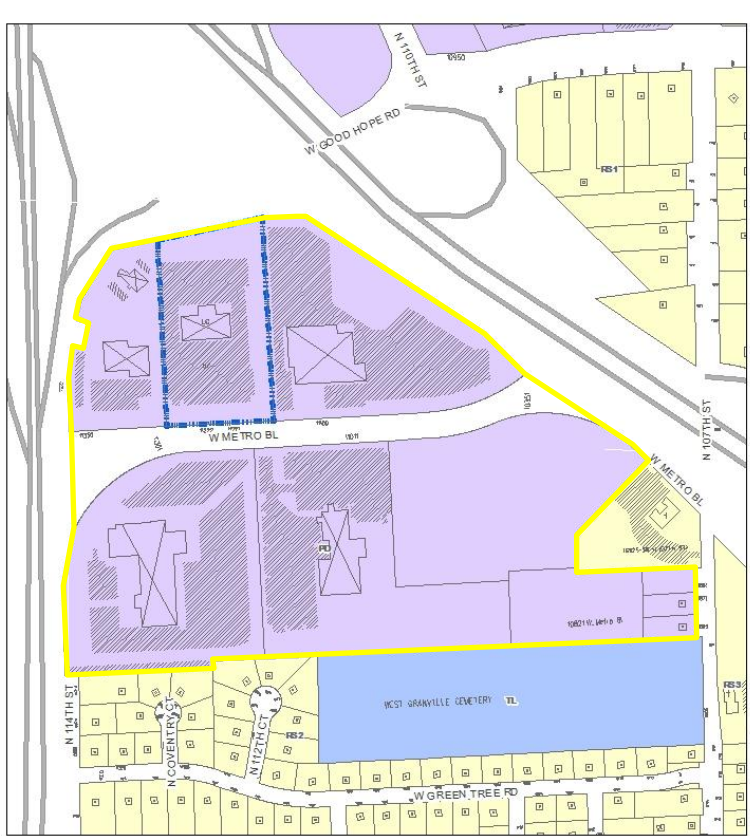


File Nos. 111711 and 111712.

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.

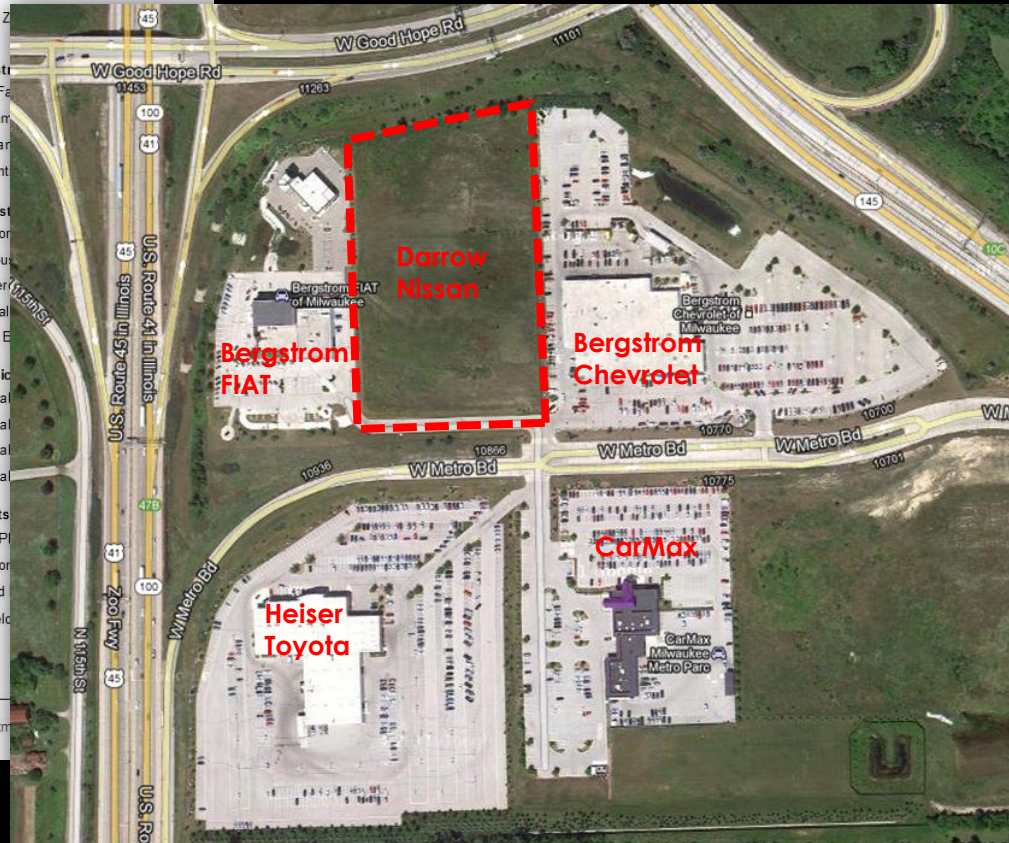
111712: A substitute ordinance relating to the Third Amendment to a Detailed Planned Development (DPD) known as Metro Center Phase 2, for site changes, on land located on the north side of West Metro Boulevard and west of North 107th Street, in the 5th Aldermanic District. This amendment was requested 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.



