

FN 08073B  
EXHIBIT A

# Proposed Development For: Dretzka Park Villas

## 90 UNIT APARTMENTS

Pfeil Street  
Milwaukee

Wisconsin

### SHEET INDEX

S1 ARCHITECTURAL SITE PLAN

CIVIL BY HELEN WARDEN & ASSOC.

CE-1 EXISTING CONDITIONS SURVEY  
CE-2 DIMENSIONED SITE PLAN  
CE-3 PRELIMINARY SITE UTILITY LAYOUT

### ARCHITECTURAL

A1 8 UNIT FLOOR PLAN AND EXTERIOR ELEVATIONS  
A2 CLUBHOUSE FLOOR PLAN AND EXTERIOR ELEVATIONS

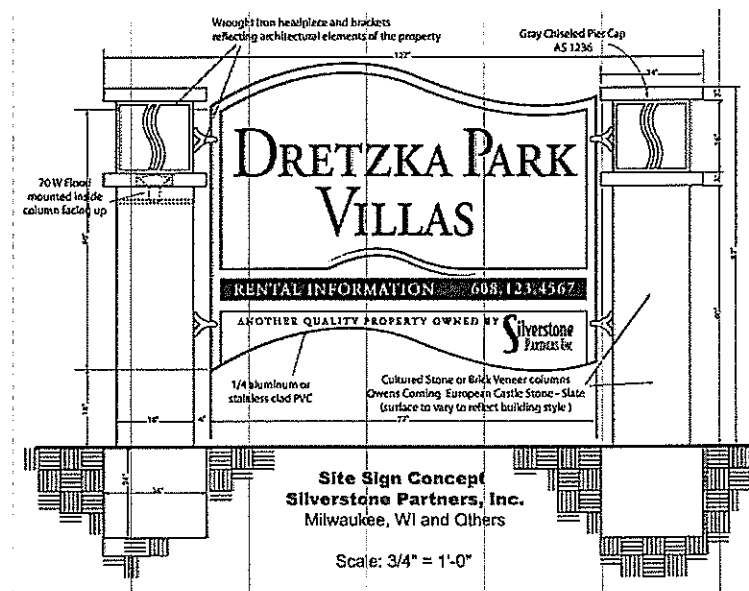
### PROJECT STATISTICS

COMPLY WITH AS A MINIMUM THE FOLLOWING CODES:

- ACCIDENTAL, BUILDING & MECHANICAL CODES • DC 2000
- ASR ACT - 2000
- TYPE RATED ASSEMBLIES ELECTRICAL CODE • NFPA 70
- THE NATIONAL ELECTRICAL CODE

### BUILDING DATA:

- BUILDING HEIGHT: 30'-0" / 9.14m
- BUILDING OCCUPANCY: USE GROUP 1A-C - APARTMENTS  
USE GROUP 1A-2 - AMBULATORY HEALTH CARE
- CONSTRUCTION TYPE: TYPE IIB - UNPROTECTED
- WALL & CEILING FINISH: CONCRETE, SPALLS UNEXPOSED; INTERIOR FINISH: GYP. BOARD  
FLOOR FINISH: SLAB ON GROUND



ARCHITECT: PERMAN & ASSOCIATES  
1000 W. WISCONSIN AVE.  
SUITE 1000  
MILWAUKEE, WI 53233  
CONTACT: STEVE PERMAN

CIVIL: HELEN WARDEN & ASSOC.  
200 W. WISCONSIN AVE.  
MILWAUKEE, WI 53233  
CONTACT: MARK WARDEN

DEVELOPER: SILVERSTONE PARTNERS, INC.  
1000 W. WISCONSIN AVE., SUITE 1000  
MILWAUKEE, WI 53233  
CONTACT: TOM WALTER

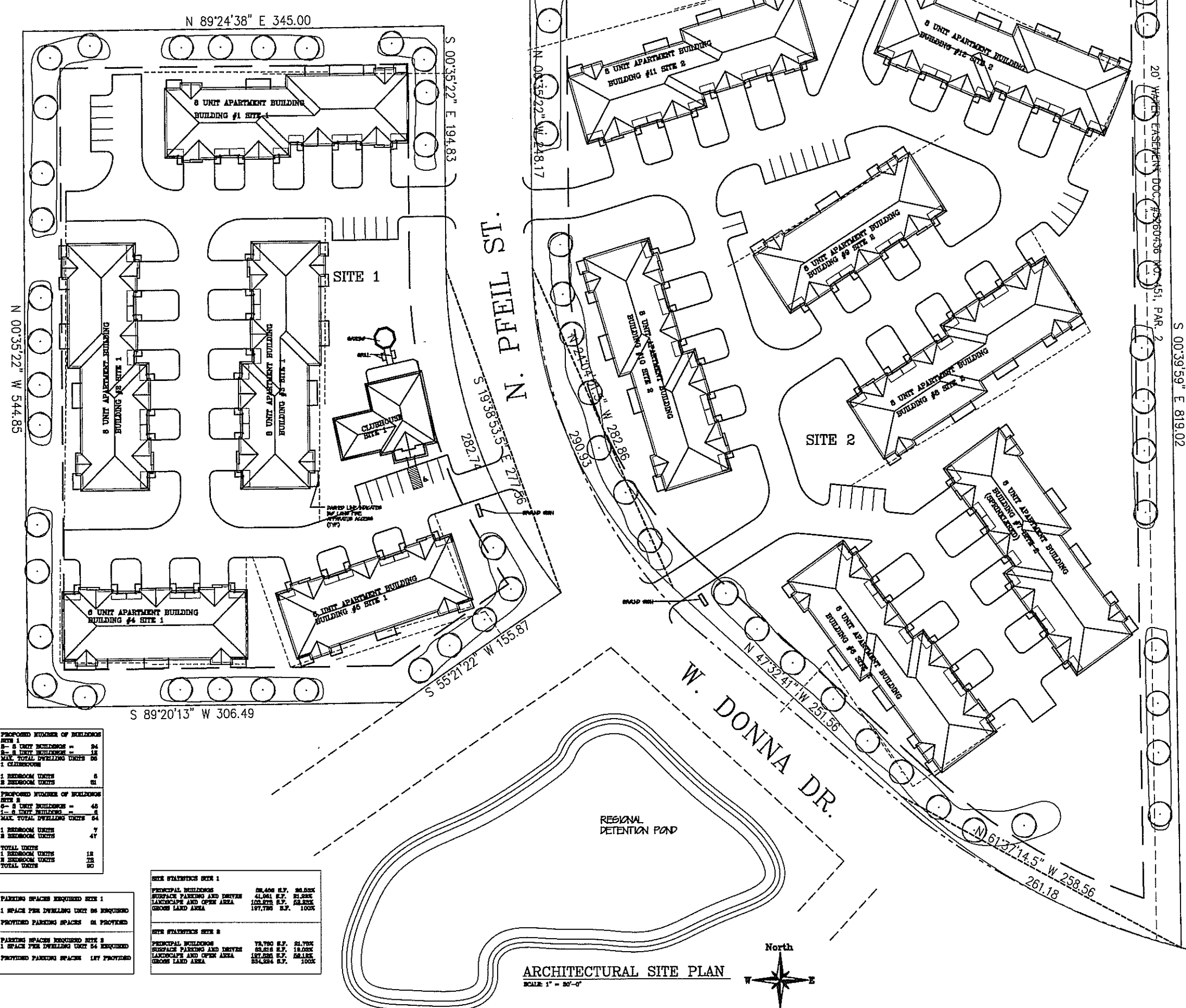
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|           |       |        |       |      |

