



MILWAUKEE BUCKS ARENA DEVELOPMENT

1ST AMENDMENT TO BLOCK 8 - DETAILED
PLANNED DEVELOPMENT (DPD)

Exhibit A

File No. 160468

(Reference previous approval under file #151656)

August 26, 2016

DPD INDEX

- TAB A** Block 8 - Owner Statement of Intent
- TAB B** Block 8 - DPD Design Principles
- TAB C** Block 8 - DPD Design Standards and Site Statistics
- TAB D** Block 8 – Site Photographs and Lighting Cut Sheets

Block 8 – Owner’s Statement of Intent

PURPOSE

In January 2016, the General Planned Development (GPD) zoning established a master plan for the arena district (File No. 150724). Subsequently, Block 8 of the Arena Master Plan, located on the west side of North 6th Street, north of Juneau Avenue, was rezoned to a Detailed Planned Development (DPD) known as Block 8 – Arena Master Plan (File No. 151656) to permit construction of a training facility for the Milwaukee Bucks on the southeast portion of the site. Now, Head of the Herd, LLC is requesting a 1st Amendment to the DPD zoning (File No. 160468) to approve the site plan and building elevations for Phase 2 development on the northeast corner of the site.

This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

ENUMERATION OF DOCUMENTS

See the following documents and drawings for additional detailed information:

- TAB A** Block 8 - Owner Statement of Intent
- TAB B** Block 8 – DPD Design Principles
- TAB C** Block 8 - DPD Design Standards and Site Statistics
- TAB D** Block 8 – Site Photographs and Lighting Cut Sheets

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PROJECT DESCRIPTION

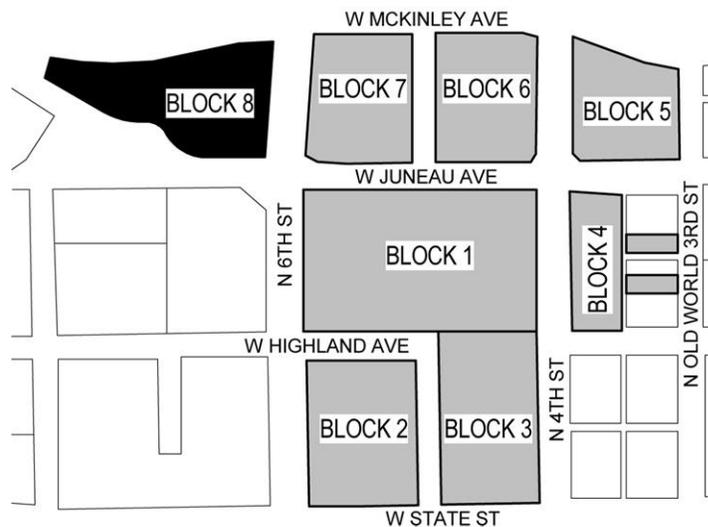
The development outlined in this plan is based on the vision of the ownership of the Milwaukee Bucks to provide an economic catalyst for growth and revitalization in downtown Milwaukee surrounding a new arena for the Milwaukee Bucks. The plan is a result of an unprecedented partnership between the Milwaukee Bucks, the City of Milwaukee, Milwaukee County and the State of Wisconsin. There is a central focus by all the partners to see the project attract a vibrant community to live, work and play in the area, attract significant tourism to the region and spur future development in every direction.

Block 8 is bound by West McKinley Avenue to the north, North 6th Street to the east and West Juneau Avenue to the south. The majority of the existing site is currently covered by turf. In preparation for construction of the proposed building, the site will be cleared of all existing built features and a construction fence will be installed at the perimeter of the site.

Block 8 of the arena master plan will be developed in 3 phases. The first phase was previously approved, and includes a practice/training facility on the southeast portion of the site for the Milwaukee Bucks. The second phase, which will be situated on the northeast portion of the site, immediately north of the practice/training facility, is the subject of this DPD amendment. The undeveloped land on the west side of the site will be seeded and open until future development occurs. The development will be located in an area known as the McKinley Avenue District in the Park East Redevelopment Plan. The McKinley Avenue District is located on the west side of the Milwaukee River and includes the section of the Park East Freeway corridor between McKinley Avenue to the north, Juneau Avenue to the south, the Milwaukee River to the east and Sixth Street to the west. Much of the land in this district is currently either vacant or used for surface parking. Through the planned redevelopment, McKinley Avenue will become a new gateway to downtown, providing access for both regional and local traffic. Although McKinley Avenue will become the largest east west thoroughfare, Juneau Avenue will continue to be a major arterial street because of its continuity to the lakefront. Sixth Street will also provide an important north to south link from Bronzeville through to the Menomonee River Valley.

The proposed building will be designed to comply with the GPD Design Standards that have been established for this block.

PHYSICAL DESCRIPTION OF PROPERTY



This Detailed Planned Development for Block 8 will encompass land bound by West McKinley Avenue on the North, North 6th Street on the East and West Juneau Avenue on the South.

See the following drawings for additional detail:

C Alta Survey

Block 8 – DPD Design Principles

DESIGN PRINCIPLES

These Design Principles have been established to demonstrate compliance with the General Planned Development (GPD) Design Principles that have been established for this block.

These Principles will be utilized in the development Block 8 of the Milwaukee Bucks Arena development Detailed Planned Development (DPD). If there are any contradictions between these Principles and the DPD design standards, the DPD design standards will supersede these principles.