FNs 111711 and 111712
8th Amendment to GPD
3rd Amendment to DPD
May 2012

- Proposed Zoning
- Residential Districts**
 - Single-Family
 - Two-Family
 - Multi-Family
 - Residential
- Commercial Districts**
 - Neighborhood
 - Local Business
 - Commercial
 - Regional
 - Central Business
- Industrial Districts**
 - Industrial
 - Industrial
 - Industrial
 - Industrial
- Special Districts**
 - Parks (Planned)
 - Institutional
 - Planned
 - Redevelopment

Data source: Department of Public Works

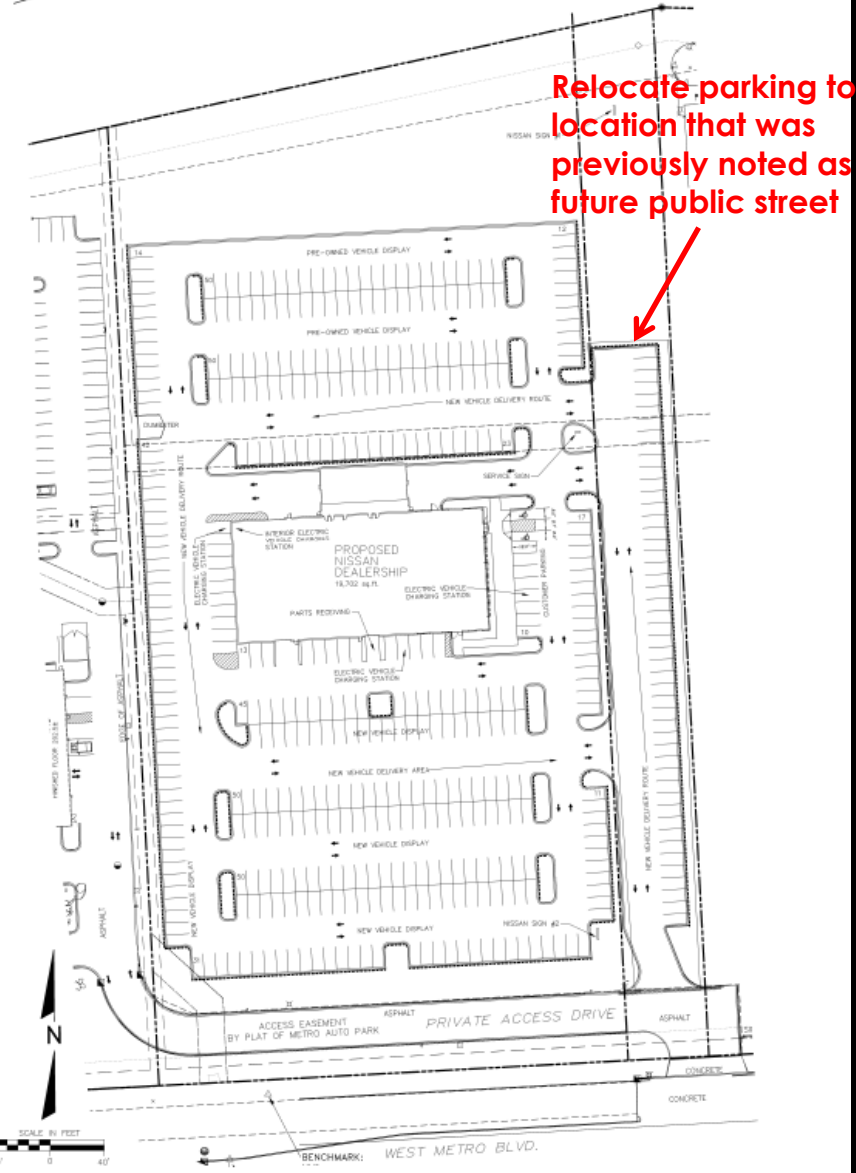


Milwaukee Metro Center DPD Existing Context, Southern Elevation



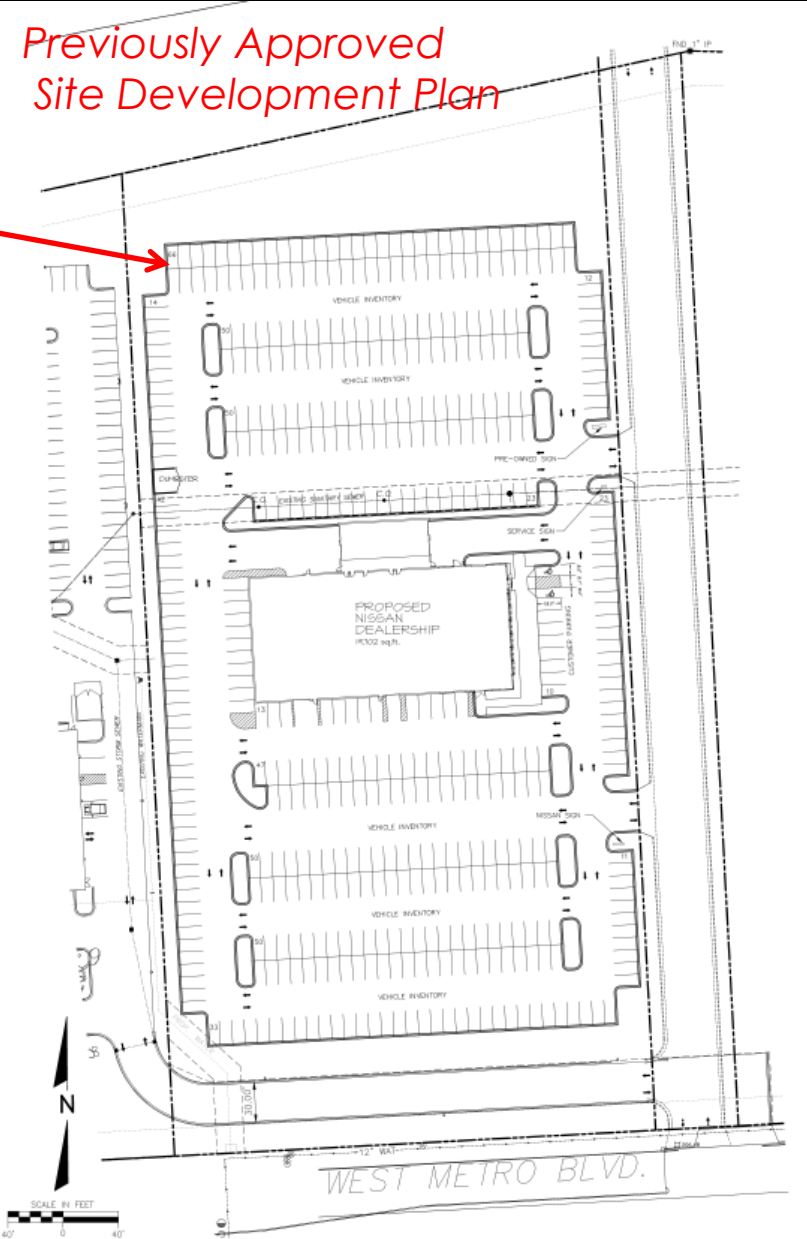
Milwaukee Metro Center DPD

Proposed Site Development Plan

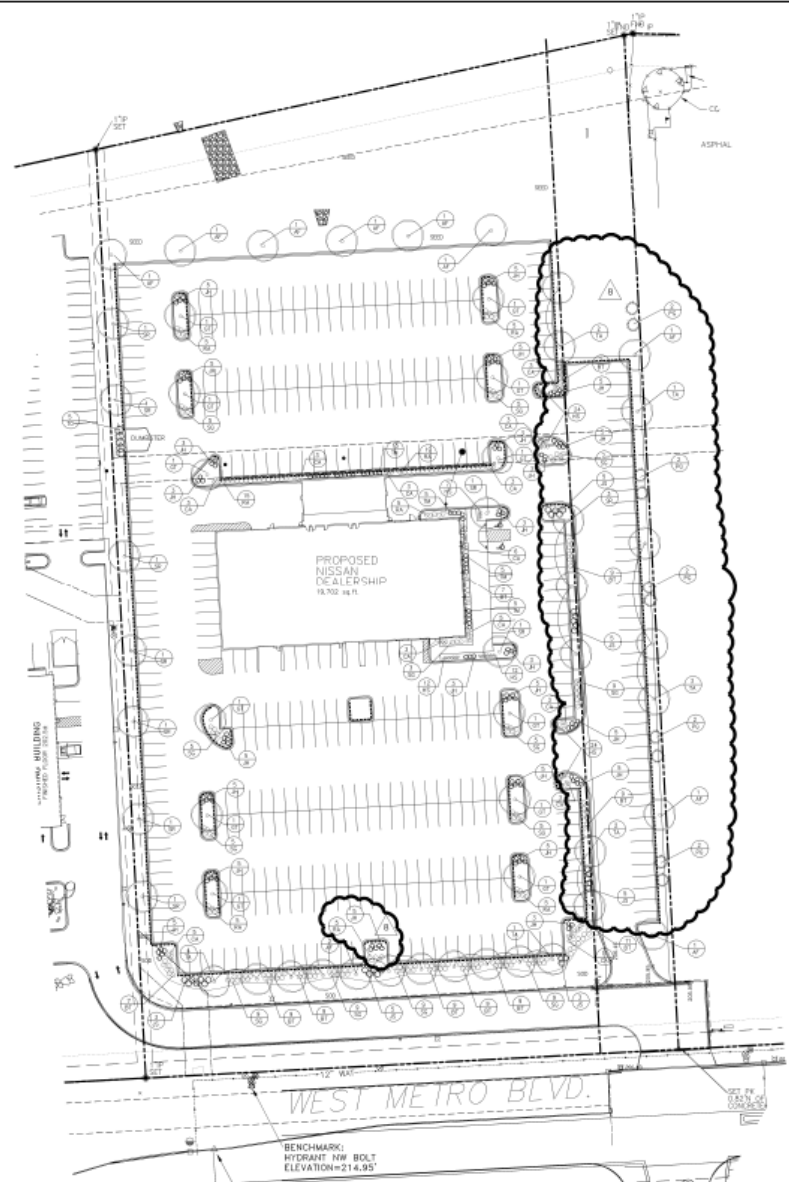


