

File No. 201262. A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as City Place to allow changes to the previously approved multi-family residential building located on the southeast corner of West Vine Street and North 6th Street, in the 6th Aldermanic District.



File No. 201262. Site Context Photos.



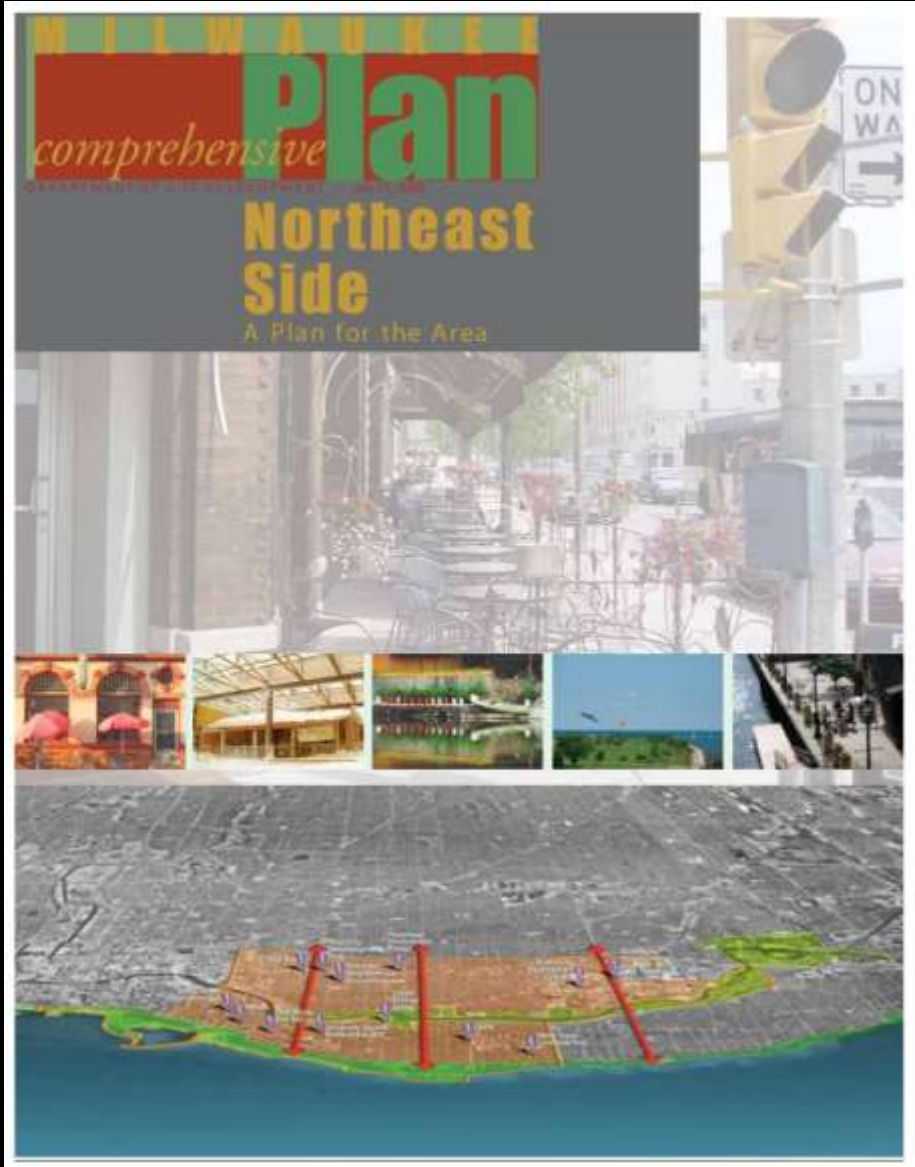
View from 6<sup>th</sup> and Vine looking south-east



View from North 6<sup>th</sup> Street looking east



View from West Vine Street looking south-west



## Northeast Side Plan

- Within the Harambee sub-area
- Plan promotes the redevelopment of vacant properties and the provision of affordable housing (particularly family-friendly development).
- 2017's Equitable Growth through Transit Oriented Development Plan recommended:
  - increased density in the area to maximize the benefit of investments in transit
  - creation of affordable housing to mitigate the risk of displacement for area residents.
- **Proposed Amendment to the DPD is consistent with the Northeast Side Area Plan**



