



# BLOCK FIVE MIXED-USE DEVELOPMENT

DPD ZONING SUBMITTAL FOR  
BLOCK 5 OF MILWAUKEE BUCKS  
ARENA DEVELOPMENT - GPD

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VOL. 2

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## DPD ZONING SUBMITTAL

2/7/2025

PROJECT NUMBER: 123654





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ADJACENT LOCATIONS

- ① ENTERTAINMENT - Fiserv Forum
- ② HOSPITALITY - The Trade Hotel
- ③ ENTERTAINMENT - The Live Block
- ④ RESIDENTIAL - The Journal Commons
- ⑤ EDUCATION - MATC
- ⑥ HEALTH - Froetdert McKinley Health Center
- ⑦ PARKING - 5TH Street Parking Garage
- ⑧ HOSPITALITY - Aloft Hotel Downtown
- ⑨ MIXED USE - The Moderne/Carson's
- ⑩ HEALTH - Vivent Health
- ⑪ UTILITY - Electrical Substation
- ⑫ RESIDENTIAL - Haymarket Lofts
- ⑬ BANK - Associated Bank
- ⑭ OFFICE - Spectrum

C

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DEVELOPMENT - GPD

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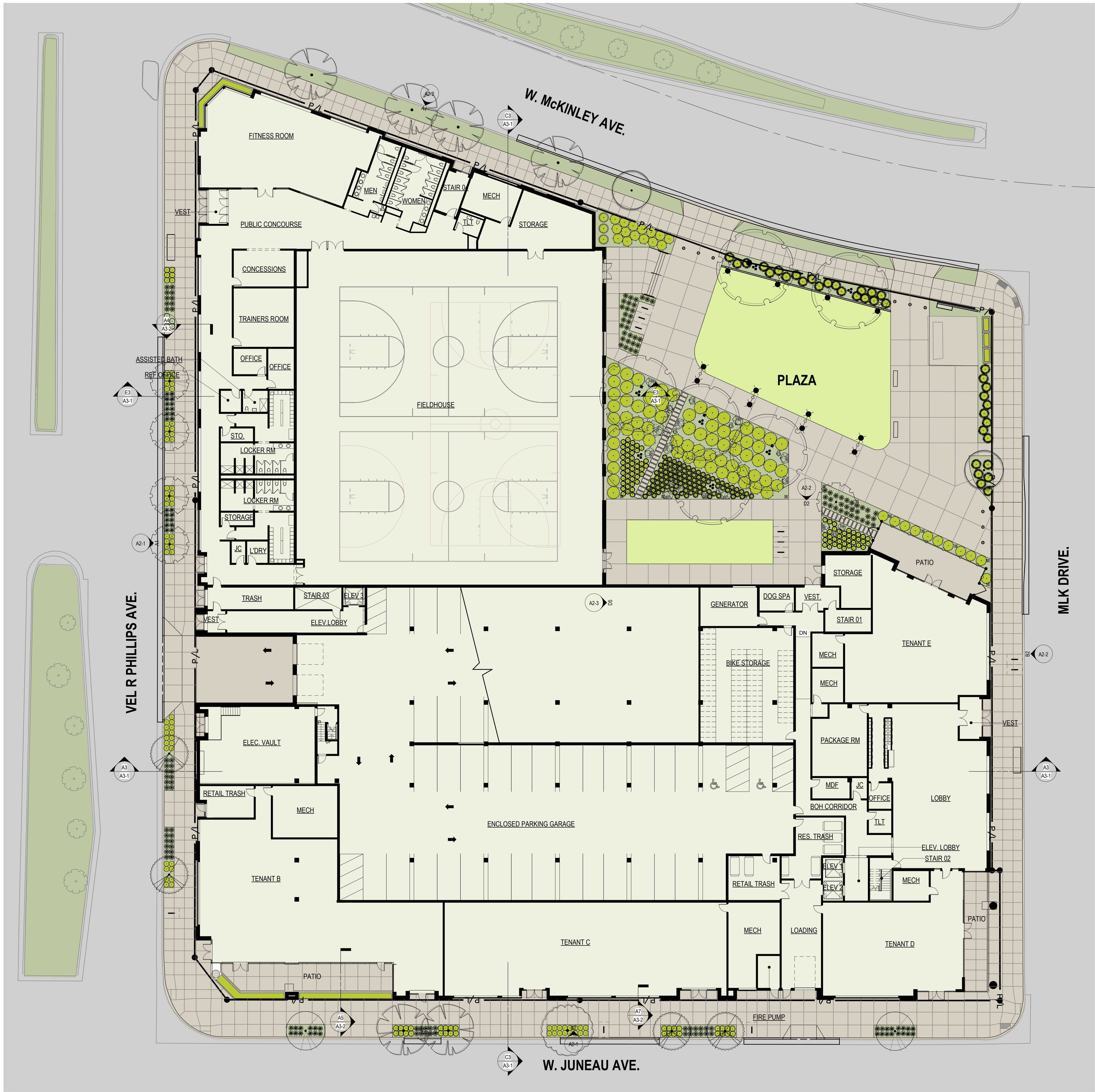
A

LOCATION MAP

A0-1

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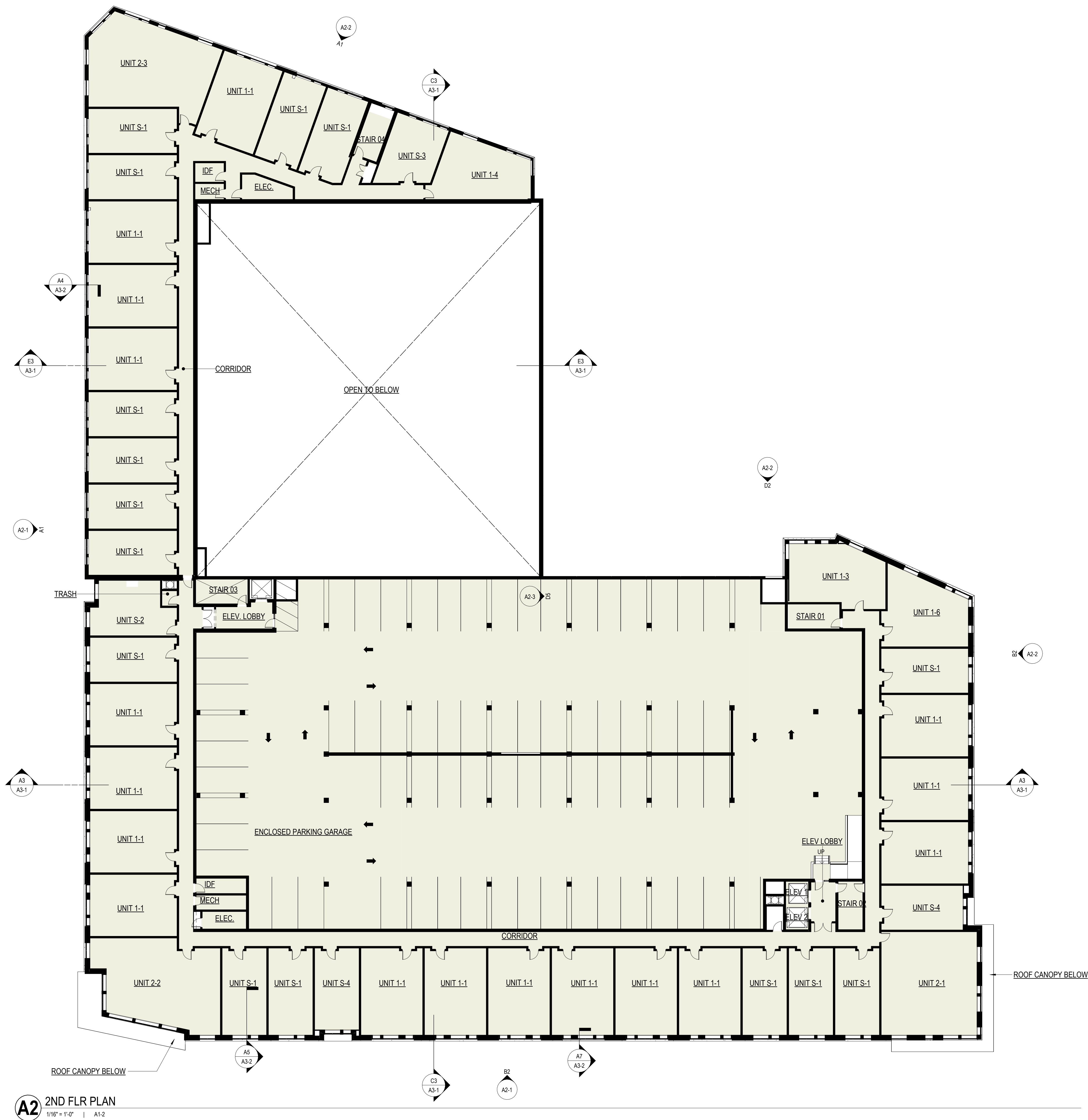
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GROUND FLOOR  
& SITE PLAN

A1-1

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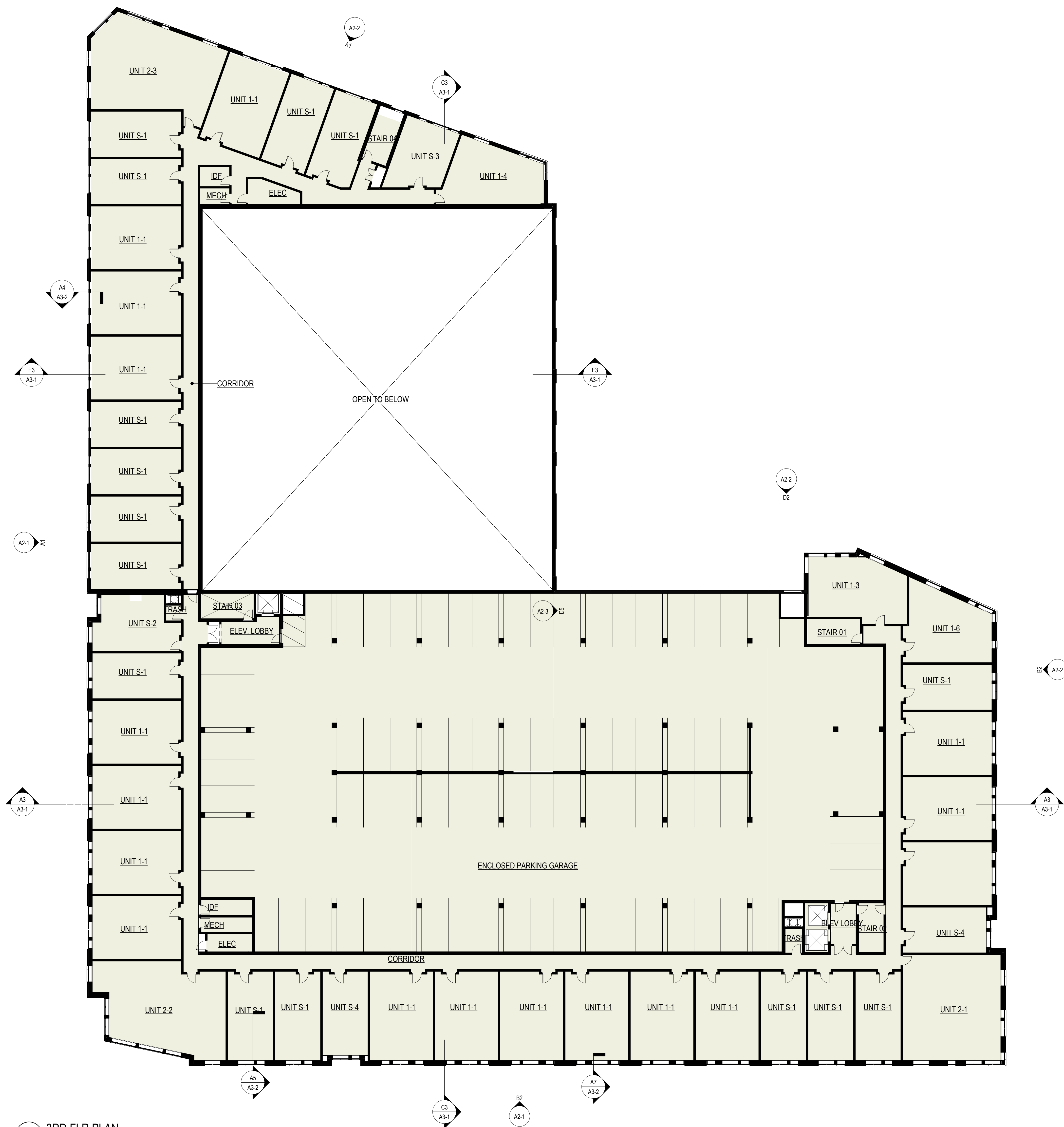
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SECOND FLOOR  
PLAN

A1-2

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**A2** 3RD FLR PLAN  
1/16" = 1'-0" | A1-3