1. LAND USES

The following uses will be allowed for Block 8 as indicated in the Block 8 use table below. All uses currently operating within the DPD boundary may continue to operate under the DPD zoning. Any new uses not defined in the table shall follow Downtown – Mixed Activity (C9G) standards.

Use	Training Facility Block 8
Residential Uses	
Single-family Dwelling	N
Two-family Dwelling	N
Multi-family Dwelling	Y
Permanent Supportive Housing	Y
Transitional Housing	Y
Street Level Residential Use	Y
Attached Single-Family Dwelling	N
Live-work Unit	Y
Mobile Home	N
Watchman/Service Quarters	N
Family Day Care Home	Y (Note 1)
Group Residential Uses	
Rooming House	N
Convent, Rectory, or Monastery	N
Dormitory	Y
Fraternity or Sorority	N
Adult Family Home	N
Foster Family Home	Y
Small Foster Home	Y
Group Home or Group Foster Home	N
Family Shelter Care Facility	N
Small Group Shelter Care Facility	N
Large Group Shelter Care Facility	N
Community Living Arrangement	N
Educational Uses	
Day Care Center	Y (note 1)
School, Elementary or Secondary	N
College	Y
School, Specialty or Personal Instruction	Y

Use	Training Facility Block 8
Community-Serving Uses	
Library	Y
Cultural Institution	Y
Community Center	Y
Religious Assembly	N
Cemetery or Other Place of Interment	N
Public Safety Facility	Y
Correctional Facility	N
Commercial and Office Uses	
General Office	Y
Government Office	Y
Bank or Other Financial Institution	Y
Currency Exchange, Payday Loan Agency, or Title Loan Agency	N
Installment Loan Agency	N
Cash for Gold Business	N
Pawn Shop	N
Retail Establishment, General	Y
Garden Supply or Landscaping Center	N
Home Improvement Center	Y
Secondhand Store	N
Outdoor Merchandise Sales	Y
Artist Studio	Y
Healthcare & Social Assistance Uses	
Medical Office	Y
Health Clinic	Y
Hospital	N
Medical Research Laboratory	Y

Use	Training Facility Block 8
Medical Service Facility	N
Social Service Facility	N
Emergency Residential Shelter	N
Nursing Home	Y
General Service Uses	
Personal Service	Y
Business Service	Y
Building Maintenance Service	Y
Catering Service	Y
Funeral Home	N
Laundromat	Y
Dry Cleaning Establishment	Y
Furniture and Appliance Rental and Leasing	N
Household Maintenance and Repair Service	N
Tool/Equipment Rental Facility	N
Animal Service Uses	
Animal Hospital/Clinic	N
Animal Boarding Facility	N
Animal Grooming or Training Facility	N
Motor Vehicle Uses Light Motor Vehicle	
Sales Facility	N
Rental Facility	Y
Repair Facility	N
Body Shop	N
Outdoor Storage	N
Wholesale Facility	N
Motor Vehicle Uses General Motor Vehicle	
Filling Station	N

Use	Training Facility Block 8
Car Wash	N
Drive-through Facility	N
Motor Vehicle Uses Parking	
Parking Lot, Principal Use	N
Parking Lot, Accessory Use	Y
Parking Structure, Principal Use	N
Parking Structure, Accessory Use	Y
Heavy Motor Vehicle Parking Lot, Principal Use	N
Heavy Motor Vehicle Parking Lot, Accessory Use	N
Temporary Parking Lot	N
Accommodation and Food Service Uses	
Bed and Breakfast	N
Hotel, Commercial	Y
Hotel, Residential	N
Tavern	Y
Brewpub	Y
Assembly Hall	N
Restaurant, Sit-down	Y
Restaurant, Fast-food / Carry-out	Y
Entertainment & Recreation Uses	
Park or Playground	Y
Festival Grounds	N
Recreation Facility, Indoor	Y
Recreation Facility, Outdoor	Y
Health Club	Y
Sports Facility	Y
Gaming Facility	N
Theater	N

Use	Training Facility Block 8
Convention and Exposition Center	Y
Marina	N
Outdoor Racing Facility	N
Storage, Recycling and Wholesale Trade Uses	
Recycling Collection Facility	N
Mixed-waste Processing Facility	N
Material Reclamation Facility	N
Salvage Operation, Indoor	N
Salvage Operation, Outdoor	N
Wholesale and Distribution Facility, Indoor	N
Wholesale and Distribution Facility, Outdoor	N
Storage Facility Uses	
Indoor Storage Facility	N
Outdoor Storage Facility	N
Hazardous Materials	N
Transportation Uses	
Ambulance Service	N
Ground Transportation Service	N
Passenger Terminal	N
Helicopter Landing Facility	N
Airport	N
Ship Terminal or Docking Facility	N
Truck Freight Terminal	N
Railroad Switching, Classification Yard, or Freight Terminal	N
Industrial Uses	
Alcoholic beverage facility, micro	Y

Use	Training Facility Block 8
Alcoholic beverage facility, large	N
Food processing	N
Manufacturing, Light	N
Manufacturing, Heavy	N
Manufacturing, Intense	N
Research and Development	Y
Processing or Recycling of Mined Materials	N
Contractor's Shop	N
Contractor's Yard	N
Agricultural Uses	
Plant Nursery or Greenhouse	N
Raising of Crops or Livestock	N
Community Garden	Y
Commercial Farming Enterprise	N
Utility and Public Service Uses	
Broadcasting or Recording Studio	Y
Transmission Tower	N
Water Treatment Plant	N
Sewage Treatment Plant	N
Power Generation Plant	N
Small Wind Energy System	N
Solar Farm	N
Substation/Distribution Equipment, Indoor	N
Substation/Distribution Equipment, Outdoor	N
Temporary Uses	
Seasonal Market	Y
Temporary Real Estate Sales Office	Y
Concrete Batch Plant, Temporary	Y

