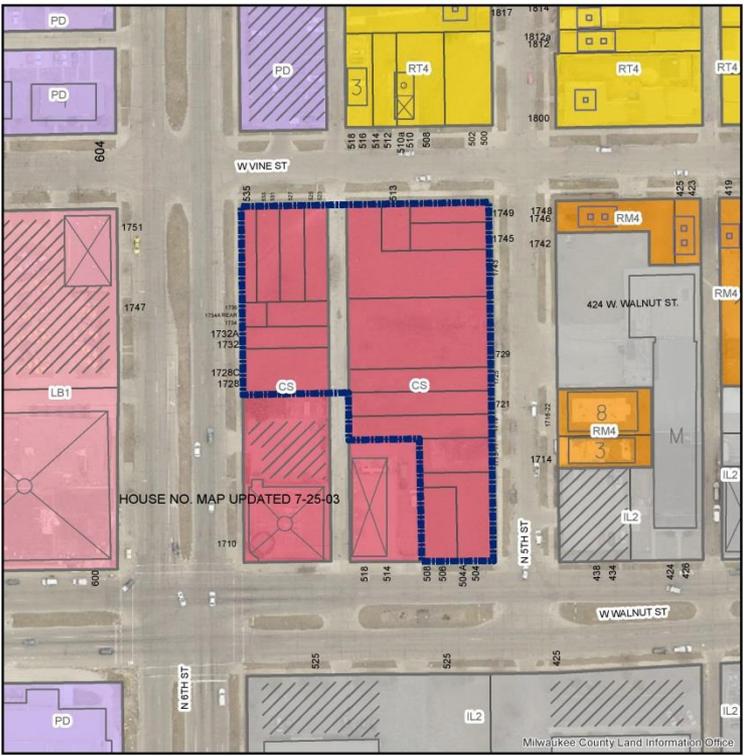


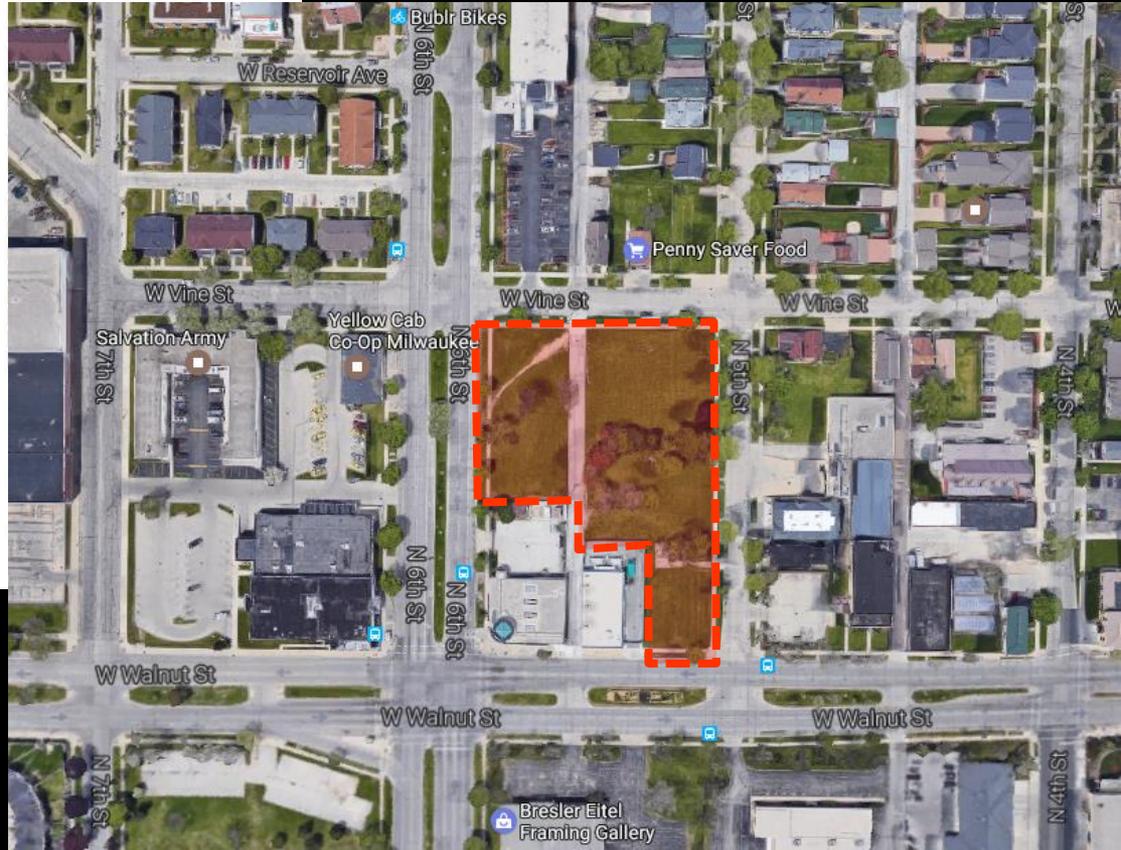
File No. 161708. A substitute ordinance relating to the change in zoning from Commercial Service, CS, to a Detailed Planned Development known as City Place for a multi-family development on land located on the north side of West Walnut Street, west of North 5th Street, in the 6th Aldermanic District.



