

# EXHIBIT A

File No. 030162

ZND | CC

## RIVERBRIDGE CONDOMINIUMS/BISTRO

Riverbridge Condominiums is a 3-phase project with construction to start in June or July of 2002. Each phase for this project will be at (6) six-month intervals, for a total construction time line of 21 months. The project consists of 3 four story residential buildings with 39 condominiums in each building, for a total of 117 units.

Phase 1 will consist of the center building, the public access plaza at Astor Street R.O.W., ramp to the basement parking, and the public plaza behind the ramp. The Riverwalk relating to Phase 1 will also be constructed with this phase of the construction.

Phase 2 will consist of the westerly building, its related patio areas and the Riverwalk area to the north of this phase.

Phase 3 will consist of the easterly building, its related patio areas and Riverwalk area. Phase 3 will also include the Riverwalk ramp and stairs directly north of the historical site building.

The unit mix is made up of one bedroom, one bedroom with den, two bedrooms and two bedrooms with den. There is a total of 42 one bedroom units and 75 two bedroom units. The three buildings have a common basement which provides for 165 parking spaces or 1.4 stalls per condominium unit.

The project also includes the construction of an elevated Riverwalk with access to Humboldt Avenue bridge on the east and terminates at our west property line. We will also be providing an easement and public access from Water Street to the Riverwalk. This access will be a 15 foot easement in the Old Astor Street R.O.W.

The three buildings will be masonry veneer with sheet siding material on the bay out areas. The sheet siding panels will be "hardi-plank" which will be painted to match the white window trim. The brick veneer on the upper levels of the building will be queen size, color: Buff. The first floor veneer will be 8"x12" Prairie Stone, hammered face, color: Alabaster, with matching 4" bands. The landscape walls will be 12"x 24" Prairie Stone, hammered face, color: Alabaster, with matching 4" bands. Railings on the project will be steel and compatible to those used on the public stair at our Highbridge project. All the units will have decks or street level and elevated patios.

The public plazas and Riverwalk will have three types of lighting as indicated on our drawings. The lighting types are designated as "A", "B", and "C".

"A" Tapco harp light with a 10' pole (see attached)

"B" 42" bollard fixture, color to match harp light

"C" Tapco harp light with no pole, to be mounted on masonry pier.

Bistro (Ward Yard) is a Historic Registry building on the east end of the project. This building is 685 sq. ft., and will be retained by New Land Development.

We proposed to remove all interior partitions on both the first floor and basement. We also will be connecting the basement of the existing building with the proposed building. This connection will be covered with a cobblestone ware surface. The existing interior stair will be removed and the floor opening closed.

The size of the Ward Yard building at 704 sq feet (outside dimensions) is one of the smallest historic buildings in Milwaukee, if not the smallest. Its interior area of less than 600 square feet limits its functional use, and when other regulations, for example, the requirement of an ADA compliant bathroom, is taken into account, its usable area to under 500 square feet. Clearly the Ward Yard building has limited feasibility for use on its own. Any functional use would require an addition.

We have studied the feasibility of a number of different uses for the site. Because of its great exposure at a corner location we believe a dining activity is the site's best and strongest use, Notwithstanding the limitation of size of the site this quite we have also found an operator who desires to create a bistro on the site serving the surrounding community.

The proposed building is 1,790 sq. ft. on the first floor, 1,352 on the second floor and the basement is 1,855 sq. ft. The basement connects the proposed building with the existing ward building.

The following is a list of permitted uses.

1. Specialty school
2. Personal Instruction school
3. Cultural institution
4. General office
5. Garden supply or landscape center
6. Artist studio
7. Medical office
8. Business service
9. Catering service
10. Laundromat
11. Dry cleaning
12. Household maintenance and repair service
13. Restaurant sit-down
14. Recreation facility indoor
15. Health club
16. Broadcasting or recording studio

All signage will be submitted for approval as a minor modification as no signage details are available at this time. The signage will conform with all requirements for LB2.

No on-site parking will be provided and all delivery access will be via the front door. Anticipated patrons for this restaurant would be both the local neighborhood, which would be walking and drive traffic. Due to the removal of the light-turn from Humboldt to Water Street, it is estimated that 3 street spaces have been added. There is also adequate street parking along Water Street.

We have included the following information:

Statistical Data:

Perspective from Humboldt Bridge @ Condos:

Site Development Plan: C1

Site Development Plan: C2

Landscape Plan: L1

Riverwalk Details: A2

First Floor Plan: A3

2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Floor Plan A4

Building Elevation: A6

Building Elevation A6a

Riverwalk Details A18

Perspective From Humboldt Bridge @ Ward Building

Site Plan/Paving Pattern: C-1A

Basement, First and Second Floor Plans: A-1

North & East Building Elevations: A-2

South & West Building Elevations: A-3

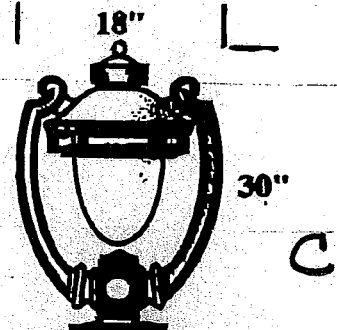
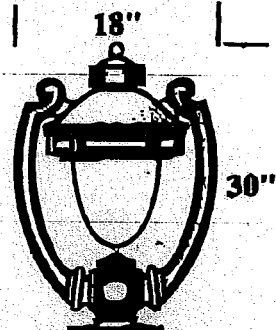
Section: A-4

**STATISCAL SHEET**

Land Gross Area (This includes the R.T. lane and old city maintenance site)	82,450 sq. ft.
Land covered by principal buildings	43,764 sq. ft.
Land devoted to drive	2,090 sq. ft.
Landscape Area (18% of the site)	15,060 sq. ft.
Open space not including Landscaping	21,536 sq. ft.
Number of Buildings	5
Dwelling units/building bedrooms	39/building: 14 one bedrooms, 25 two
Total Units	117 units: 42 one bedroom. 75 two bedrooms
Parking	165 parking stalls: 1.4 stalls/unit
Ward Yard Building and Addition	6405 sq. ft.

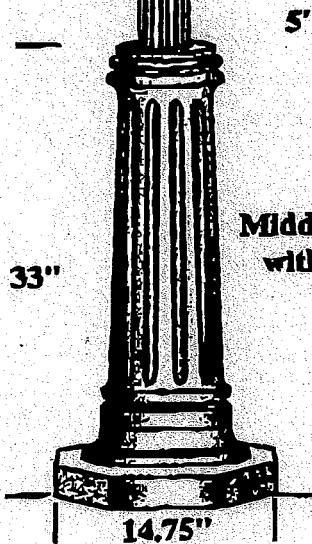
# MH-500 and MH-200 Harp Lights and Middletown Base Specifications

**2/3 Scale  
Harp Lights  
MH-200  
Recommended  
Pole Height  
7.0 to 10.0 ft.**



Fluted Pole

**1/2 Scale  
Harp Light  
MH-500  
Recommended  
Pole Height  
5.5 to 6.5 ft.**



Fluted Pole  
3"

Middletown Base  
with Slip-over

33"

14.75"

Fluted Pole

4'

Middletown Base  
with Slip-over

33"

14.75"

