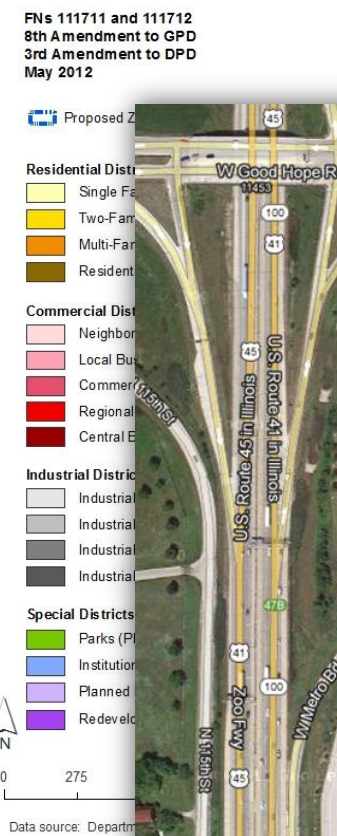
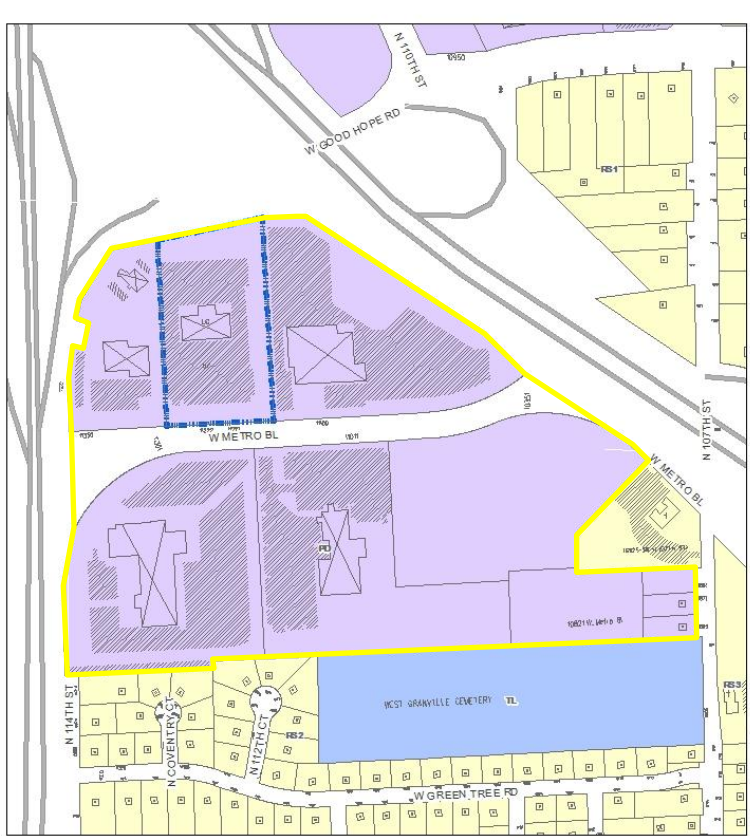


File Nos. 111711 and 111712.

**111711:** A substitute ordinance relating to the Eighth Amendment to the General Planned Development (GPD) known as Milwaukee Metro Center, to change signage standards, on lands located south of West Good Hope Road between West Fond du Lac Avenue and US Highway 41/45, in the 5th Aldermanic District. This amendment was requested by Russ Darrow Group, and will increase the maximum height of freestanding signs for 11212 West Metro Boulevard (Russ Darrow Nissan) from 14 feet to 18 feet 6 inches.

**111712:** A substitute ordinance relating to the Third Amendment to a Detailed Planned Development (DPD) known as Metro Center Phase 2, for site changes, on land located on the north side of West Metro Boulevard and west of North 107th Street, in the 5th Aldermanic District. This amendment was requested by Russ Darrow Group, and will permit several revisions to the previously approved plan, including the addition of parking to an area on the site that was previously noted as future public right-of-way, changes to the freestanding signs and site access.



