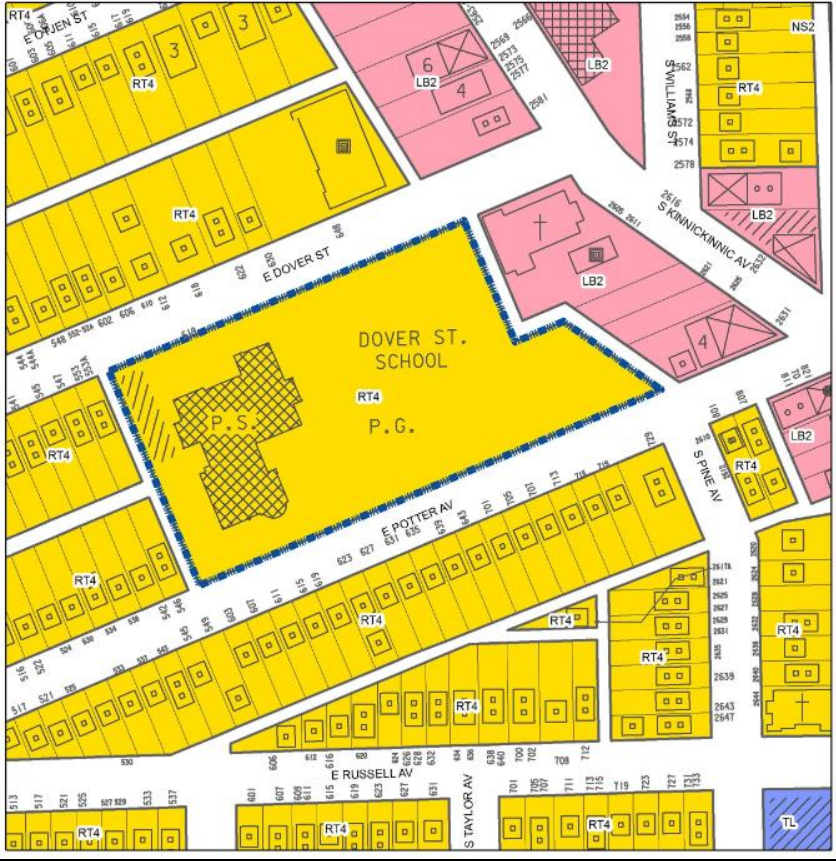


File No. 140165. An ordinance relating to the change in zoning from Two-Family Residential to Detailed Planned Development to facilitate redevelopment on land located at 619 East Dover Street, on the south side of East Dover Street, west of South Kinnickinnic Avenue, in