Relocate parking to location that was previously noted as future public street

Previously Approved Site Development Plan



Milwaukee Metro Center DPD Proposed Landscape Plan



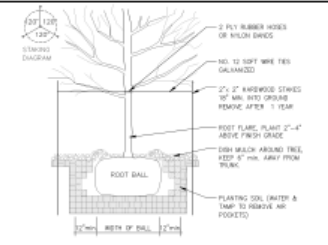
PLANT SCHEDULE (CONTRACTOR RESPONSIBLE FOR VERIFYING PLANT QUANTITIES)

QTY	TREES	BRIDGES	CONTR. NAME	CONTR. SPEC	APPROX. SIZE	PLANTING	DATE	TYPE
11	11		Aster + 'heaven' Autumn Blaze	Autumn Blaze Maple	45'-55'	8' x 8'	2 1/2"	Shade Tree
12	01		Chastetia leucocarpa 'Impatiens'	Impatiens Hybrid	35'-45'	8' x 8'	2 1/2"	Shade Tree
14	14		Thuja occidentalis 'Revelation'	Revelation Cedar	35'-45'	8' x 8'	2 1/2"	Shade Tree
12	12		Spring redoubt 'Vary Oak'	Vary Oak Tree	35'-45'	8' x 8'	2"	Ornamental Tree
13	13		Flora glauca var. 'Berkley'	Black Hill Spruce	25'-35'	8' x 8'	2"	Evergreen Tree
3	10		Thuja occidentalis 'Nanahilly'	Nanahilly Arborvitae	15'-25'	8' x 8'	2"	Evergreen Tree
17	17		Staphylea trifoliata 'Flow-Gal'	Flow-Gal Dogwood	3' x 3'	10"	18"	Deciduous Shrub
84	14		Phlox paniculata 'Spring'	Blue Low Spirea	7'-9'	10"	18"	Deciduous Shrub
85	85		Spirea x 'Goldflame'	Goldflame Spirea	3' x 3'	10"	18"	Deciduous Shrub
134	41		Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	7' x 4'	10"	18"	Evergreen Shrub
24	4		Juniperus sibirica 'Spectabilis'	Spectabilis Juniper	2' x 4'	10"	18"	Evergreen Shrub
30	14		Taxus x media 'Suecica'	Norway Fir	3' x 3'	10"	18"	Evergreen Shrub
54	54		Chaenactis subulna 'Frost Kisses'	Frost Kisses Sedum	42'-48'	10"	18"	Ornamental Grass
79	15		Hemerocallis x 'Starburst'	Starburst Daylily	15'-24'	10"	18"	Perennial