N. Pfeil St.  
Milwaukee, Wisconsin

Proposed Apartment Development For  
**Dretzka Park Villas**



Project No.  
**0820**  
Date  
**8-24-2008**  
Sheet No.  
**COVER**

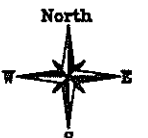


| PROPOSED NUMBER OF BUILDINGS     |            |
|----------------------------------|------------|
| SITE 1                           |            |
| 8 - 8 UNIT BUILDINGS             | 64         |
| 1 - 8 UNIT BUILDING              | 8          |
| <b>MAX. TOTAL DWELLING UNITS</b> | <b>72</b>  |
| 1 CLASSROOM                      |            |
| 1 BEDROOM UNITS                  | 8          |
| 8 BEDROOM UNITS                  | 64         |
| PROPOSED NUMBER OF BUILDINGS     |            |
| SITE 2                           |            |
| 6 - 8 UNIT BUILDINGS             | 48         |
| 1 - 8 UNIT BUILDING              | 8          |
| <b>MAX. TOTAL DWELLING UNITS</b> | <b>56</b>  |
| 1 BEDROOM UNITS                  | 7          |
| 8 BEDROOM UNITS                  | 49         |
| TOTAL UNITS                      |            |
| 1 BEDROOM UNITS                  | 15         |
| 8 BEDROOM UNITS                  | 113        |
| <b>TOTAL UNITS</b>               | <b>128</b> |

| PARKING SPACES REQUIRED SITE 1        |  |
|---------------------------------------|--|
| 1 SPACE PER DWELLING UNIT 72 REQUIRED |  |
| PROVIDED PARKING SPACES 84 PROVIDED   |  |
| PARKING SPACES REQUIRED SITE 2        |  |
| 1 SPACE PER DWELLING UNIT 56 REQUIRED |  |
| PROVIDED PARKING SPACES 147 PROVIDED  |  |

| SITE STATISTICS SITE 1        |                          |
|-------------------------------|--------------------------|
| PRINCIPAL BUILDINGS           | 28,408 S.F. 86.82%       |
| SURFACE PARKING AND DRIVEWAYS | 41,081 S.F. 128.2%       |
| LANDSCAPE AND OPEN AREA       | 122,875 S.F. 382.2%      |
| <b>GROSS LAND AREA</b>        | <b>197,784 S.F. 100%</b> |
| SITE STATISTICS SITE 2        |                          |
| PRINCIPAL BUILDINGS           | 74,792 S.F. 37.7%        |
| SURFACE PARKING AND DRIVEWAYS | 20,818 S.F. 10.5%        |
| LANDSCAPE AND OPEN AREA       | 127,286 S.F. 63.8%       |
| <b>GROSS LAND AREA</b>        | <b>198,896 S.F. 100%</b> |