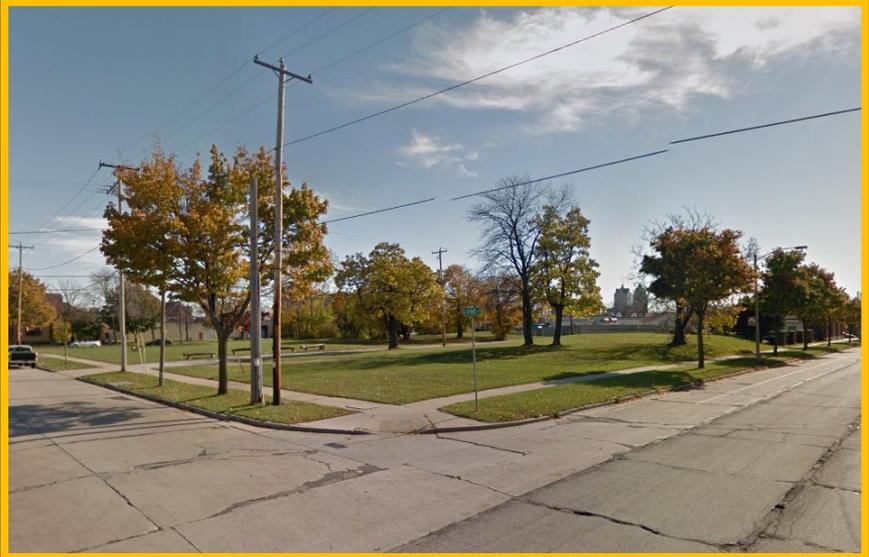
161708
CS to DPD
City Place
May 2017

Legend
Zoning Change Boundary

Zoning



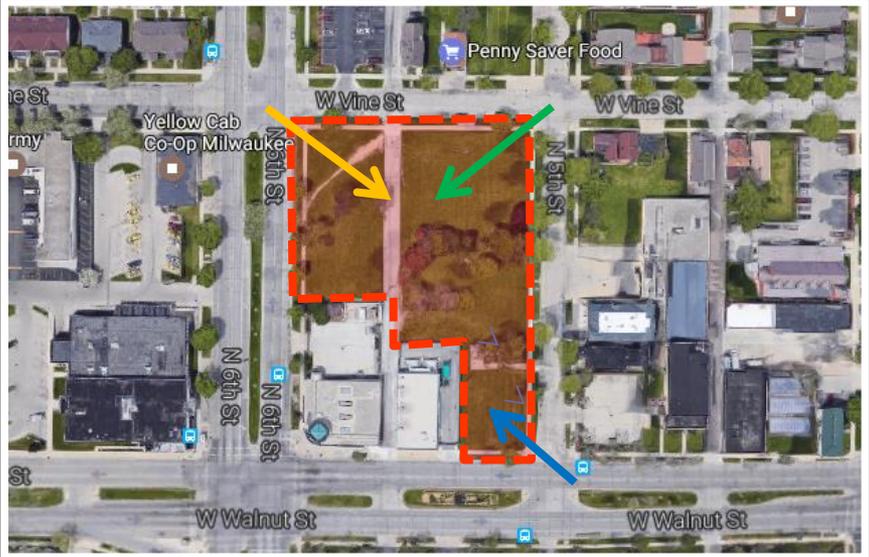
File No. 161708. Site Context Photos.