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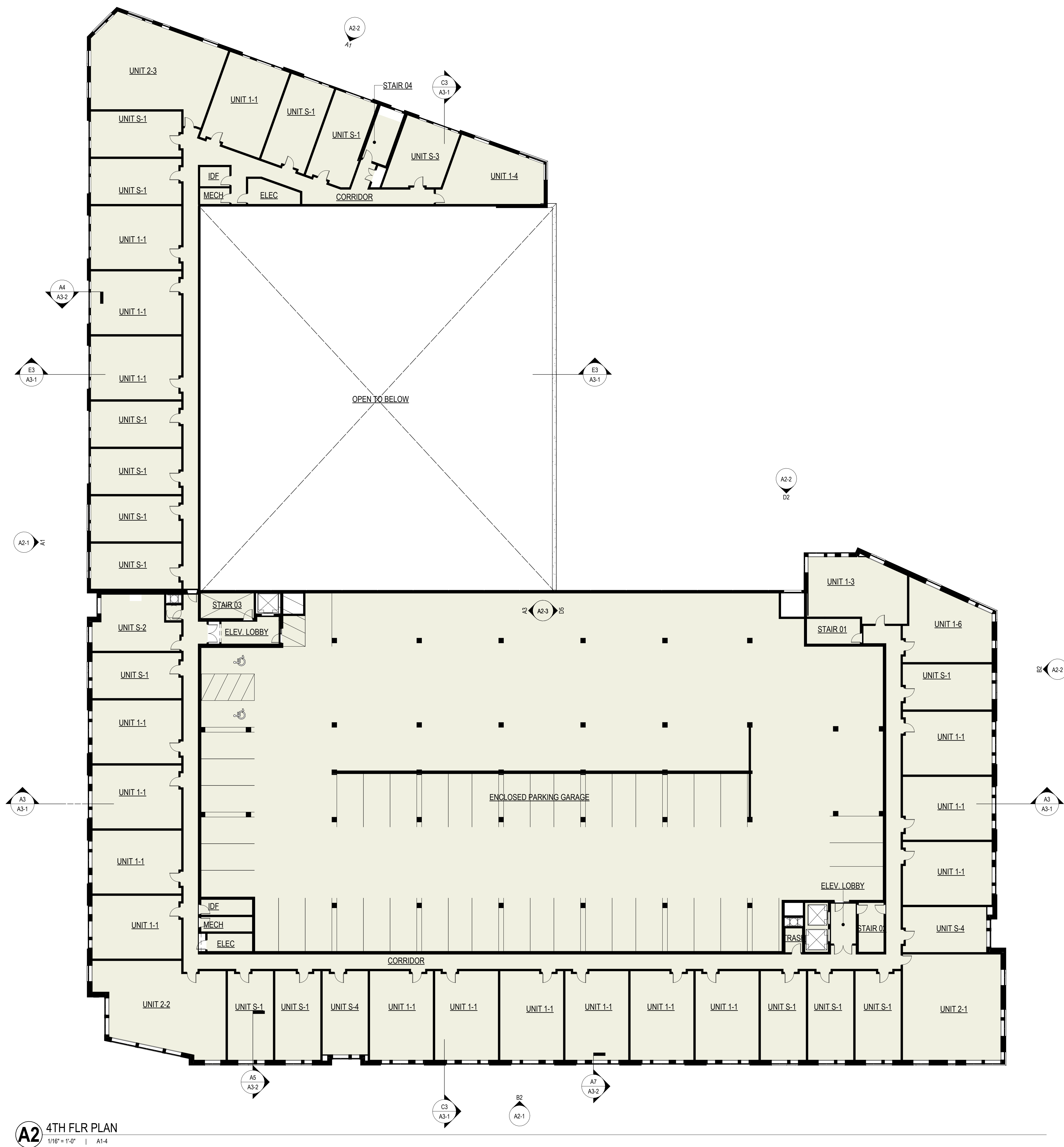
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THIRD FLOOR  
PLAN

**A1-3**

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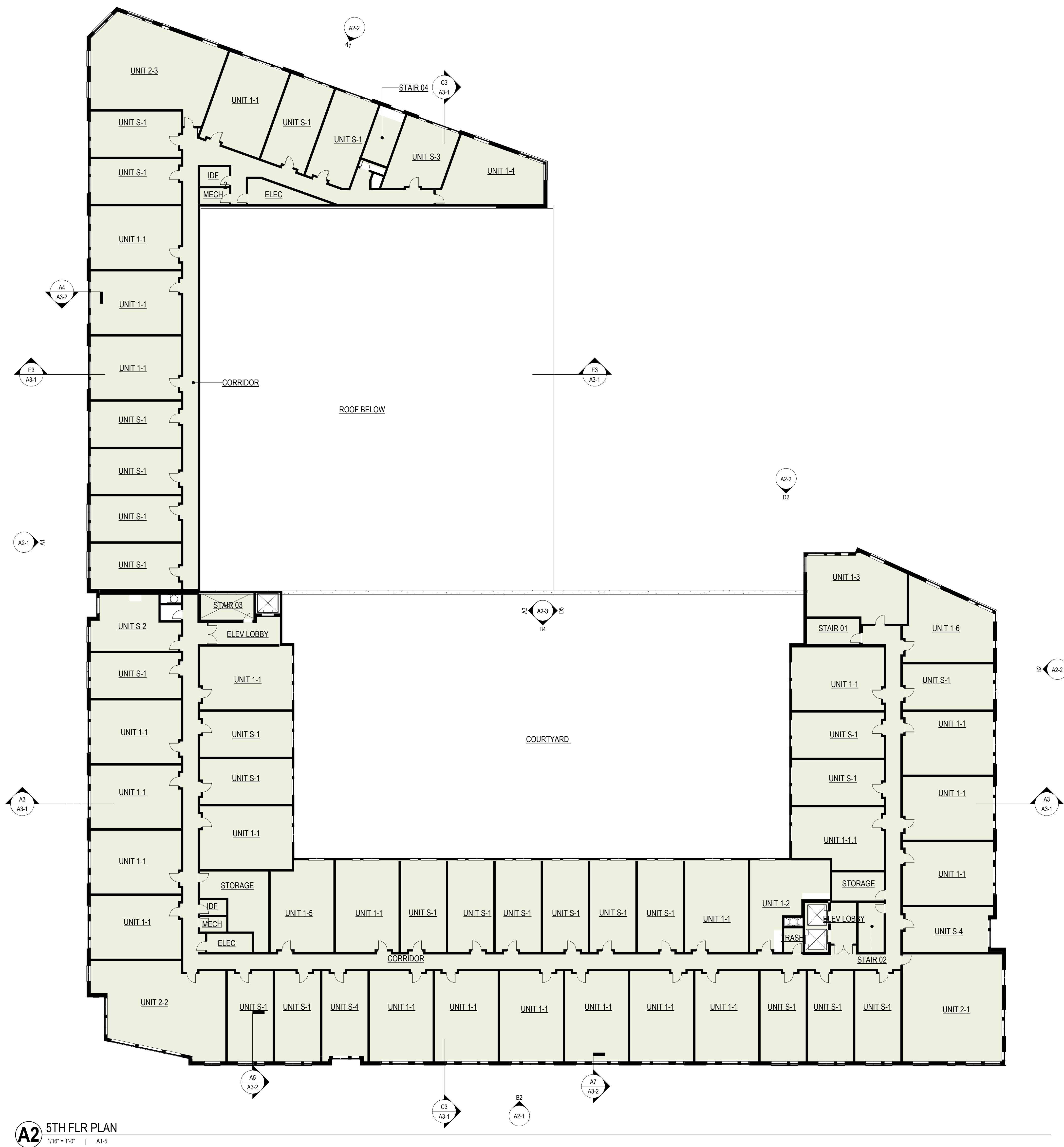
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FOURTH FLOOR  
PLAN

A1-4

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**A2** 5TH FLR PLAN  
1/16" = 1'-0" | A1-5



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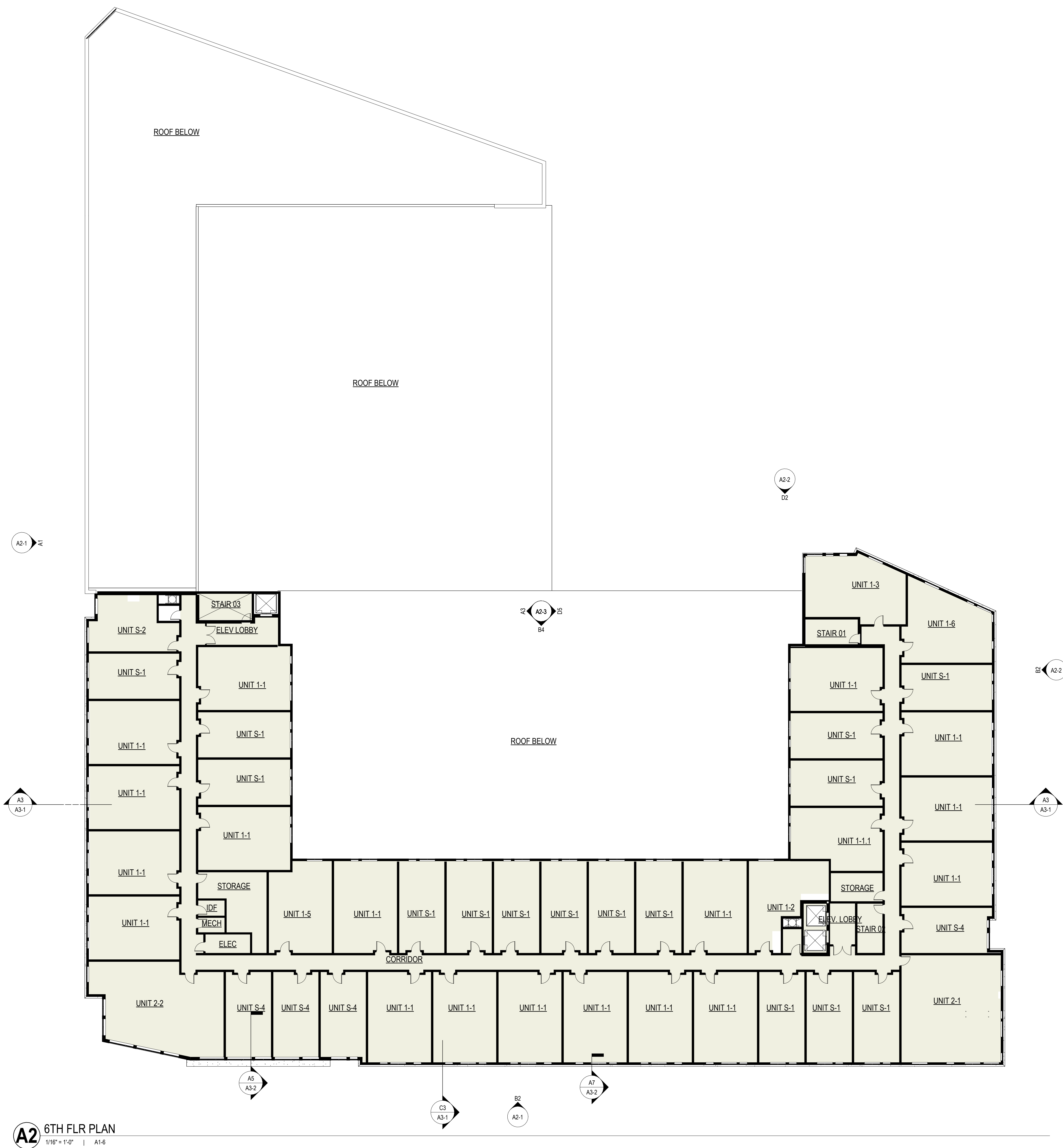
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**FIFTH FLOOR  
PLAN**

**A1-5**

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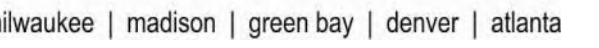
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SIXTH FLOOR  
PLAN