Use	Training Facility Block 8
Live Entertainment Special Event	Y
Note 1:	
The daycare use shall be designed and operated per Wisconsin Administrative Code, Chapter DCF 251. This is the rule that governs Group Child Care and Supervision of 9 or more children for less than 24 hours a day.	
Note 2:	
The arena may function as a Community Center between games and in the off season. Uses related to community services and functions may be provided.	
General Notes:	
Accessory Uses Definition - All other uses that are accessory to the permitted principal uses. All accessory uses are acceptable and permitted.	
All uses that are currently operating within the extents of this General Planned Development (GPD) may continue to operate.	
Temporary Parking Lot Definition - The lot shall be accessory to this GPD and within the GPD boundaries, provided that the parking lot shall only serve the development within the GPD. A plan for the interim landscaping of open lots and duration of this use shall be submitted to the Commissioners of Neighborhood Services, Public Works and Department of City Development for approval prior to issuance of any permits. See the Development Agreement for the duration of the temporary surface parking lot use.	

2. BUILDING HEIGHT

The office building will have 3 stories and be a maximum of 45’-0” above grade along 6th Street and McKinley Avenue with an additional +/- 10’-0” of height from a mechanical screenwall that is set back from the building edge approximately 27’-0”. The building heights fall within the range of the GPD requirements.

See the following drawings for additional detail:
H3 Exterior Elevations

3. SETBACKS

The building facades fall within the setback ranges established in the GPD. North (McKinley) setback: ranges from 4' to 6'; East (6th Street) setback: 8'-0"; South setback: 2"; and West setback: 9'-0" typical and 14'-6" at entrance. See Sheet D2 for additional detail regarding setbacks. The maximum amount of land covered by the principal buildings is less than the 49% that is allowed in the GPD in Phase 2.

Build out requirements: The facades of the building will be built out to at least the minimum number of stories stated in the site statistics for this block for a minimum of 90% of linear street frontage along North 6th Street and West McKinley Avenue.

See the following drawings for additional detail:

D2 Proposed Site Plan

4. BUILDING COMPOSITION

4.1. Street Activation Requirements

The design of the office building provides over 50% glazing on the east and north elevations of the building along 6th Street and McKinley Avenue, which meets the Medium Activation requirements of the GPD even though the specific northwest corner is solid because of an exit stair. The remainder of the building is identified as Low Activation by the GPD and does not have a glazing requirement but the building design provides glazing nonetheless.

The clear, non-tinted glazing will be provided between 1 foot above grade up to at least 8 feet above grade.

The glazing will not be tinted, not be reflective, and will have a visual transmittance factor of at least 65%.

Where required glazing is provided along the ground floor, the area behind the glazing will be an Activating Use for a minimum of 12 feet in depth.

See the following drawings for additional detail:

H3 Exterior Elevations

I2 First Floor Plan

4.1.2 Street Activation Uses

Near the corner of 6th Street and McKinley Avenue, the office building has provided high activation by providing 75% glazing at the ground level. The use behind the transparent façade is the 6th Street entrance, reception and waiting areas, and a community room. These spaces fulfill the GPD requirements for street activating uses.

See the following drawings for additional detail:

H3 Exterior Elevations

I1 Ground Floor Plan

4.1.3. Entries

The main pedestrian entrance is on 6th Street, near the intersection of McKinley Avenue allowing for easy access and visibility from the parking structure located across the street. The entrance will be transparent, entering into a vestibule which connects directly to reception and waiting, as well as the community space. The main ground floor entrance fulfills the GPD requirements.

The second entrance is located on the west elevation of the building which faces the surface parking lot. This will be the primary entrance used by those who drive to the building and will also serve as the drop-off zone. The entrance is located toward the north of the building to provide a visual cue to those traveling east on McKinley Avenue towards 6th Street. The curtainwall at the entrance wraps the north corner to provide an expanse of glass along McKinley Avenue.

There will be no formal loading dock for the office building, but it is anticipated that deliveries will arrive from the surface parking lot at either the main entrance to the north of the first floor or the exit door to the south of the first floor. The office building will use the outdoor dumpsters near the training center which are enclosed.

In addition to the two entrances, a fire exit is located at the southwest portion of the building, exiting to a sidewalk along the surface parking lot. The exit is detailed to match the surrounding façade.

Staff parking will be located in the parking structure across 6th Street. It is anticipated that most staff will use the ground level entrance on 6th Street. Truck deliveries and visitors will enter the site via a curb cut off of the roundabout in Juneau/Winnebago Avenue. This is the only allowed access point to the site off of the roundabout per DOT guidelines. The single curb cut will provide one lane for ingress and one lane for egress which meets the GPD requirements of 3 lanes maximum.