A

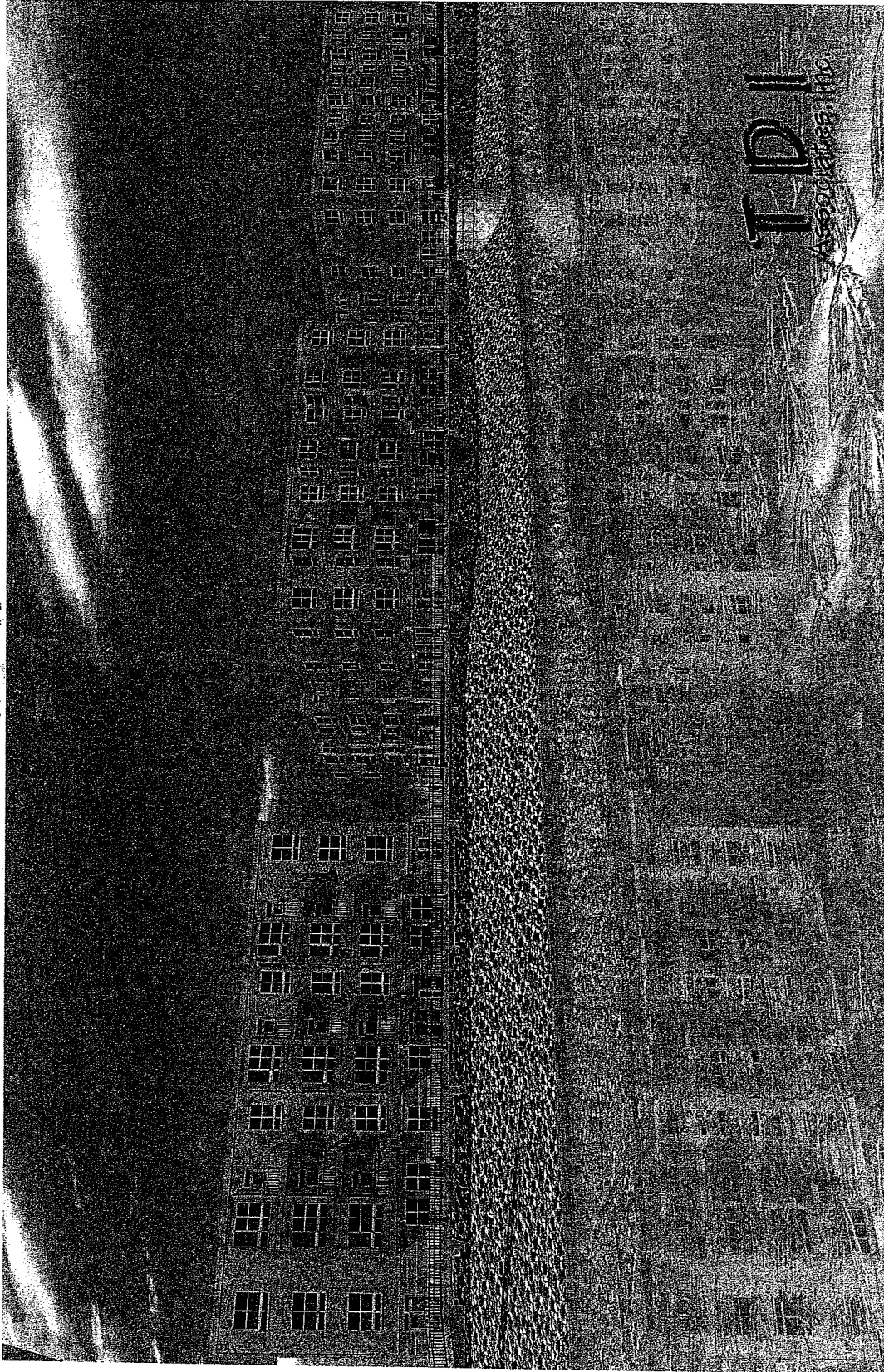
Middletown Base  
without Slip-over

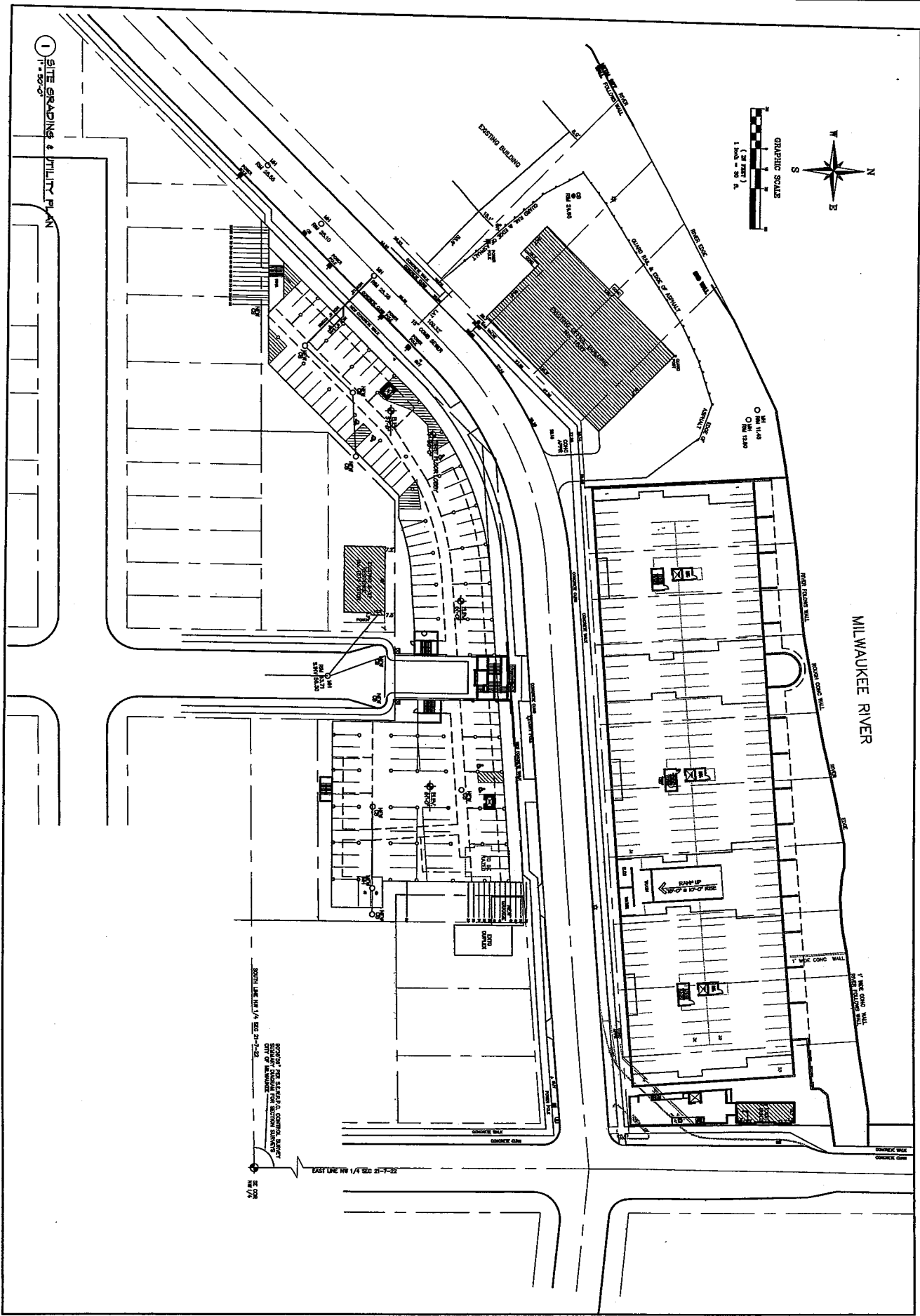
27"

7.75"