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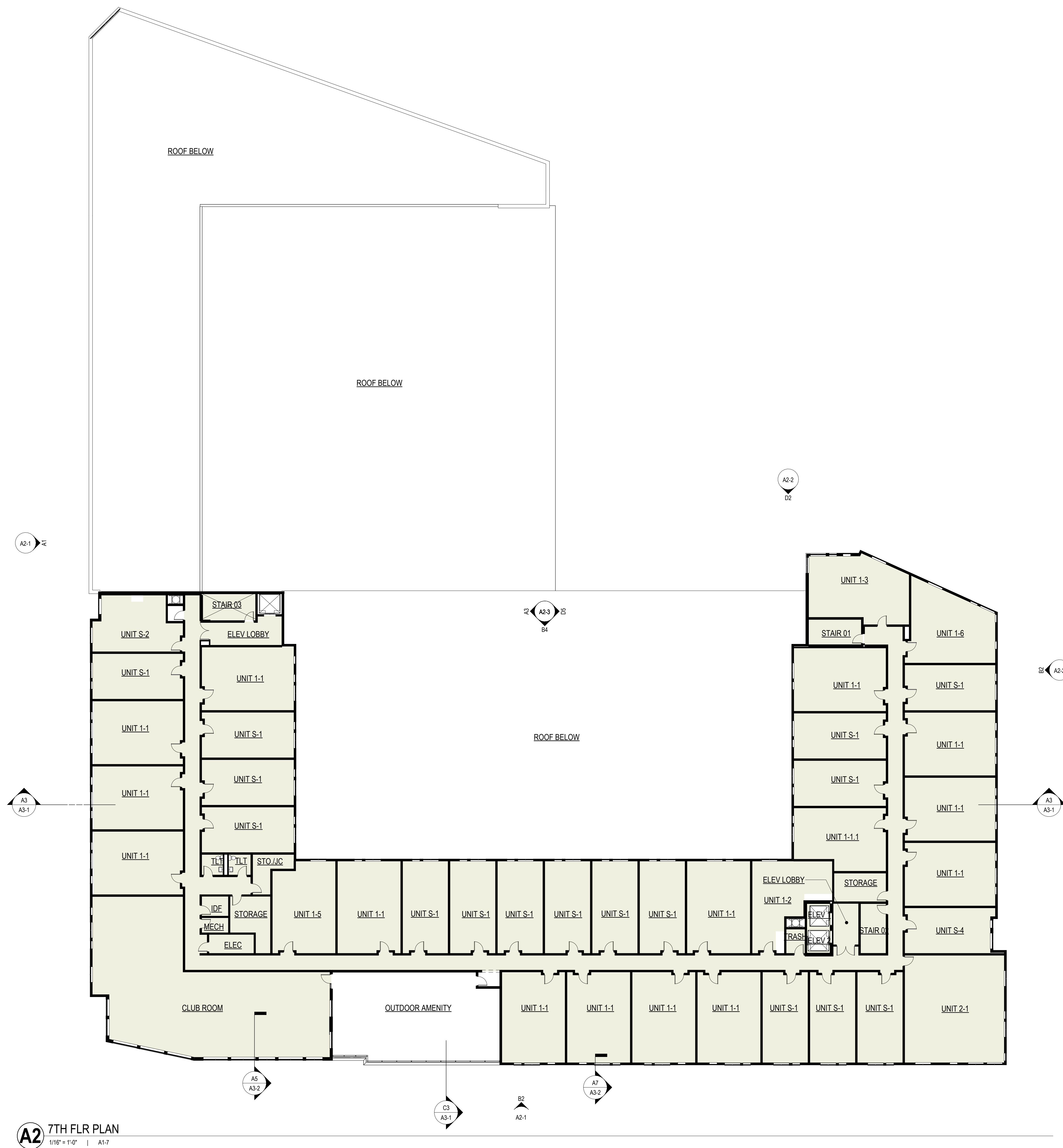
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SEVENTH FLOOR  
PLAN

# A1-7

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D2 NORTH ELEVATION 01  
1/16" = 1'-0" | A201



B2 EAST ELEVATION - OVERALL  
1/16" = 1'-0" | A201

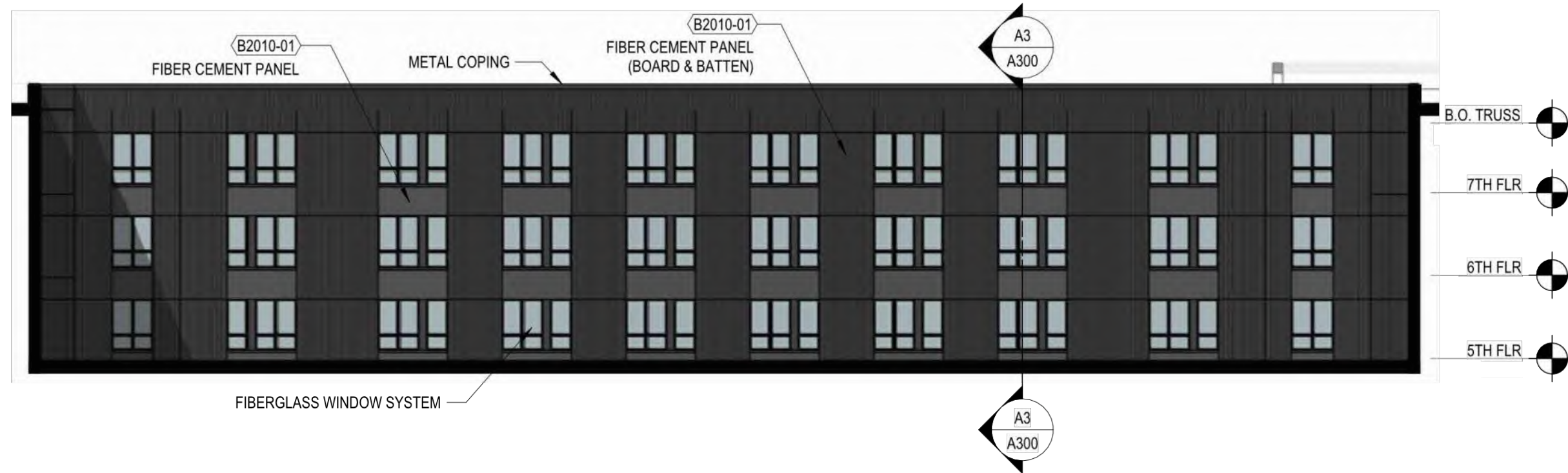


A1 NORTH ELEVATION - OVERALL  
1/16" = 1'-0" | A201

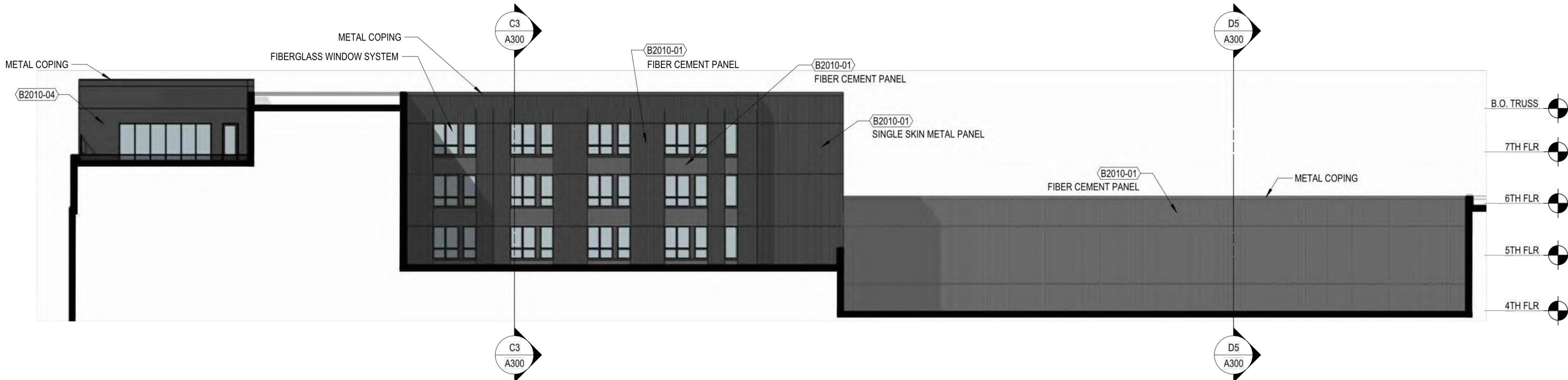




C4 WEST ELEVATION - COURTYARD



B4 NORTH ELEVATION - COURTYARD



A3 EAST ELEVATION - COURTYARD





BRICK VENEER ABOVE FIRST FLOOR



BRICK VENEER AT BASE



FIBER CEMENT INFILL PANELS



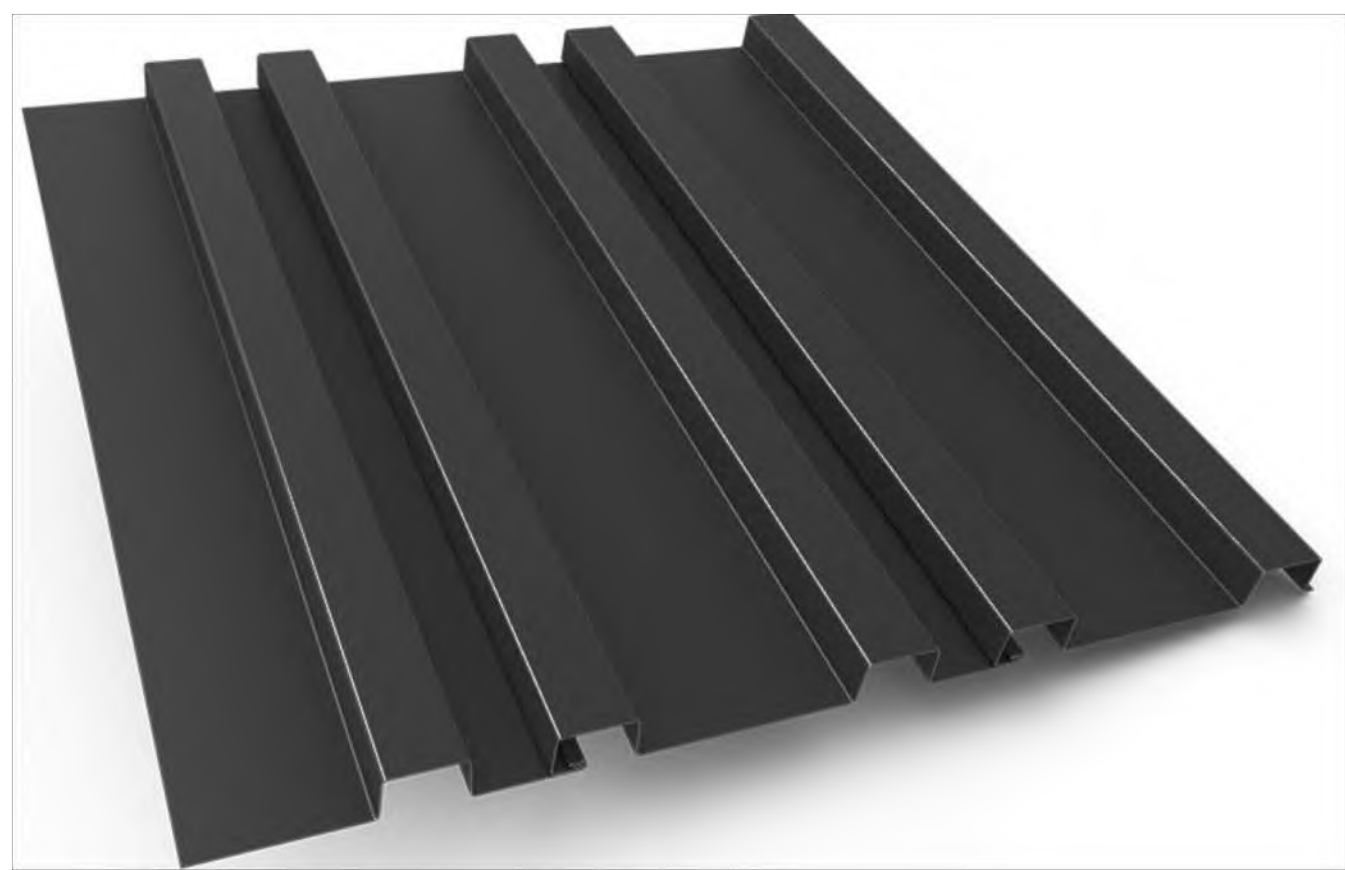
FIBER CEMENT AT INTERIOR COURTYARD



PRECAST BASE



MCM PANEL



SINGLE SKIN METAL PANEL



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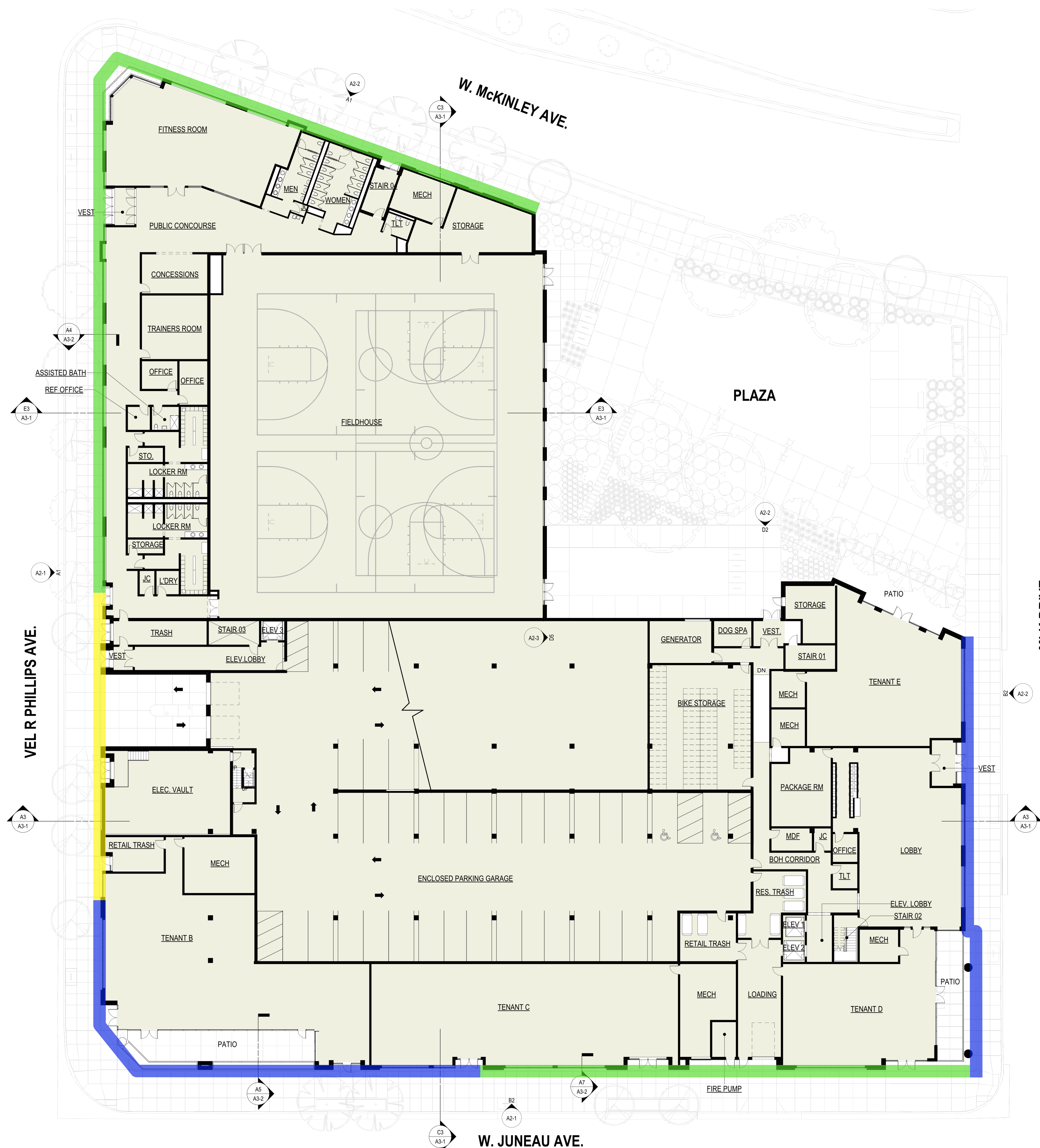
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MATERIAL INSPIRATION