See the following drawings for additional detail:

- D2 Proposed Site Plan
- I1 Ground Floor Plan
- I2 First Floor Plan

4.1.4. Materials

The office building exterior will be made of high quality materials to match the GPD guidelines. To continue the language of the training center, the base of the building that meets grade will be clad in a stacked bond Norman sized brick masonry. On the upper 2 levels, the building will be clad in a zinc metal panel that provides continuity and planar qualities, with accent banding in a custom profile concealed fastener metal panel to give the facade depth and shadow. The glazing will be curtain wall with clear glass. The glazing frames will be a painted gray color to match the adjacent metal panel. In summary, all sides of the office building will have highly desirable and durable materials.

See the following drawings for additional detail:

- H1 Exterior Renderings
- H2 Exterior Renderings
- H3 Exterior Elevations

- H4 Exterior Renderings
- H5 Exterior Renderings

4.1.5. Detailing Enrichments

The office building is designed as a clean box that extends the textural materials of zinc metal panel, profiled metal panel and brick from the training center along 6th Street to the north and then wraps west along McKinley Avenue providing a presence along the major corridor. The zinc panels spaced 18” on center, create the overall module for the building. Within the zinc metal panel horizontal bands, glazing is introduced to have a human-scaled mullion module of 36” on center on the east façade and the west façade along grade. On the upper levels on the north and west façade, the mullion spacing increases to 72” on center.

The Norman-sized brick is modular in height but extended to 12” long from the typical 8” length. The masonry is arranged in a stacked bond formation to provide crisp lines vertically and to maintain the modularity of the adjacent panels and glazing mullions. The majority of the brick is at street level to create a grounding base to the building while also providing the building with a durable material at grade. The street level of the building continues to add in a human touch with planting beds along the sidewalks and a simple and streamlined landscaping plan that mimics the simplicity of the overall building form.

The building exterior will be lit with downlights at both canopies along 6th Street and at grade along the surface parking lot in order to give illuminance along the pedestrian pathways.

See the following drawings for additional detail:

- H1 Exterior Renderings
- H2 Exterior Renderings
- H3 Exterior Elevations
- H4 Exterior Renderings
- H5 Exterior Renderings

4.2 Building Façade Requirements

4.2.1 Building Articulation

The facades of the office building are designed with varying degrees of depth in the materials in order to create a dynamic design. The depth of the brick, the gray metal panel, and the zinc metal panel are all different to avoid “flat” facades and to provide appropriate transitions between the materials. The glazing systems are also set back from the exterior materials to provide shadows, the impression of thickness and an active rhythm. The glazing system also has a vertical articulation with the use of typical end caps on the mullions while the horizontal mullions are butt glazed so they “disappear” in the façade and accentuate the verticality of the 36” glazing module.

See the following drawings for additional detail:

- H1 Exterior Renderings
- H2 Exterior Renderings
- H3 Exterior Elevations

- H4 Exterior Renderings
- H5 Exterior Renderings

4.2.2 Low Activation /Ground Level Walls

The office building development standards for the majority of the building is labeled as Low Activation and no glazing is required. However, to enliven the streets in which the office building fronts onto, we have incorporated glazing along the ground floor on both the north and east facades.

The grade along 6th street slopes down from south to north. To help break up the façade, the building integrates metal panel at the columns to provide a rhythm to the building.

The grade along McKinley Avenue slopes down from west to east, but glazing is still incorporated to provide daylighting to the interior.

See the following drawings for additional detail:

- H1 Exterior Renderings
- H2 Exterior Renderings
- H3 Exterior Elevations
- H4 Exterior Renderings
- H5 Exterior Renderings

4.2.3 Alley and Side Facing Walls

The north and west facing facades continue the theme of high quality materials and layering of materials. The elevations support both brick masonry and the integration of metal panel and curtain wall to provide depth and expressive elements. The large ribbon of curtain wall along both facades helps provide daylight to the interiors while also breaking up the long wall expanses.

See the following drawings for additional detail:

- H1 Exterior Renderings
- H2 Exterior Renderings
- H3 Exterior Elevations
- H4 Exterior Renderings
- H5 Exterior Renderings

4.2.4 Large Format Uses Façade Design

No large format included, not applicable.

4.2.5 Parking Structure Façade Standards

No Parking Structure Included, Not Applicable

4.2.6. Detailing and Enrichments

The office building provides additional façade details in multiple forms. The vocabulary of all the facades illustrates layering and varying depths of materials to create energetic elevations. The second level along 6th Street carries a long ribbon window of curtain wall recessed into the zinc panel and continues the 36” module from ground level. On the north façade, the curtainwall module doubles to 72” on center to create a presence along the heavily traveled McKinley Avenue before wrapping to the west and seamlessly forming the glass entrance on the first floor. On both the ground and first floor at grade, a canopy is introduced to provide coverage for pedestrians as well allow for a crisp transition between the base and upper levels. Lighting is provided along the length of both canopies.

The rooftop mechanical equipment is skillfully hidden behind a screen wall which is stepped back from the façades. The screen wall will be constructed with a similar profiled metal panel to unify the building. Likewise, the electrical equipment and metering equipment are hidden from view with cohesive landscaping.

See the following drawings for additional detail:

- H1 Exterior Renderings
- H2 Exterior Renderings
- H4 Exterior Renderings
- H5 Exterior Renderings
- H6 Exterior Elevations

5. Site Features

Bordering the parking lot between Winnebago Street and McKinley Avenue, a retaining wall is proposed to maintain appropriate grade, as shown in the previously approved DPD. The wall begins 42-inches above grade on the west, rises out of the ground to the east, and is approximately 10-feet tall from the McKinley Avenue side at its highest point. The wall is approximately 42-inches tall from the parking lot surface grade to block headlights and prevent pedestrians and vehicles from falling over the wall. The cast-in-place concrete wall will have brick masonry facing McKinley Avenue, a stained and exposed finished concrete on the surface parking lot side, and a precast cap. Site Section AA is shown on sheet D1 and portrays the section through the surface parking lot, retaining wall, and street right of way. The retaining wall will skillfully die into the edge of the office building.