View from North 6th and West Vine Streets



View from West Vine and North 5th Streets



View from North 5th and West Walnut Streets

Vicinity Map



Vicinity Map



Site Images



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

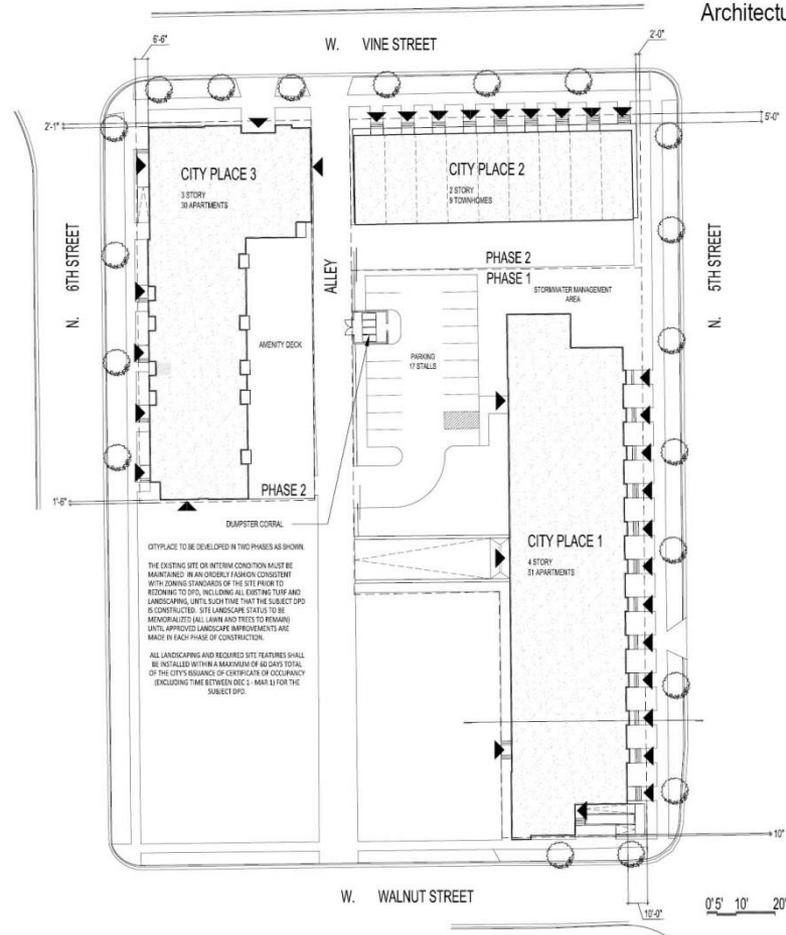


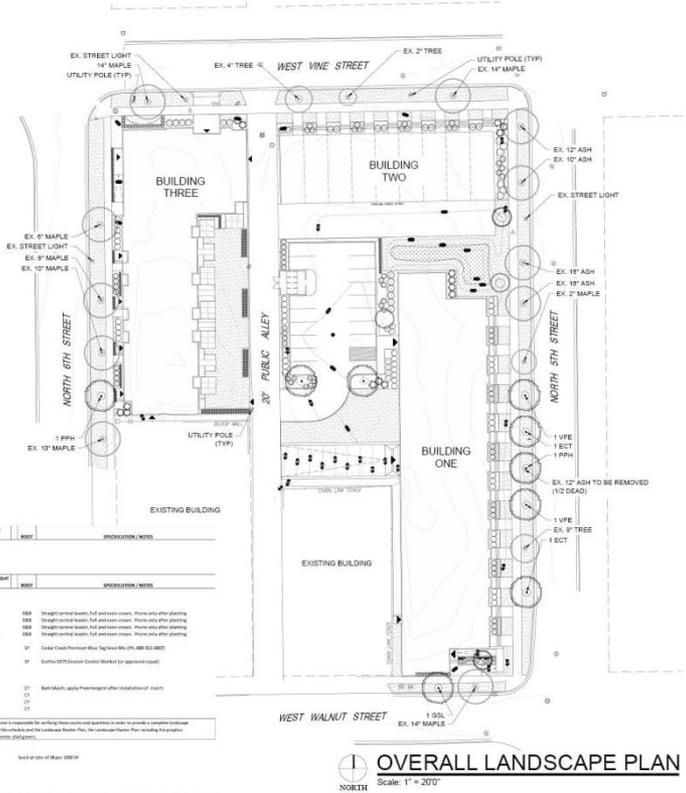
View North on N. 5th Street



View East on W. Vine Street

Architectural Site Plan





HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTS
 One Belmont Court
 Downer, Wisconsin 53027
 P: 262.839.8717
 hsa@hellerheller.com

PROJECT
CITY PLACE
 HALYARD PARK
 MILWAUKEE, WI

ISSUANCE AND REVISIONS
 DATE DESCRIPTION
 4.24.17 ISSUE TO OWNER



These plans were prepared by
 the Civil Engineer, A.C.E.C.
 Registered Landscape Architect
 ANDREA L.

SHEET TITLE
OVERALL
LANDSCAPE
PLAN

PROJECT MANAGER: WCH
PROJECT NUMBER: 17-003
DATE: 04.24.17
SHEET NUMBER:

L 100

PLANT	QUANTITY	SYSTEMS NAME	COMMON NAME	CULTIVAR	SIZE	SPACING / NOTES
Proposed Landscaping Construction Preparation						
1						Remove 12' Diameter Tree on N. 5th Street, 2nd Tree from North to South
Proposed Landscaping Materials						
PLANT	QUANTITY	SYSTEMS NAME	COMMON NAME	CULTIVAR	SIZE	SPACING / NOTES
SHRUBS/TREE SPECIFICATIONS						
000	2	Utility Center Alley - Public Plaza	Kansas Pink Yucca		2'0"	888 Straight central trunk, full and even crown. Prune only after planting
007	2	Cornerstone Plaza (Signature #1)	Japanese Spindle Tree		3'0"	888 Straight central trunk, full and even crown. Prune only after planting
008	1	10 Eastside Overpass	Japanese Spindle		3'0"	888 Straight central trunk, full and even crown. Prune only after planting
009	2	Utility Center Plaza (Signature #1)	Japanese Spindle Tree		3'0"	888 Straight central trunk, full and even crown. Prune only after planting
000	000	Utility Center Plaza / Driveway Area	Golden Chain Weeping Birch		3'0"	888 Straight central trunk, full and even crown. Prune only after planting
000	000	Utility Center Plaza / Driveway Area	Golden Chain Weeping Birch		3'0"	888 Straight central trunk, full and even crown. Prune only after planting
000	000	Utility Center Plaza / Driveway Area	Golden Chain Weeping Birch		3'0"	888 Straight central trunk, full and even crown. Prune only after planting
LANDSCAPE MATERIALS						
1			Shredded Redwood Mulch (2" depth)	Area: 200 SF	07	Dark Mulch, apply Post-planting after installation of plants
1.5			Shredded Redwood Mulch (2" depth)	Area: 200 SF	07	
2			Shredded Redwood Mulch (2" depth)	Area: 200 SF	07	
1.5			Shredded Redwood Mulch (2" depth)	Area: 200 SF	07	

*Landscaping materials to be furnished are provided as a service to the customer. Landscaper shall be responsible for verifying tree sizes and quantities in order to provide a complete landscape installation as shown on this landscape plan. It is the responsibility of the customer to provide all necessary permits and approvals for the landscape plan. The landscape plan shall include the proper installation details for trees and plants.