A2-4

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AREA CALCULATIONS

Plaza:	17,900 sf
Outdoor rooftop area:	1,600 sf
Total Open space:	19,500 sf


  

Building Footprint:	76,300 sf
Parking Structure:	28,500 sf

- GPD REQUIRED ACTIVATION LOCATIONS
- HIGH ACTIVATION**  
Ground Floor Glazing 75%  
(50% for Residential)
  - MEDIUM ACTIVATION**  
Ground Floor Glazing 50%
  - LOW ACTIVATION**  
No Glazing Requirement


BIKE PARKING REQUIREMENTS

Use	Short Term	Long Term
General Retail:	1/3,000 sf = 5	1/12,000 sf = 2
Recreational Facility Indoor	1/3,000 sf = 9	1/12,000 sf = 3
Accessory Parking Structure:	0	0
Residential:	1/30 units = 9	1/4 units = 68
Total:	23	73



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STREET ACTIVATION

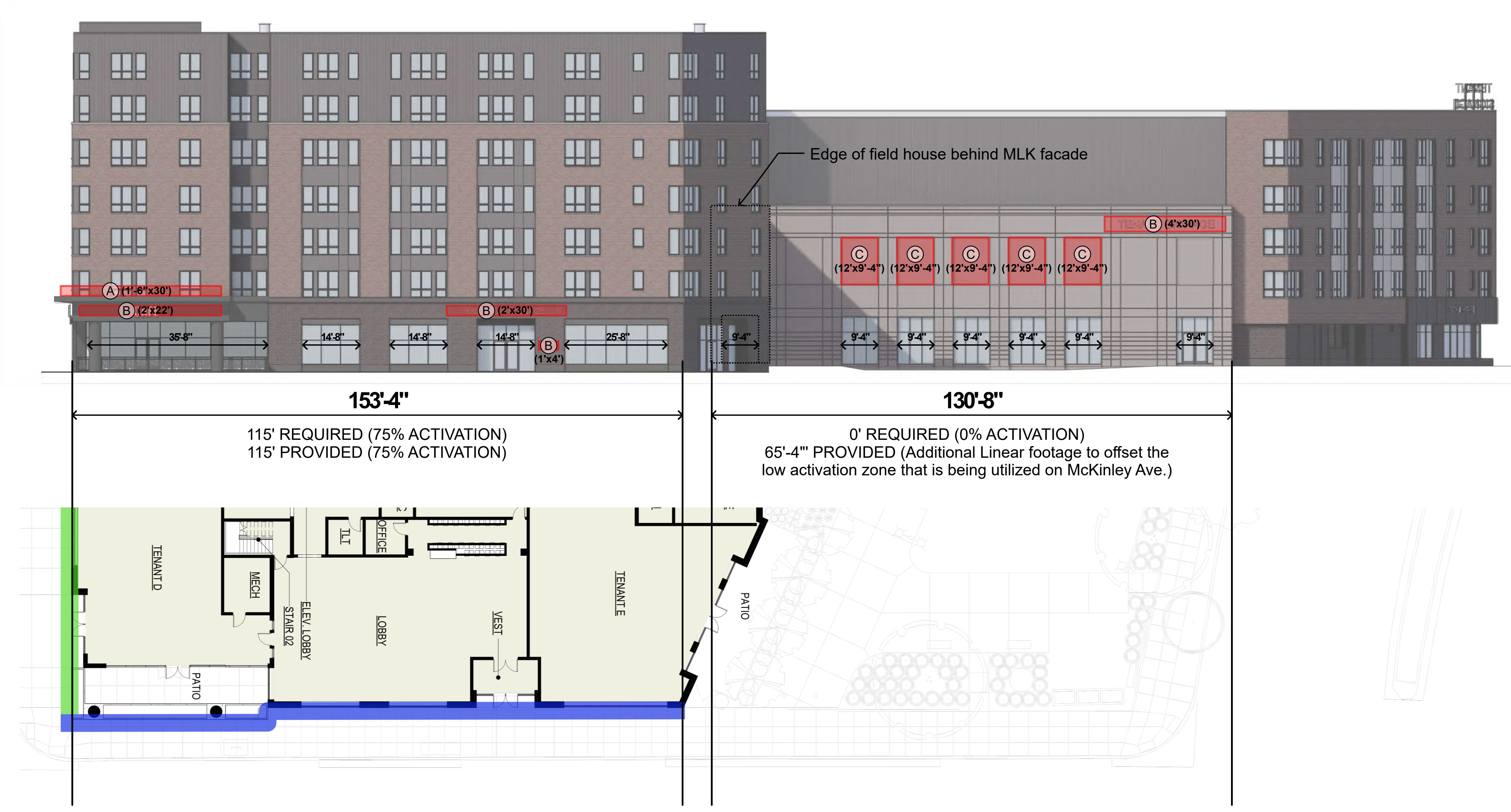
**A2-5**

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JUNEAU AVE STREET ACTIVATION & SIGNAGE  
1/16" = 1'-0"



DOCTOR MLK JR DR STREET ACTIVATION & SIGNAGE  
1/16" = 1'-0"

SIGNAGE KEY

SIGN TYPE	(B) (2'x30')	SIGN SIZE (HEIGHT x WIDTH)
-----------	--------------	-------------------------------

- SIGNAGE TYPES
- A CANOPY SIGN
  - B WALL SIGN
  - C BANNER
  - D PROJECTING SIGN
  - E ROOF SIGN

All signage types to comply with section 295-407 in the Milwaukee zoning code.

GPD Required Activation Location

- HIGH ACTIVATION  
Ground Floor Glazing 75%  
(50% for Residential)
- MEDIUM ACTIVATION  
Ground Floor Glazing 50%
- LOW ACTIVATION  
No Glazing Requirement



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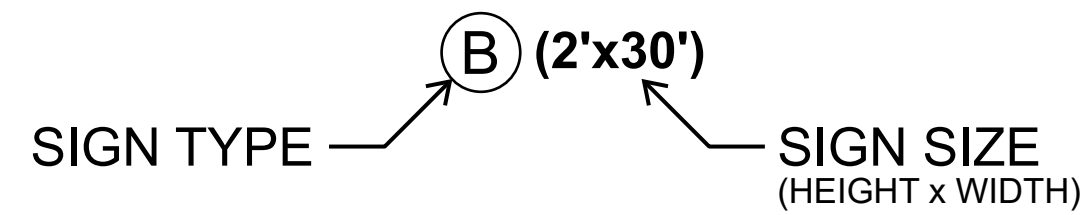
STREET ACTIVATION  
& SIGNAGE

A2-7

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All of angled facade length  
is included in Vel R Phillips  
activation calculation

#### SIGNAGE KEY



#### SIGNAGE TYPES

- A CANOPY SIGN
- B WALL SIGN
- C BANNER
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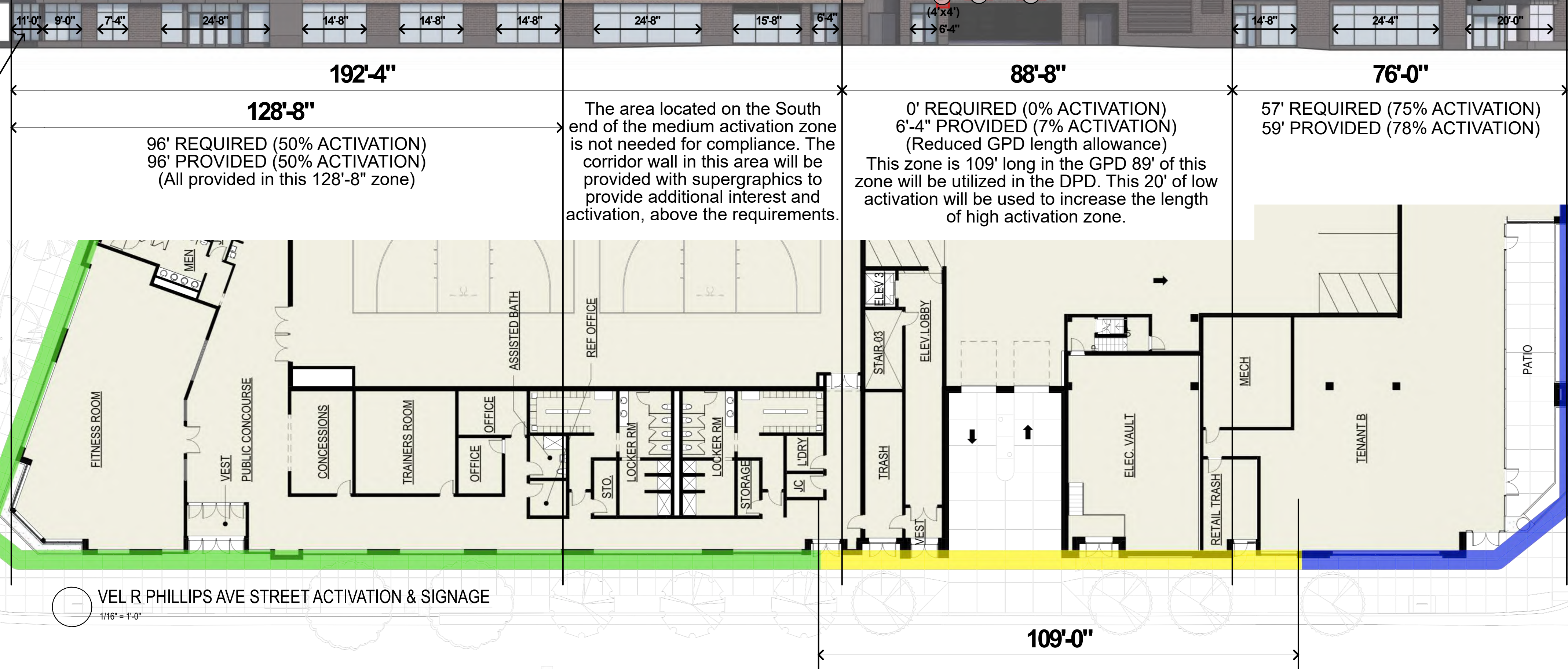
All of angled facade length is included  
in Vel R Phillips activation calculation

E (8'x14')

B (3'x20')

