves the east façade vertical plane west to a mid-block location. Once "Lot 2" is developed, 2/3 of this façade will be covered up by this

development. This future "Lot 2" development will also need to address the GPD requirements for Block 3, that requires that the design be sympathetic to historic Turner Hall which is located across from "Lot 2" on the east side of Vel Phillips Ave. In the interim condition, (4) banners have been added to the east façade, and "Lot 2" will include up-lit trees, crushed stone walkways, and grass lawn, as shown on the DPD drawing to help activate "Lot 2" until it is developed.

- a. The banners will be mounted proud of the building 4" to 8" from the building face with non-corrosive stand-offs.
- b. The banners will be illuminated creatively.
- c. These banners will not be painted directly on the wall or directly applied to the wall.
- d. The banners will be art installations and may also be artistic interpretations of artists/musicians, among other artistic images. They will not be direct advertising of events or other on or off premise signage.

West Façade (facing staging area & the private service drive beyond): Precast concrete base; patterned brick with a combination of stack bond and header courses accentuates the façade. Composite metal panel wraps the fascia and significant soffit extension of the high roof. +/-5'-4" tall wall that encloses the staging area, includes a continuous planter at the sidewalk.

As part of this amendment, West Façade: This façade required some modifications that respond to floor plan changes to the large venue. Some glazing needed to be changed to spandrel glazing, and some glazing was eliminated. Portions of the glass will also either be fritted or obscured.

**4.2.1. Building Articulation:** Refer to Section 4.1.5 Detailing Enrichments above.

**4.2.2. Low Activation / Ground Level Walls:**

As part of this amendment, both the north and applicable east frontages collectively meet the intent of the GPD.

North façade: High activation zone for full frontage per GPD (see sheet A1-1, which demonstrates that 66.1% glazing on ground floor is being provided, and meets the requirement

for a high activation zone when borrowing excess activated portions of the east façade immediately around the corner from the north façade)

East Façade: Medium activation zone per GPD (minimum 50% glazing on ground floor) has been met.

Part of East Façade Now Adjacent to Lot 2: Not Applicable (NA), as it is set behind a future developable lot.

South façade: Mid-block - anticipating future development, thus this façade does not include any activation.

West Façade: Per the GPD, the western portions of the development are low activation areas. Meets this definition of low activation/requirements for ground level walls.

**4.2.3. Alley and Side Facing Walls:**

South façade: This building elevation is mid-block, which will be-partially obstructed from view by the anticipated developments on the southern ½ of block 3. The architectural design of the south elevation is book ended with precast concrete base and brick corners. Exposed precast concrete exists where future development is expected to be built directly adjacent to the façade.

As part of this amendment, East Façade: As described in 4.1.5, this façade becomes a mid-block wall as part of this amendment, however the building materials remain consistent to the higher articulated building elevations.

**4.2.4. Large Format Uses Façade Design:**

North Facade: This façade is predominantly aluminum and glass curtain wall which defines the monumental entry lobby, VIP rooms, and the interior prefunction space. This façade also has many planar differences. The predominance of aluminum and glass curtain wall lie in one plane. The marquee canopy and second floor balcony extend outward. The rooftop terrace extends inward to provide a significant and dramatic visual counterpoint to this city facing facade. Additionally, a composite metal panel wraps the fascia and significant soffit extension of the high roof.

**4.2.5. Parking Structure Façade Standards:**

No Parking Structure Included, not applicable



**4.2.6. Detailing Enrichments:**

The music venue building offers many unique design features such as iridescent metal panels, large balcony over the large marquee sign, and a rooftop terrace. These elements will provide significant depth and activity to the Deer District plaza and the south side of the arena.

Lighting concepts are designed to maximize visual interest for key architectural features while providing a safe, comfortable, and pedestrian friendly experience for the overall property. A mix of building mounted systems along with integral and freestanding lighting elements will be utilized throughout the project.

**5.0. Site Features:**

A comprehensive site and landscape design has been created that follows the GPD guidelines and compliments the existing arena district. The ground plane incorporates a mix of concrete, decorative concrete, pavers, and permeable pavers that orchestrate movement and exemplify features of the site. Poured-in-place concrete planters provide seating and add a three-dimensional interest around the site. Wood slat benches installed on top of concrete planters provide warmth in the landscape, a more comfortable seating experience. The project incorporates green features such as permeable pavement and natural plantings.

**5.1 Bicycle Parking Minimum Requirements:**

Referencing 2,100 square feet of office space within the building, the project exceeds the GPD standards and provides 20 total short term, outdoor bicycle parking spaces with the anticipated location near the north entry of the large venue. Long term "Indoor" bicycle parking space require (1 space per "screen" or "venue" and 2 min for the office) for a total requirement of 3 Indoor bicycle parking spots. The required indoor bicycle parking spots will be provided near the building loading area.

No changes are proposed to the number and location of the outdoor bicycle parking spaces from the original DPD, even though the small venue has been removed from the project.