See the following drawings for additional detail:

- D1 Proposed Site Plan
- I2 First Floor Plan

5.1 Bicycle Parking Minimum Requirements

Referencing approximately 40,000 square feet of office space, the project follows the GPD standards and provides 7 bicycle parking spaces for employees and 2 for visitors, with anticipated location near the front door on the corner of 6th Street and McKinley Avenue and at the main entrance on the west side of the building at the surface parking lot.

See the following drawings for additional detail:

D1 Proposed Site Plan

I2 First Floor Plan

5.2 Fencing

A temporary construction fence will be installed at the perimeter of the site with an opaque fabric wrap that covers the entire area of the fence to limit access to the construction area for safety and security purposes. This will also help to limit views of the staging and enliven the area with graphics during construction.

6. GPD Exterior Site Lighting Standards

The color and materials of poles and other light components within the Planned Development district will be compatible and relate to the architectural character of the buildings. Lighting treatments will be used to establish a sense of place and to create visual interest and design continuity within the site. Walkway lighting will be scaled to the pedestrian to emphasize pedestrian activity and provide for safe use of pathways and pedestrian areas. Lighting features will be designed to aid in the geographic orientation of people. Lighting will also be used to accent landscaped areas, building entrances, special focal points, architectural details, signage or other special site features.

Consistent with s. 295-409 of the Milwaukee Code of Ordinances, the Planned Development district lighting will have cut-off fixtures to ensure lighting levels and glare are controlled so that no light source is visible from an adjoining property or public right of way. Also, the maximum illumination at a property line shall be 5 foot-candles.

7. GPD Landscaping Standards

The western portion of Block 8 will be screened according to the GPD Landscaping Standards for Interim Phases. In areas where development is occurring, the GPD Standards for internal and perimeter parking lot landscape requirements follow The City of Milwaukee zoning ordinance landscaping standards. The project is following the Modified Hard Urban Edge requirements, which incorporates an opaque wall and deciduous trees placed 25-feet on center along McKinley Avenue. The retaining wall is approximately 10-feet tall at its highest point along the McKinley Avenue side, and 42-inches above the parking lot surface grade on the development side to block headlights and prevent pedestrians and vehicles from falling over the wall.

Required landscaping and perimeter features shall be kept free of refuse and debris. All plant materials shall be maintained on an ongoing basis, including seasonal tree and plant replacement. Established trees shall not be removed and replaced with trees of smaller caliper than when they were planted, even if those trees meet the standards of this subsection.

Prior to issuance of any permit or certificate of occupancy for a use or change of use for which perimeter landscaping and edge treatments are required, a landscaping and screening plan with specifications and an installation schedule shall be submitted to the commissioner for approval.

See the following drawings for additional detail:

G Site Landscape Plan

7B. GPD Landscaping Standards for Interim Phases of Block 8

Following the landscape standards for the interim phases of block 8, trees are proposed within a 5-foot buffer, spaced every 25-feet, on-center, along areas not developed during this phase. The areas of the site not currently scheduled for development are also planted with a no-mow fescue seed mix, creating minimal maintenance requirements, year round interest, and erosion control cover. Trees will be installed at or greater than the 2.5-inch minimum with mulch rings.

Required landscaping and perimeter features will be kept free of refuse and debris. All plant materials will be maintained on an ongoing basis, including seasonal tree and plant replacement. Established trees shall not be removed and replaced with trees of smaller caliper than when they were planted, even if those trees meet the standards of this subsection.

A plan for the interim landscaping of open lots shall be submitted to the Commissioners of Neighborhood Services, Public Works and Department of City Development for approval prior to issuance of any permits.

See the following drawings for additional detail:

G Site Landscape Plan

Signage:

East elevation (North 6th Street):

North elevation (West McKinley Avenue):

West elevation

Temporary Construction Signage:

TBD

Block 8 –DPD Design Standards and Site Statistics		
Design Standard	GPD Design Standards	DPD Design Standards
Building Height	The buildings will be a minimum of 2 stories in height and up to a maximum of 8 stories.	3 stories, maximum of 45'-0" in height from the lowest grade level. Additional +/- 10'-0" for mechanical screen which is set back from the façade approximately 27'-0". See Design Principle 2– Building Height (page 8).
Façade Requirements	See sheet A180 for location of street activation.	50% glazing for Medium Activation provided at the corner of 6 th Street and McKinley Avenue. See: Design Principle 4.1 – Street Activation Requirements (page 9). Design Principle 4.1.2 – Street Activation Uses (pages 9-10). Design Principle 4.1.3 – Entries (page 10).
Site Statistics		
Gross Land Area (295-907,2,b-1-a)	144,296 sf	143,913 sf
Maximum amount of land covered by principal buildings. (295-907,2,b-1-b)	Phase 1: 35% (50,500 sf) Phase 2: 49% (70,700 sf)	Phase 1: 32% (45,848 sf) Phase 2 (total for entire site): 41% (58,497 sf)
Maximum amount of land devoted to parking, drives and parking structures. (295-907,2,b-1-c)	Surface parking = 31% (45,000 sf)	Phase 1: 21% (29,853 sf) Phase 2: 27% (39,611 sf)