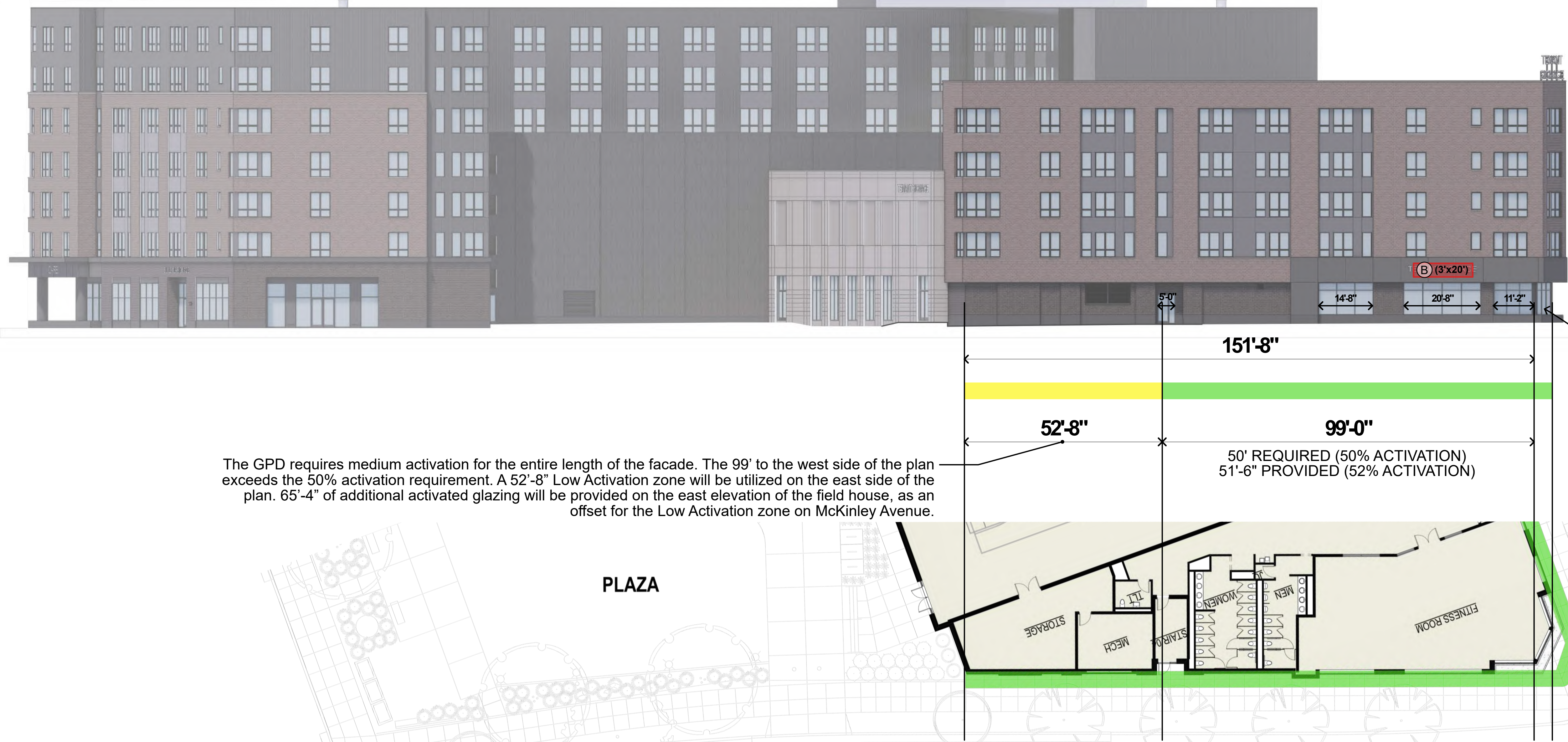
(1'-6"x4') (1'-6"x4')  
D (4'x4')  
B (2'x20')  
B (2'x10')

A (1'-6"x15')



VEL R PHILLIPS AVE STREET ACTIVATION & SIGNAGE  
1/16" = 1'-0"

109'-0"



The GPD requires medium activation for the entire length of the facade. The 99' to the west side of the plan exceeds the 50% activation requirement. A 52'-8" Low Activation zone will be utilized on the east side of the plan. 65'-4" of additional activated glazing will be provided on the east elevation of the field house, as an offset for the Low Activation zone on McKinley Avenue.

PLAZA

MCKINLEY AVE STREET ACTIVATION & SIGNAGE  
1/16" = 1'-0"

1

2

3

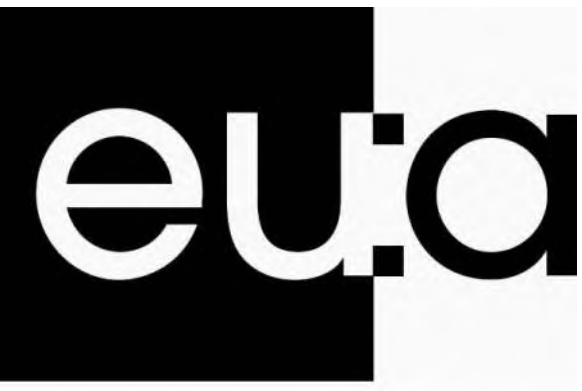
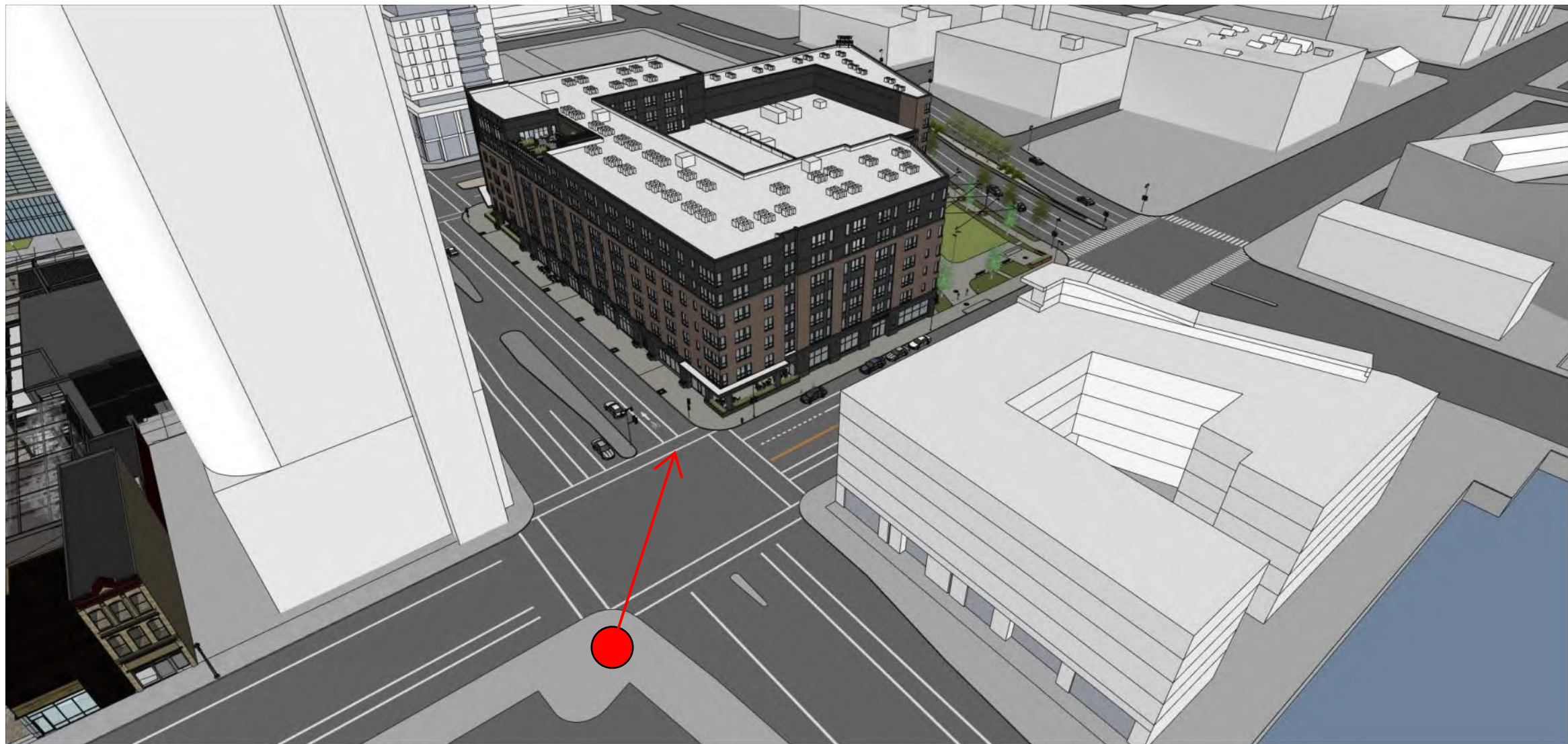
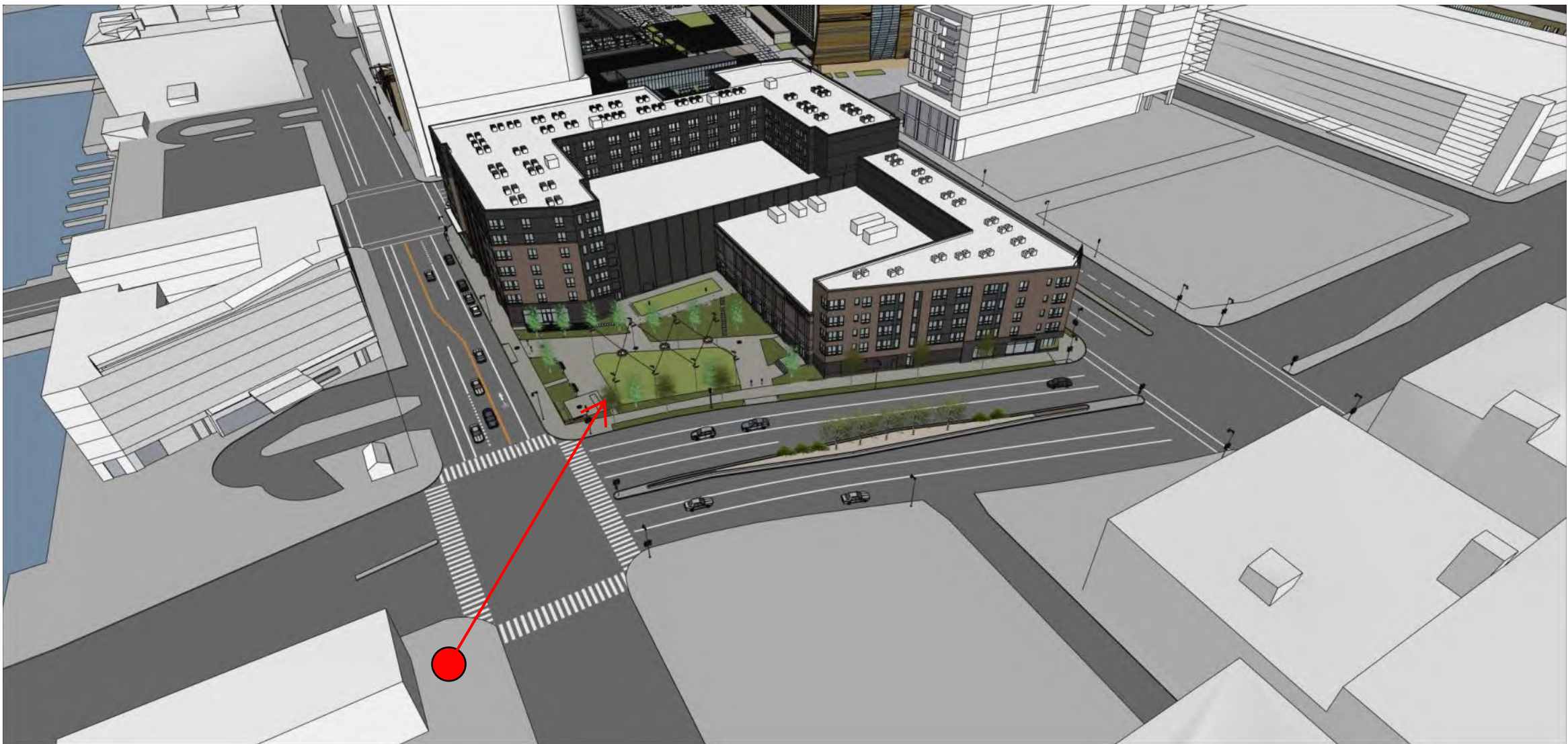
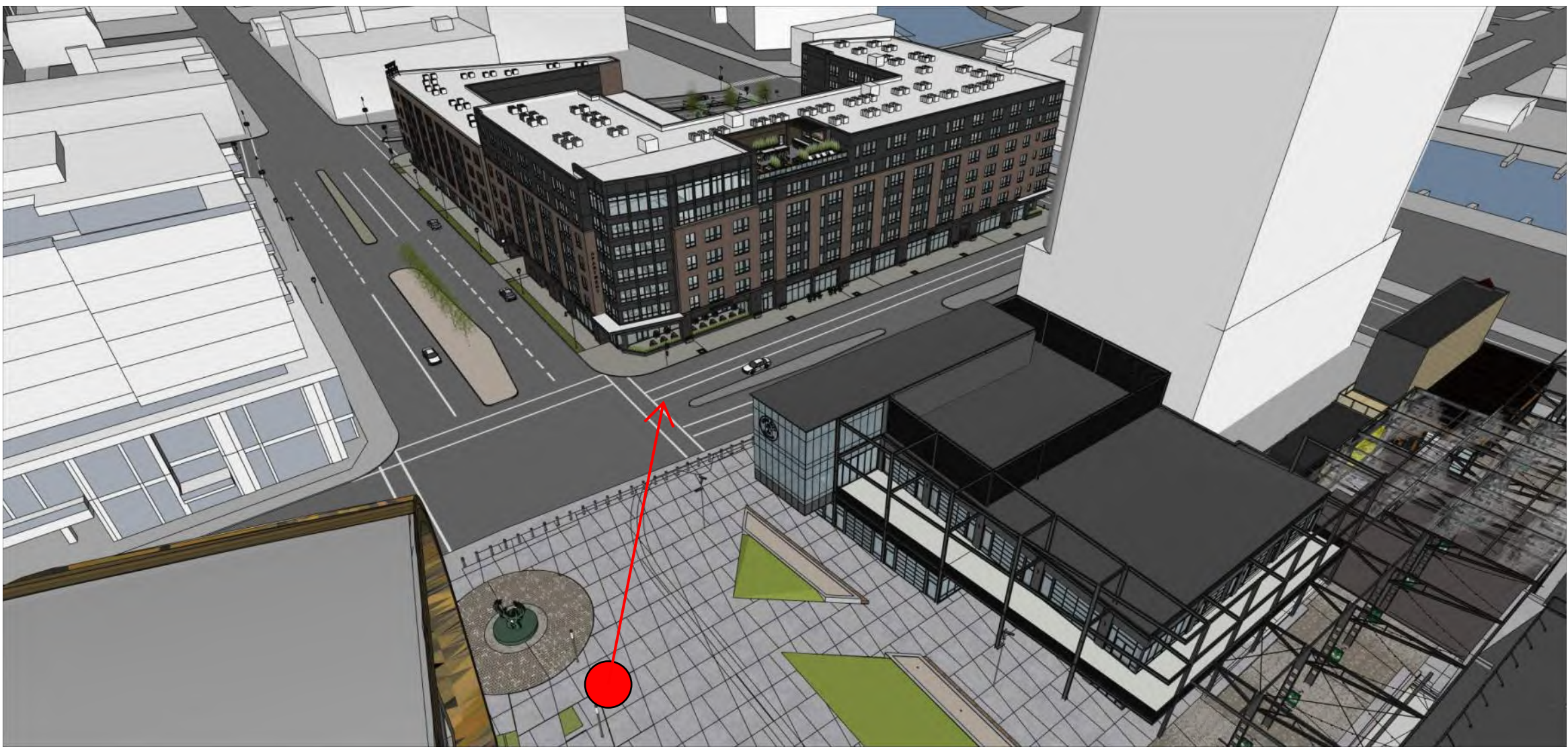
4