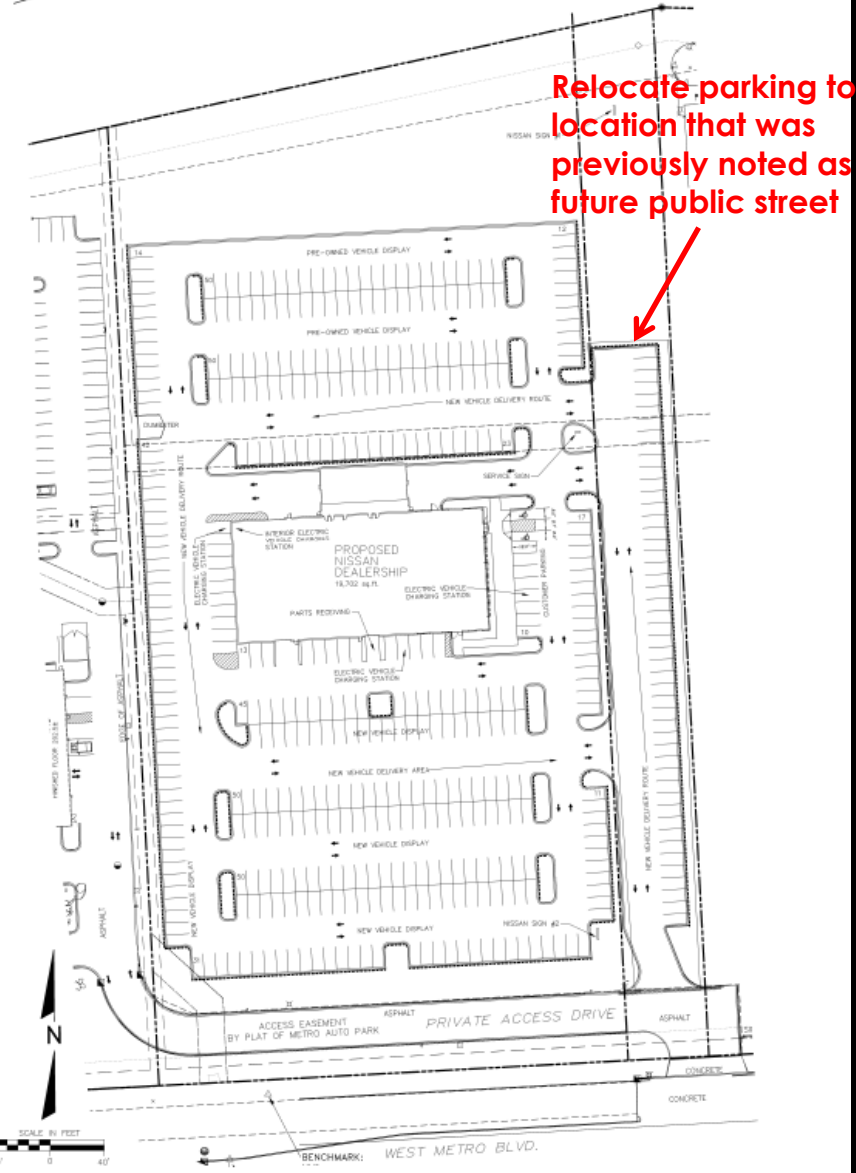
**Milwaukee Metro Center DPD Existing Context, Southern Elevation**