Traffic & Parking Control Company, Inc. 800 Wall Street, Elm Grove, WI 53122

Phone 262-814-7000 800-236-0112 Fax 262-814-7017 800-444-0331





SHEET  
**C1**  
 PROJECT NO.  
 205-00

DATE ISSUED  
 DATE FORN  
 30 APRIL 03  
 DRAWN BY  
 PLS

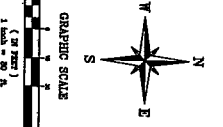
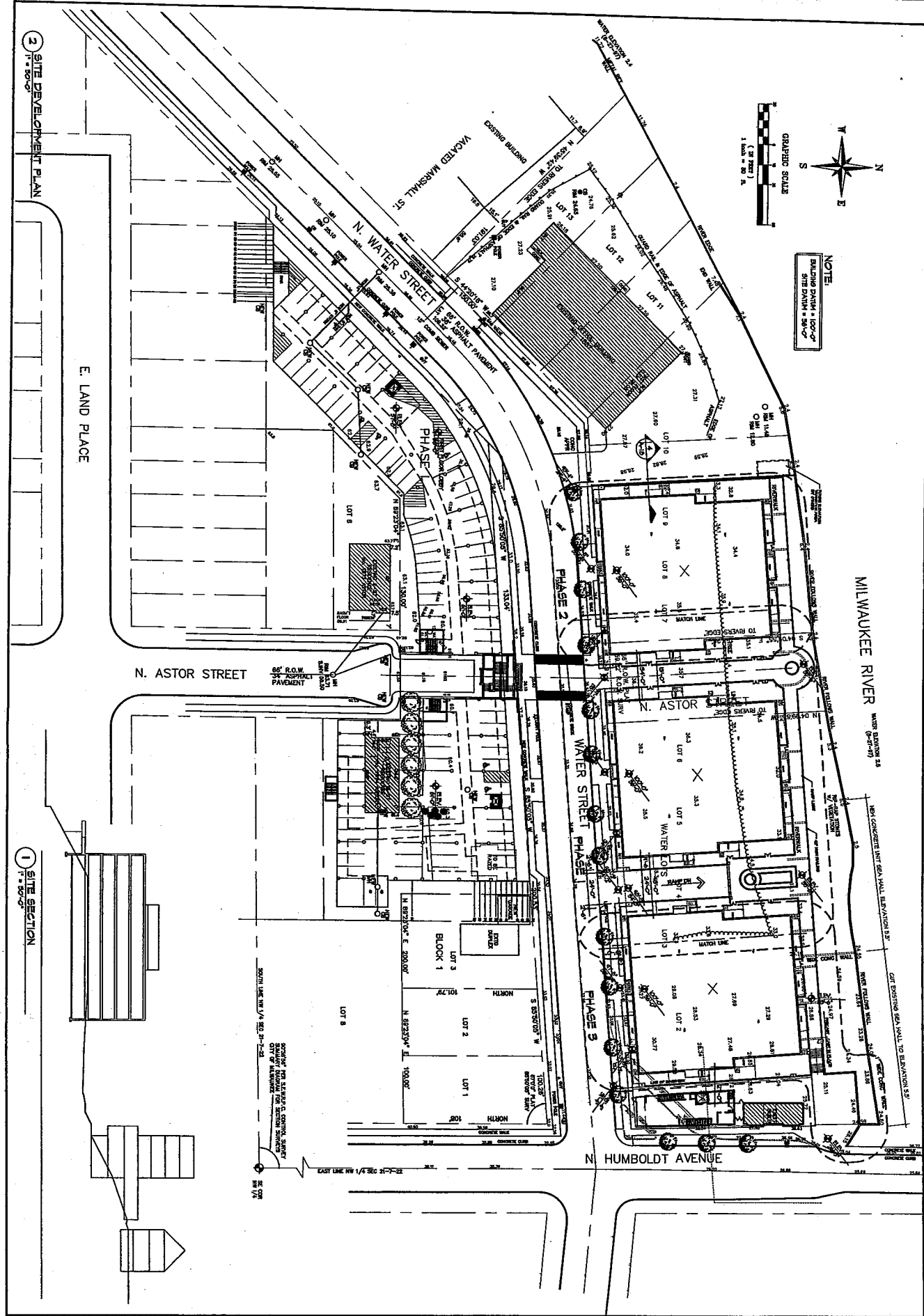
PROJECT  
**RIVERBRIDGE**  
 14 HAZEN STREET  
 MILWAUKEE, WISCONSIN  
 TITLE  
**SITE DEVELOPMENT PLAN**



**TDI ASSOCIATES, INC.**  
 ARCHITECTS, ENGINEERS, PLANNERS  
 1288 SUNNIBRIDGE ROAD  
 FENWAUKEE, WI 53072 (414)691-3400

REVISIONS

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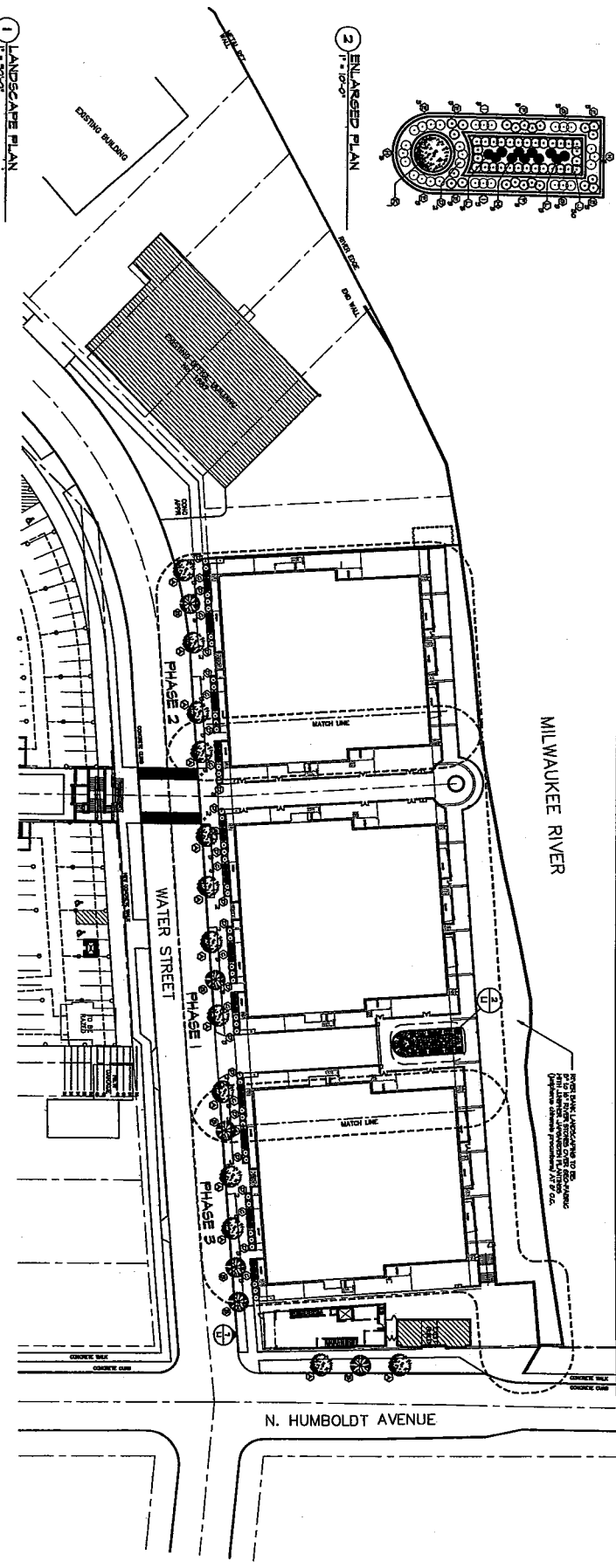
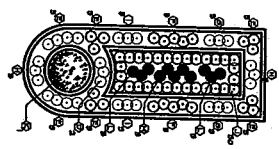
NOTE:  
 BUILDING FINISH 1' 000' ±  
 SITE FINISH = 80'-0"

2 SITE DEVELOPMENT PLAN  
 11.18.00

1 SITE SECTION  
 11.18.00

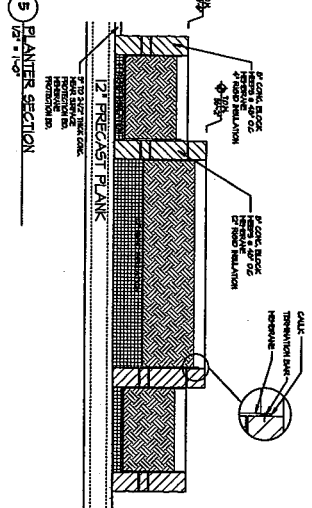
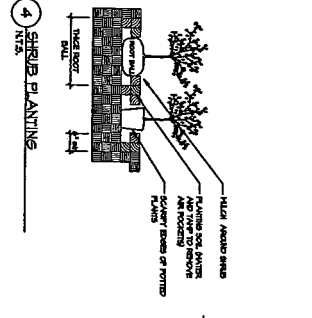
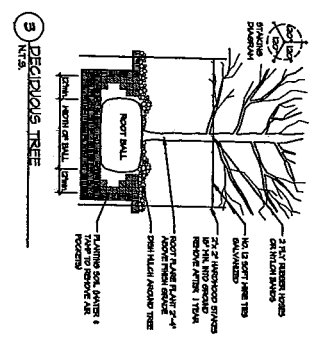
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	DATE DRAWN 21 MAY 02				FILE
	DRAWN BY TDS				

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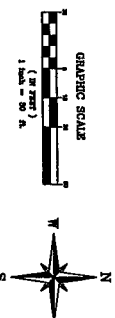