5

6

7





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ROOFTOP  
EQUIPMENT  
SIGHTLINES

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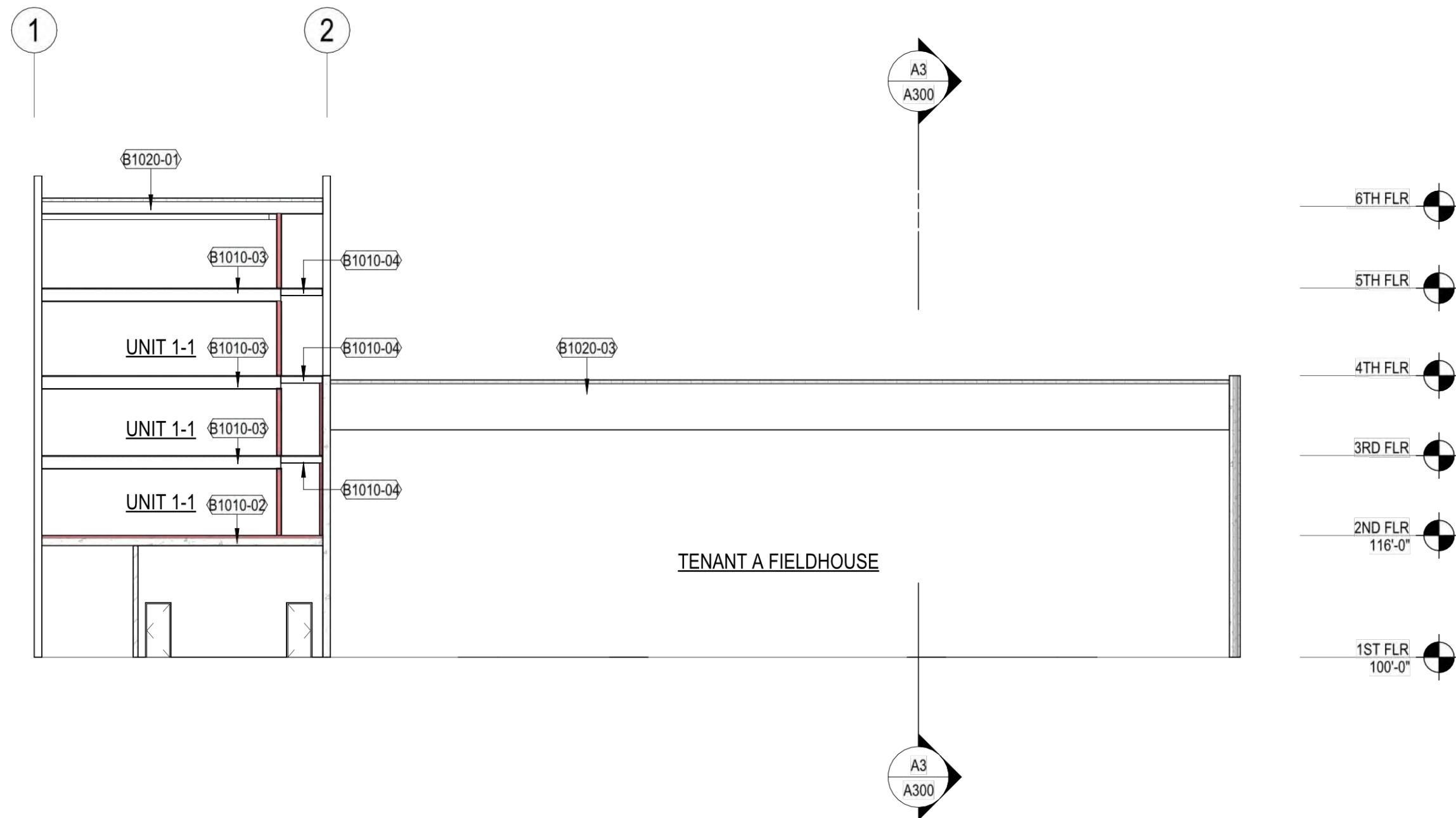
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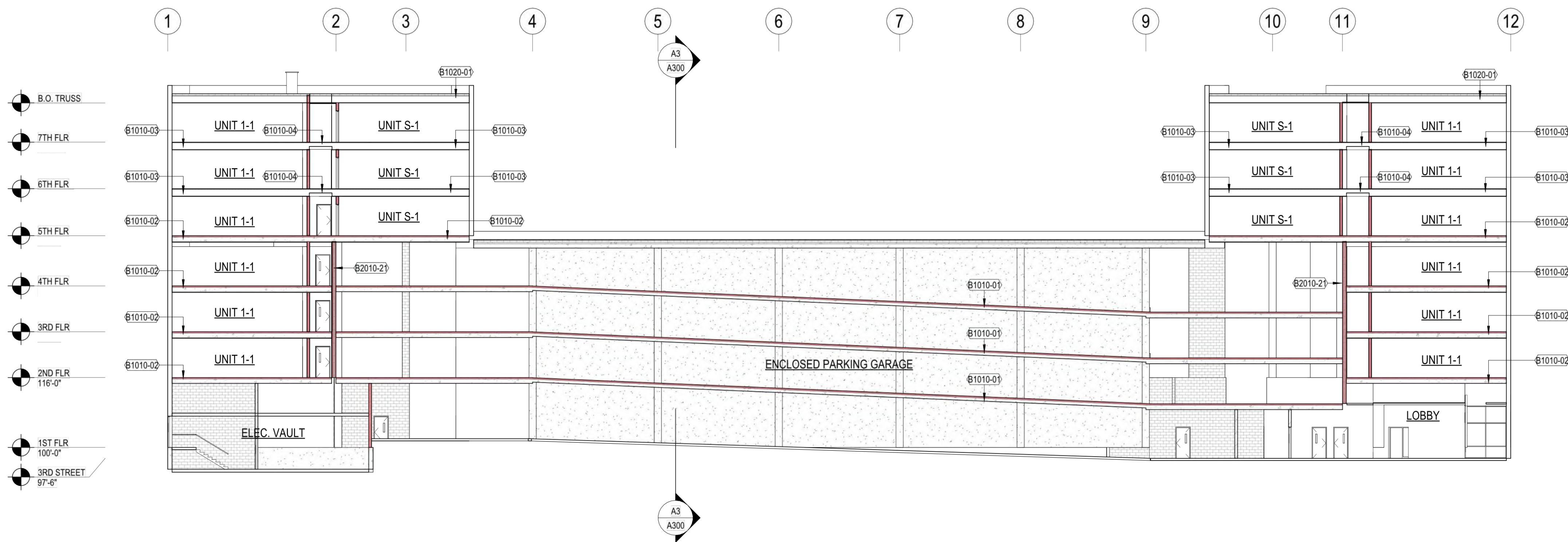
SECTIONS

A3-1

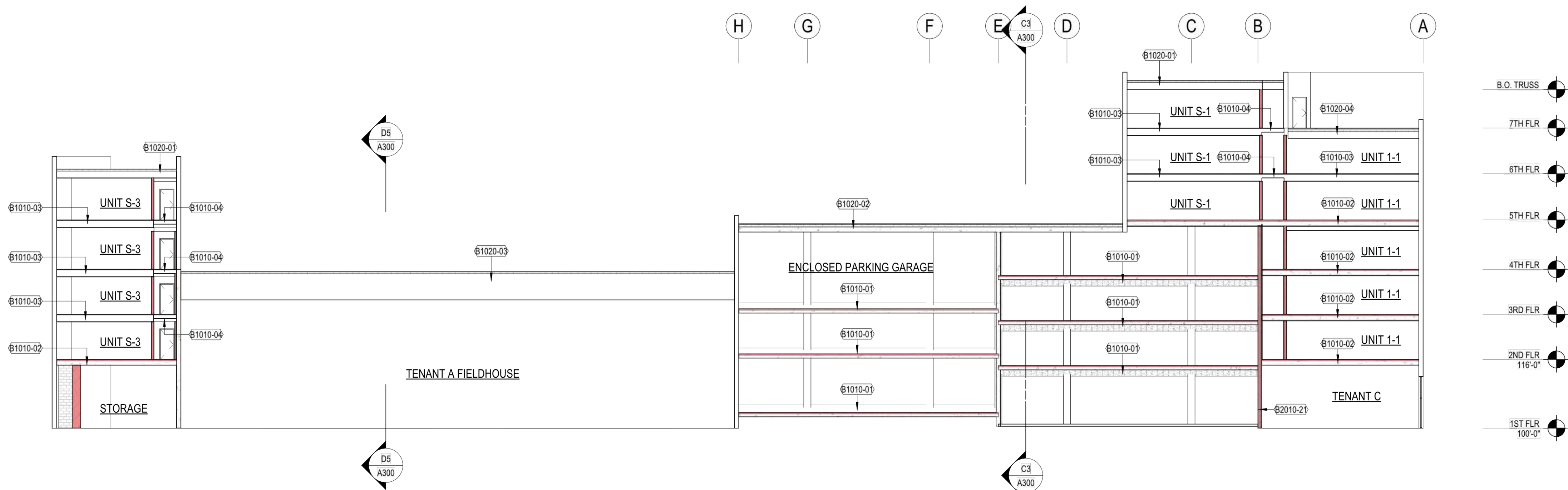
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D5 BUILDING SECTION - EAST/WEST 1  
1/16" = 1'-0" | A300