**ARCHITECTURAL SITE PLAN**  
SCALE: 1" = 30'-0"

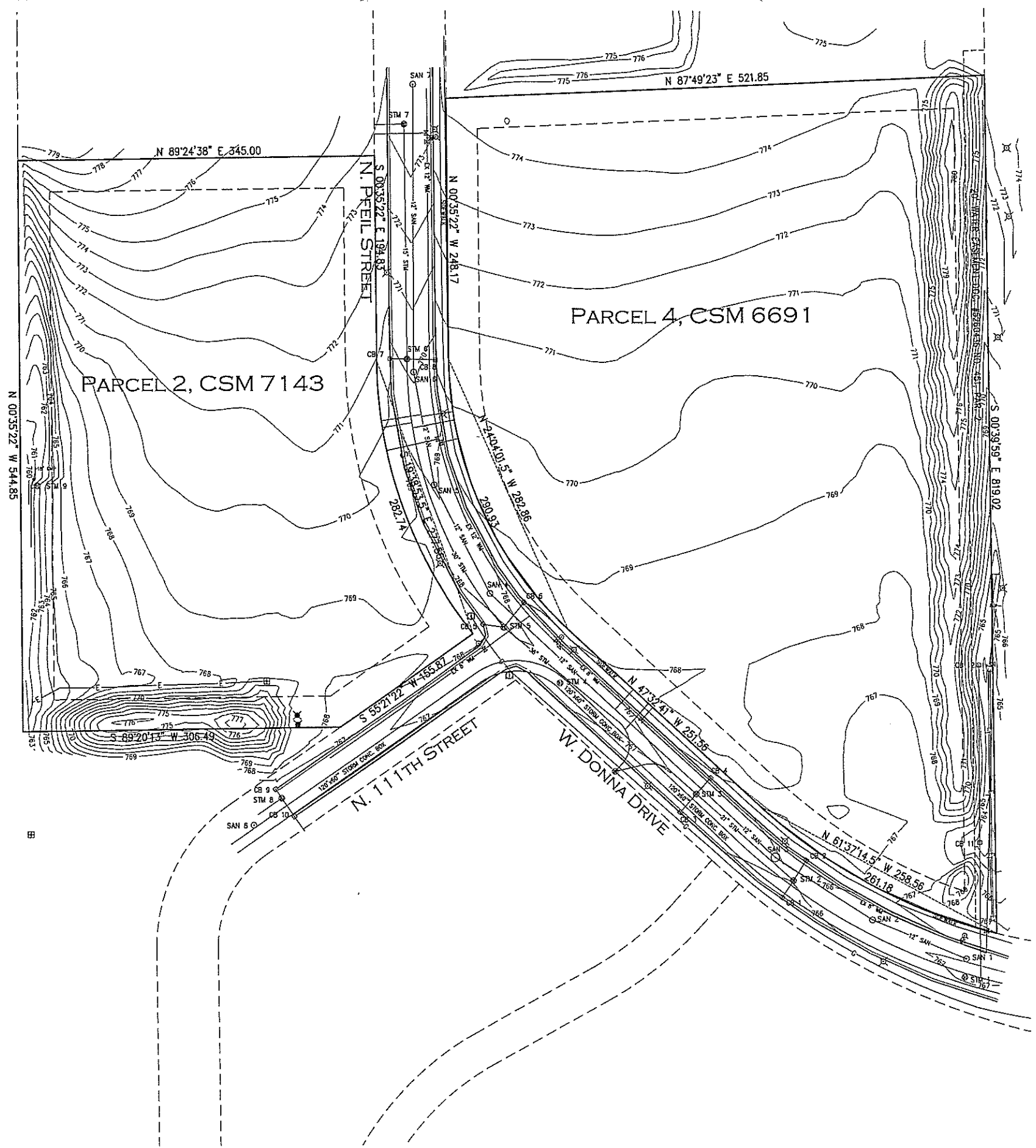


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Proposed Apartment Development For  
**Dretzka Park Villas**  
N. Pfeil St.  
Milwaukee, Wisconsin

design III  
ARCHITECTS  
1000 N. MICHIGAN ST. SUITE 1000  
MILWAUKEE, WI 53233-3800  
TEL: 414.224.1111 FAX: 414.224.1112

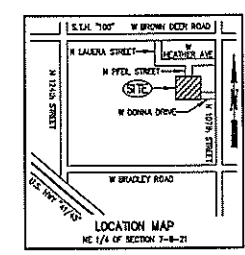
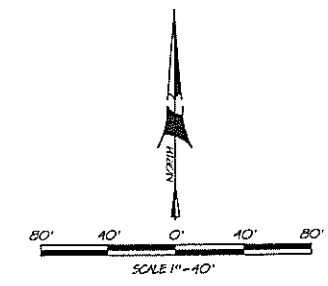
Project No. 0820  
Date 8-24-2008  
Sheet No. 81



**LEGAL DESCRIPTION**

Parcel 2 of Certified Survey Map No. 7143 in the Northeast Quarter of Section 7, Town 8 North, Range 21 East of the Fourth Principal Meridian, and lying and being in the City of Milwaukee, County of Milwaukee and State of Wisconsin. Containing 4.539 acres.

Parcel 4 of Certified Survey Map No. 6691 in the Northeast Quarter of Section 7, Town 8 North, Range 21 East of the Fourth Principal Meridian, and lying and being in the City of Milwaukee, County of Milwaukee and State of Wisconsin. Containing 7.654 acres.



**EXISTING UTILITY DATA**

|  |  |                                       |   |
|--|--|---------------------------------------|---|
| STM MH 1<br>RM 767.14  | STM MH 7<br>RM 773.59<br>E. 15' S 757.29<br>E. 15' W 767.59                    | CB 5<br>RM 767.50<br>E. SE 763.72     | SAN MH 1<br>RM 767.13<br>E. 12' NW 750.88 |
| STM MH 2<br>RM 766.07<br>E. 21' N 768.47<br>E. E 761.27<br>E. W 761.17 | STM MH 8<br>RM 766.37<br>E. 42' S 760.87<br>E. 8' NW 751.27<br>E. 8' SE 761.17 | CB 6<br>RM 767.54<br>E. SW 763.66     | SAN MH 2<br>RM 766.59<br>E. 12' NW 751.49 |
| STM MH 3<br>RM 766.75<br>E. 21' S 766.35<br>E. ESW 761.95              | STM MH 9<br>RM 762.35<br>E. 15' W 768.65<br>E. 15' S 757.95                    | CB 7<br>RM 769.71<br>E. 8' E 765.11   | SAN MH 3<br>RM 766.19<br>E. 12' NW 751.58 |
| STM MH 4<br>RM 767.57<br>E. 34' N 753.67                               | STM MH 10<br>RM 765.57<br>E. 8' NE 761.37                                      | CB 8<br>RM 769.58<br>E. 8' W 765.06   | SAN MH 4<br>RM 765.29<br>E. 12' NW 754.59 |
| STM MH 5<br>RM 767.95<br>E. 30' N 761.35<br>E. NEANW 763.45            | CB 9<br>RM 765.67<br>E. 8' NE 761.37   | CB 10<br>RM 765.97<br>E. 8' NW 761.24 | SAN MH 5<br>RM 769.02<br>(CAN'T OPEN)     |
| STM MH 6<br>RM 770.21<br>E. 30' N&S 762.71<br>E. 8' ESW 765.41         | CB 2<br>RM 765.54<br>E. 8' SW 761.24   | CB 11<br>RM 766.09<br>E. 8' NE 761.79 | SAN MH 6<br>RM 769.98<br>E. 12' NW 756.68 |
|  | CB 3<br>RM 766.09<br>E. 8' NE 761.79   | CB 12<br>RM 764.34                    | SAN MH 7<br>RM 773.83<br>E. 12' S 760.83  |
|  | CB 4<br>RM 766.21<br>E. 8' SW 762.11   |                                       | SAN MH 8<br>RM 766.21<br>E. SW 754.71     |