FN 131770
RT4 to DPD
April 2014

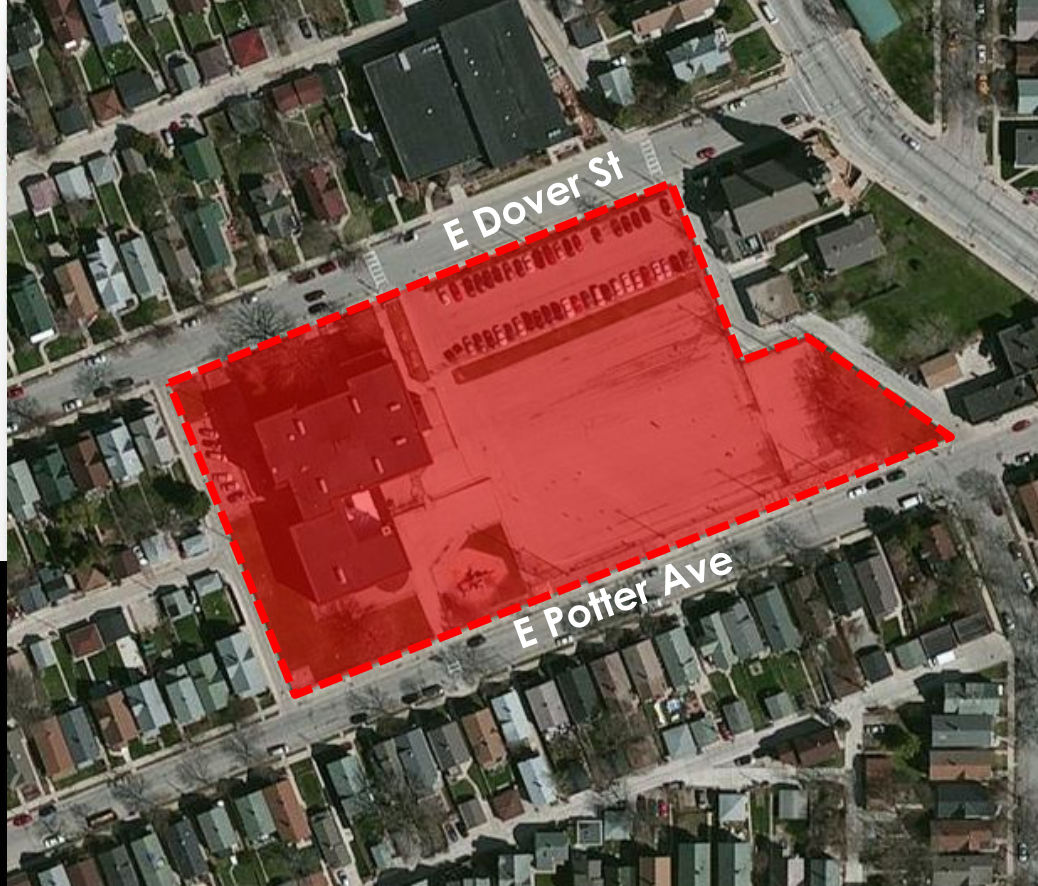
Legend

- Zoning Change Boundary

Zoning

MAPCODE

- Commercial - Commercial Service
- Commercial - Neighborhood Shopping
- Commercial - Local Business
- Commercial - Regional Business





DOVER ELEMENTARY SCHOOL

Teacher Housing



Seawall
Development Company

November 25, 2013

To whom it may Concern,

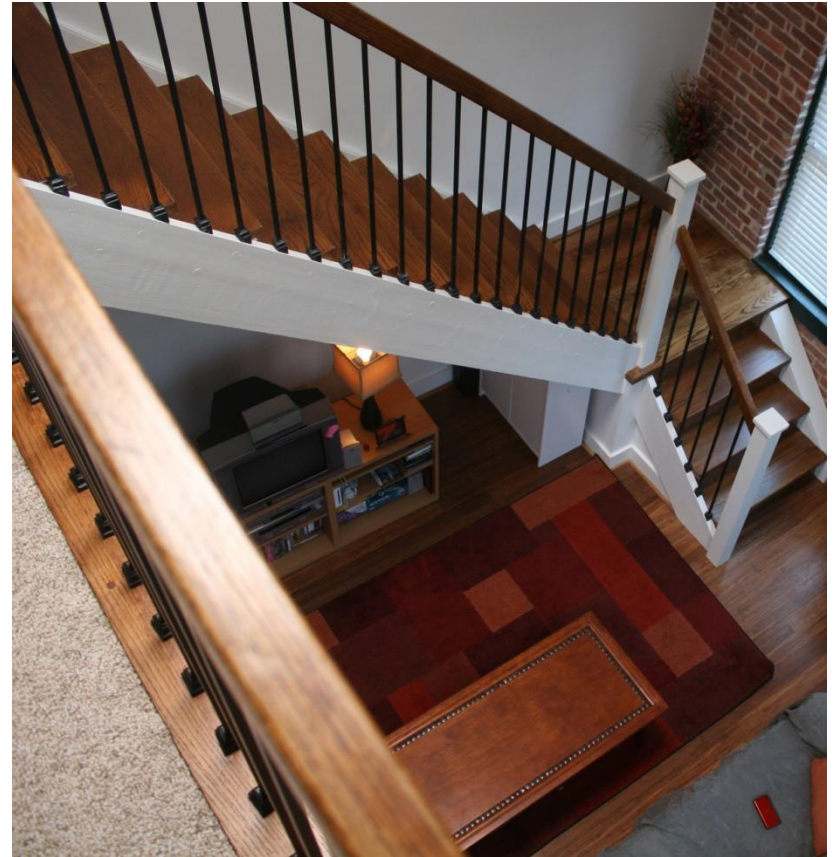
Seawall Development is pleased to be working with CommonBond Communities and Maures Development to help address the need for teacher housing in Milwaukee. I was fortunate to connect with Amanda, Ellen and Melissa when they came to tour our Miller's Court and Union Mill projects in Baltimore this summer.