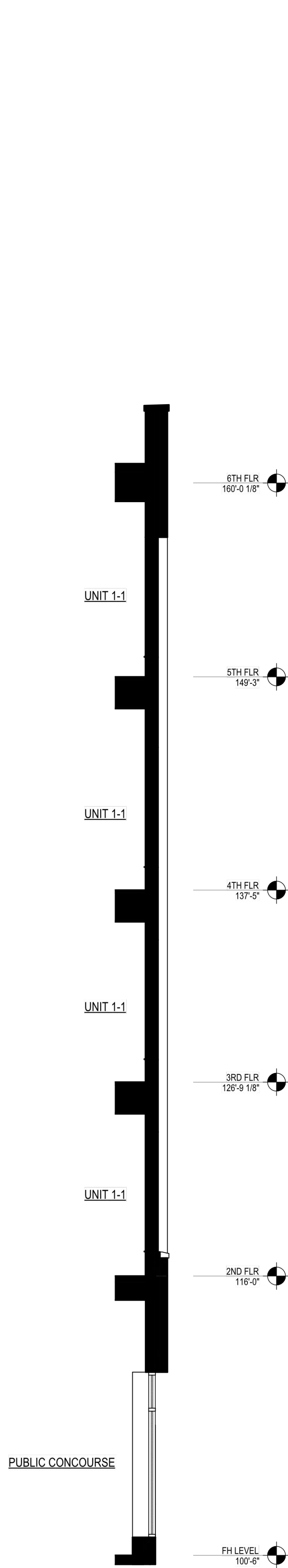


C3 BUILDING SECTION - EAST/WEST 2  
1/16" = 1'-0" | A300

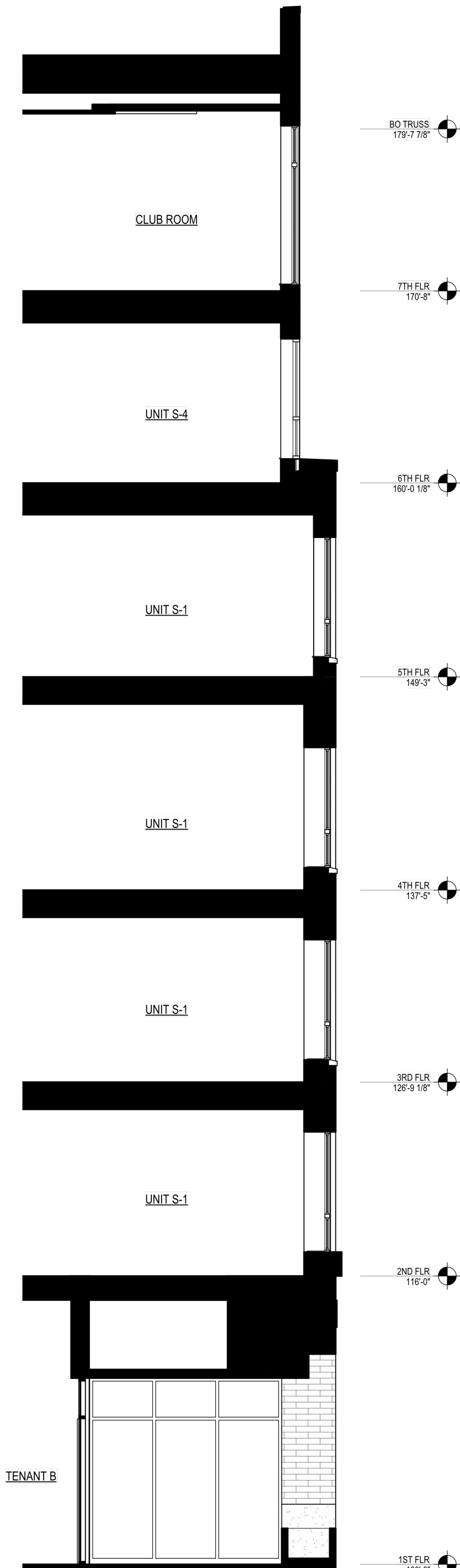


A3 BUILDING SECTION - NORTH/SOUTH  
1/16" = 1'-0" | A300

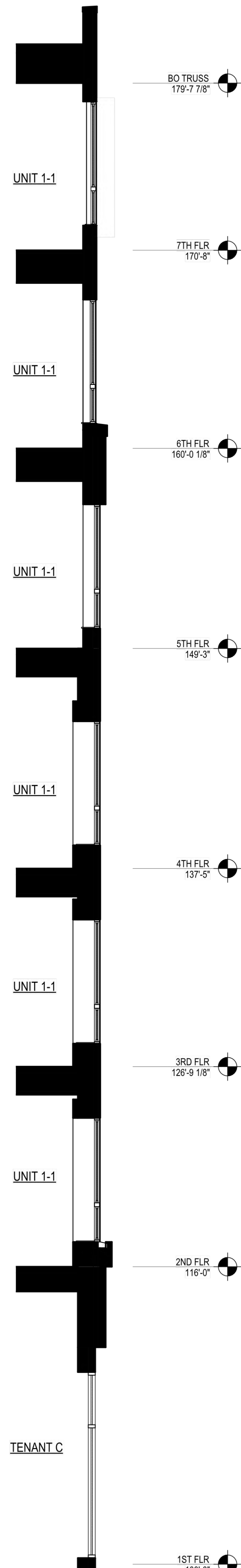




A4 WALL SECTION - FIELDHOUSE  
1/4" = 1'-0" | A3-2

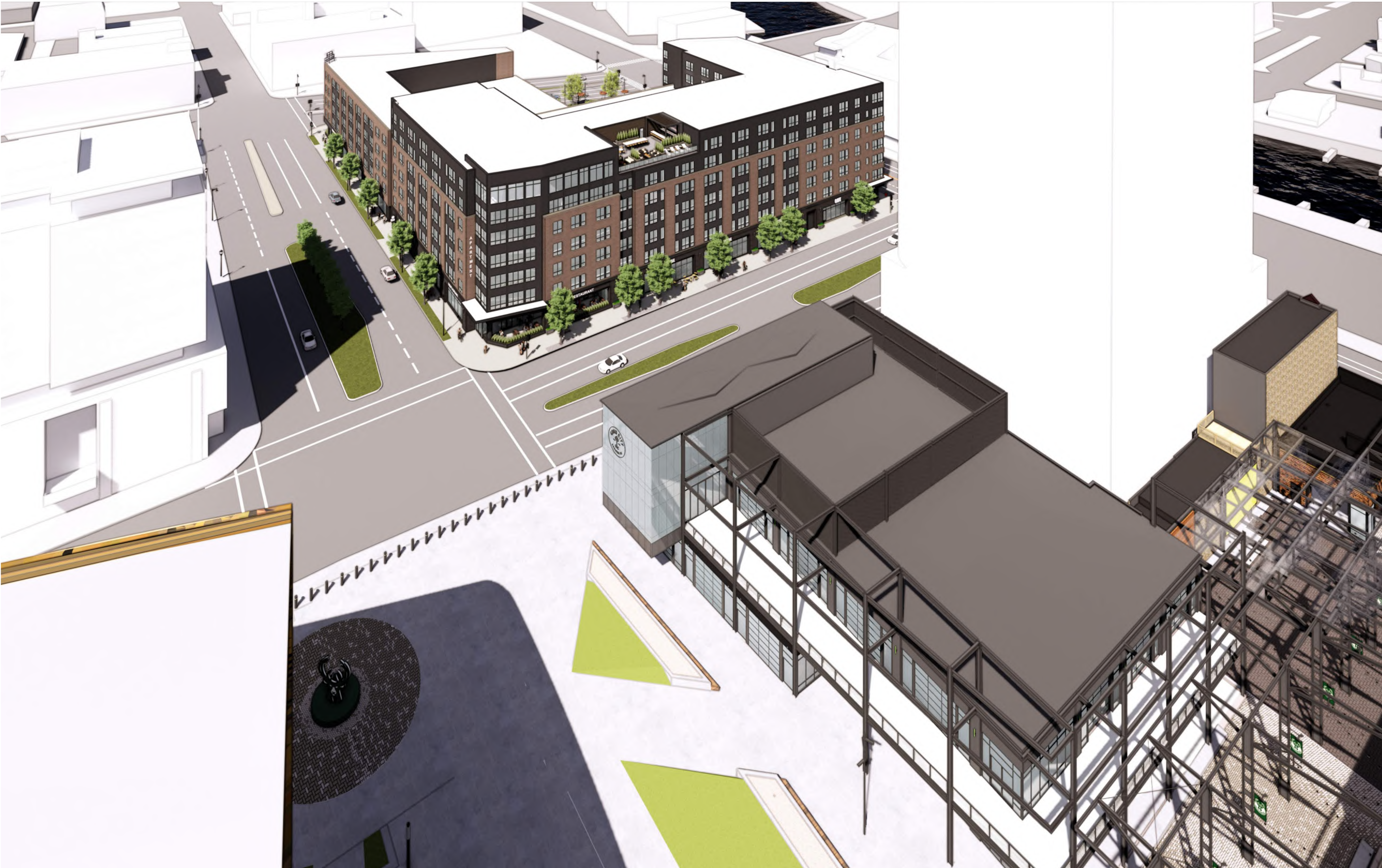


A5 WALL SECTION - SOUTHWEST TEENANT  
1/4" = 1'-0" | A3-2



A7 WALL SECTION - SOUTH TYP  
1/4" = 1'-0" | A3-2





AERIAL OF SOUTHWEST CORNER



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AERIAL OF  
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RENDERING OF SOUTHWEST CORNER



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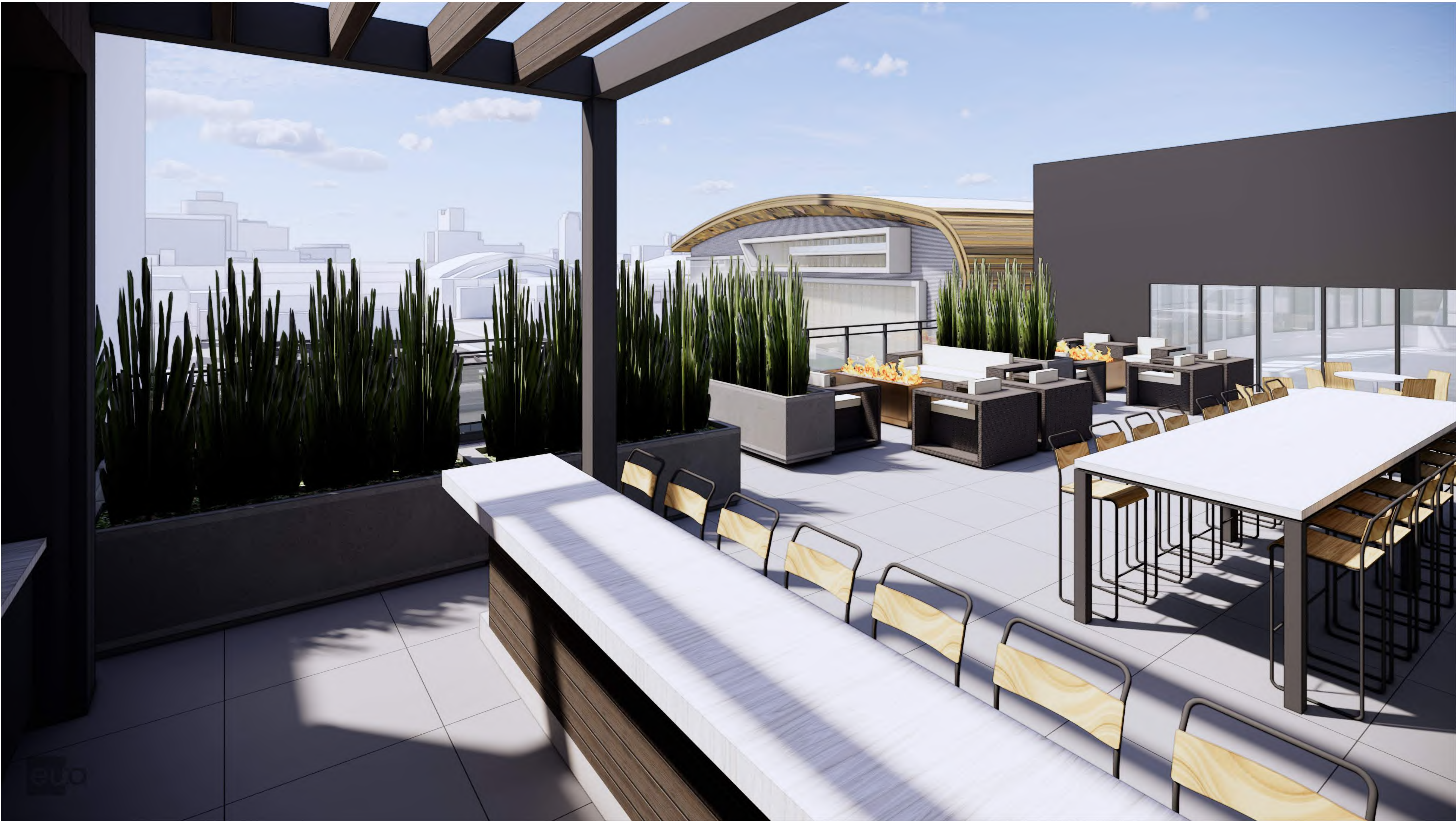
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RENDERING OF  
SOUTHWEST CORNER

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VIEW FROM TERRACE



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VIEW FROM TERRACE

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AERIAL OF NORTHWEST CORNER



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AERIAL OF  
NORTHWEST CORNER

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RENDERING OF NORTHWEST CORNER



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RENDERING OF  
NORTHWEST CORNER

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VIEW OF SOUTHEAST CORNER



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RENDERING OF  
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AERIAL OF NORTHEAST CORNER



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DPD ZONING SUBMITTAL FOR BLOCK 5  
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DEVELOPMENT - GPD

B

SHEET INFORMATION

PROJECT MANAGER	MO
PROJECT NUMBER	123654

A

AERIAL OF  
NORTHEAST CORNER

A4-7

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VIEW OF NORTHEAST CORNER



milwaukee | madison | green bay | denver | atlanta

E



PROJECT INFORMATION

BLOCK FIVE  
MIXED-USE  
DEVELOPMENT

D



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2/7/2025	DPD SUBMITTAL

C

DPD ZONING SUBMITTAL FOR BLOCK 5  
OF MILWAUKEE BUCKS ARENA  
DEVELOPMENT - GPD

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SHEET INFORMATION

PROJECT MANAGER	MO
PROJECT NUMBER	123654

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VIEW OF  
NORTHEAST CORNER

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RENDERING OF NORTHEAST CORNER



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PROJECT INFORMATION

BLOCK FIVE  
MIXED-USE  
DEVELOPMENT

D



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
12/16/2024	DPD SUBMITTAL

C

DPD ZONING SUBMITTAL FOR BLOCK 5  
OF MILWAUKEE BUCKS ARENA  
DEVELOPMENT - GPD

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SHEET INFORMATION

PROJECT MANAGER	MO
PROJECT NUMBER	123654

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RENDERING OF  
NORTHEAST CORNER

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AERIAL OF PLAZA



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PROJECT INFORMATION

BLOCK FIVE  
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DEVELOPMENT

D



ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2/7/2025	DPD SUBMITTAL

C

DPD ZONING SUBMITTAL FOR BLOCK 5  
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DEVELOPMENT - GPD

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SHEET INFORMATION

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AERIAL FO PLAZA

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2

3

4

5

6

7





VIEW AT PLAZA



VIEW AT PLAZA



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PROJECT INFORMATION

BLOCK FIVE  
MIXED-USE  
DEVELOPMENT

D



ISSUANCE AND REVISIONS

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C

DPD ZONING SUBMITTAL FOR BLOCK 5  
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DEVELOPMENT - GPD

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SHEET INFORMATION

PROJECT MANAGER	MO
PROJECT NUMBER	123654

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VIEWS AT PLAZA

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PERSPECTIVE OF FIELD HOUSE FACADE