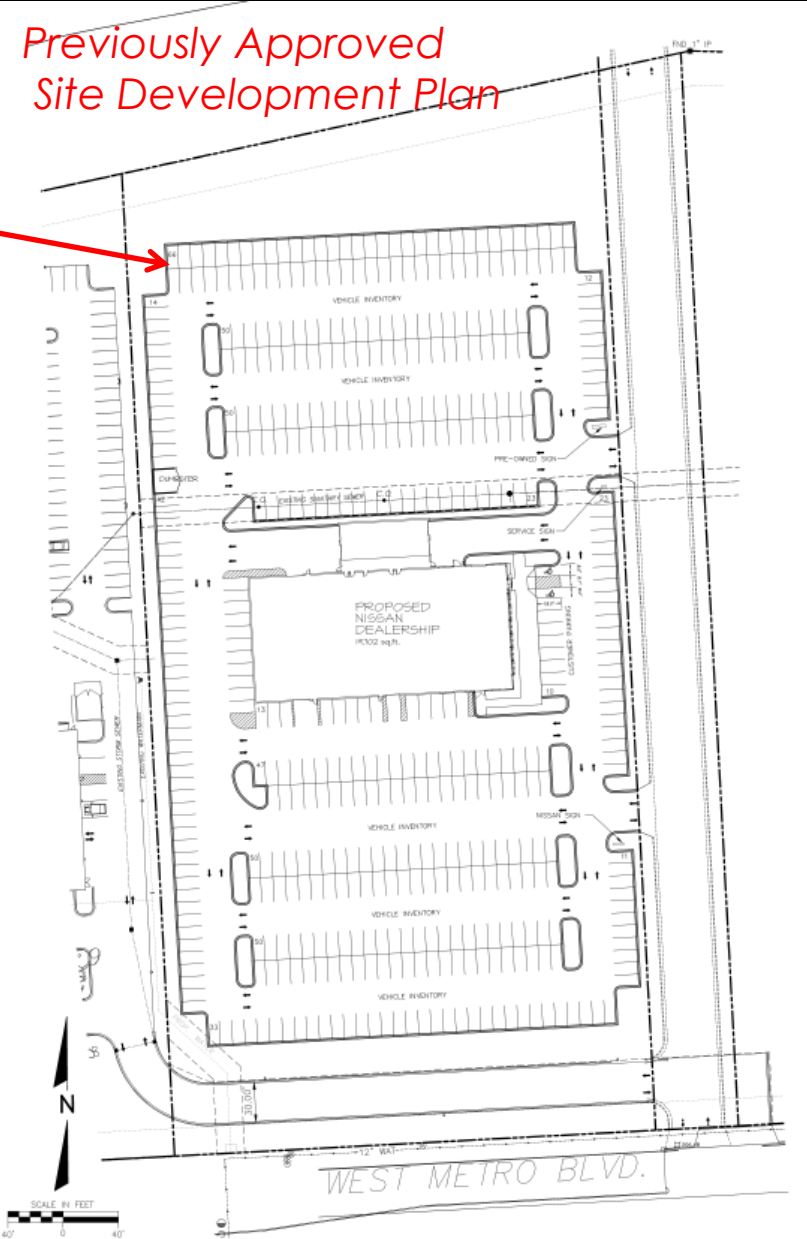
# Milwaukee Metro Center DPD

## Proposed Site Development Plan

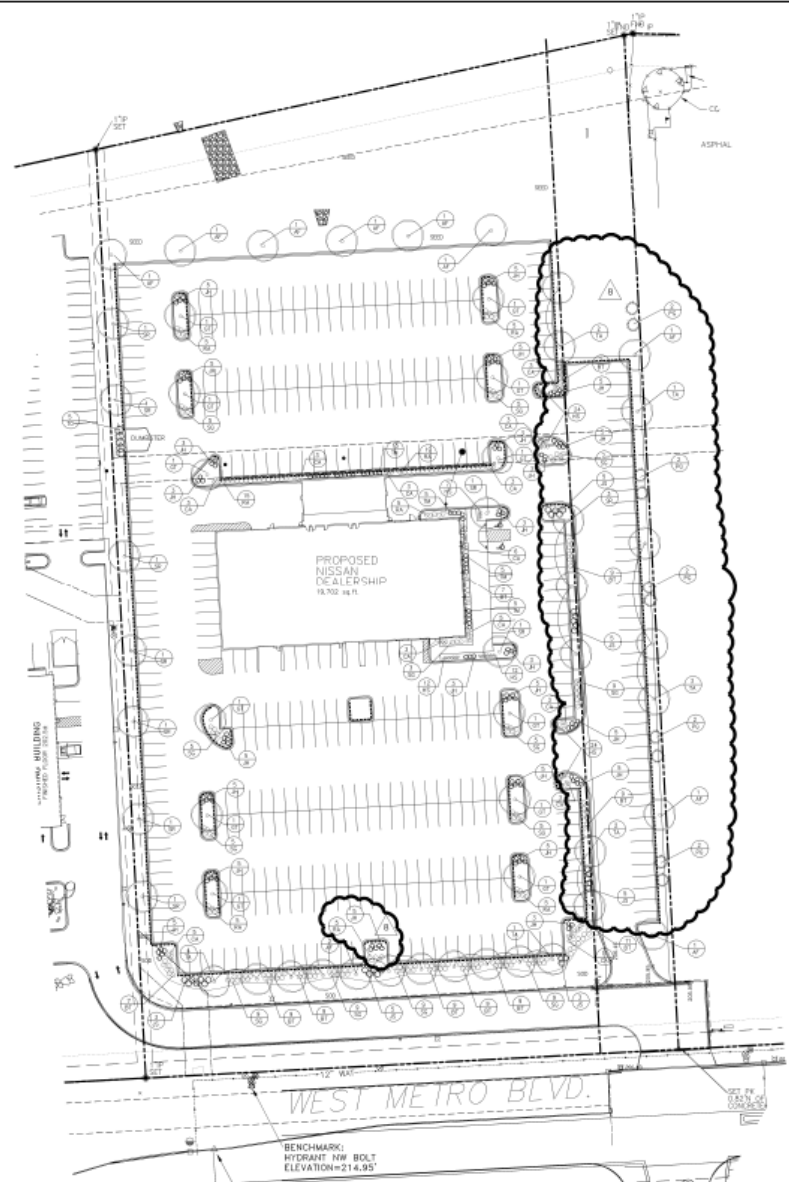


Relocate parking to location that was previously noted as future public street

## Previously Approved Site Development Plan



# Milwaukee Metro Center DPD Proposed Landscape Plan



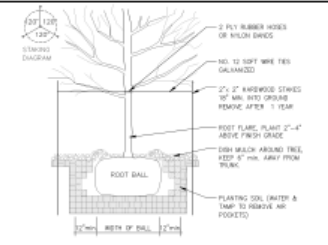
PLANT SCHEDULE (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QTY	SYMBOL	BRAND NAME	COMMON NAME	COMMON SIZE	APPROX. SIZE	PLANTING	DBH	HT.
11	11	Aster + Yucca + Autumn Blaze	Autumn Blaze Maple	45'-50'	8" x 8"	2 1/2"		Shade Tree
12	12	Ornamental	Ornamental	35'-40'	8" x 8"	2 1/2"		Shade Tree
14	14	Yucca + Yucca + Yucca	Yucca	35'-40'	8" x 8"	2 1/2"		Shade Tree
12	12	Spring	Spring	35'-40'	8" x 8"	2"		Ornamental Tree
12	12	Flora	Flora	25'-30'	8" x 8"	2"		Evergreen Tree
3	3	Yucca	Yucca	15'-20'	8" x 8"	2"		Evergreen Tree
17	17	Yucca	Yucca	3" x 3"	10"	10"		Deciduous Shrub
84	84	Flora	Flora	10"	10"	10"		Deciduous Shrub