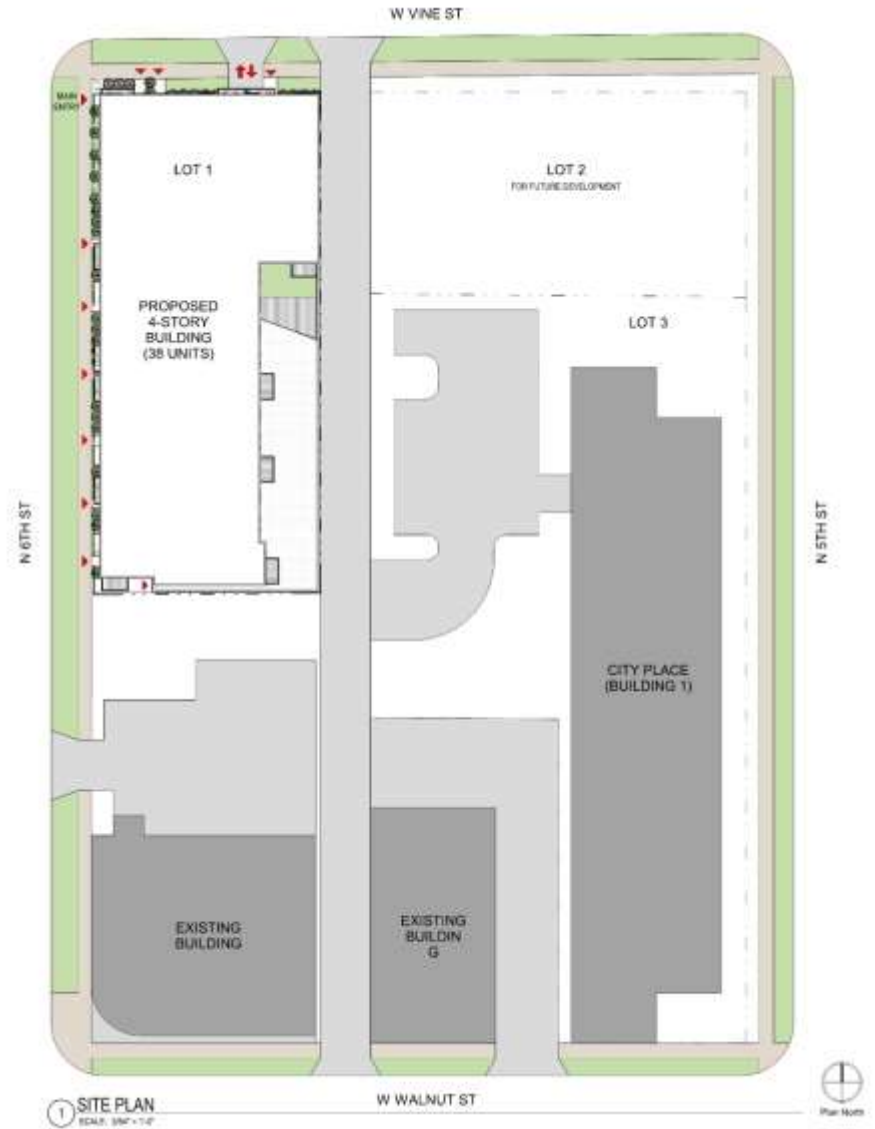
# City Place 2

Milwaukee, WI | March 29, 2021





VICINITY MAP



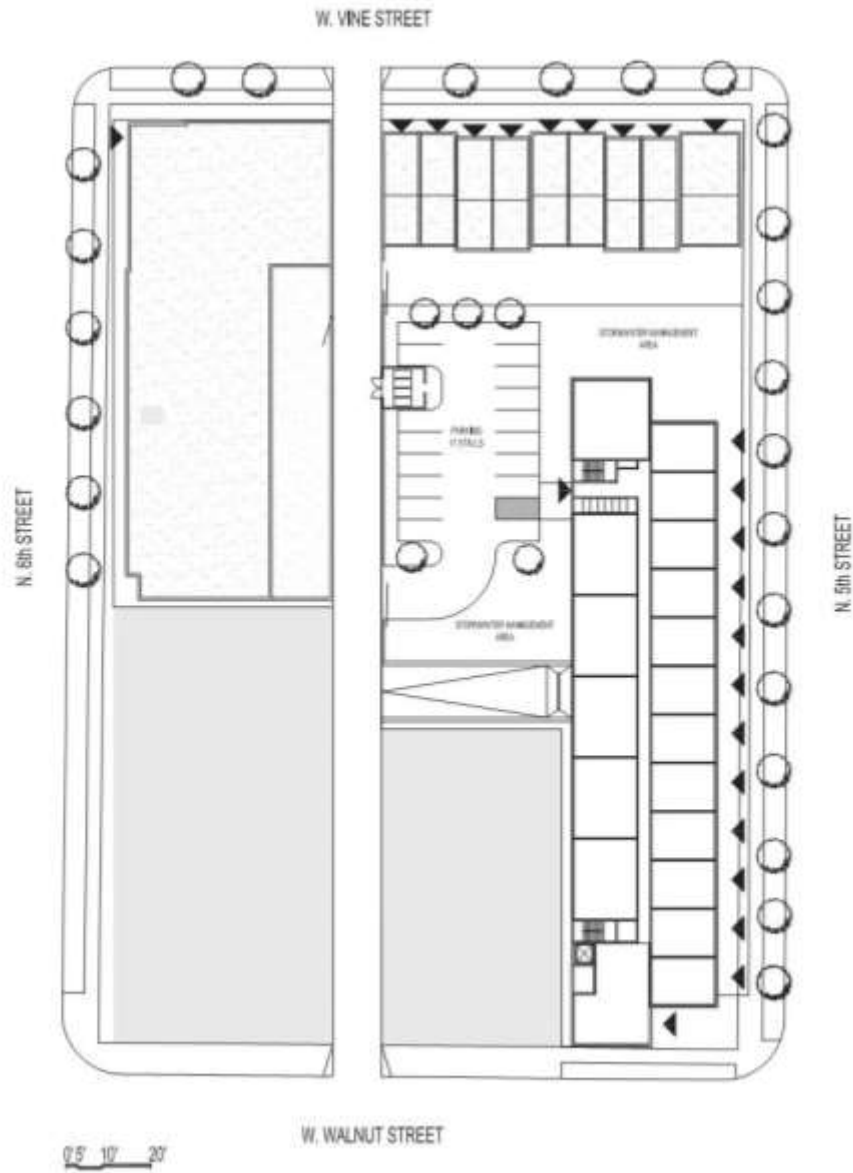
01 - VICINITY MAP + ARCHITECTURAL SITE PLAN

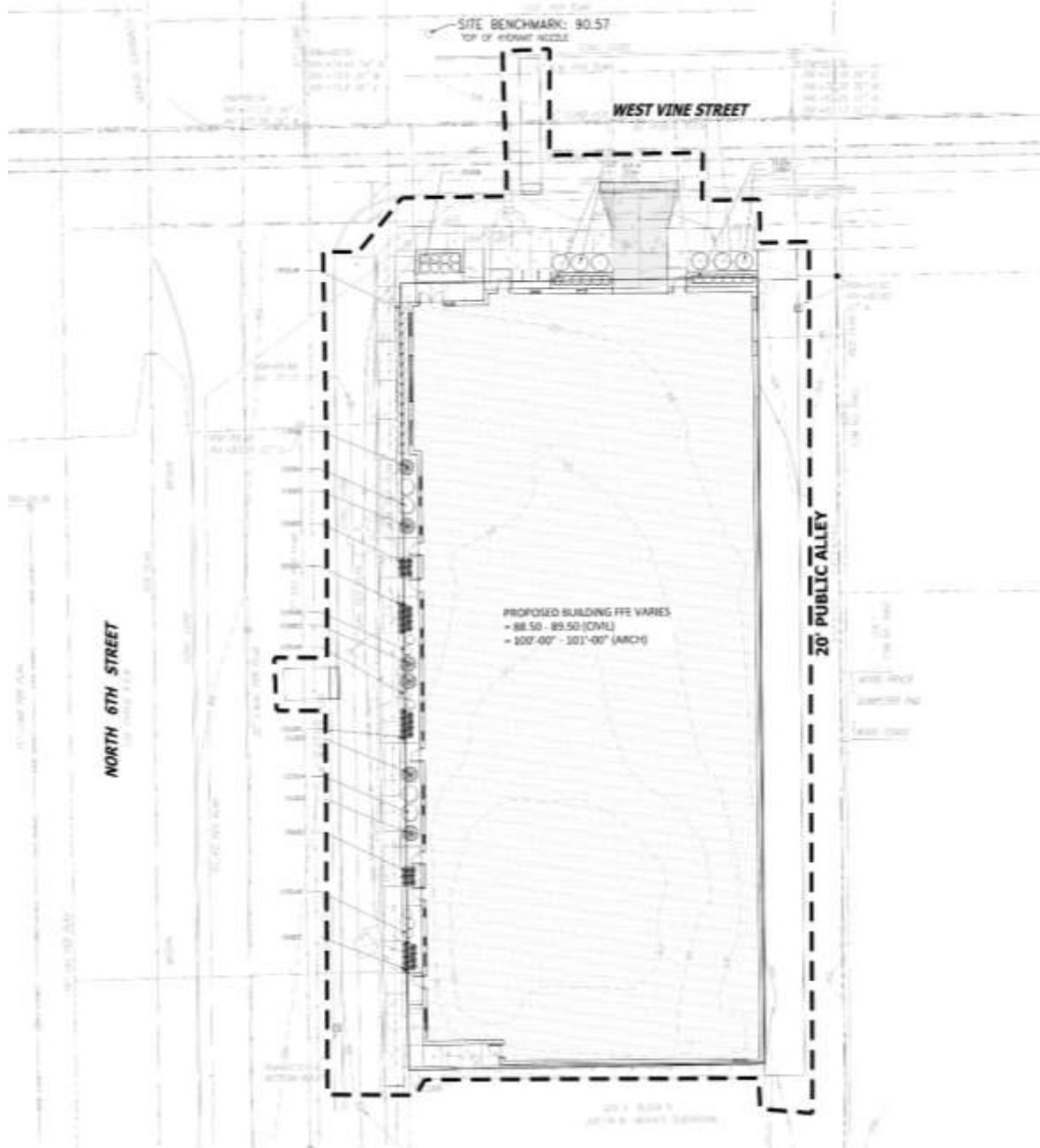




## 02 – SITE PHOTOS







**04 – SITE LANDSCAPE PLAN**



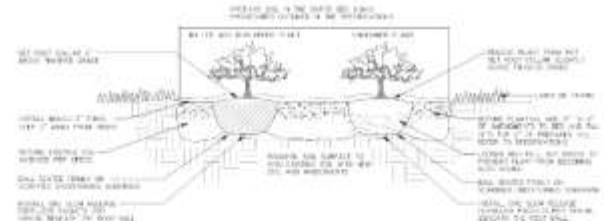
## Plant Schedule

Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
						Maturity in 8' (Height/Spread)