<p>Land devoted to landscaped open space and plazas. (295-907,2,b-1-d)</p> <p>Open Space (295-907,3,g)</p> <p>Landscaping (295-907,3,i)</p>	<p>Phase 1: 34-43% (48,800 sf to 61,700 sf) Phase 2: 20-24% (28,860 sf to 34,630 sf)</p> <p>Open spaces will be landscaped per the Urban Planning and Design Principles, Design Principle 7 and 7B - Landscape Standards (pages 24-29) and will be maintained by the developer so as not to create a nuisance or hazardous conditions.</p>	<p>Phase 1: 47% (68,212 sf) Phase 2: 32% (45,712 sf)</p> <p>Open spaces will be landscaped per the Urban Planning and Design Principles, Design Principle 7 and 7B - Landscape Standards (pages 15-16)</p>
<p>Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses. (295-907,2,b-1-e)</p> <p>Maximum number of dwelling units per building. (295-907,2,b-1-g)</p>	<p>Nonresidential = 150,000 sf</p> <p>Dwelling unit density = 144,296 sf / 961 units = 1,000 sf / unit</p> <p>Maximum of 144 units total for the site</p>	<p>N/A</p> <p>N/A</p>
<p>Proposed number of buildings. (295-907,2,b-1-f)</p>	<p>There may be up to three buildings proposed for development on this block.</p>	<p>1 building approved in original DPD, 1 building proposed as part of this amendment, option for a maximum of 1 more building</p>
<p>Bedrooms per unit. (295-907,2,b-1-h)</p>	<p>1-3 bedrooms and Studio units</p>	<p>N/A</p>
<p>Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential. (295-907,2,b-1-i)</p>	<p>Non-residential: 45 -75 parking stalls</p> <p>.25 - .5 / per thousand SF</p> <p>No minimum requirement for parking. Maximum will be determined as part of the DPD.</p>	<p>Maximum of 75 spaces on grade.</p>

Uses (295-907,3,a)	See Urban Planning and Design Principles, Design Principles 1 uses (page 9-15), for acceptable uses on this block.	Uses as allowed for Block 8 per Design Principle 1 – Land Uses (Pages 4-8)
Design standards (295-907,3,b)	See Urban Planning and Design Principles, Design Principles 1 through 7 (pages 7-29) for Design Principles that apply to this block.	See Design Principles 1 through 7 (pages 4-16) for Design Principles that apply to this block.
Space between structures (295-907,3,d)	All spaces between buildings will comply with the version of the IBC that in force at the time of building design and Department of Safety and Professional Services (DSPS) approval.	2" expansion joint. The office building structure will be built immediately north of the training center with 1 connection on the second floor to the mezzanine of the training facility. Construction types and connection between buildings approved per city variances #1 and #2 for PTS #108807.
Setbacks (295-907,3,e)	Minimum setback: north side of block: 0 feet, east side of block: 0 feet, south side of block: 0 feet, west side of block: 0 feet. Maximum setback: north side of block: 170 feet, east side of block: 12 feet, south side of block: 76 feet, west side of block: 390 feet. See sheet A180 for setbacks.	North setback: ranges from 4' to 6'; East setback: 8'-0"; South setback: 2"; West setback: 9'-0" typical and 14'-6" at entrance.
Screening (295-907,3,f)	The proposed GPD standards will not include any screening between the residential components and all other components on the site. If dumpsters and utilities are located outside, screening shall be provided that complies with Design Principle 4.2.2 (page 22).	Screening of dumpsters and utilities is provided via architectural site walls and landscaping. Screening will be provided that complies with Design Principle 4.2.6 (pages 13-14).
Circulation, Parking and Loading (295-907,3,h)	Traffic circulation facilities will be planned and installed consistent with these Design Standards. Adequate access for pedestrians and public and private vehicles will be provided. Parking and	Pedestrian sidewalks and access is maintained along 6 th Street. Public parking is screened to the north and west behind the building and via architectural site walls/retaining walls.

	loading facilities will be located near the uses they support and will be screened and landscaped with high quality materials per these design standards.	
Lighting (295-907,3,j)	See Urban Planning and Design Principles, Design Principle 6 -Exterior Site Lighting Standards (page 23)	Lighting is provided per GPD standards. See Design Principle 6 – Exterior Site Lighting Standards (Page 15)
Utilities (295-907,3,k)	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.	All utility lines will be installed underground. Transformers and substations will be installed within buildings or otherwise screened from view.
Signage (295-907,3,L)	<p>Signage Standards (except temporary signage) will be approved as part of the Detailed Planned Development (DPD).</p> <p>All signs listed below may be allowed to have changeable messaging. This will be determined as part of the Detailed Planned Development (DPD). Permitted signs will include:</p> <ul style="list-style-type: none"> • Temporary construction signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. • Awning signs • Canopy Signs • Wall signs • Roof signs 	<p>The office building will have unique signage located on each elevation.</p> <p>All signage will be design per requirements of Milwaukee Zoning Code, section 295-407. All signs listed below may be allowed to have changeable messaging.</p> <p>Signage types include:</p> <ul style="list-style-type: none"> • Temporary construction signage. • Temporary Perimeter site signage that will consist of a fabric sign material with graphics designed to obscure the construction activity and enliven the block. The fabric sign will cover between 50% and 100% of the perimeter construction fence. • Wall sign: Internal face lit dimensional letters • Permanent Window sign: Applied glazing film • Off-premise sign: directing traffic ingress and egress