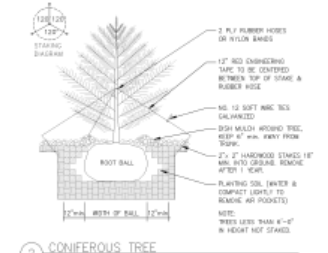
GENERAL NOTES:

- 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.

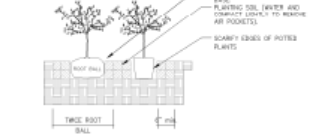
LANDSCAPE PLANTINGS PER TABLE 295-405 TYPE A: ALONG STREET



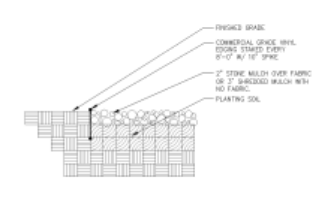
1. DECIDUOUS TREE



2. CONIFEROUS TREE



3. SHRUB PLANTING



4. PLANTING EDGE

- SEED MIX #1 (Lawn)
- 30% MONOCROTONA QUICQUARO
 - 30% CROPSING RED FESCUE
 - 30% IMPROVED HARD FESCUE
 - 30% IMPROVED FINE FESCUE, RYEGRASS

APPLICATOR NAME: 284,7800 Sq. Ft. +
 APPLY STRAW MULCH IMMEDIATELY AFTER SEEDING
 DESIGNED BY: RDB
 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

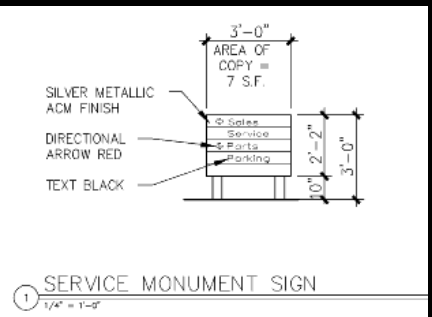
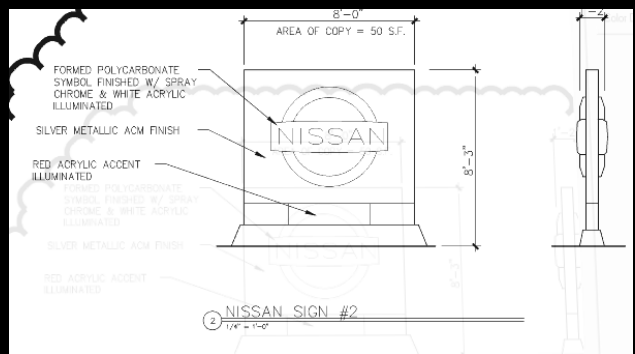
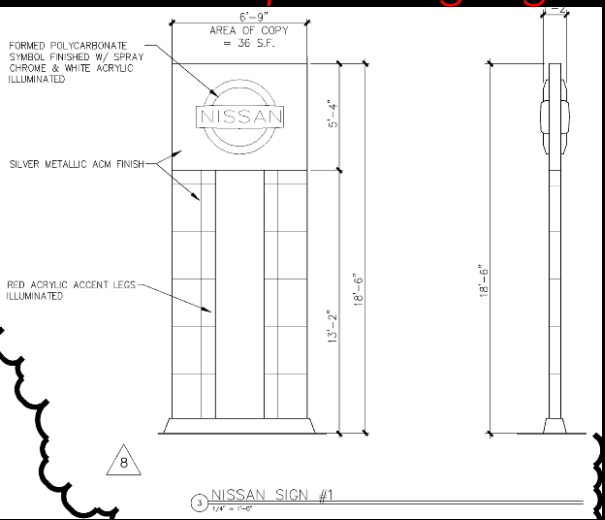
CITY OF MILWAUKEE, WI
 DARRON NISSAN
SITE LANDSCAPE PLAN