BOULEVARD PLANT & MATERIAL SCHEDULE

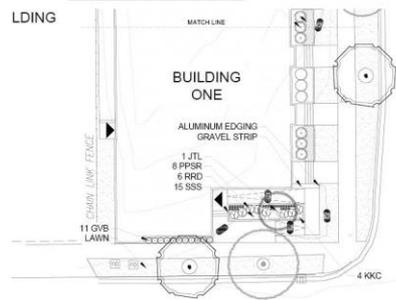
OVERALL LANDSCAPE PLAN
 Scale: 1" = 20'

Landscaping: Enlarged Plan - Building One

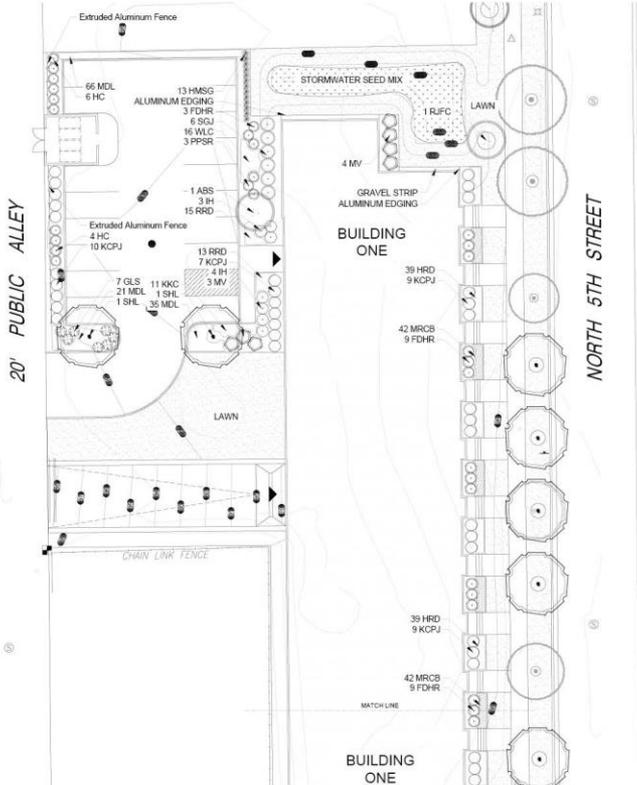


FOR COMPLETE PLANT LIST FOR BUILDING 1 SEE SHEET L104.

GENERAL NOTES	
1. SEE SHEET L104 FOR COMPLETE PLANT LIST FOR BUILDING 1.	
2. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.	
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ENLARGED LANDSCAPE PLAN - SOUTH
Scale: 1" = 10'



ENLARGED LANDSCAPE PLAN - NORTH
Scale: 1" = 10'



PROJECT
CITY PLACE
HALYARD PARK
MILWAUKEE, WI

DATE	DESCRIPTION
4.24.17	ISSUE TO OWNER



SHEET TITLE
ENLARGED LANDSCAPE PLAN: BUILDING ONE

PROJECT MANAGER	WCH
PROJECT NUMBER	17-002
DATE	04.24.17
SHEET NUMBER	

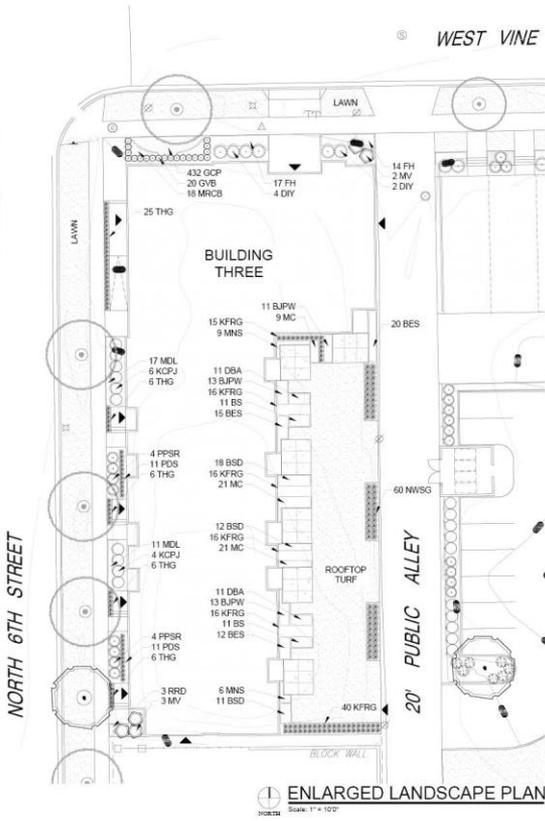
L 101

Landscaping: Enlarged Plan - Building THREE



PLANT	QUANTITY	PLANT MATERIAL PROVIDED	CONTAINER SIZE	CONTRACTOR	NOTES
432 GCP	20	Black Spruce	18 MRCB	18" DB	Full standard and branch back
17 FH	4	Yellow Birch	4" DB	17" DB	Full standard and branch back
14 FH	2	White Birch	4" DB	14" DB	Full standard and branch back
25 THG	1	Thuja Green	25" DB	25" DB	Full standard and branch back
11 BJPW	9	Black Juniper	9" MC	11" DB	Full standard and branch back
15 KFRG	9	Korean Fir	9" MC	15" DB	Full standard and branch back
17 MDL	6	Red Maple	6" THG	17" DB	Full standard and branch back
11 DBA	13	Deciduous Broadleaf	11" BS	11" DB	Full standard and branch back
16 KFRG	11	Korean Fir	16" BS	16" DB	Full standard and branch back
15 BES	15	Beverly Hills Elm	15" BS	15" DB	Full standard and branch back
4 PPSR	11	Prunella	6" THG	4" DB	Full standard and branch back
18 BSD	16	Birds Nest	21" MC	18" DB	Full standard and branch back
16 KFRG	16	Korean Fir	16" MC	16" DB	Full standard and branch back
11 MDL	4	Red Maple	6" THG	11" DB	Full standard and branch back
12 BSD	12	Birds Nest	21" MC	12" DB	Full standard and branch back
11 DBA	13	Deciduous Broadleaf	11" BS	11" DB	Full standard and branch back
16 KFRG	16	Korean Fir	16" BS	16" DB	Full standard and branch back
11 BS	12	Beverly Hills Elm	11" BS	11" DB	Full standard and branch back
3 RRD	3	Red Red	3" MV	3" DB	Full standard and branch back
6 MNS	11	Manitowish	11" BS	6" DB	Full standard and branch back