85	85	Flora	Flora	3" x 3"	10"	10"		Deciduous Shrub
134	134	Yucca	Yucca	7" x 4"	10"	10"		Evergreen Shrub
24	24	Yucca	Yucca	2" x 4"	10"	10"		Evergreen Shrub
30	30	Yucca	Yucca	2" x 5"	10"	10"		Evergreen Shrub
34	34	Yucca	Yucca	42'-40'	10"	10"		Ornamental Shrub
79	79	Yucca	Yucca	15'-20'	10"	10"		Flowering

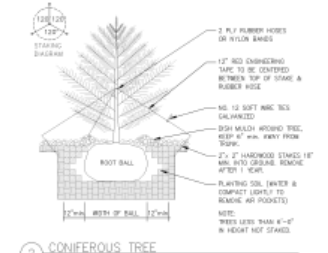
GENERAL NOTES:

- 1.) ALL FINISHED GRADES TO BE 1" BELOW TOP OF CURBS OR PAVEMENT.
- 2.) BACKFILL AND GRADE ALL PLANTING AREAS WITH MPA 12" BLENDED TOPSOIL.
- 3.) ALL LAWN AREAS TO BE SEED UNLESS OTHERWISE NOTED.
- 4.) ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK.
- 5.) ALL TREES NOT IN A PLANTING BED SHALL BE MULCHED WITH A MINIMUM 1" RADIUS FOR EACH 1" INCH CALIBER. USE SHREDED HARDWOOD MULCH AT 2" DEPTH.
- 6.) PROVIDE MIN. 2 YEAR WARRANTY ON ALL PLANT MATERIAL.
- 7.) ALL PLANTING BEDS TO BE EDGED WITH COMMERCIAL GRADE PLASTIC EDGING.
- 8.) ALL PLANTING BEDS TO BE MULCHED AT 2" DEPTH WITH STONE MULCH.