2 ENLARGED PLAN  
1" = 20'-0"

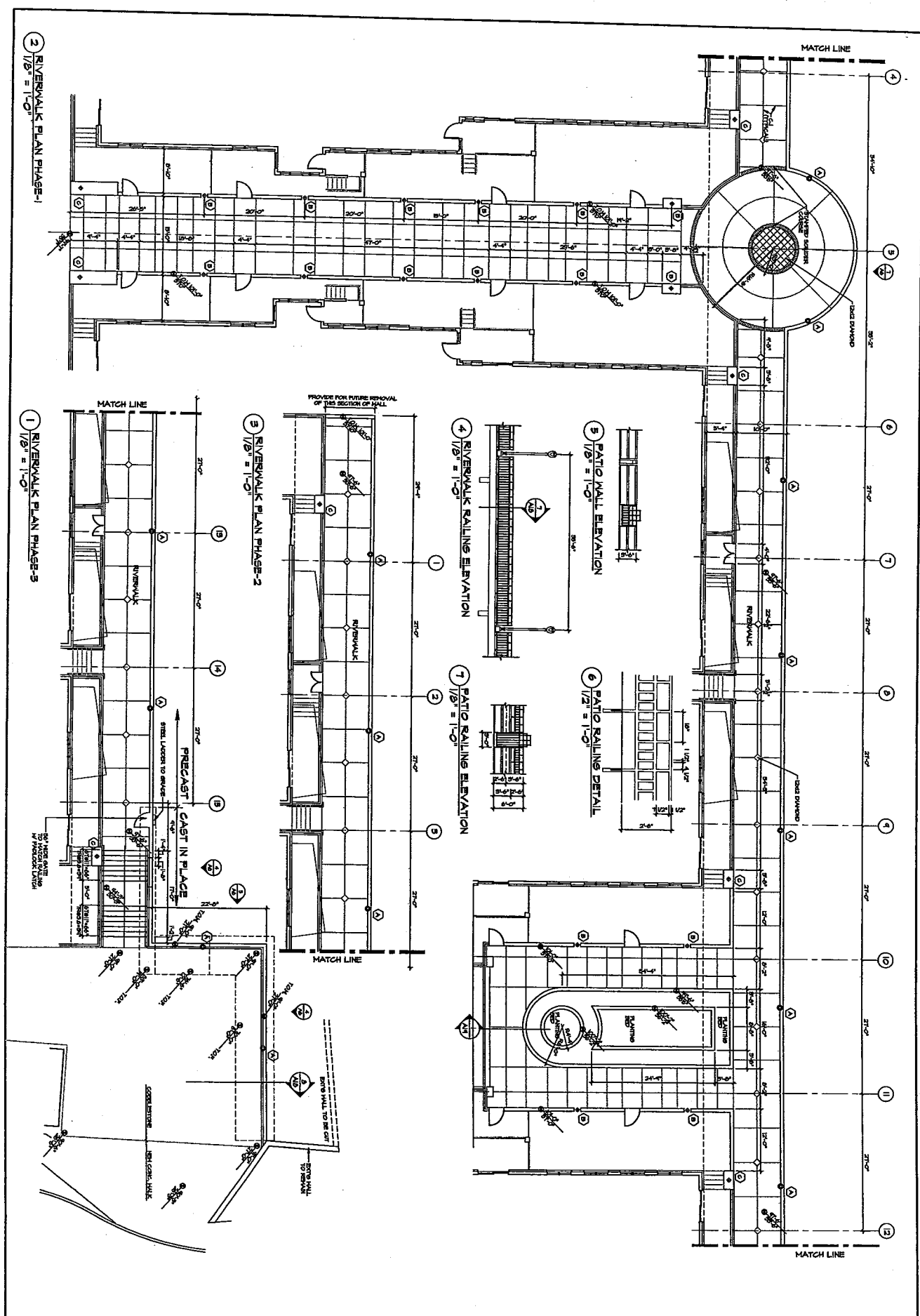
1 LANDSCAPE PLAN  
1" = 20'-0"



PLANT LIST	DESCRIPTION	QUANTITY	PLANTING	SIZE	PLANTING
1	WATER STREET	1	12\"/>		
2	WATER STREET	1	12\"/>		
3	WATER STREET	1	12\"/>		
4	WATER STREET	1	12\"/>		
5	WATER STREET	1	12\"/>		
6	WATER STREET	1	12\"/>		
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11	WATER STREET	1	12\"/>		
12	WATER STREET	1	12\"/>		
13	WATER STREET	1	12\"/>		
14	WATER STREET	1	12\"/>		
15	WATER STREET	1	12\"/>		
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17	WATER STREET	1	12\"/>		
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19	WATER STREET	1	12\"/>		
20	WATER STREET	1	12\"/>		



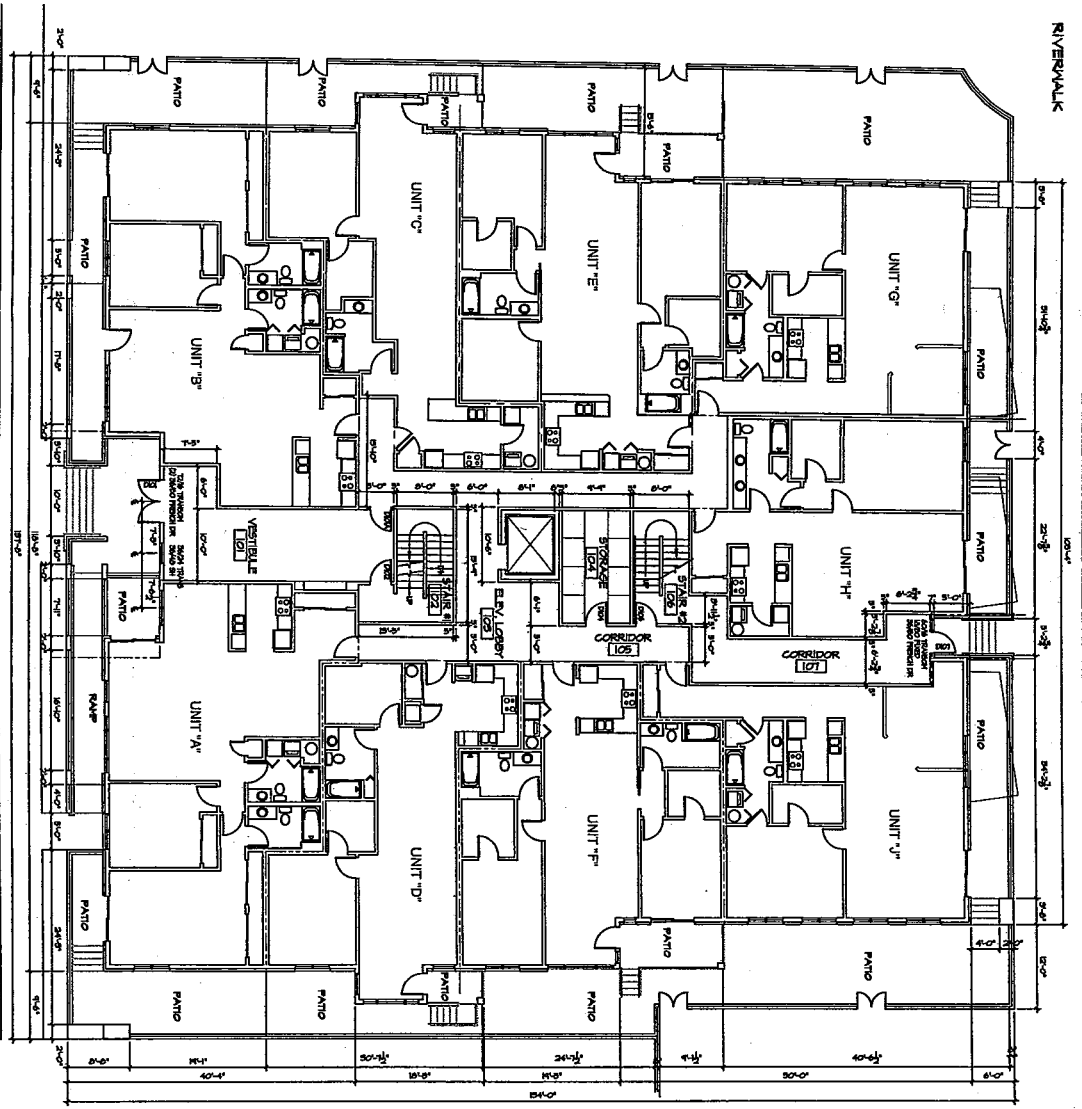




<p>SHEET <b>A2</b></p> <p>DATE ISSUED 11 MAY 02</p> <p>PROJECT NO. 305-00</p>	<p>DATE DRAWN 11 MAY 02</p> <p>DRAWN BY YEP</p>	<p>PROJECT <b>RIVERBRIDGE</b></p> <p>PCS, INC, 1003 NORTH WATER STREET MILWAUKEE, WISCONSIN</p> <p>FILE <b>RIVERWALK DETAILS</b></p>	<p>NORTH</p>	<p><b>TDI ASSOCIATES, INC.</b> ARCHITECTS, ENGINEERS, PLANNERS 1205 SUNNYRIDGE ROAD PEWAUKEE, WI 53072 (262)681-3400</p>	<p>REVISIONS COORDINATION: JT, JNE, C2</p>
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1 FIRST FLOOR PLAN