BUILDING 3: PLANT & MATERIAL SCHEDULE



ENLARGED LANDSCAPE PLAN Scale: 1" = 10'



CITY PLACE
HALYARD PARK
MILWAUKEE, WI

ISSUANCE AND REVISIONS
DATE DESCRIPTION
4-24-17 ISSUE TO OWNER



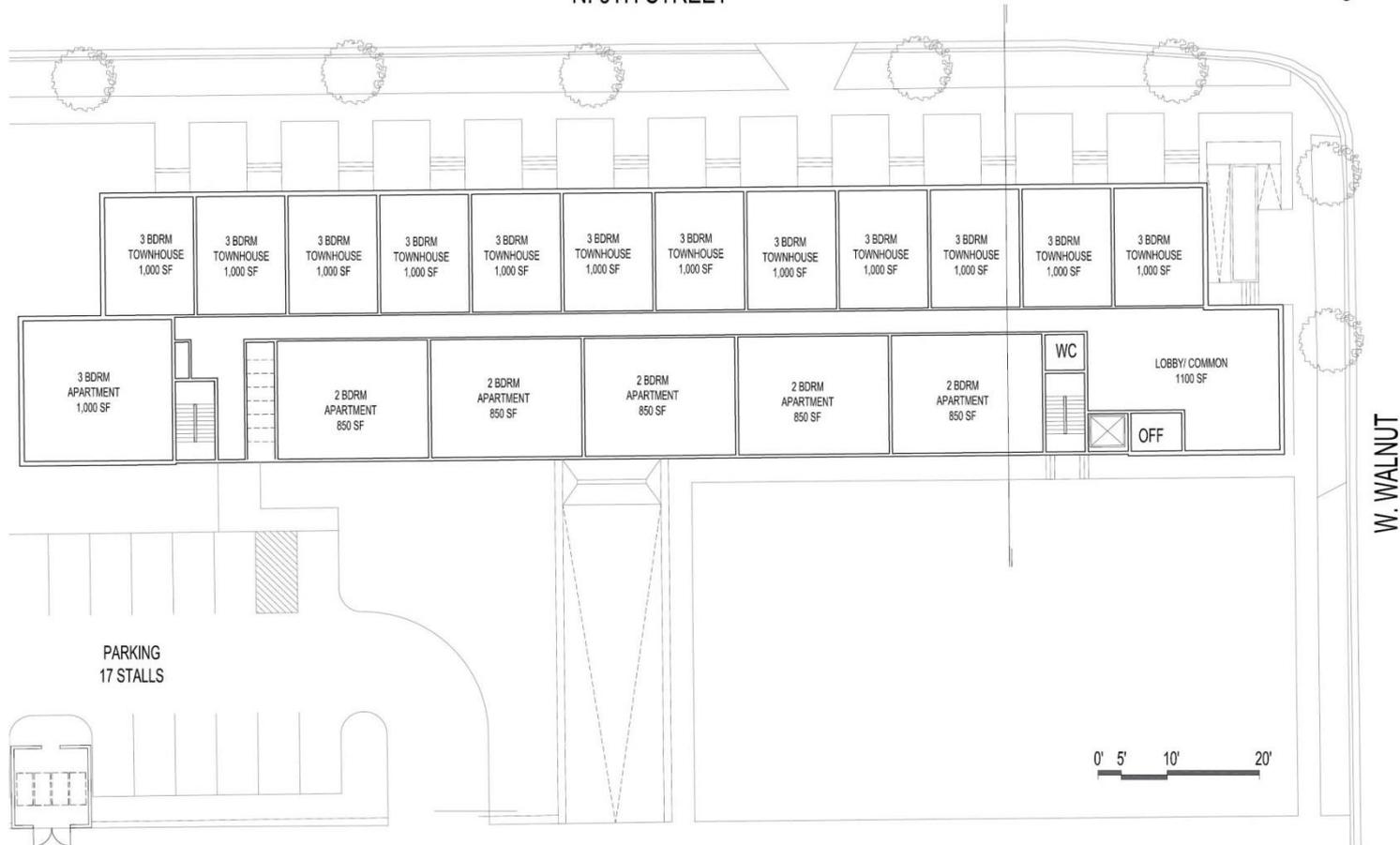
ENLARGED LANDSCAPE PLAN: BUILDING THREE

PROJECT MANAGER: WCH
PROJECT NUMBER: 17020
DATE: 04/24/17