**UTILITY NOTE**

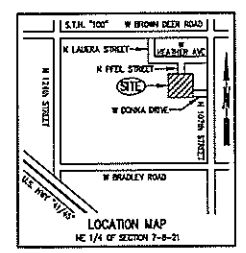
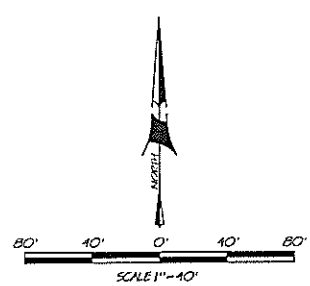
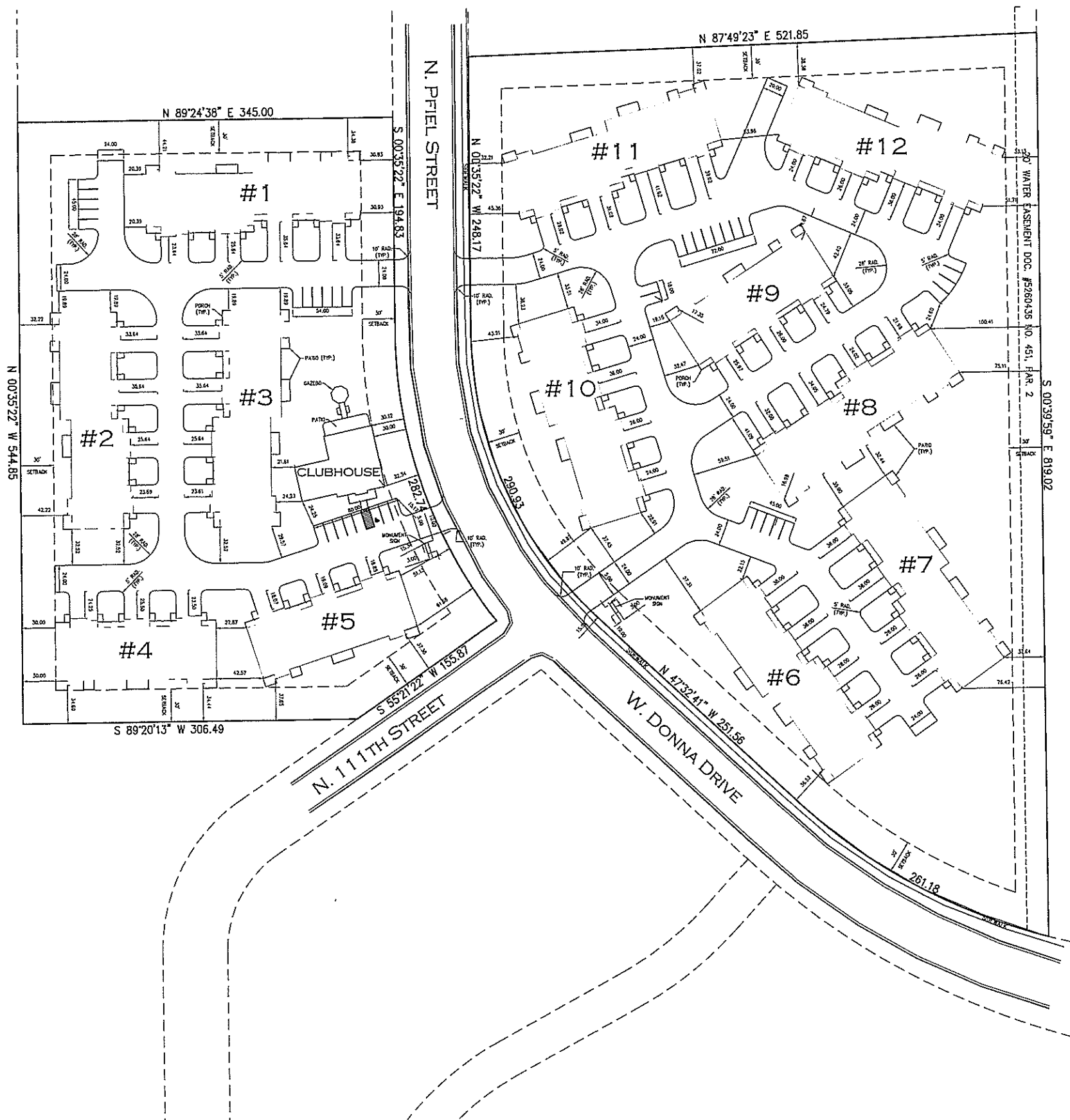
THE EXACT LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

- BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.
- ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.
- LEGEND:**
- ⊙ STORM MANHOLE
  - ⊙ SANITARY MANHOLE
  - SET 1 1/4" IRON PIPE
  - ⊠ CATCH BASIN
  - SAN— SANITARY SEWER
  - ⊙ FOUND IRON PIPE
  - STM— STORM SEWER
  - ⊠ ELECTRIC BOX
  - ⊙ LIGHT POLE
  - ⊙ HYDRANT
  - G— GASLINE
  - ⊙ YARD LIGHT
  - ⊙ WATER VALVE
  - ⊠ GAS BOX
  - E— ELECTRIC LINE
  - WM— WATERMAIN
  - ⊠ SIGN
  - T— TELEPHONE LINE
  - ⊠ AIR RELEASE VALVE