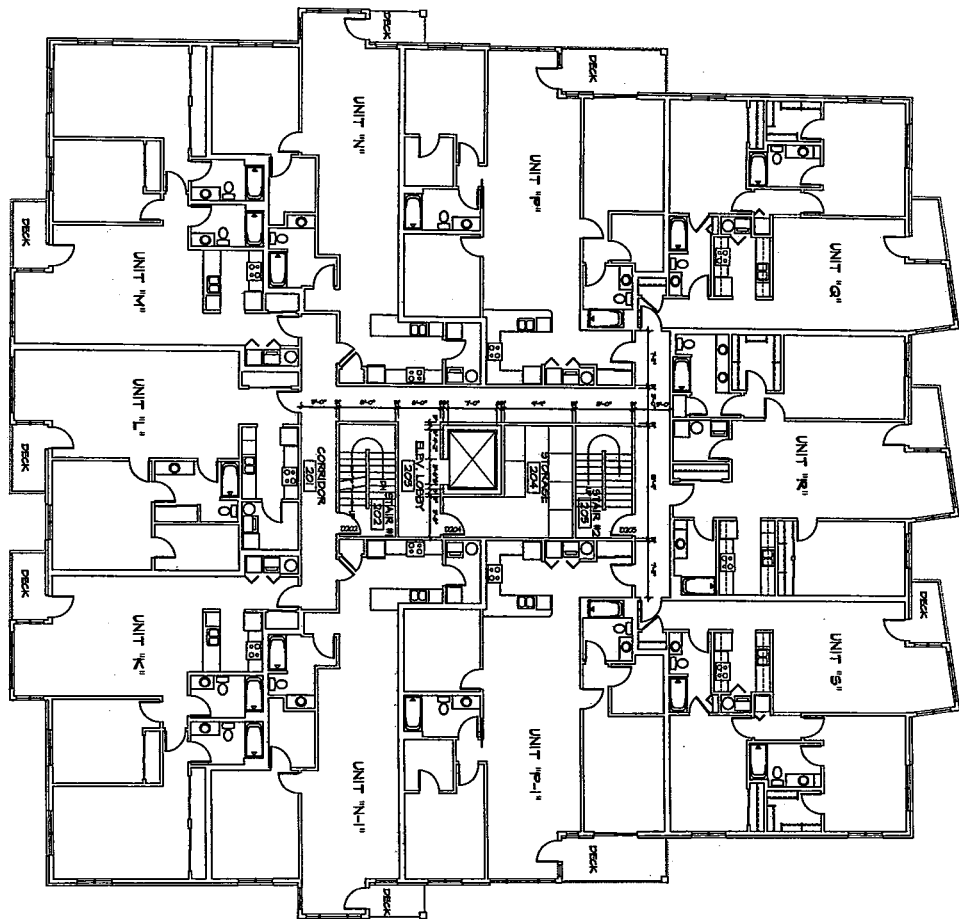


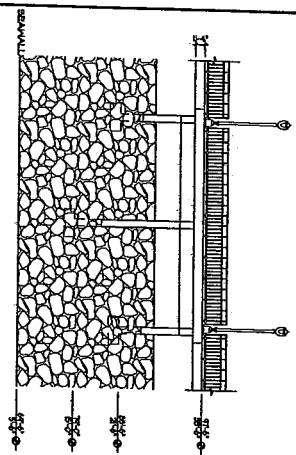
RIVERWALK

<p>SHEET <b>A3</b></p> <p>PROJECT NO. 100-100</p>	<p>DATE ISSUED 30 APRIL 02</p> <p>DATE DRAWN BY</p>	<p>PROJECT <b>RIVERBRIDGE</b></p> <p>11 WATER STREET MILWAUKEE, WISCONSIN</p>	<p>TITLE <b>FIRST FLOOR PLAN</b></p>	<p style="text-align: center;">NORTH</p>	<p><b>TDI ASSOCIATES, INC.</b> ARCHITECTS, ENGINEERS, PLANNERS 1285 SUNNHYDRIDGE ROAD PEWAUKEE, WI 53072 (414)691-3400</p>	<p>REVISIONS</p>
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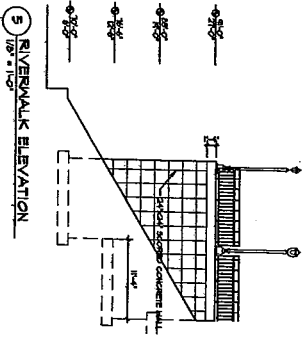
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① 2nd, 3rd & 4th FLOOR PLANS  
1/25/12

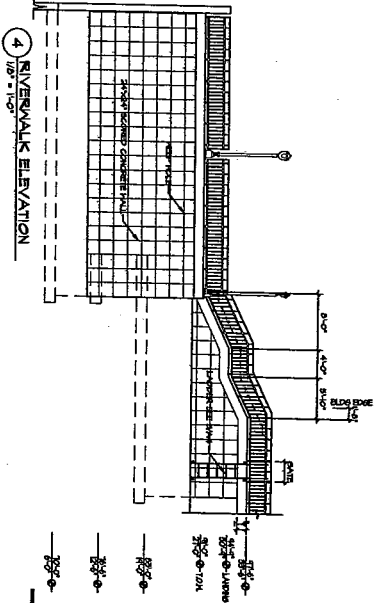




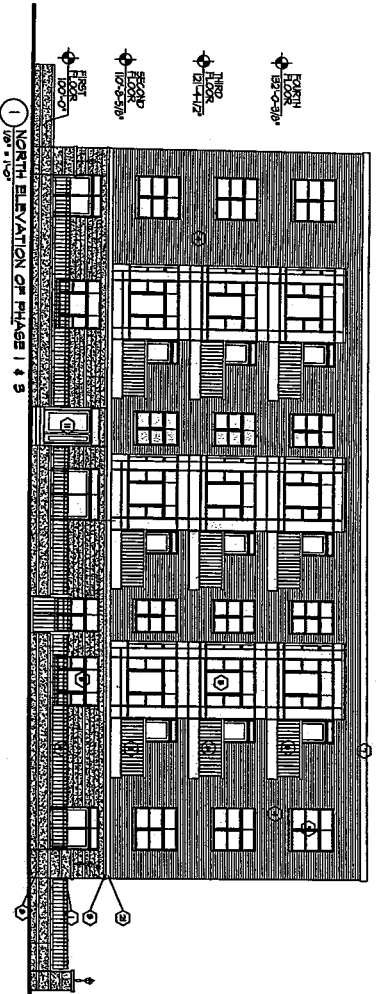
7 RIVERWALK ELEVATION  
1/8" = 1'-0"



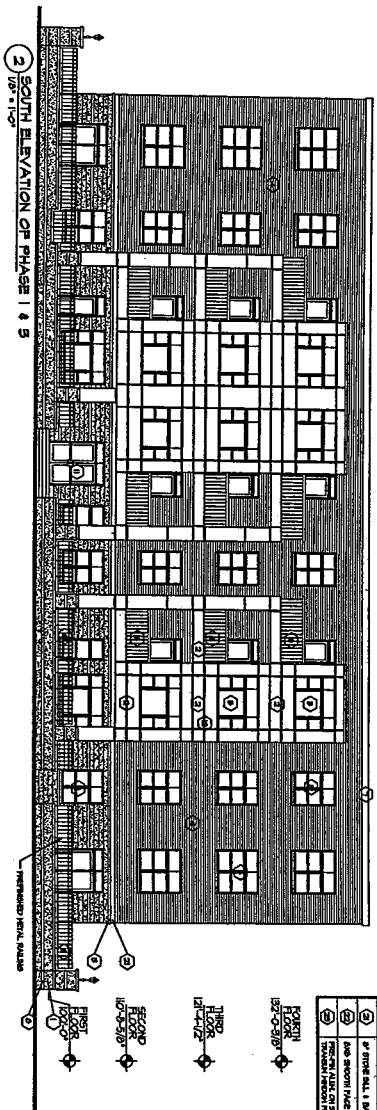
5 RIVERWALK ELEVATION  
1/8" = 1'-0"