<b>Evergreen Shrubs</b>						
000	<i>Picea sargans</i> Glauca Globosa	Globe Blue Spruce	8	Per Plan	40 cont.	3-5/5-0
<b>Deciduous Shrubs</b>						
001	<i>Hydrangea serrata</i>	Oakleaf Hydrangea	8	Per Plan	40 cont.	4-5/4-0
00H	<i>Hydrangea serrata</i> Black Pearl	Black Pearl Oakleaf Hydrangea	4	Per Plan	40 cont.	3-3/4
003	<i>Hamamelis virginiana</i>	Winged Sycamore	20	Per Plan	40 cont.	3-4/2-0
<b>Perennials</b>						
004	<i>Heuchera</i> Pink and Blue	Pink and Blue Heuchera	12	Per Plan	1 gal.	10-12/10-8"
005	<i>Scilla sibirica</i> Bluebell	Blue Starflower	30	Per Plan	1 gal.	24-48/11-18"
006	<i>Heuchera</i> Blue and White	Blue and White Heuchera	8	Per Plan	1 gal.	15-18/10-24"

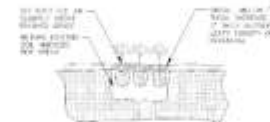
NOTE: Installation contractor is responsible for verifying plant count from plan. Plant quantities take precedence over list.