**5.2 Fencing:**

A temporary construction fence will be installed at the perimeter of the site (including the outlots, easements, and service drive areas) with an opaque fabric wrap that covers the entire area of the fence to limit access to the construction area for safety and security purposes. This will also help to limit views of the staging and enliven the area with graphics during construction.

There will be a 5'-4" foot tall precast concrete w/ brick (material) screen wall along the west side of the bus court area.

**6. GPD Exterior Site Lighting Standards:**

Lighting concepts are designed to maximize visual interest for key architectural features while providing a safe, comfortable and pedestrian friendly experience for the overall property. A mix of building mounted systems along with integral and freestanding lighting elements are utilized throughout the project as described below.

North Plaza (Service/Plaza Outlot) and North façade (Lot 1): Feature lighting for the façade is provided at the marquees and rooftop canopy. LED fixtures are recessed into the exterior envelope to create an integrated look and feel. Up-lighting at the rooftop patio also provides a subtle wash on the columns and soffit above. Site and sidewalk lighting is provided with a series of free-standing pedestrian scale pole lamps and up-light fixtures integrated into landscape beds. Venue entries are illuminated via soffit and canopy mounted down lights. Similar building mounted fixtures provide secure and appropriate lighting levels at the vehicular and service entries to the west.

South Façade: This side of the building is mid-block, which will be-partially obstructed from view by the anticipated developments on the southern portion of block. Therefore, building mounted fixtures will provide secure and appropriate lighting levels.

East Plaza (Outlot 1): Similar approach to the north plaza.

As part of this amendment, East Façade (Vel R. Phillips Av.) The "interim" four banners that are on the east elevation will include some type of lighting, for activation of that façade at night.

	<p>West Façade: Site and sidewalk lighting is provided with a series of free-standing pedestrian scale pole lamps and up-light fixtures integrated into landscape beds. Similar building mounted fixtures provide secure and appropriate lighting levels at the vehicular and service entries to the west.</p> <p>7. GPD Landscaping Standards:</p> <p>A comprehensive site and landscape design has been created that follows the GPD guidelines and compliments the building, creating a cohesive Deer District design. Since no surface parking is provided on the property, proposed landscaping exceeds the GPD requirements. Foundation plantings and raised planters provide greenspace to anchor the building, soften edges, direct pedestrian traffic, and provide texture and color. Natural native and adaptive native plants provide low maintenance, year-round interest.</p>
Density (sq. ft. of lot area/dwelling unit):	NA – non-residential use
Space between structures:	NA – single structure
Setbacks (approximately):	<p>GPD setback ranges from any street(s) have been met in this DPD. Current design proposes the following setbacks:</p> <p>North: 0’ft</p> <p>South: This likely will be 0 to the new property line.</p> <p>East: No longer applicable (NA) with the new location of the east building elevation. This likely will be 0 to the new property line between Lot 1 and Lot 2.</p> <p>West: Not Applicable (NA), since the private drive will not be a public street. While street setback is NA, the Building is set back 37’ +/- feet from the property line.</p>
Screening:	Mechanical units on the roof will be concealed with architectural roof screens.
Open space:	<ul style="list-style-type: none"> <li>- The north building façade faces an expanded Deer District plaza.</li> <li>- Outdoor balcony on the 2<sup>nd</sup> floor (north side of venue) for patrons.</li> <li>- Rooftop Patio for patrons.</li> <li>- North and east plazas.</li> </ul>
Circulation, parking and loading:	<p>Pedestrian access: Primary entry is from the expanded Deer District plaza on the north. “Secondary” VIP Entry is located on the south end of the east façade.</p> <p>Access Easement:</p>

	<p>Lot 3 access easement allows entry and exit access to the VIP entrance of the music venue (Lot 1). A poured concrete sidewalk will be constructed on Lot 3 from the music venue to Vel R Phillips.</p> <p>Automobile access and parking:          Guests and employees will utilize adjacent parking structures in the district. Existing facilities and options for transit and ride share users will continue.</p> <p>Bicycle parking:          See specific “Bicycle Parking” Section above.</p> <p>Loading:          Deliveries, staging, waste collection will be off the private drive to the west. Dumpsters will be stored inside rooms of the building.</p> <p>Staging:          The staging area west of the music venue will be used as a drop-off and pick-up point when tour buses arrive and depart from the music venue. For larger shows and events, multiple buses may be staging in the area for longer periods for loading and unloading. This staging area will need to remain clear for tour bus movements.</p> <p>On Street Loading Zone: The existing street parking directly east of the Southeast Backstage VIP entry along the east side of the venue and the access easement on Lot 3 along Vel R. Phillips is desired for loading. The future retail (commercial) development on Lot 2 is intended to share this area and function.</p> <p>All required agreements pertaining to any needed lane marking or traffic signal adjustments, and related items resulting from Traffic Impact Analysis will be finalized with DPW prior to the issuance of building permits</p>
<p>Landscaping:</p>	<p>A comprehensive site and landscape design has been created that follows the GPD guidelines and compliments the building, creating a cohesive Deer District design. See design principle 7</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the 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</p>