	<ul style="list-style-type: none">• Projecting signs	<ul style="list-style-type: none">• Off-premise sign: Building identification sign near streets.• Off-premise sign: Marquee sign <p><u>See the following drawings</u></p> <p>15 Signage Key 16 Signage Elevations</p>
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Block 8 – SITE PHOTOGRAPHS













Block 8 – LIGHTING CUT SHEETS

DESCRIPTION

4 inch LED recessed narrow, medium, or wide beam downlight specially designed for LED technology. Two-stage reflector system produces smooth distribution with excellent light control and low aperture brightness. Lumen packages include 900, 1300, 1800 and 2800 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K. Available with dim-to-warm technology – similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1850K creating a rich warm glow within the space.

SPECIFICATION FEATURES

Lower Shielding Reflector

Self-flanged, spun .050" thick aluminum lower reflector in combination with a lensed upper optical chamber provides superior lumen output with minimal source brightness. Available in all Portfolio Alzak® finishes.

Trim Retention

Lower reflector is retained with two torsion springs holding the flange tightly to the finished ceiling surface.

Plaster Frame / Collar

New Construction Housing: Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2".

Universal Mounting Bracket

Accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box

(4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (8) #12 AWG (four in, four out) 90°C

conductors and feed thru branch wiring.

Thermal

Extruded aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED

LED system contains a plurality of high brightness white LED's combined with a high reflectance upper reflector and convex transitional lens producing even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Flexible disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80 or 90 CRI.

D2W™ – dim-to-warm shifts CCT from 3000K to 1850K as fixture dims mimicking halogen sources.

Catalog #		Type
Project		
Comments		Date
Prepared by		

Driver

Combination 120-277V 0-10V or 120V trailing edge phase cut driver provides flicker free dimming from 100% to 10%. Optional 1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture.

Code Compliance

Thermally protected and cULus listed for protected wet locations. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. Non-IC rated - Insulation must be kept 3" from top and sides of housing. RoHS Compliant. Photometric testing completed in accordance with IES LM 79 standards. LED life testing completed in accordance with LM 80 standards.

Warranty

5-year warranty.

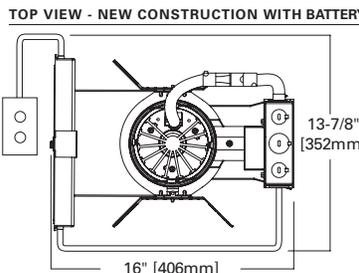
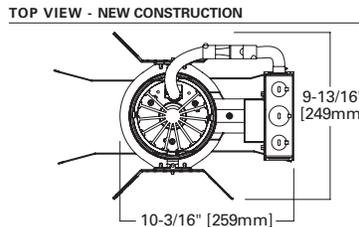
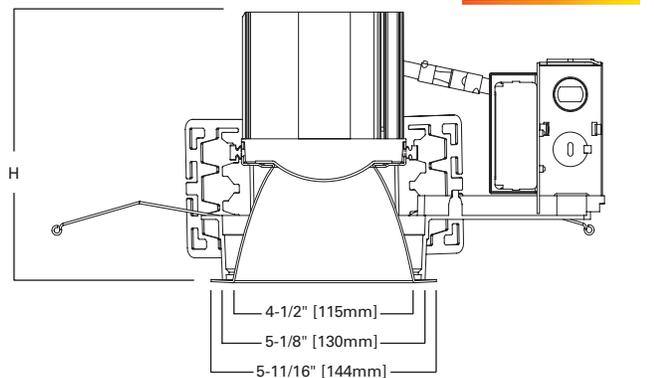


LD4A09 LD4A13 LD4A18 LD4A28 4L

900, 1300 Lumen LED
1800, 2800 Lumen LED

4-Inch
Narrow, Medium, or Wide Beam
Downlight
New Construction

D2W™



Distribution	Lumens	Height
Narrow	900/1300	5-7/16"
Medium	900/1300	5-11/16"
Wide	900/1300	5-3/16"
Narrow	1800/2800	7-7/16"
Medium	1800/2800	7-11/16"
Wide	1800/2800	7-3/16"



Refer to ENERGY STAR® Qualified Products List.

ORDERING INFORMATION

EXAMPLE: LD4A13D010TE ERM4A13835 4LM0LI=4" LED Medium Beam Reflector Lens, 1300 lumen, 3,500 K Color with Universal 120 - 277V, 0 - 10 Driver