### 1 LANDSCAPE SCHEDULE

SCALE: 1/8" = 1'-0" (VERTICAL) 1/8" = 1'-0" (HORIZONTAL)



### 5 DECIDUOUS & EVERGREEN SHRUB PLANTING

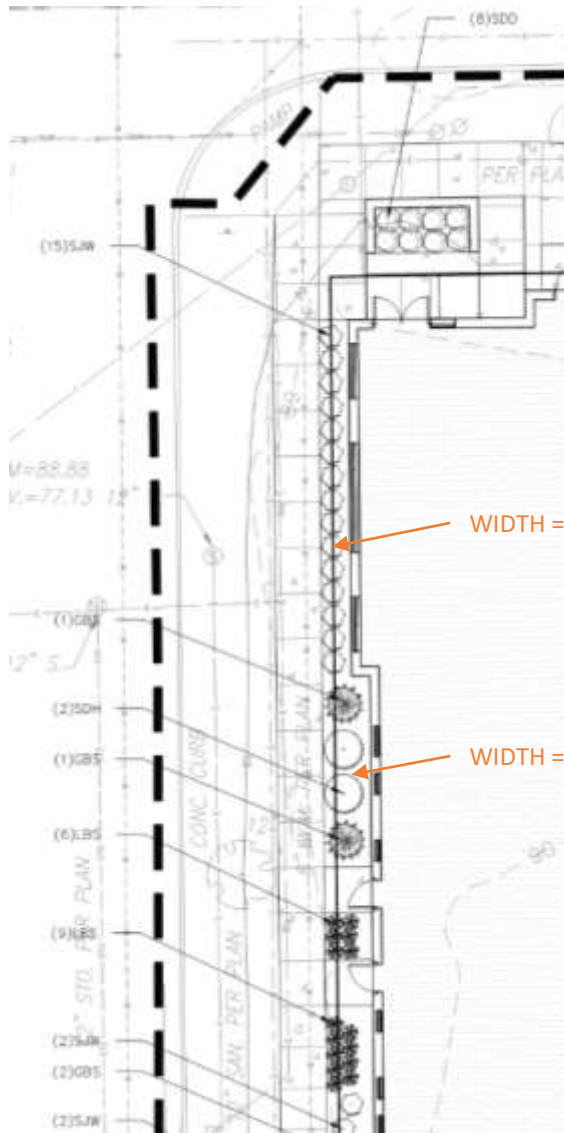


### 6 PERENNIAL PLANTING

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A REPUTABLE SOURCE BY DATE OF CONSTRUCTION TO ASSURE COMPLIANCE WITH THE CURRENT LISTING OF THE AMERICAN FORESTRY AND GARDENING AND SHALL BE ACCORDING TO THE CURRENT LISTING OF THE AMERICAN FORESTRY AND GARDENING AND SHALL BE ACCORDING TO THE CURRENT LISTING OF THE AMERICAN FORESTRY AND GARDENING.
2. CONTRACTOR TO VERIFY THAT ALL PLANTING MATERIAL IS OF THE SPECIES AND VARIETAL TYPE INDICATED ON THE DRAWINGS AND THAT ALL PLANTING MATERIAL IS OF THE SPECIES AND VARIETAL TYPE INDICATED ON THE DRAWINGS.
3. SHUB PLANTS TO BE PLANTED IN THE SAME MANNER AS INDICATED ON THE DRAWINGS AND SHALL BE PLANTED IN THE SAME MANNER AS INDICATED ON THE DRAWINGS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
5. ALL PLANTS MUST BE PLANTED IN THE SAME MANNER AS INDICATED ON THE DRAWINGS AND SHALL BE PLANTED IN THE SAME MANNER AS INDICATED ON THE DRAWINGS.
6. PERENNIAL PLANTS TO BE PLANTED IN THE SAME MANNER AS INDICATED ON THE DRAWINGS AND SHALL BE PLANTED IN THE SAME MANNER AS INDICATED ON THE DRAWINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL PLANTING MATERIAL.

### 2 LANDSCAPE NOTES

SCALE: 1/8" = 1'-0" (VERTICAL) 1/8" = 1'-0" (HORIZONTAL)



### Plant Schedule

Symbol	Scientific Name	Common Name	Quantity	Spacing	Install Size	Size
Maturity in ft. (Height/Spread)						
<b>Evergreen Shrubs:</b>						
GBS	<i>Picea pungens 'Glauca Globosa'</i>	Glauca Blue Spruce	6	Per Plan	#5 cont.	3'-0"/2'
<b>Deciduous Shrubs:</b>						
GH	<i>Hydrangea garckii</i>	Oakleaf Hydrangee	6	Per Plan	#5 cont.	4'-0"/4'
SCH	<i>Hydrangea serrifolia 'Sikes Dwarf'</i>	Sikes Dwarf Oakleaf Hydrangee	4	Per Plan	#5 cont.	2'-0"/4'
SJW	<i>Hypericum perforatum</i>	St. John's Wort	22	Per Plan	#3 cont.	3'-0"/2'
<b>Perennials:</b>						
FB	<i>Hosta a Fire and Ice</i>	Fire and Ice Hosta	12	Per Plan	1 gal.	12-18"/24"
LBS	<i>Schizachyria scoparium</i>	Little Bluestem Grass	26	Per Plan	1 gal.	24-48"/12-18"
SDO	<i>Hemerocallis 'Stella De Oro'</i>	Stella De Oro Daylily	8	Per Plan	1 gal.	16-18"/16-24"

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.