GENERAL SUBMITTAL 9-24-2008 MDE  
 N. Peil St and W. Donna Drive  
 Milwaukee, Wisconsin  
**Dretzka Park Villas**  
 EXISTING CONDITIONS SURVEY  
 Silverstone Partners, Inc.  
**NM NIELSEN MADSEN & BARBER S.C.**  
 CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
 1239 W. BURNING WOOD AVENUE, P.O. BOX 53403  
 MILWAUKEE, WISCONSIN 53244  
 TELEPHONE (414) 224-8888 FAX (414) 224-8822 EMAIL: nm@nmwbsc.com

PROJECT NO: 2008.0134.01  
 DRAWN BY: MDE  
 CHECKED BY: MDE  
 DATE: 9-4-2008  
 SHEET NO: CE-1

DEVELOPER:  
 SILVERSTONE PARTNERS, INC.  
 7447 UNIVERSITY AVENUE, SUITE 210  
 MIDDLETON, WI 53562



DEVELOPER:  
SILVERSTONE PARTNERS, INC.  
7447 UNIVERSITY AVENUE, SUITE 210  
MIDDLETON, WI 53562

REVISIONS:  
GENERAL SUBMITTAL 9-24-2008 MDE

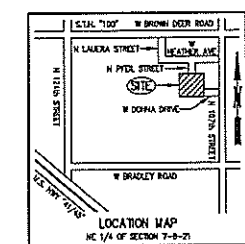
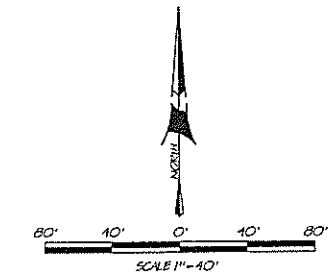
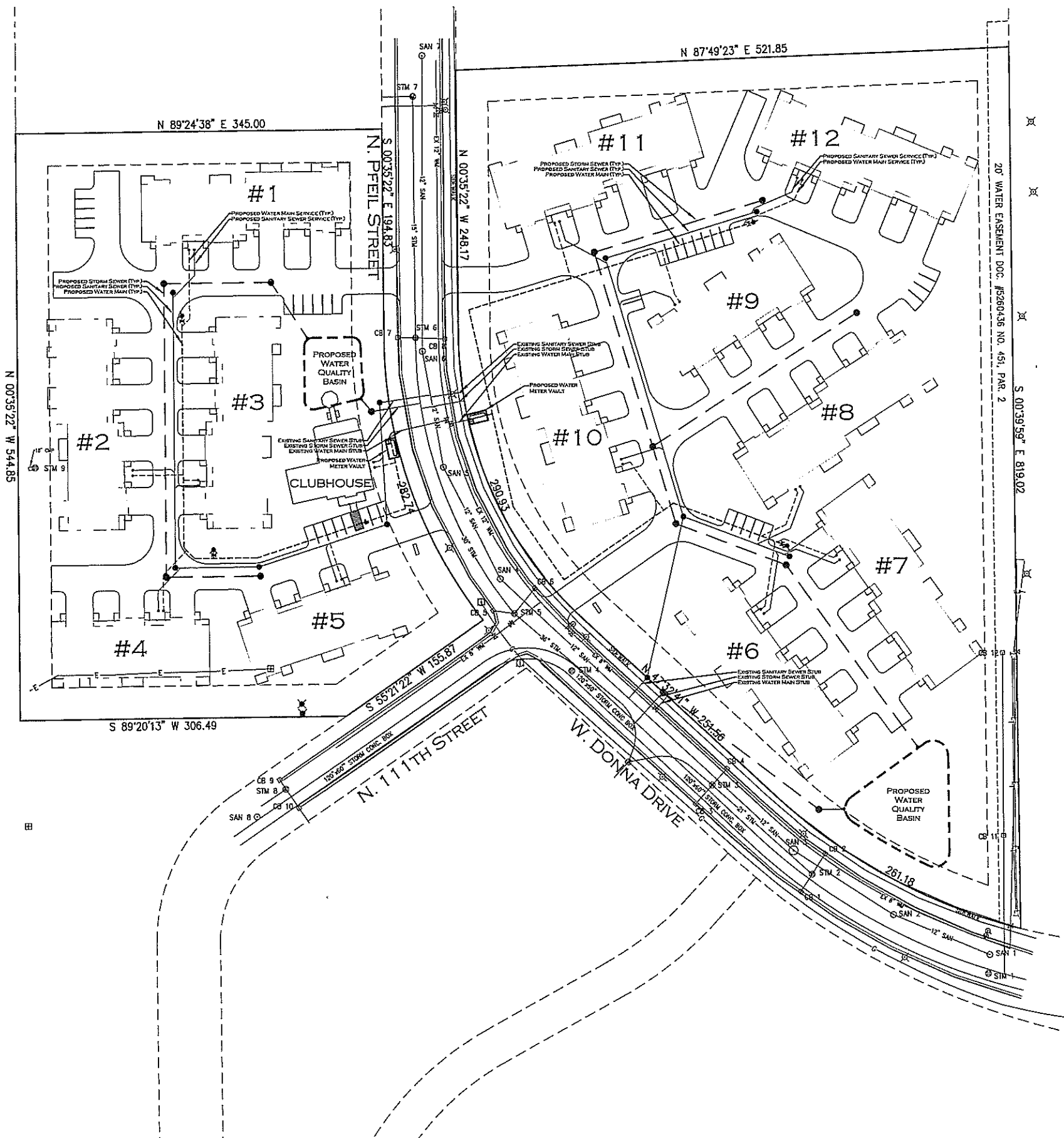
N. Pfiel St and W. Donna Drive  
Milwaukee, Wisconsin

**Dretzka Park Villas**  
DIMENSIONED SITE PLAN  
Silverstone Partners, Inc.

NM NIELSEN MADSEN & BARBER S.C.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1738 WASHINGTON AVE. PACIFIC, WI 53403  
TELEPHONE: (262) 833-9588 FAX: (262) 834-9224 EMAIL: info@nmbarber.com