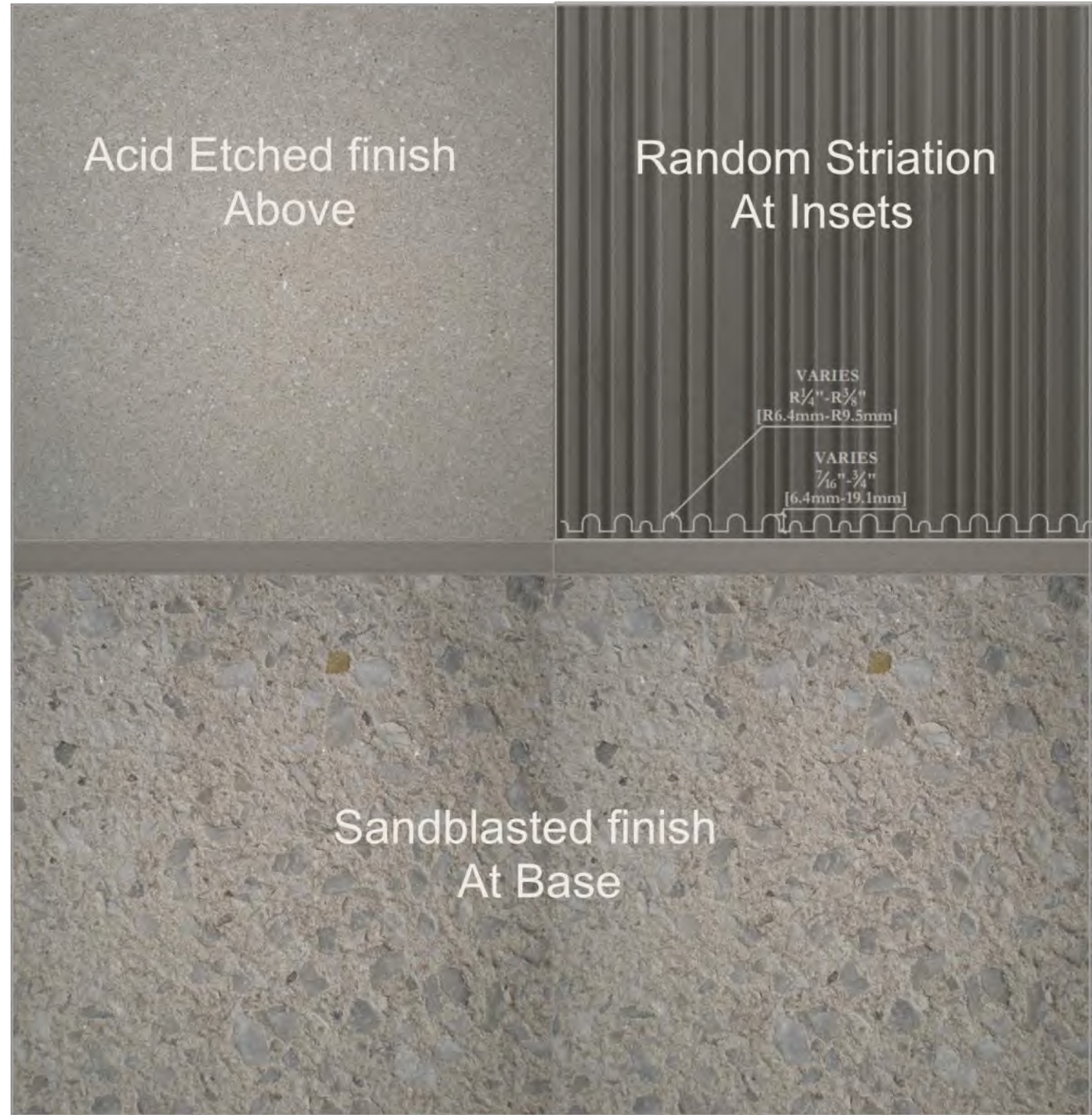
PERSPECTIVE OF FIELD HOUSE FACADE (NO TREES)



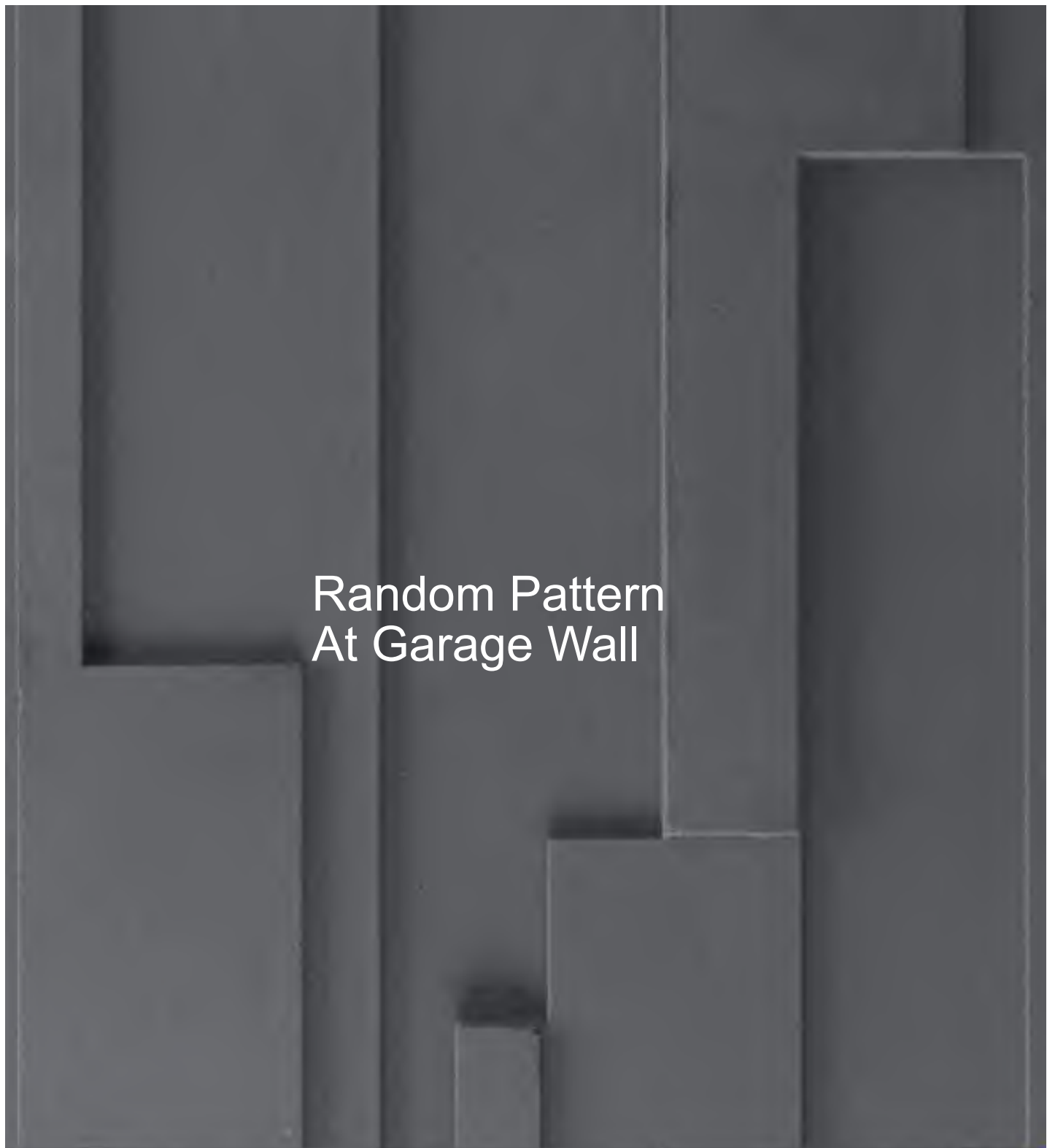
PERSPECTIVE OF GARAGE FACADE



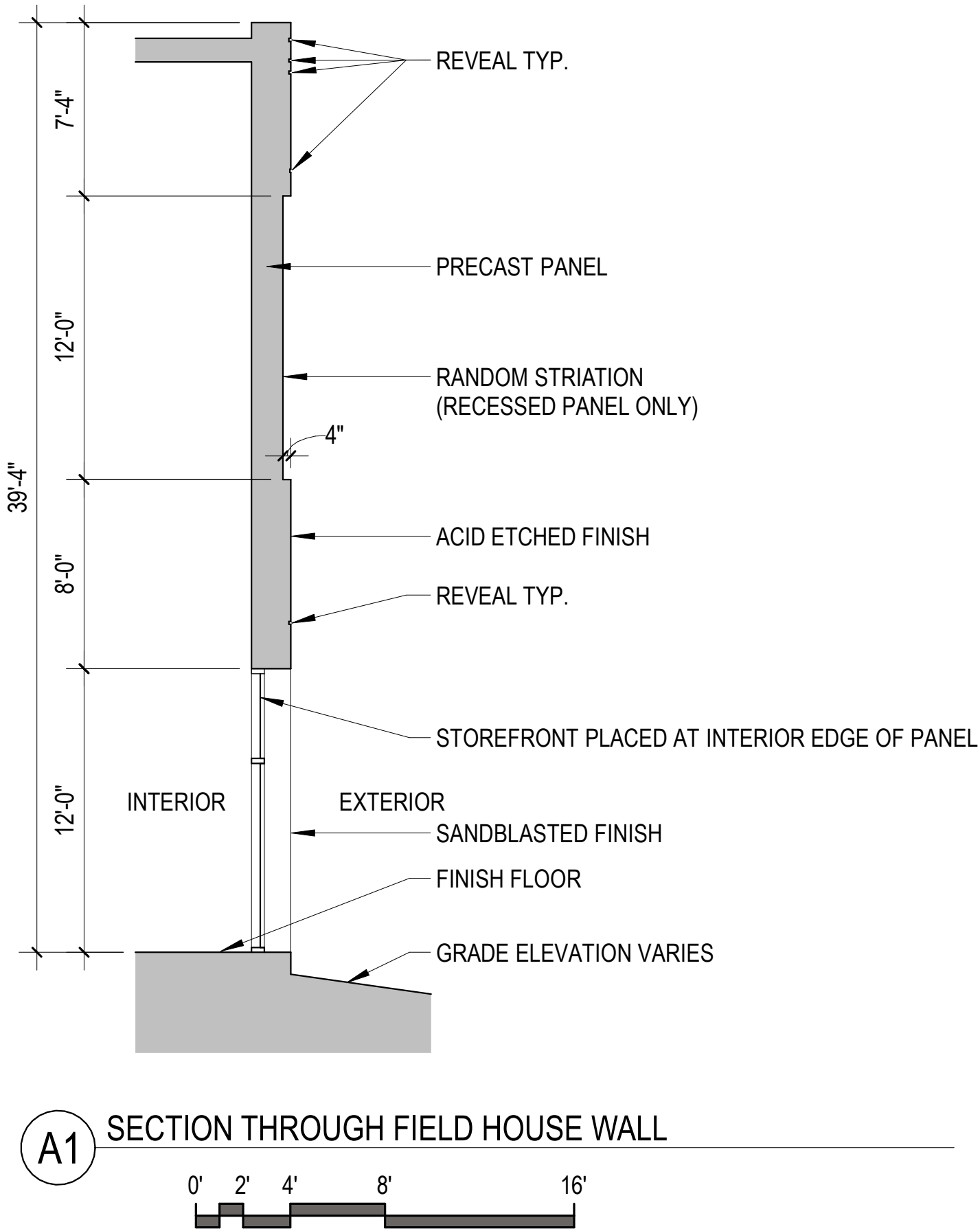
PERSPECTIVE OF GARAGE FACADE (NO TREES)



FINISH OF PRECAST AT FIELD HOUSE



FINISH OF PRECAST AT GARAGE WALL



PERSPECTIVE OF PRECAST PLANTERS AND WALL



REMOVABLE BOLLARD 4" DIA x 36" T  
POST GAURD RMB436SS EMB4x12



CONCRETE PLANTER - 48" L x 30" W x 24" T  
WAUSUA TILE TF4182  
(PRECAST WALL TO MATCH PLANTER)



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PROJECT INFORMATION

BLOCK FIVE  
MIXED-USE  
DEVELOPMENT

D



ISSUANCE AND REVISIONS

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2/7/2025	CPD SUBMITTAL

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DPD ZONING SUBMITTAL FOR BLOCK 5  
OF MILWAUKEE BUCKS ARENA  
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SHEET INFORMATION

PROJECT MANAGER MO

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PROJECT NUMBER 123654

PLAZA DETAILS

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SOUTHWEST CORNER



NORTHWEST CORNER



NORTHEAST CORNER



SOUTHEAST CORNER



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PROJECT INFORMATION

BLOCK FIVE  
MIXED-USE  
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D



ISSUANCE AND REVISIONS

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SHEET INFORMATION

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PROJECT NUMBER	123654

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CONTEXT PHOTOS

A5-1

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