① LEVEL 1  
SCALE: 1/8" = 1'-0"

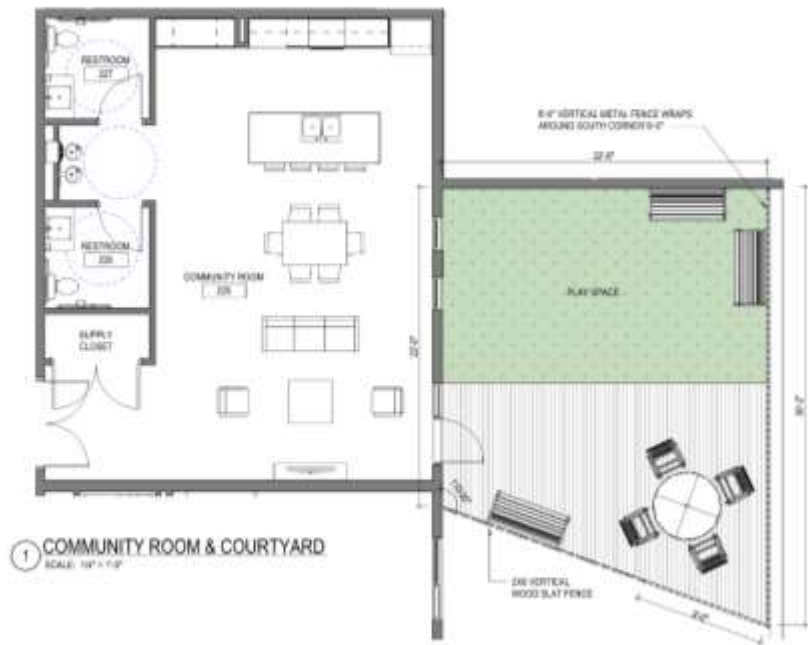


② LEVEL 2  
SCALE: 1/8" = 1'-0"



③ LEVEL 3 & 4  
SCALE: 1/8" = 1'-0"







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

**MAJOR CHANGES FOR LAST SUBMITTAL:**

- ADDITIONAL STORY (ORIGINALLY 3-STORY, NOW 4-STORY BUILDING)
- IMPROVED DESIGN CONCEPT, SIMILAR COLORS TO CITY PLACE 1 W/ ADDED WOOD-LOOK ACCENTS
- LARGER INSET BALCONIES
- MORE BRICK MASONRY ON NORTH & WEST FACADES
- OVERHANG ON 2ND FLOOR TO CREATE SHADOW LINE
- LESS WINDOW GLAZING AROUND NORTHWEST CORNER
- LESS BRICK ON THE ALLEY SIDE; ADDED GREEN SCREENS
- LAP SIDING ON EAST & SOUTH FACADES



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

**MAJOR CHANGES FOR LAST SUBMITTAL:**

- ADDITIONAL STORY (ORIGINALLY 3-STORY, NOW 4-STORY BUILDING)
- IMPROVED DESIGN CONCEPT, SIMILAR COLORS TO CITY PLACE 1 W/ ADDED WOOD-LOOK ACCENTS
- LARGER INSET BALCONIES
- MORE BRICK MASONRY ON NORTH & WEST FACADES
- OVERHANG ON 2ND FLOOR TO CREATE SHADOW LINE
- LESS WINDOW GLAZING AROUND NORTHWEST CORNER
- LESS BRICK ON THE ALLEY SIDE, ADDED GREEN SCREENS
- LAP SIDING ON EAST & SOUTH FACADES



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



1 WALK-UP UNIT ELEVATION  
SCALE: 1/8" = 1'-0"





12 – PERSPECTIVE OF WEST







13 – VIEW OF NORTHWEST









16 - ORIGINALLY APPROVED VIEW OF NORTHWEST