SHEET NUMBER

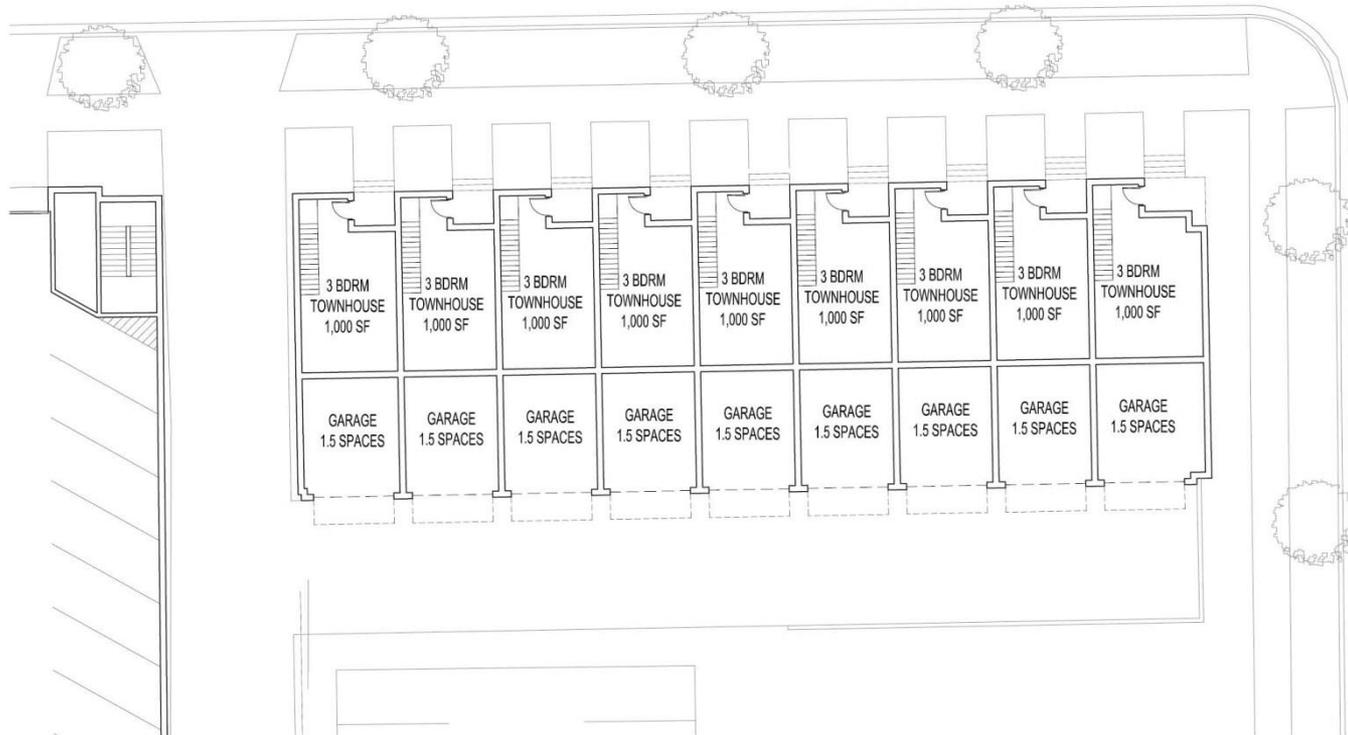
L 103

N. 5TH STREET

Architectural First Floor Plans: Building ONE

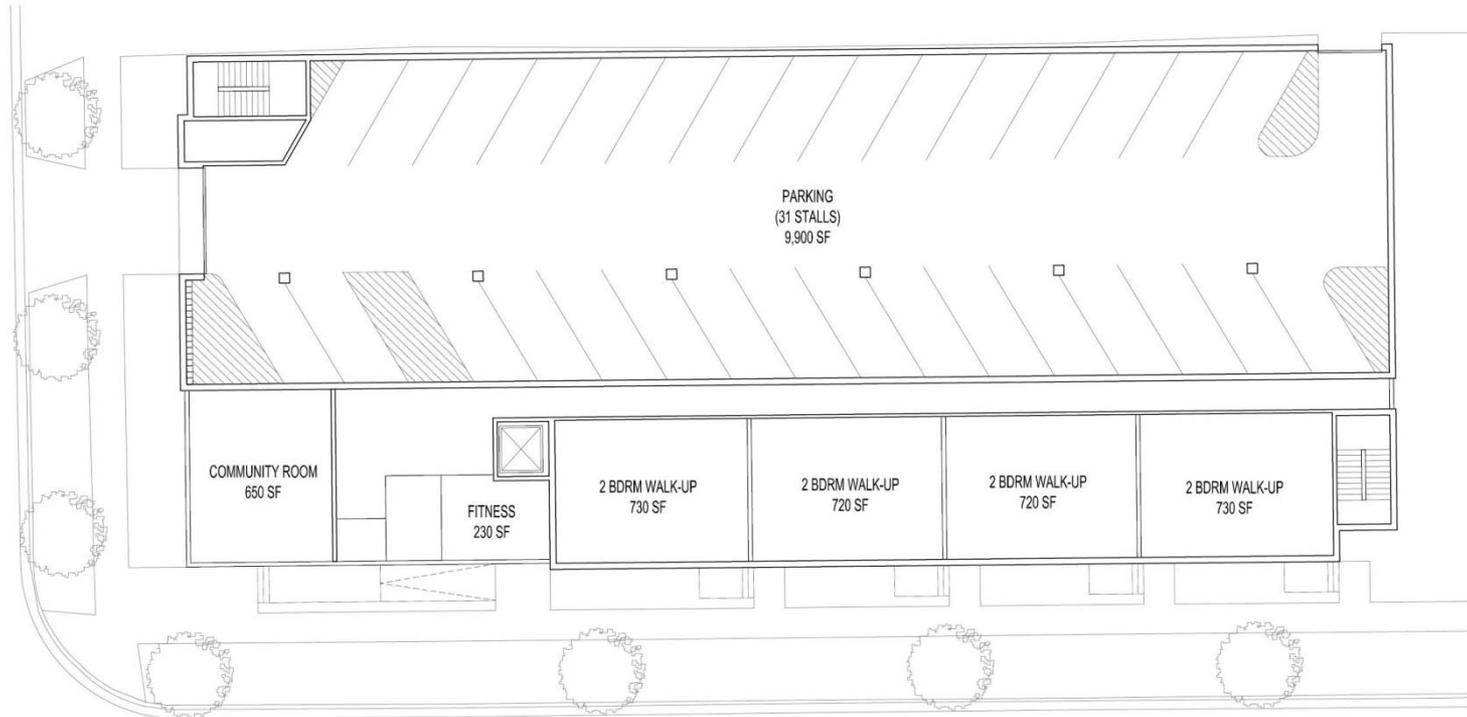


W. VINE STREET



N. 5TH STREET

Architectural First Floor Plans: Building THREE - 1/16" = 1'-0"

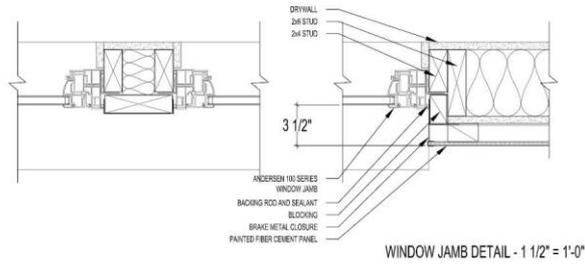


N. 6TH STREET