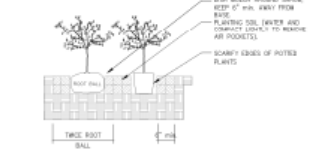
LANDSCAPE PLANTINGS PER TABLE 295-405 TYPE A: ALONG STREET



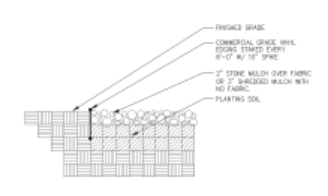
1 DECIDUOUS TREE



2 CONIFEROUS TREE



3 SHRUB PLANTING



4 PLANTING EDGE

- SEED MIX #1 (Lawn)
- 30% MONOCROSY QUICCGRASS
  - 30% CROPPING RED FESCUE
  - 30% IMPROVED HARD FESCUE
  - 30% IMPROVED FINE FESCUE, RYEGRASS

APPLICATOR NAME: 284,7800 Sq. Ft. +  
 100% STARTER FERTILIZER, 20-10-10  
 APPLICATOR NAME: 584,7800 Sq. Ft.



REVISIONS	DATE	BY	DESCRIPTION

T&A ASSOCIATES, INC.  
 1000 W. WISCONSIN AVENUE, SUITE 200  
 MILWAUKEE, WISCONSIN 53233  
 TEL: 414-224-1100  
 FAX: 414-224-1101  
 WWW.TANDASSOCIATES.COM

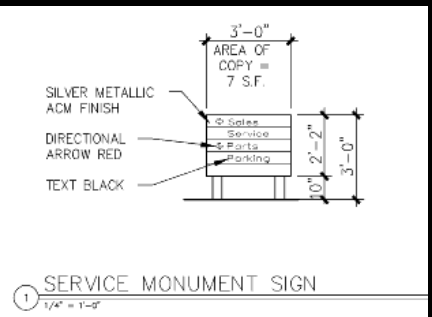
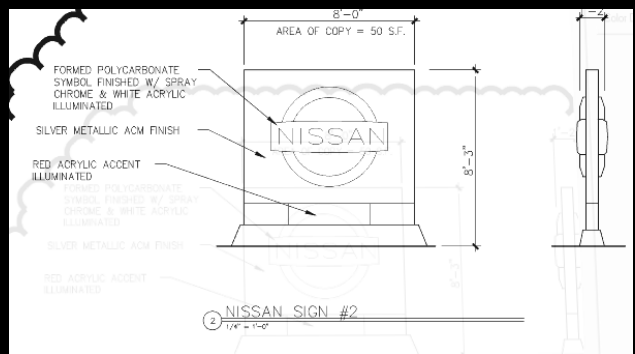
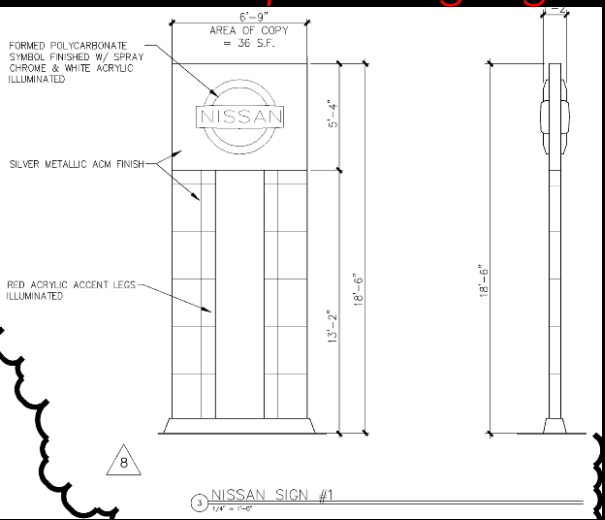
CITY OF MILWAUKEE, WI  
 DARRON NISSAN  
**SITE LANDSCAPE PLAN**

SCALE: 1" = 40'-0"  
 JOB NO: 18-172-0000  
 DATE: 04-17-22  
 DESIGNED BY: RDB  
 DRAWN BY: RDB  
 CHECKED BY:

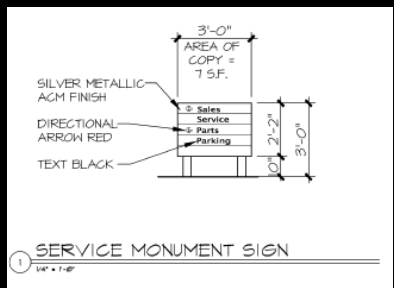
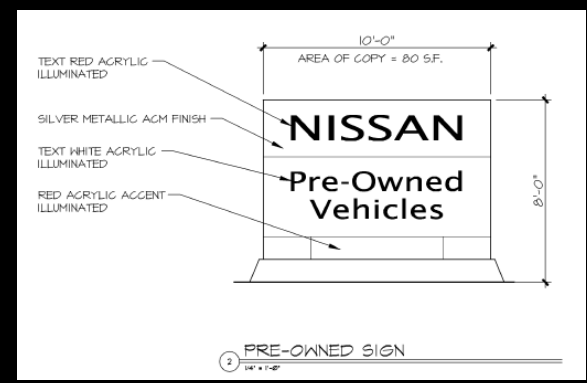
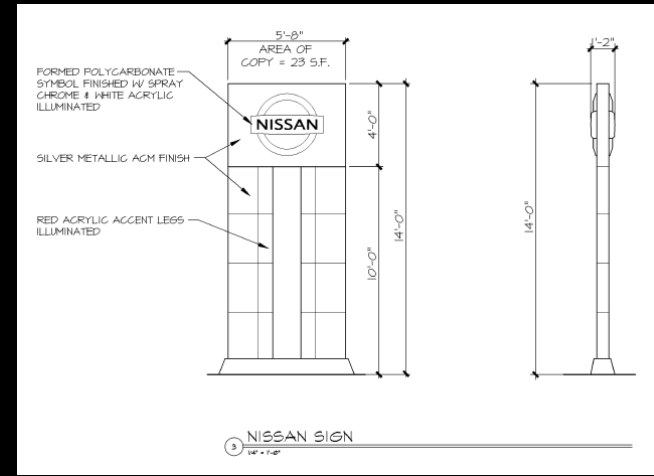
APPROVED BY: \_\_\_\_\_ ENGINEER DATE: \_\_\_\_\_ SHEET L-1.0