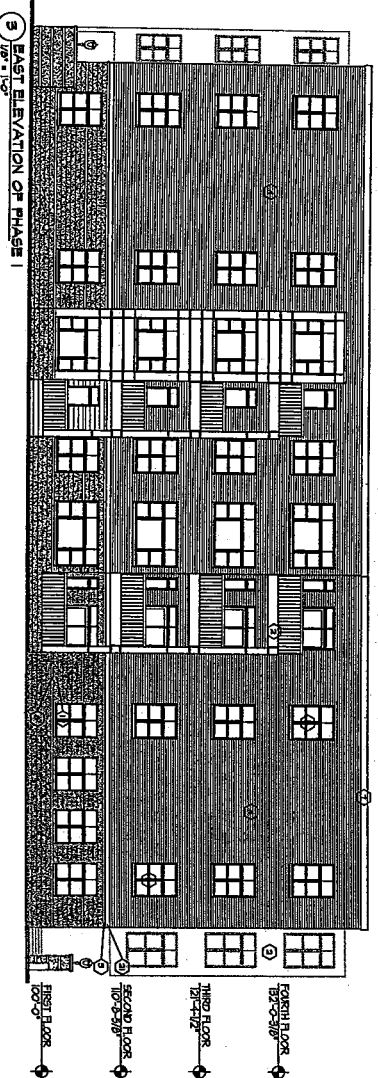
4 RIVERWALK ELEVATION  
1/8" = 1'-0"



1 NORTH ELEVATION OF PHASE I & 5  
1/8" = 1'-0"

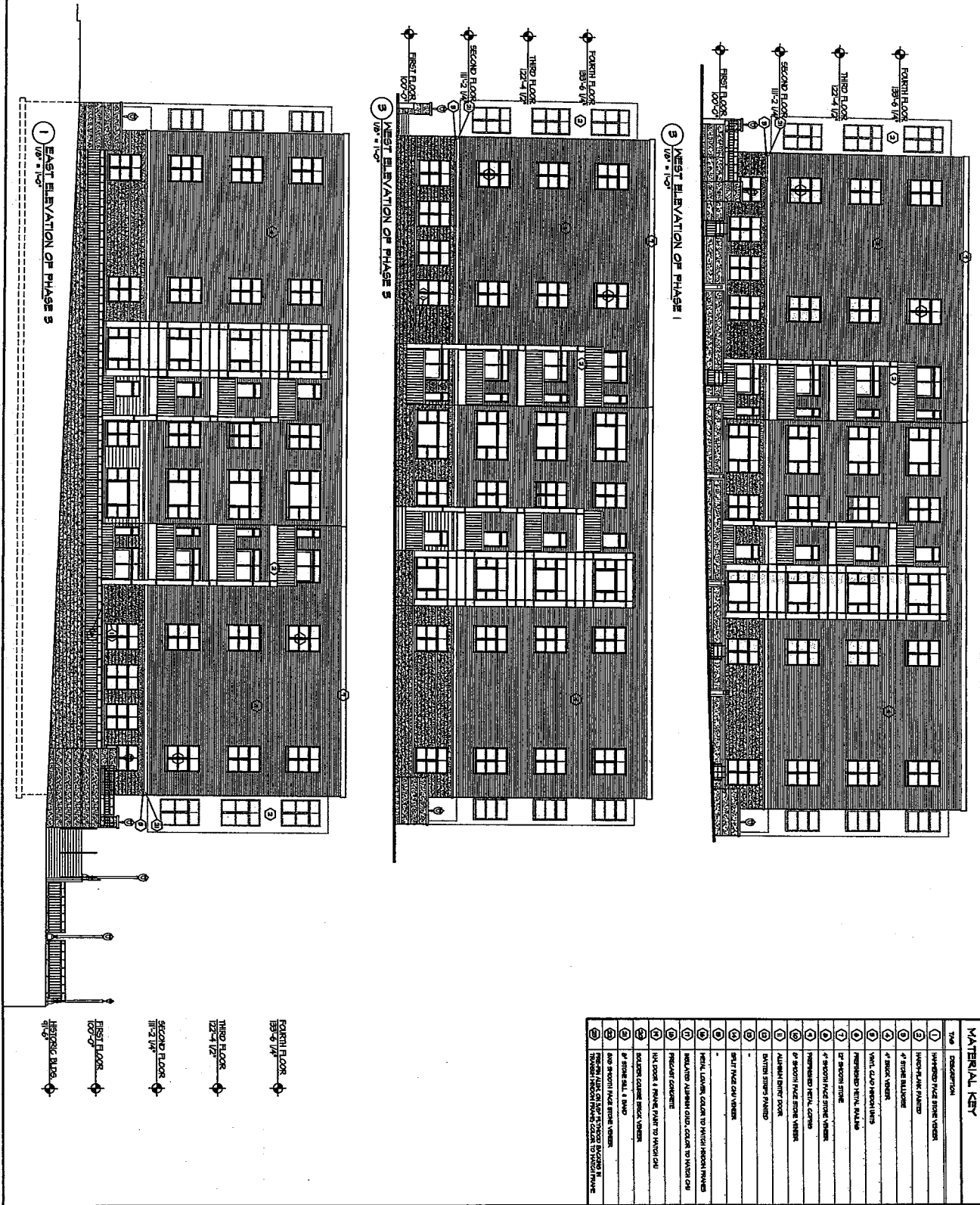


2 SOUTH ELEVATION OF PHASE I & 5  
1/8" = 1'-0"



3 EAST ELEVATION OF PHASE I  
1/8" = 1'-0"

MATERIAL KEY	
NO.	DESCRIPTION
1	UNPAVED FACE SIDE VENT
2	UNPAVED FACE SIDE VENT
3	UNPAVED FACE SIDE VENT
4	UNPAVED FACE SIDE VENT
5	UNPAVED FACE SIDE VENT
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45	UNPAVED FACE SIDE VENT
46	UNPAVED FACE SIDE VENT
47	UNPAVED FACE SIDE VENT
48	UNPAVED FACE SIDE VENT
49	UNPAVED FACE SIDE VENT
50	UNPAVED FACE SIDE VENT



NO.	DESCRIPTION
1	HORIZONTAL FACE STONE VENEER
2	HORIZONTAL FACE STONE VENEER
3	HORIZONTAL FACE STONE VENEER
4	4\"/>
5	4\"/>
6	VERT. CLAY BRICK VENEER
7	PRECASTED VERTICAL BALUSTE
8	4\"/>
9	PRECASTED VERTICAL CORNER
10	4\"/>
11	ALUMINUM BRIDGE SCORN
12	SHUTTER STRIPS PAINTED
13	SHUTTER STRIPS PAINTED
14	SHUTTER STRIPS PAINTED
15	VERT. LANTERN, COLOR TO MATCH ADJACENT FINISH
16	INSULATED ALUMINUM GRID, COLOR TO MATCH CUR
17	PRECAST CONCRETE
18	1/4\"/>
19	EXTERIOR CORNER BRICK VENEER
20	4\"/>
21	4\"/>
22	4\"/>
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100	4\"/>

SHEET  
A6a

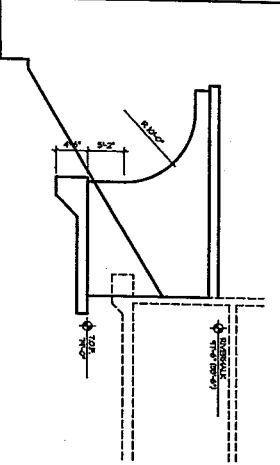
DATE ISSUED  
DATE DRAWN  
DRAWN BY  
CHK.

PROJECT RIVERBRIDGE  
1500 N. MILWAUKEE NORTH WATER STREET  
MILWAUKEE, WISCONSIN  
SCALE  
EXTERIOR ELEVATIONS PHASE-1 AND PHASE-2

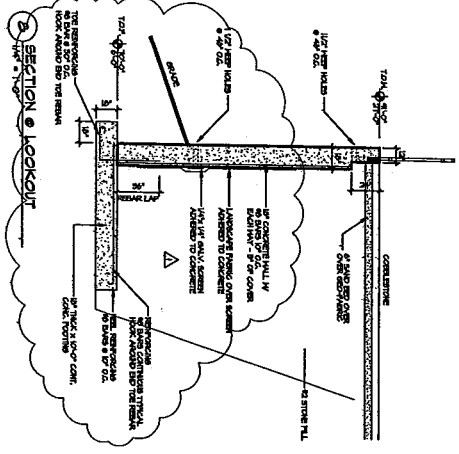
TDI ASSOCIATES, INC.  
ARCHITECTS, ENGINEERS, PLANNERS  
1200 SUNNYSIDE ROAD  
PEWAUKEE, WI 53072 (262)691-3400