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

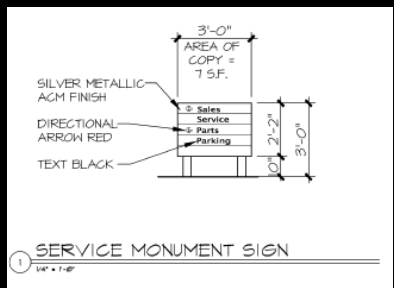
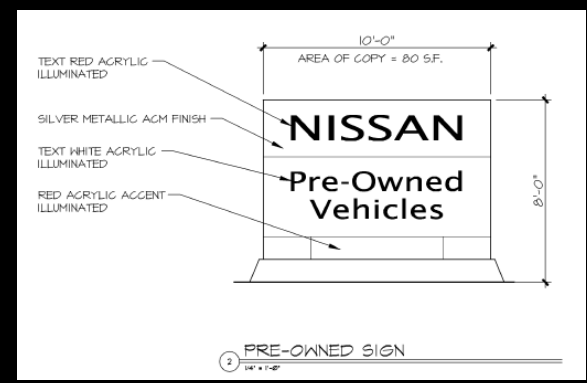
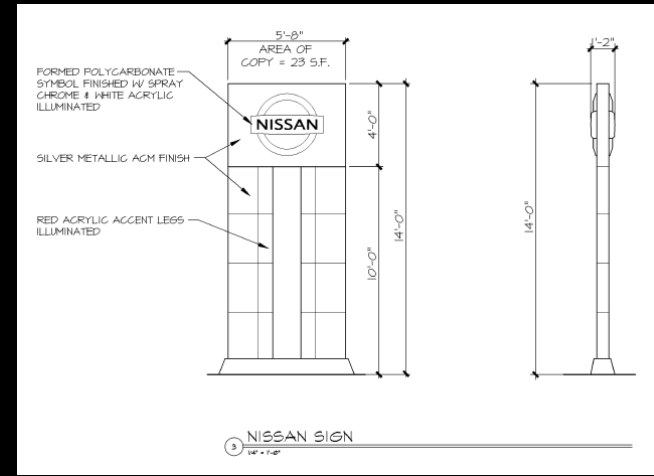
APPROVED BY: _____ ENGINEER DATE: _____ SHEET L-1.0