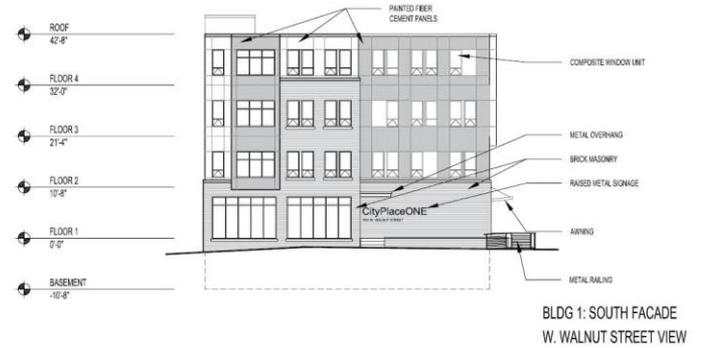
Architectural Elevations: Building ONE



BLDG 1: EAST FACADE
N 5th STREET VIEW



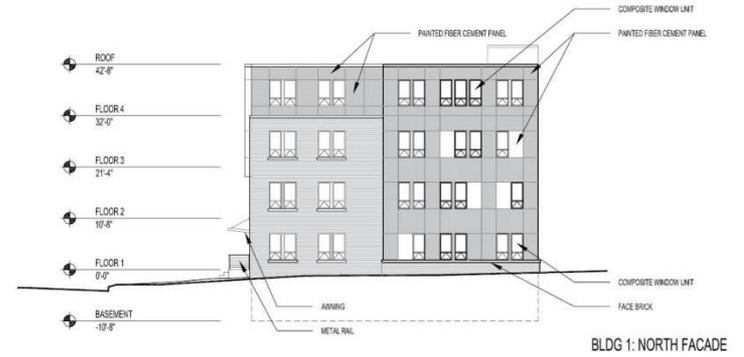
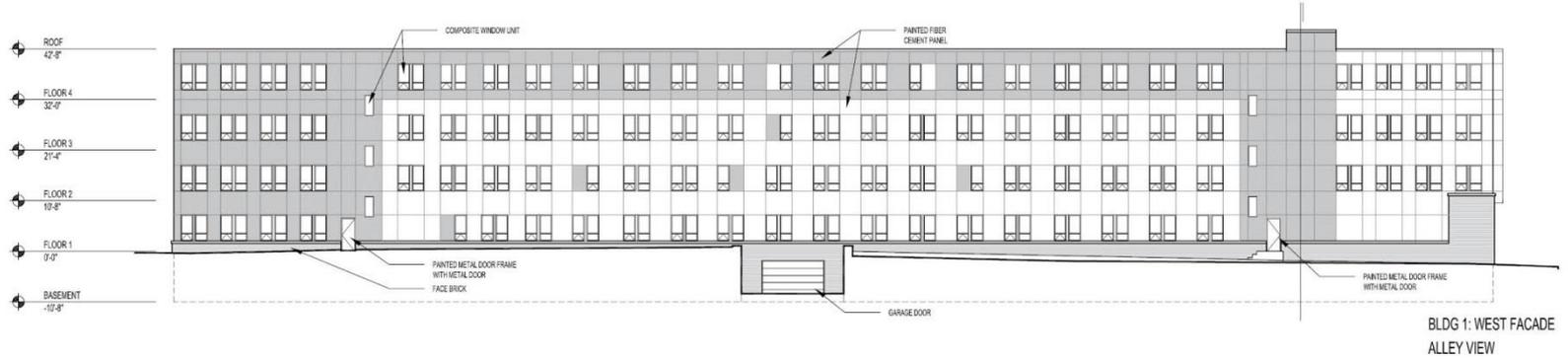
WINDOW JAMB DETAIL - 1 1/2\"/>



BLDG 1: SOUTH FACADE
W. WALNUT STREET VIEW



Architectural Elevations: Building ONE



0' 5' 10' 20'