RECORDS

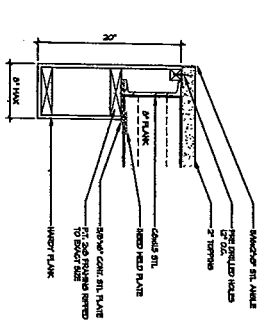
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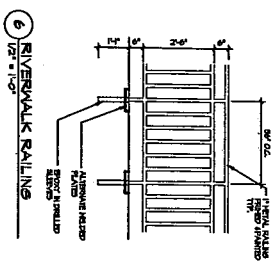
3 SUPPORT WALL & OUTLOOK GRIP #3  
1/2" = 1'-0"



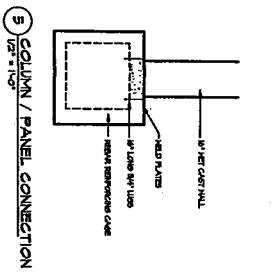
2 SECTION & LOOKOUT  
1/2" = 1'-0"



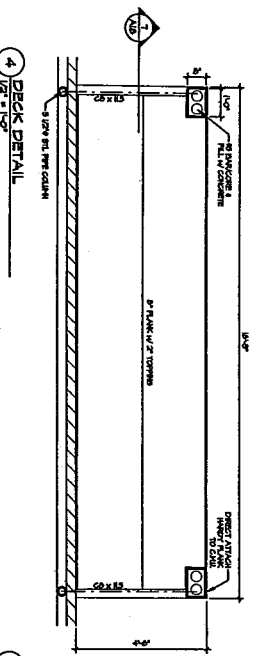
7 DECK DETAIL SECTION  
1/2" = 1'-0"



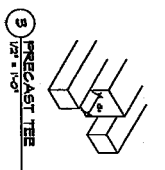
6 RIVERWALK RAILING  
1/2" = 1'-0"



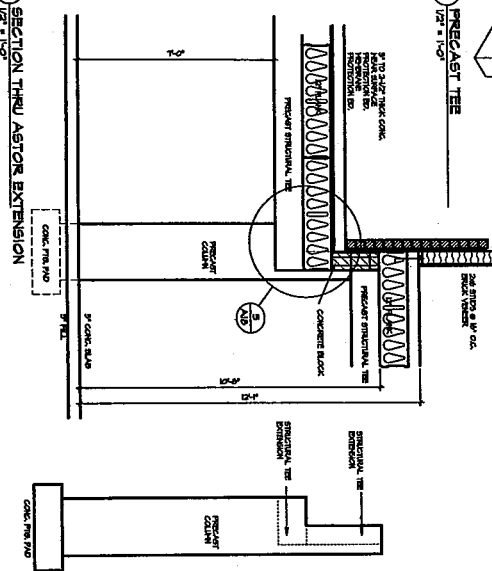
5 COLUMN / PANEL CONNECTION  
1/2" = 1'-0"



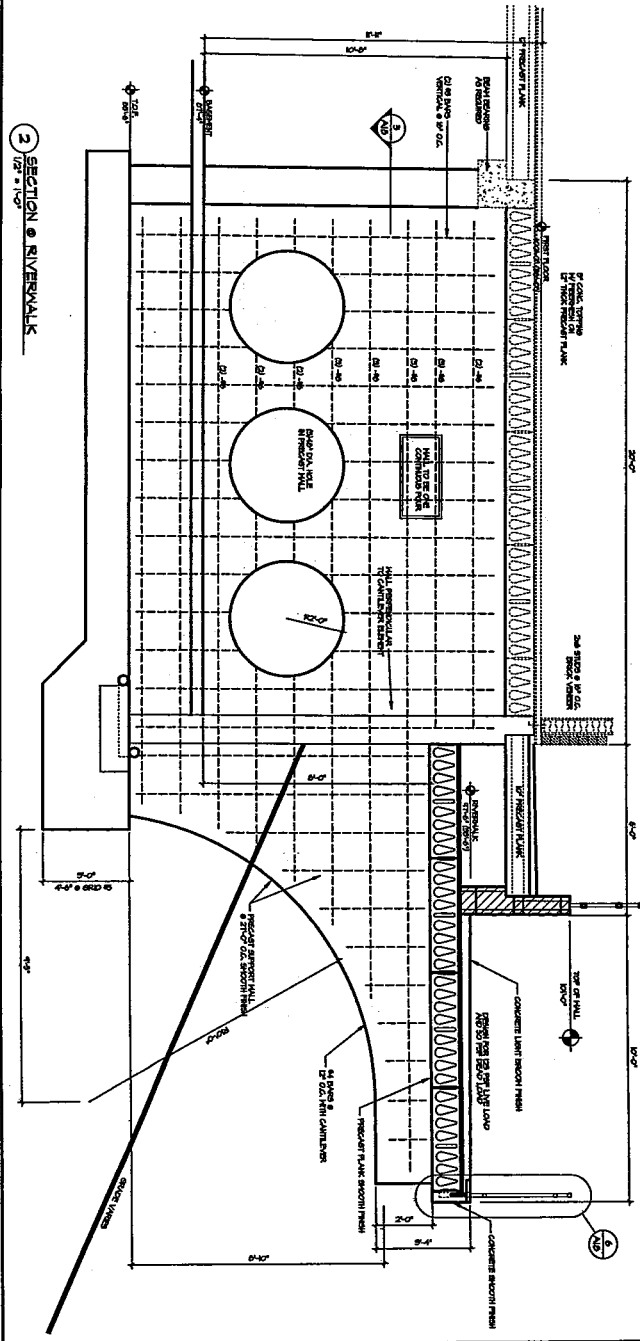
4 DECK DETAIL  
1/2" = 1'-0"



3 PRECAST TEE  
1/2" = 1'-0"



1 SECTION THRU ASTOR EXTENSION  
1/2" = 1'-0"



2 SECTION & RIVERWALK  
1/2" = 1'-0"

SHEET  
A18  
PROJECT NO.  
305-00

DATE ISSUED  
DATE DRAWN  
BY DATE CCL  
DRAWN BY  
CML

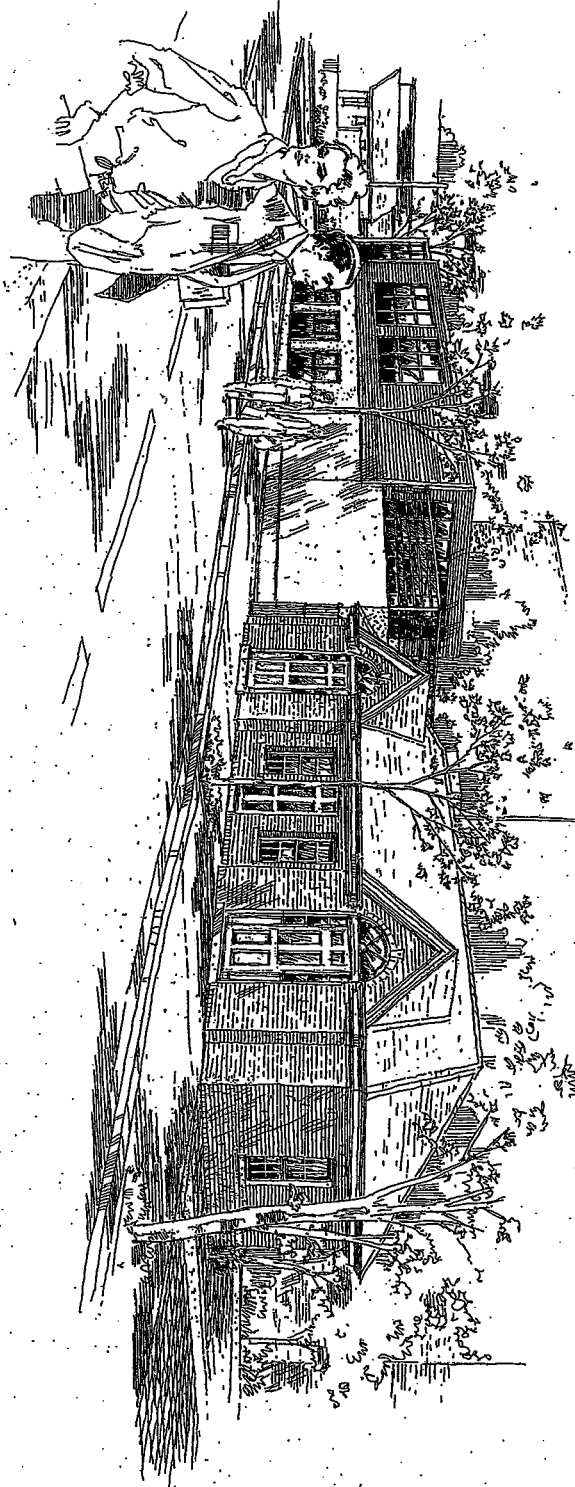
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TITLE: RIVERWALK DETAILS  
SCALE: 1/2\"/>