PROJECT NO: 2008.0134.01  
DATE: 9-24-2008  
SCALE: 1"=40'

CF-2



**EXISTING UTILITY DATA**

|   |   |  |   |  |  |   |  |   |   |   |   |   |  |  |  |   |   |   |   |   |   |   |   |  |   |  |  |
|---|---|--|---|--|--|---|--|---|---|---|---|---|--|--|--|---|---|---|---|---|---|---|---|--|---|--|--|
| STM MH 1<br>RM 767.14<br>E. 21° NW 760.47<br>E. 0° NE 761.27<br>E. 0° NW 761.17 | STM MH 2<br>RM 766.07<br>E. 21° NW 760.47<br>E. 0° NE 761.27<br>E. 0° NW 761.17 | STM MH 3<br>RM 766.75<br>E. 21° S 762.35<br>E. 0° NE&NW 761.95 | STM MH 4<br>RM 767.57<br>E. 120°-150° NW 753.07<br>E. 120°-150° SE 753.07 | STM MH 5<br>RM 767.55<br>E. 30° H 761.35<br>E. 0° NE&NW 763.45 | STM MH 6<br>RM 770.21<br>E. 30° H&S 752.71<br>E. 0° E&W 765.41 | STM MH 7<br>RM 773.59<br>E. 15° S 767.29<br>E. 10° W 767.59 | STM MH 8<br>RM 765.37<br>E. 12° SW 760.87<br>E. 0° NW 761.27 | STM MH 9<br>RM 762.55<br>E. 10° W 758.65<br>E. 10° S 757.85 | STM MH 10<br>RM 765.57<br>E. 12° SW 761.37<br>E. 0° NE 761.37 | STM MH 11<br>RM 765.54<br>E. 0° SW 761.24 | STM MH 12<br>RM 766.09<br>E. 0° NE 761.79 | STM MH 13<br>RM 763.64<br>E. 0° SW 764.34 | STM MH 14<br>RM 767.52<br>E. SE 763.72 | STM MH 15<br>RM 757.56<br>E. SW 763.86 | STM MH 16<br>RM 769.71<br>E. 0° E 765.11 | STM MH 17<br>RM 769.59<br>E. 0° SE 761.19 | STM MH 18<br>RM 765.97<br>E. 0° NW 761.97 | STM MH 19<br>RM 763.64<br>E. 0° SW 764.34 | STM MH 20<br>RM 765.21<br>E. 0° SW 754.71 | SAN MH 1<br>RM 767.13<br>E. 12° NW 750.86 | SAN MH 2<br>RM 766.59<br>E. 12° NW 751.49 | SAN MH 3<br>RM 765.19<br>E. 12° NW 751.59 | SAN MH 4<br>RM 768.29<br>E. 12° NW 754.59 | SAN MH 5<br>RM 769.02<br>E. 0° SE 761.19 | SAN MH 6<br>RM 768.98<br>E. 12° NW 756.88 | SAN MH 7<br>RM 773.63<br>E. 12° S 760.83 | SAN MH 8<br>RM 766.21<br>E. 0° SW 754.71 |
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**UTILITY NOTE**

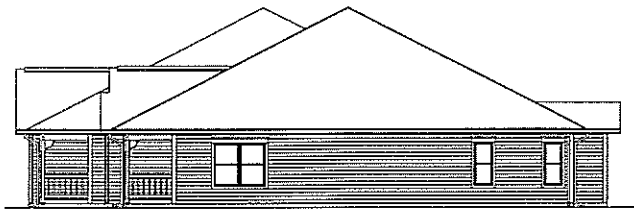
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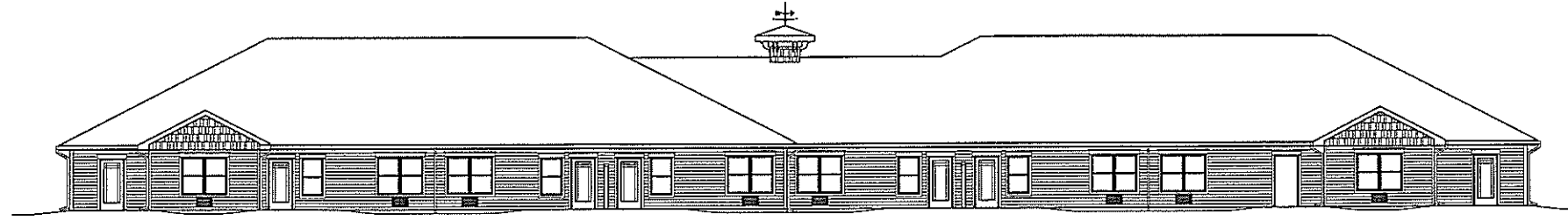
REVISIONS: GENERAL SUBMITTAL 9-24-2008 MDE  
**Dretzka Park Villas**  
 PRELIMINARY SITE UTILITY LAYOUT  
 Silverstone Partners, Inc.  
 N. Pfeil St and W. Donna Drive  
 Milwaukee, Wisconsin  
 NM NIELSEN MADSEN & BARBER S.C.  
 CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  
 13309 Washington Ave. Racine, WI 53403  
 TEL: PHONE: (262) 884-9589 FAX: (262) 884-5024 E-MAIL: NM@NMBARBER.NET  
 & B

DEVELOPER:  
 SILVERSTONE PARTNERS, INC.  
 7447 UNIVERSITY AVENUE, SUITE 210  
 MIDDLETON, WI 53562

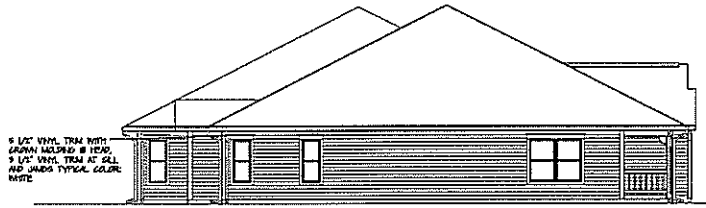
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 CHECKED BY: MDE  
 SET NO: CE-3