Housing	Lumens ¹	Driver	Options ³	Power Module	Lumens	CRI	Color
LD4A=4" Aperture LD4ACP=4" Aperture, Chicago Plenum	900, 1300, 1800 and 2800 Lumen D010TE=120-277V 0-10V 10% Dimming or Trailing Edge 120V Dimming D5LT=Fifth Light® (DALI) 0% Dimming DE010=0 to 100% Dimming, 120-277V 50/60Hz, 0-10V DL3=1 to 100% Dimming, 120-277V Lutron® Hi-Lume, Ecosystem or 3 Wire DLT=Hi-Lume Forward Phase 2-wire Dimming 120V DMX=DMX 0% Dimming	900, 1300 and 1800 Lumen D010TR=120-277V 0-10V 10% Dimming or Leading Edge 120V Dimming	EMBOD=7W Bodine® Emergency Module with Remote Test Switch IEMBOD=7W Bodine® Emergency Module with Integral Test Switch EM7=7W Emergency Module with Remote Test Switch ⁴ EM14=14W Emergency Module with Remote Test Switch ^{4,5} IEM7=7W Emergency Module with Integral Test Switch ^{4,5,6} IEM14=14W Emergency Module with Integral Test Switch ^{4,5,6}	ERN4A=4" Module for Narrow Beam Reflector ERM4A=4" Module for Medium Beam Reflector ERW4A=4" Module for Wide Beam Reflector	09=900 Lumens 13=1300 Lumens 18=1800 Lumens 28=2800 Lumens	8=80 CRI 9=90 CRI	27=2700° K 30=3000° K 35=3500° K 40=4000° K 27CP=2700° K, Chicago Plenum 30CP=3000° K, Chicago plenum 35CP=3500° K, Chicago Plenum 40CP=4000° K, Chiago Plenum 30D2W= Dim to warm 3000° K to 1850° K (2000 lumen and below, 90 CRI)

Reflector	Finish	Options	Accessories
4LN0=4" Narrow Reflector Lens Assembly, White Polymer Trim Ring 4LN1=4" Narrow Reflector, Self-flanged 4LM0=4" Medium Reflector Lens Assembly, White Polymer Trim Ring 4LM1=4" Medium Reflector, Self-flanged 4LM0E=4" Medium Reflector Lens Assembly, White Polymer Trim Ring for Integral Emergency Option ⁵ 4LM1E=4" Medium Reflector Self-flanged for Integral Emergency Option ⁵ 4LW0=4" Wide Reflector Lens Assembly, White Polymer Trim Ring 4LW1=4" Wide Reflector, Self-flanged	LI=Specular Clear H=Semi-Specular Clear WMH=Warm Haze G=Specular Gold WH=Wheat WHH=Wheat Haze GP=Graphite GPH=Graphite Haze B=Specular Black W=Gloss White 4LM0 Only BB=Black Baffle WB=White Baffle	Self-flanged Only WF= White Painted Flange	HB26=C-channel Bar Hanger, 26" Long, Pair HB50=C-channel Bar Hanger, 50" Long, Pair RMB22=Wood Joist Bar Hanger, 22" Long, Pair H347= 347 to 120V Step Down Transformer, 75VA H347200=347 to 120V Step Down Transformer, 200VA TRM4P= Metal Trim Ring, White ² TRM4MB=Metal Trim Ring, Black ² TRR4=rimless Trim Ring ² LGSKT4IP66=IP66 Gasket Kit

- Notes:**
- 1 Nominal Lumens will vary depending on selected color, driver and reflector finish.
 - 2 Order trim with polymer trim ring (Consult specification sheet for color ordering information and options).
 - 3 Not available with Chicago Plenum.
 - 4 Not CSA approved.
 - 5 For use in accessible ceilings only.
 - 6 For use with medium beam accessible ceilings only.

ENERGY

ENERGY DATA			
Sound Rating: Class A standards			
(Values at non-dimming line voltage)			
Minimum Starting Temperature: -30°C (-22°F)			
EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)			
Input Voltage: UNV (120V - 277V)			
Power Factor: >0.90 (at nominal input 120-277 VAC & 100% of Rated Output Power)			
Input Frequency: 50/60Hz			
2800 Lumen D010TE		1800 Lumen D010TE	
Input Power: 43.4W	THD: <17%	Input Power: 31.5W	THD: <20%
120V Input Current: .36A	277V Input Current: .16A	120V Input Current: .27A	277V Input Current: .06A
1300 Lumen D010TE		900 Lumen D010TE	
Input Power: 22.4W	THD: <20%	Input Power: 14.1W	THD: <20%
120V Input Current: .12A	277V Input Current: .09A	120V Input Current: .12A	277V Input Current: .06A

Lumens	120V		277V	
	Inrush (A)	Duration (ms)	Inrush (A)	Duration (ms)
900/1000	0.486	0.4	0.848	0.182
1300/1500	0.717	1.58	0.531	1.24
1800/2000	0.832	0.405	1.25	0.788
2800/3000	1.09	0.3	1.23	0.294

PHOTOMETRICS

Test Number P133618 Platform LD4A18D010TE Element ERN4A18835 4LN1LI Lumens 2368 Efficacy 72.2 Lm/W SC 0.4	CANDLEPOWER DISTRIBUTION 		CONE OF LIGHT 		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE																																																																														
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1300 lumen multiplier .62. 2800 lumen multiplier 1.12.

Test Number P133746 Platform LD4A18D010TE Element ERM4A18835 4LM1LI Lumens 2507 Efficacy 76.4 Lm/W SC 0.7	CANDLEPOWER DISTRIBUTION 		CONE OF LIGHT 		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE																																																																														
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1300 lumen multiplier .62. 2800 lumen multiplier 1.17.

Test Number P134426 Platform LD4A18D010TE Element ERW4A18835 4LW1LI Lumens 2572 Efficacy 78.4 Lm/W SC 1.3	CANDLEPOWER DISTRIBUTION 		CONE OF LIGHT 		CANDELA TABLE		ZONAL LUMEN SUMMARY			LUMINANCE																																																																														
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EM MULTIPLIER DATA

LUMENS	EM MULTIPLIER	
	7	14
900/1000	0.50	0.99
1300/1500	0.29	0.57
1800/2000	0.22	0.44
2800/3000	0.16	0.32