	<p>total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD. This includes the interim landscaping on Lot 2 (future development site to the east of the music venue).</p> <p>Lot 1 and Lot 2 and Lot 3 are under common ownership. If Lot 3 has not been rezoned to DPD by 1/1/2026, interim edge landscaping shall be installed along the street edge of Lot 3 within 120 days of 1/1/2026. This landscaping shall be generally consistent with “Option A” perimeter landscaping as described in Chapter 295-405-3-a of the zoning code, with the final plan to be reviewed and approved by DCD staff prior to installation. If Lot 3 is further divided subsequent to the approval of this DPD amendment, this requirement shall remain applicable to any portion of the land that is referred to as Lot 3 within the attached exhibits.</p>
Lighting:	Lighting is provided per GPD standards. See design principle 6.
Utilities:	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.
Signs (type, square footage, quantity and placement):	<p>The venue will have unique signage located per the elevations. All signage will be designed per requirements of the Milwaukee Zoning Code, section 295-407. All permanent signs listed below may be allowed to have changeable messaging, subject to DCD staff review.</p> <p><b>Signage types include:</b></p> <ul style="list-style-type: none"> <li>- Temporary construction signage.</li> <li>- Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence.</li> <li>- Wall sign: Internal face lit dimensional letters</li> <li>- Marquee signage – changeable messaging</li> <li>- Building identification signs near streets.</li> <li>- Banner signs as shown on the east façade of the building.</li> </ul>

**Site Statistics (UPDATED): Reminder of Outlot 1**

	2022 DPD	2023 DPD Amendment
Gross land area (Outlot 1 of prior CSM (inclusive of north plaza and private drive with	136,683 SF (Lot 1 + Outlot 1 + Outlot 2)	134,266 SF (inclusive of Lot 1 + Lot 2 +Service/Plaza Outlot + Outlot 1, and accounting for 2,434 sf that will be shifted to Lot 3 (zoned GPD)

access agreement and easement), and Outlot 1 (east plaza), Lot 1, and Lot 2 of updated CSM):		Music Venue Lot area (all but Lot 2): 121,767 sf  Lot 2 (future development) lot area: 12,499 sf
Maximum amount of land covered by principal buildings (approx.):	Lot 1 = 52,770 SF 77% Lot Coverage Outlot 1 (service drive and north plaza)= 0 SF 0% Lot Coverage Outlot 2 (east plaza) = 0 SF 0% Lot Coverage	Lot 1 = 40,189 SF 75% Lot Coverage Service/Plaza Outlot= 0 SF 0% Lot Coverage Outlot 1 (east plaza) = 0 SF 0% Lot Coverage Lot 2: TBD in future DPD Amendment
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Lot 1 = 15,432 SF 22% Lot Coverage Outlot 1 = 25,226 SF 42% Lot Coverage Outlot 2 = 0 SF 0% Lot Coverage	Lot 1 = 12,961 SF 24% Lot Coverage Service/Plaza Outlot = 25,226 SF 42% Lot Coverage Outlot 1 = 0 SF 0% Lot Coverage Lot 2: TBD in future DPD Amendment
Minimum amount of land devoted to landscaped open space (approx.):	Lot 1 = 428 SF 0.6% Lot Coverage Outlot 1 = 4830 SF 8% Open Landscape Outlot 2 = 585 SF 7.6% Open Landscape	Lot 1 = 430 SF 0.8% Lot Coverage Service/Plaza Outlot 1= 4830 SF 8% Open Landscape Outlot 1 = 585 SF 7.3% Open Landscape Lot 2: TBD in future DPD Amendment
Max proposed dwelling unit density (lot area per dwelling unit):	NA	NA
Proposed number of buildings:	1 (Lot 1)	1 (Lot 1)
Max dwelling units:	NA	NA
Bedrooms per unit:	NA	NA
Parking spaces provided (approx):	Automobile spaces: NA Ratio per residential unit: N/A Spaces per 1000 sq ft for non-residential uses: N/A – anticipated that patrons and employees will utilize adjacent parking structures, transit, bicycles, or ride share. Bicycle spaces: As noted in specific “Bicycle Parking” above for Lot 1 development. Note: Number, placement, and type of bicycle parking shall follow the	Automobile spaces: NA Ratio per residential unit: N/A Spaces per 1000 sq ft for non-residential uses: N/A – anticipated that patrons and employees will utilize adjacent parking structures, transit, bicycles, or ride share. Bicycle spaces: As noted in specific “Bicycle Parking” above for Lot 1 development. Note: Number, placement, and type of bicycle parking shall follow the

	provisions of the zoning code (s. 295-404).	provisions of the zoning code (s. 295-404). Lot 2: TBD in future DPD Amendment
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**Time Limit on Zoning:**

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to GPD at that time unless the criteria identified in 295-907-c-11-a and -b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.