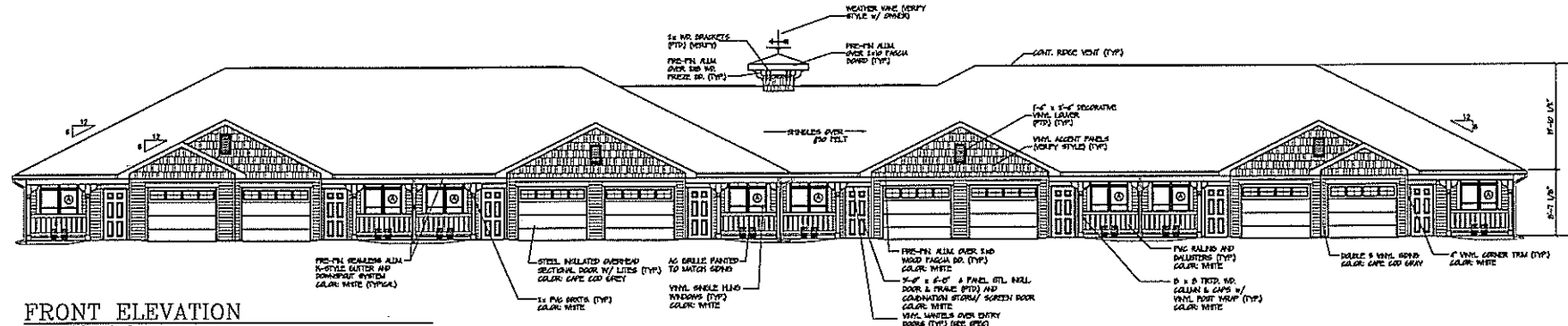
SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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



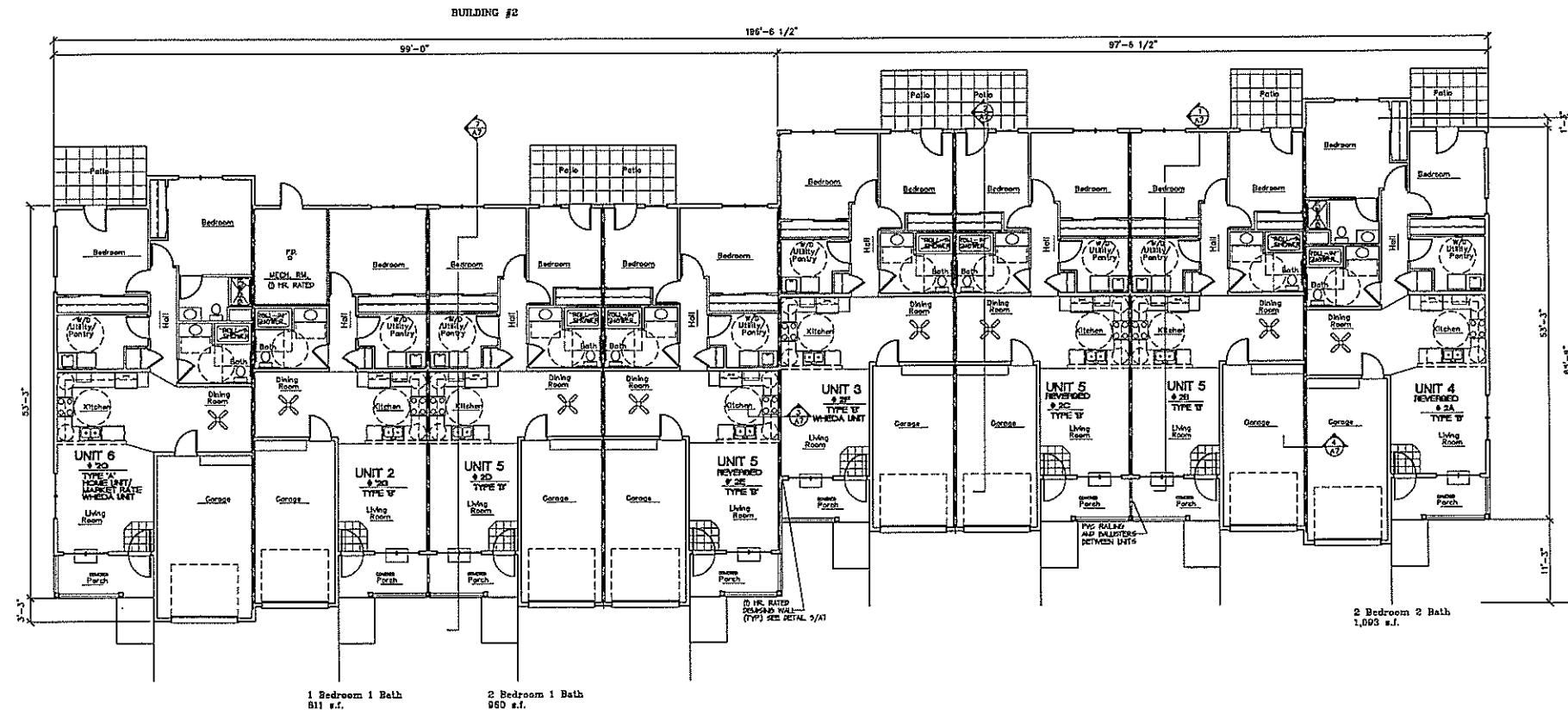
SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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