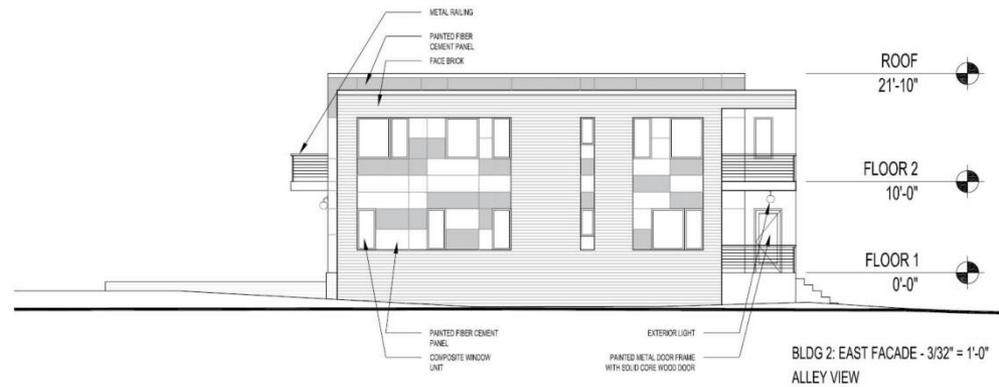
page 24 of 32

p: 414.273.8230

Architectural Elevations: Building TWO



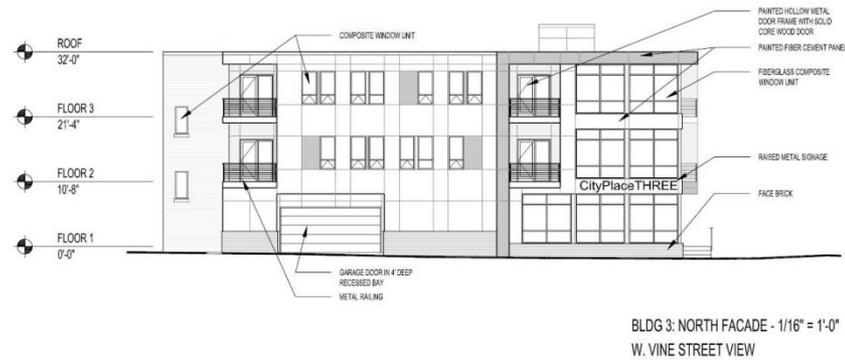
Architectural Elevations: Building TWO



Architectural Elevations: Building THREE



BLDG 3: WEST FACADE - 1/16" = 1'-0"
N. 6th STREET VIEW

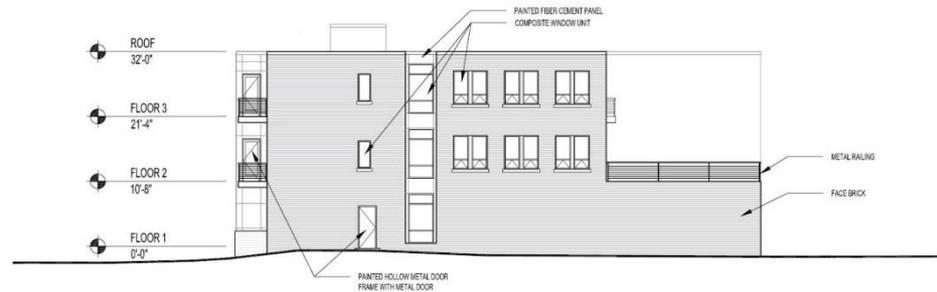


BLDG 3: NORTH FACADE - 1/16" = 1'-0"
W. VINE STREET VIEW

Architectural Elevations: Building THREE

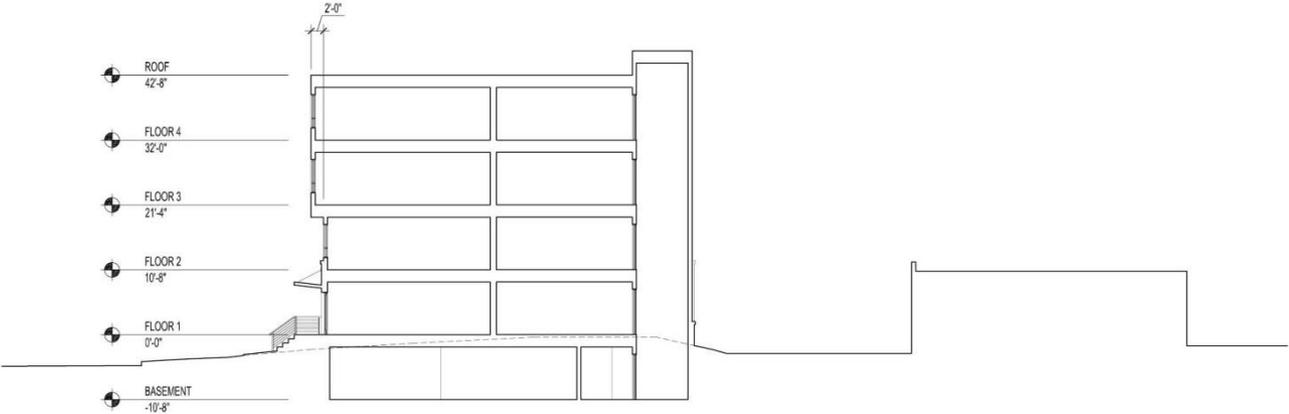


BLDG 3: EAST FACADE - 1/16" = 1'-0"
ALLEY VIEW



BLDG 3: SOUTH FACADE - 1/16" = 1'-0"

Architectural Section: Building ONE



BLDG 1: SECTION CUT FACING SOUTH



Architectural Renderings - W. Walnut and N. 5th



Architectural Renderings - W. Vine and N 5th