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1285 SUNNYBRIDGE ROAD  
BENSAKEE, WI 53072 (262) 891-3400

REVISION: COORDINATION #1, LINE 02  
08 JULY 02 - COORDINATION  
REVISION PER DCPM REGULATORY 24 APRIL 02

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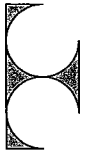
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DATE DRAWN  
17 JANUARY 05  
DRAWN BY

PROJECT  
RIVERBRIDGE BRISTO  
1805 WIS. 1025 HENRI HANER STREET  
MILWAUKEE, WISCONSIN  
TITLE  
RENDERING



TDI ASSOCIATES, INC.  
ARCHITECTS, ENGINEERS, PLANNERS  
88 W22350 JOHNSON DRIVE-SUITE B4  
WAUKESHA, WI 53186 (262)437-0400

REVISED



**TDI ASSOCIATES, INC.**  
ARCHITECTS, ENGINEERS, PLANNERS

IN THESE PLANS AND SPECIFICATIONS, THE SITE IS  
WISCONSIN, WISCONSIN 53184  
PHONE 262-437-5400 FAX 262-437-5401

**RIVERBRIDGE BISTRO**  
HUMBOLDT & WATER STREET  
MILWAUKEE, WISCONSIN

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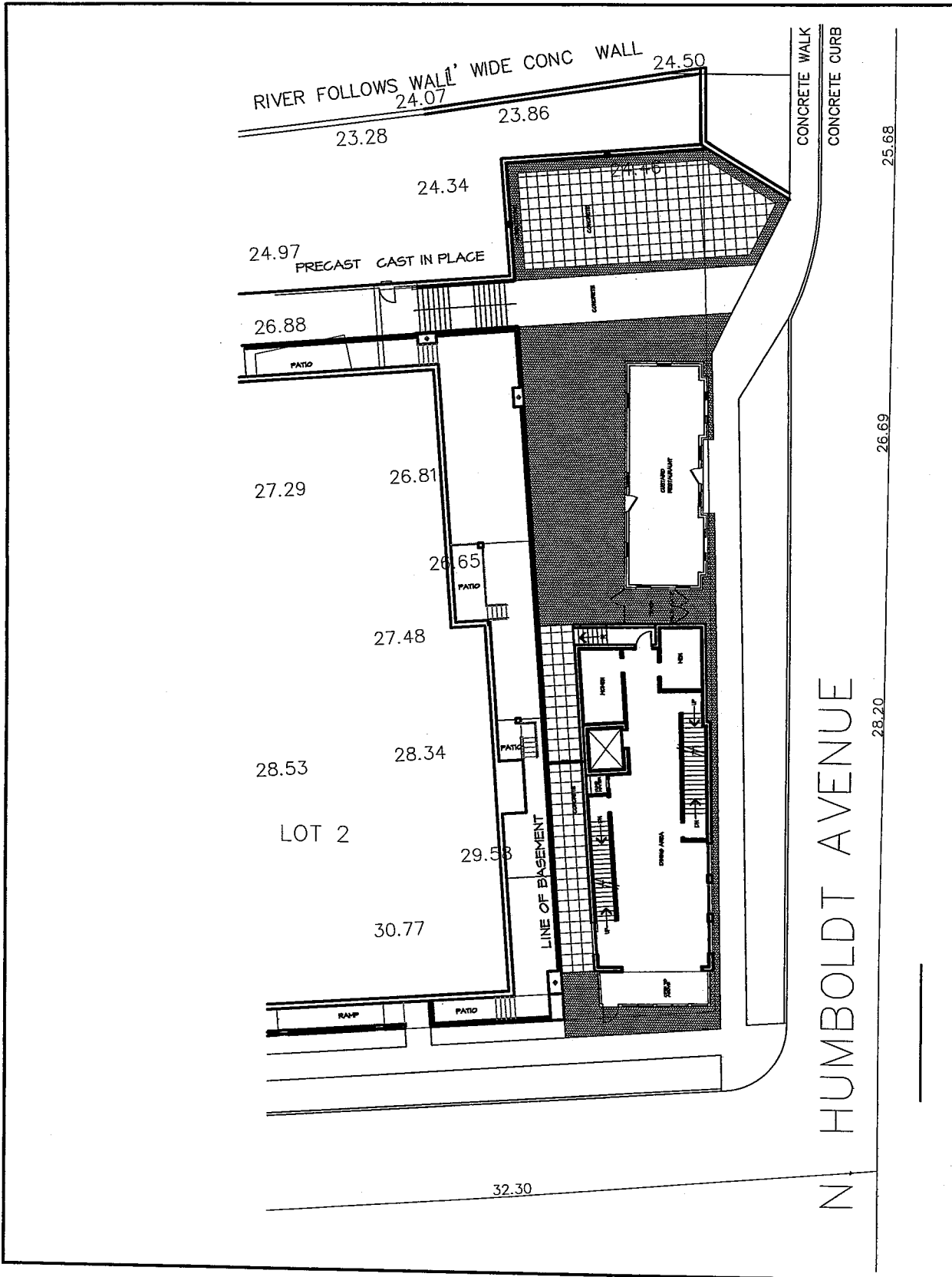
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PATTERN

Revisions

Issued Date: 04/20/08  
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Job No.: 08-001  
Drawn By: HLL/2008/PHL  
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**C-1A**







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PHONE 924-437-4400 FAX 292-437-9011

RIVERBRIDGE BISTRO  
HIMBOLDT & WATER STREET  
MILWAUKEE, WISCONSIN

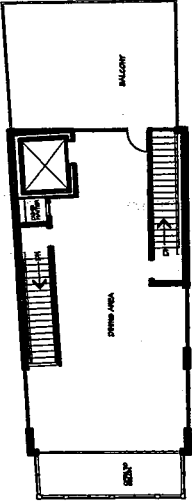
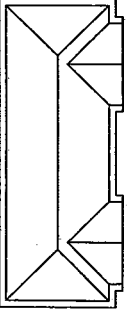
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Sheet Title  
**BASMENT,  
FIRST & SECOND  
FLOOR PLANS**

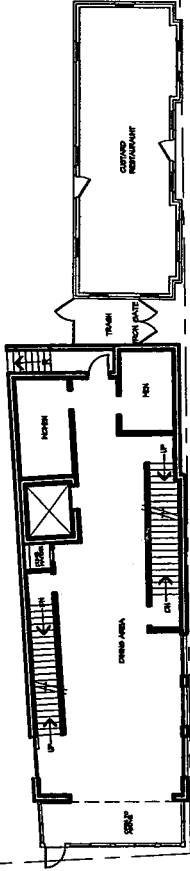
Revisions

Issued Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Job No.: 02-024  
Drawn By: TDI Associates, Inc.  
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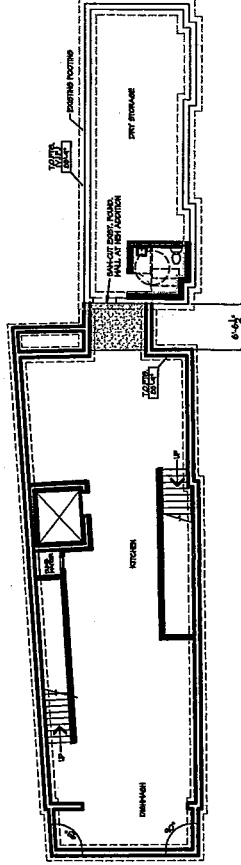
A-1



② SECOND FLOOR



③ FIRST FLOOR



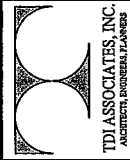
① BASEMENT / FOUNDATION PLAN

**GENERAL NOTES**

1. THE ARCHITECT, CONTRACTOR, ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.

**FOUNDATION NOTES**

1. THE BASEMENT FLOOR SHALL BE CONCRETE ON A GRAVEL PAD.
2. THE FOUNDATION WALLS SHALL BE CONCRETE ON A GRAVEL PAD.
3. THE FOUNDATION WALLS SHALL BE CONCRETE ON A GRAVEL PAD.
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20. THE FOUNDATION WALLS SHALL BE CONCRETE ON A GRAVEL PAD.



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**RIVERBRIDGE BISTRO**  
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Revisions

Issued Date:	
Date:	02-10-04
Job No.:	02-004
Drawn By:	PHILIPPO/CHL
Sheet No.:	A-2