We are the creators of the Center for Educational Excellence model which provides stunning apartments for teachers and office space for education focused nonprofits, all at discounted rents. We have done over \$100,000,000 of transformative projects to date and believe Milwaukee to be the perfect city to replicate the model in. Time and time again we have seen the powerful impact that taking great care of our teachers can have to their commitment to the children they teach. We look forward to working with CommonBond to implement a successful financing structure and bring strong partners, such as Teach for America, to the Dover school redevelopment. With our teacher housing expertise and CommonBond and Maures' Milwaukee market knowledge and local relationships, MPS' goal for teacher housing can be attained.

Warm Regards,

Thibault Manekin
Seawall Development

Miller's Court



The Union Mills



Oxford Mills





EXISTING STREET VIEW 1







E. DOVER STREET LOOKING WEST AT EXISTING DOVER STREET SCHOOL.

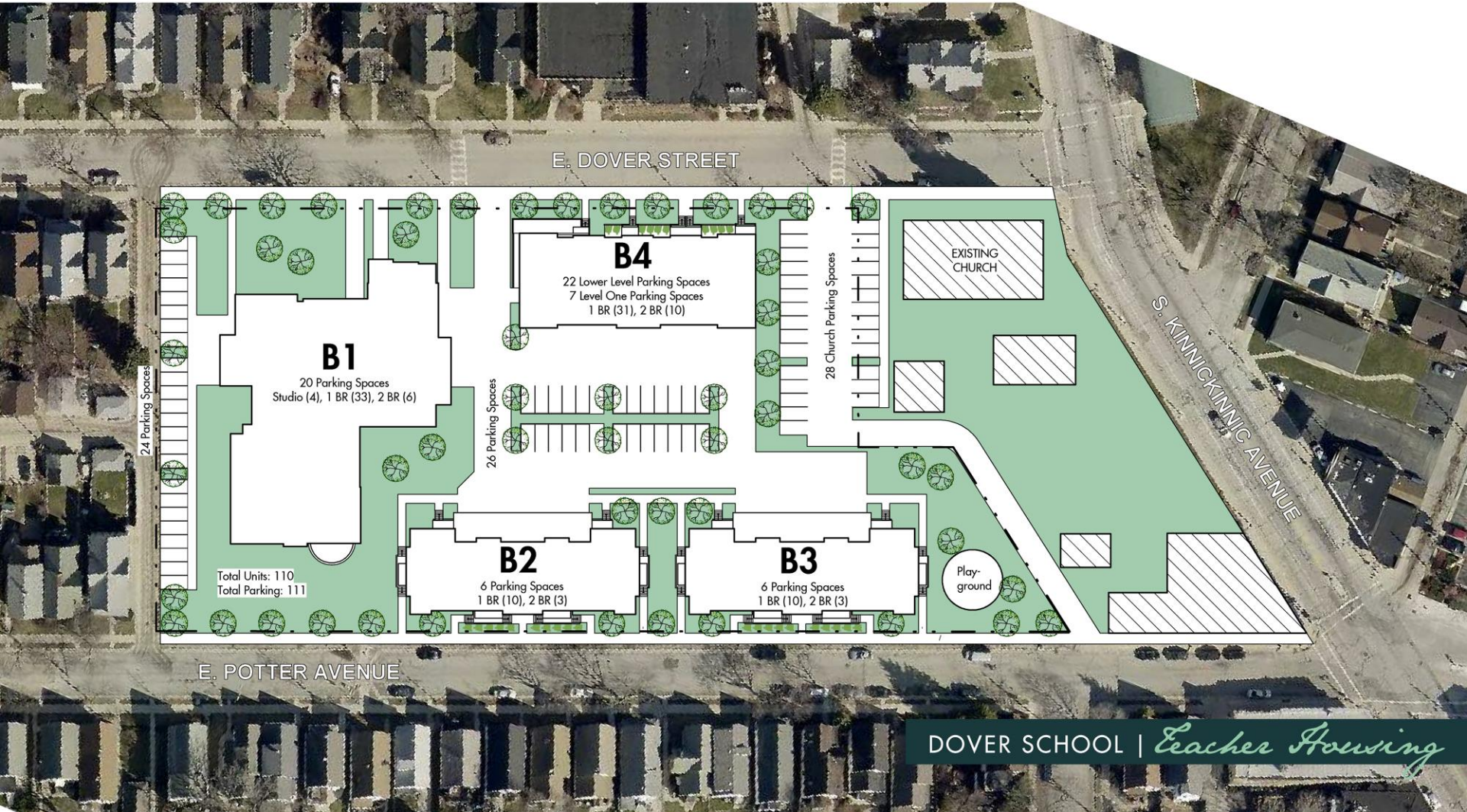


E. DOVER STREET AT DOVER STREET SCHOOL ENTRANCE.