# Milwaukee Metro Center DPD Proposed Signs

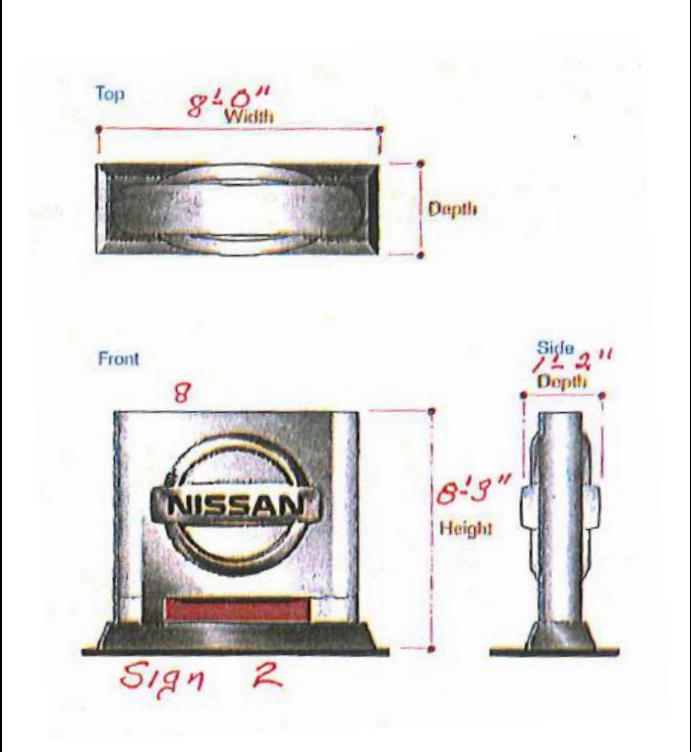
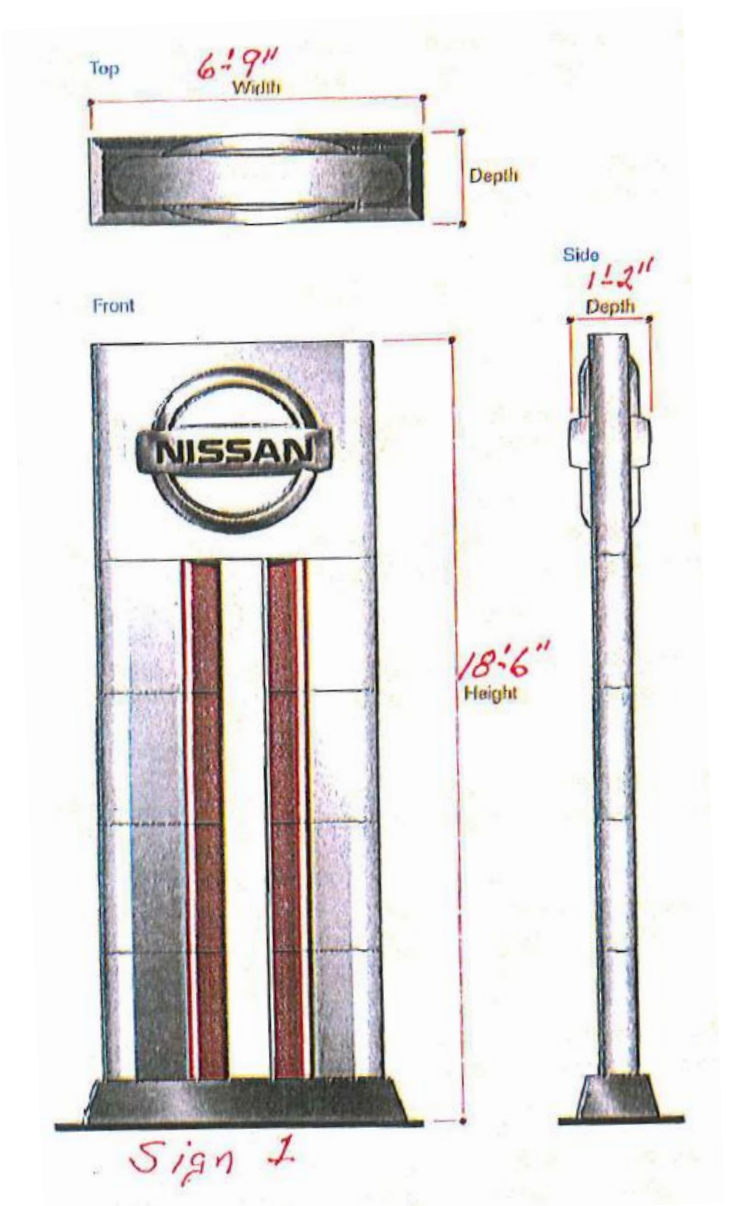
## Proposed Signage



## Previously Approved Signage

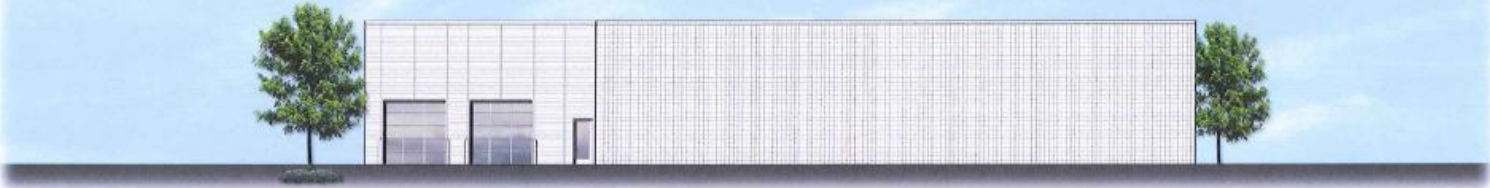


# Milwaukee Metro Center DPD Proposed Signage



# Milwaukee Metro Center DPD Proposed Elevations

## Previously Approved Elevations



1 WEST ELEVATION  
1/8" = 1'-0"



2 SOUTH ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



4 EAST ELEVATION  
1/8" = 1'-0"