**COLOR SCHEDULE**

| MATERIAL                              | COLOR          |
|---------------------------------------|----------------|
| SIDING                                | CAPE COD GRAY  |
| A/C GRILLES                           | CAPE COD GRAY  |
| SHAKES                                | CAPE COD GRAY  |
| GARAGE DOORS                          | CAPE COD GRAY  |
| PORCH RAILS, BRKTS, POSTS & BALUSTERS | WHITE          |
| TRIM & CORNER BOARDS                  | WHITE          |
| WINDOWS                               | WHITE          |
| DOORS                                 | WHITE          |
| GUTTERS & DOWNSPOUTS                  | WHITE          |
| FASCIA & SOFFIT                       | WHITE          |
| ROOF                                  | WEATHERED GRAY |



8 UNIT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

BUILDING AREA: 8,994 s.f.



|            |    |      |
|------------|----|------|
| Revision # | By | Date |
|            |    |      |
|            |    |      |
|            |    |      |
|            |    |      |

Proposed Apartment Development For  
**Dretzka Park Villas**  
N Pfohl Street  
Milwaukee, Wisconsin

design III, Inc.  
845 Westpark Ave.  
Suite 100, 300  
Ford Rd., Waukesha, WI 53186  
(262) 532-2000 Fax: (262) 532-4100

Project No. 0820  
Date 9-24-2008  
Sheet No. A1

Revision # by: Change / date

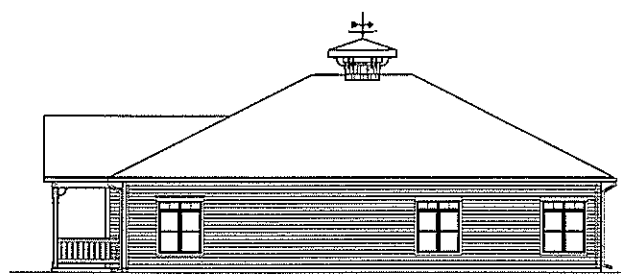
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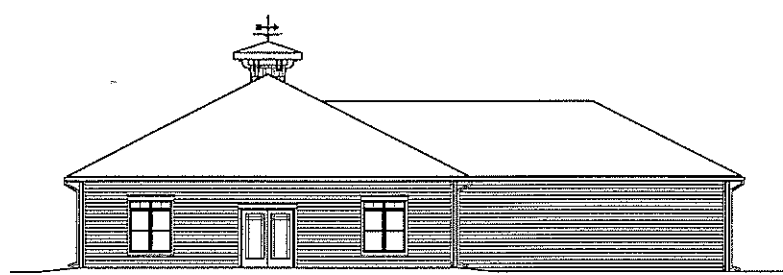
Proposed Apartment Development For  
**Dretzka Park Villas**  
 N Pheasant Street  
 Milwaukee, Wisconsin

design inc.  
 1818 W. Wisconsin Ave.  
 Suite 200, 200  
 Ford Ct. Inc., #14805  
 (262) 922-2283 Fax: (262) 922-4202

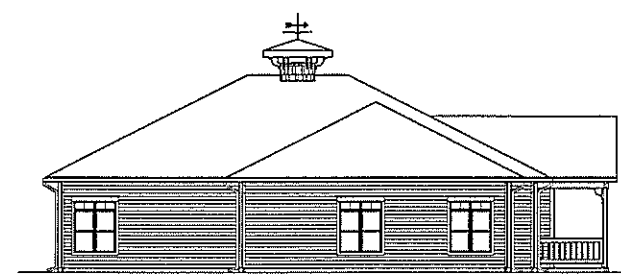
Project No: 0820  
 Date: 9-24-2008  
 Sheet No: A2



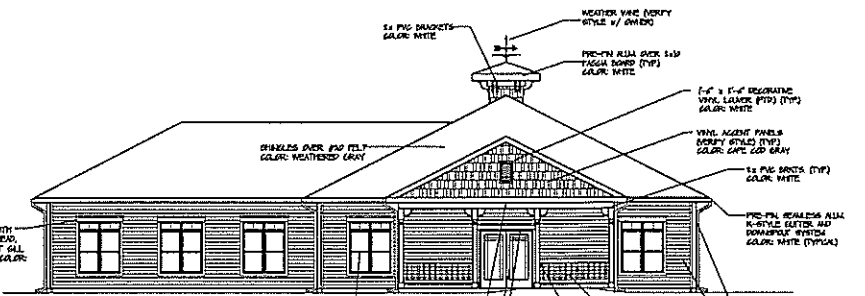
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



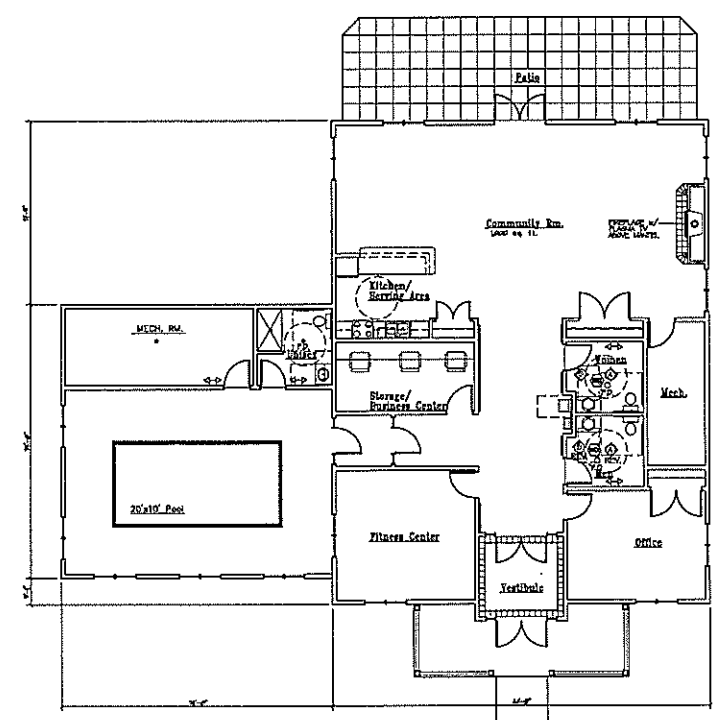
**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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



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



**CLUBHOUSE FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" 3,764 s.f.