Milwaukee Metro Center DPD Proposed Signs

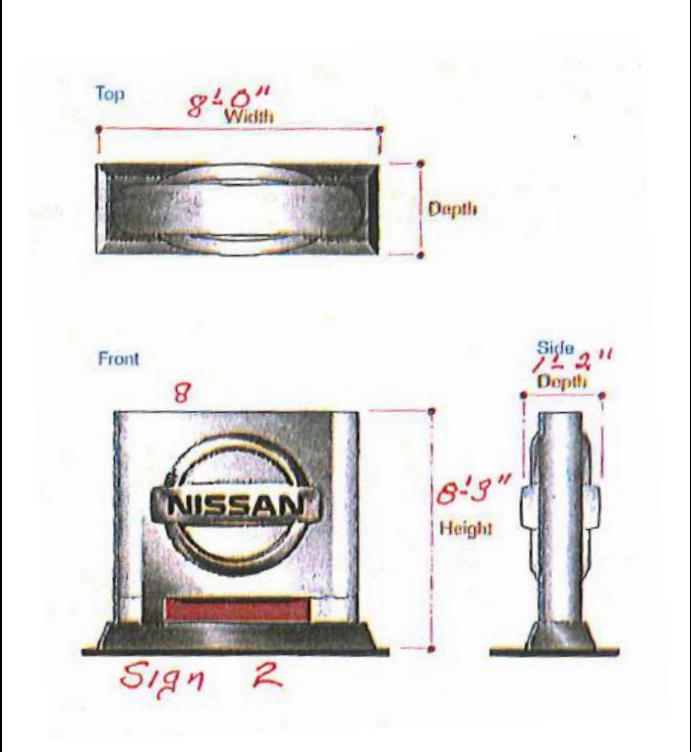
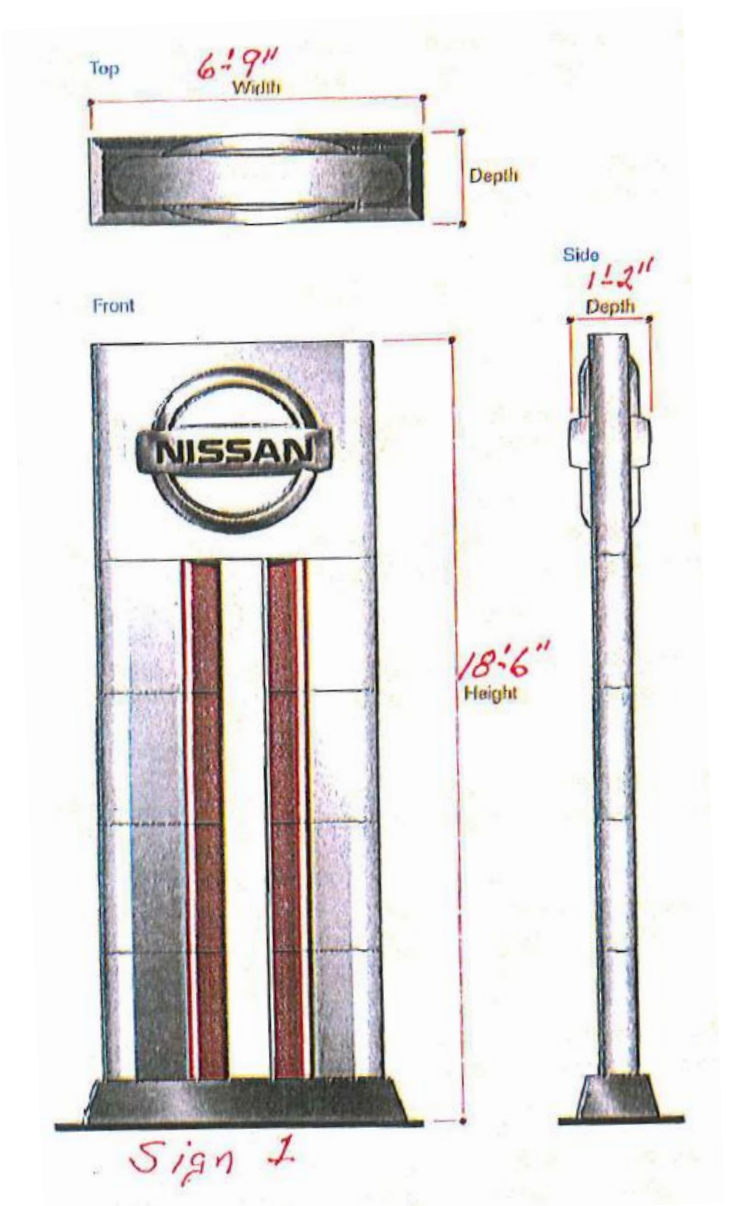
Proposed Signage



Previously Approved Signage

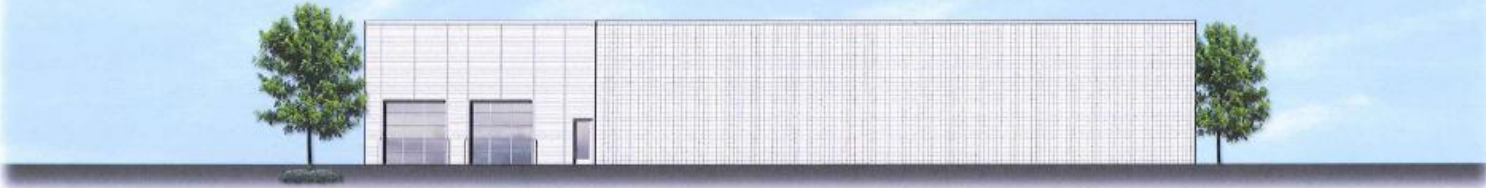


Milwaukee Metro Center DPD Proposed Signage



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"