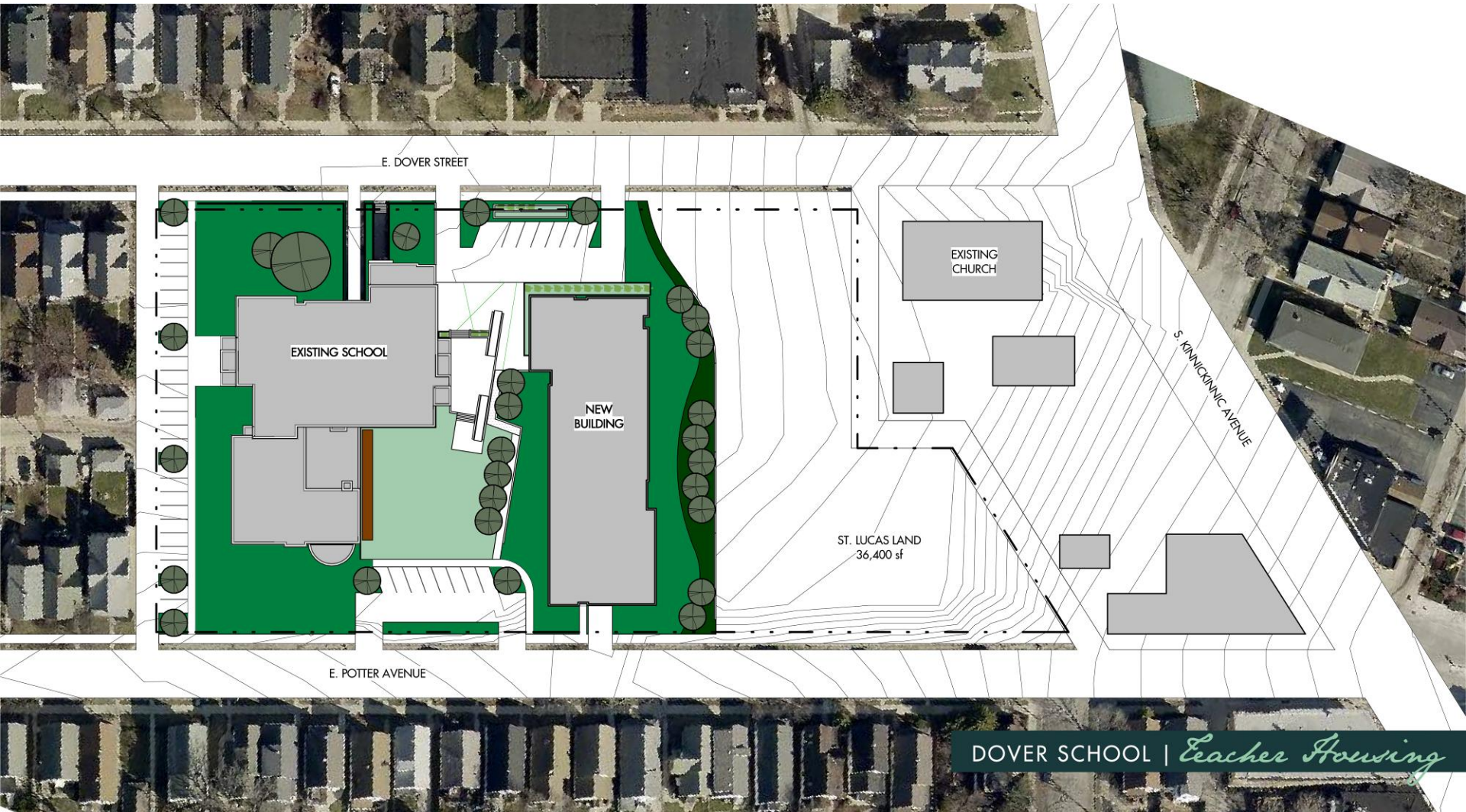


E. DOVER STREET LOOKING WEST AT ST. LUCAS LUTHERAN CHURCH

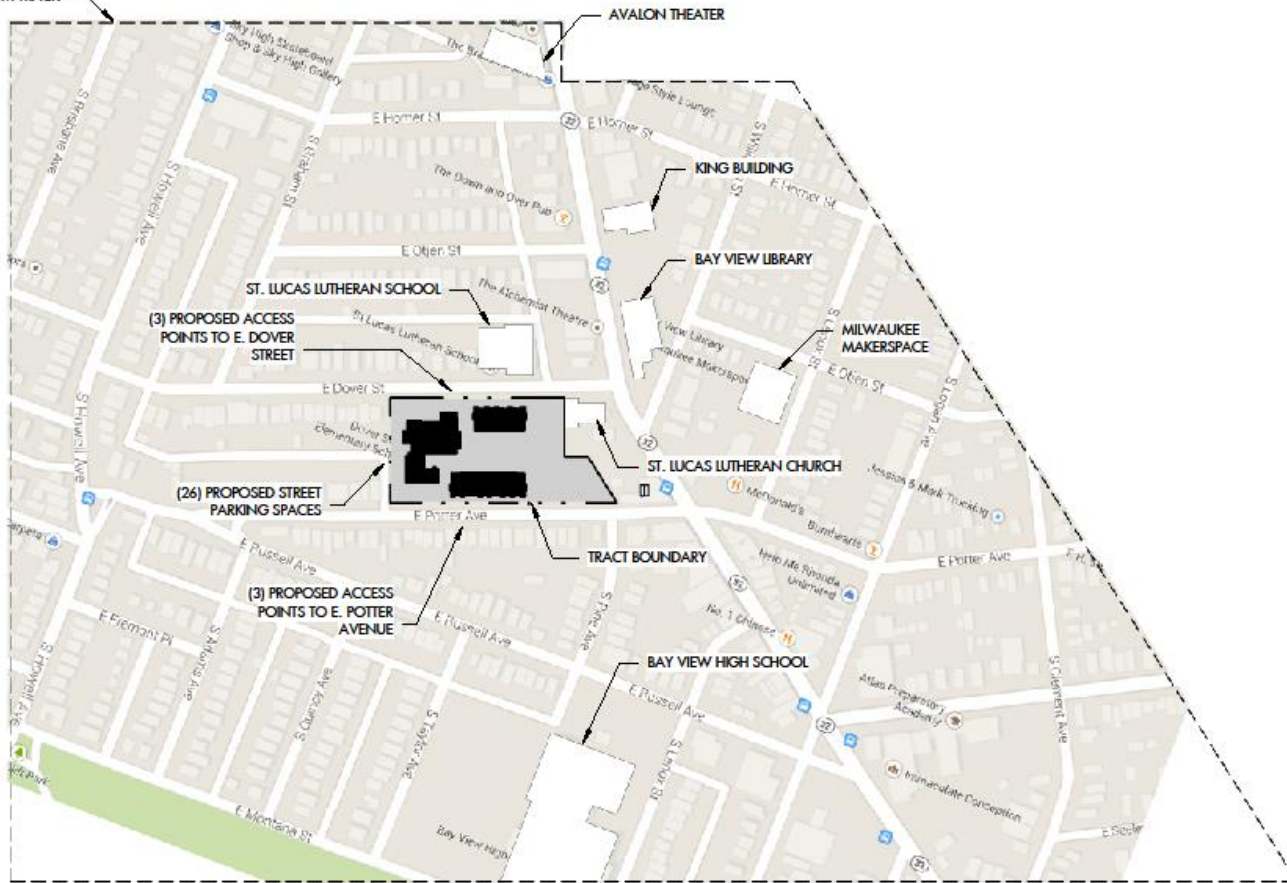
OLD SITE PLAN



OLD SITE PLAN



1000'-0" OFFSET FROM TRACK



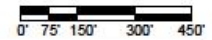
DOVER TEACHER HOUSING

VICINITY MAP

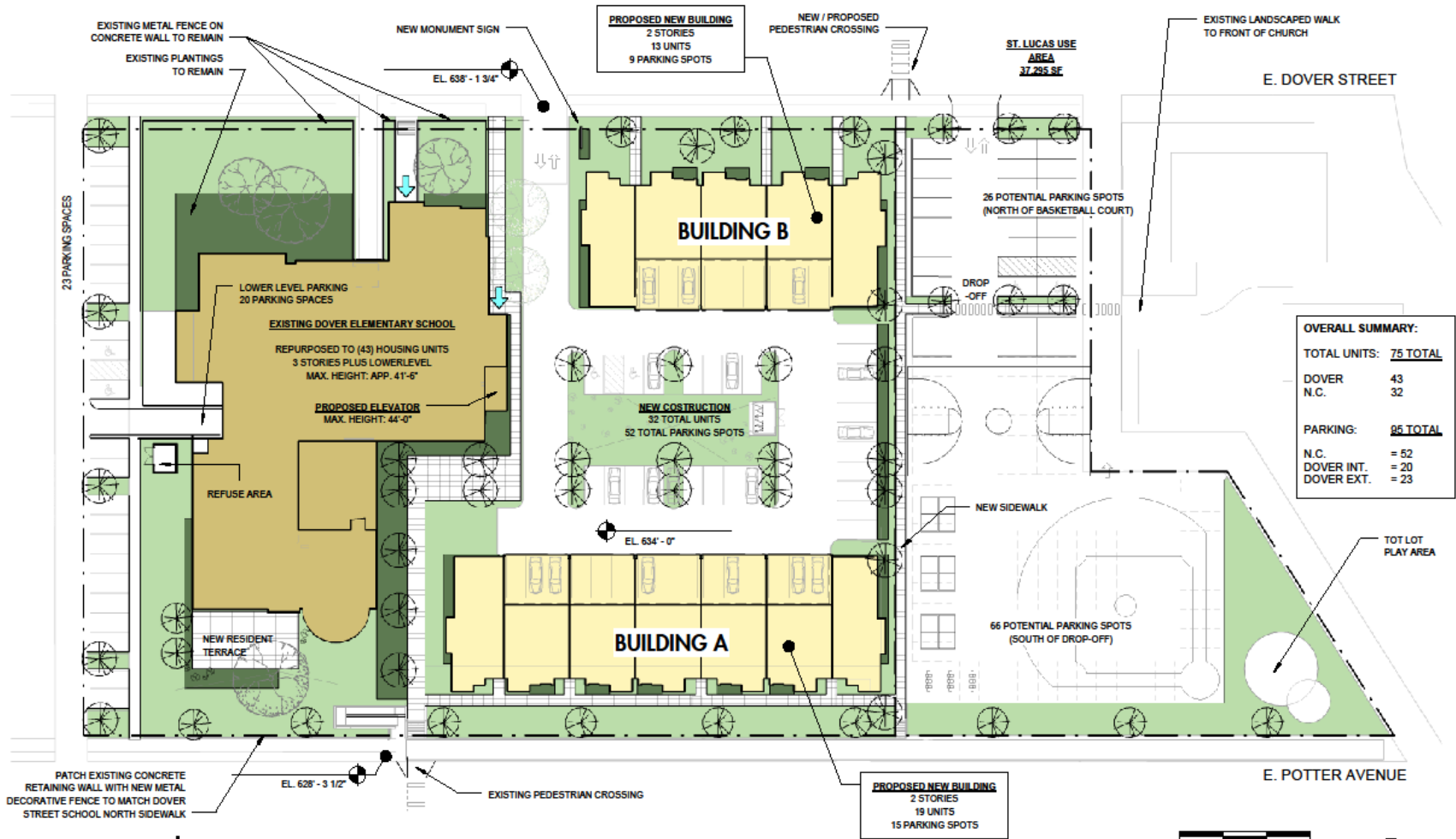
Scale: 1" = 300'-0"

8/18/24

Engberg Anderson Project No. 142325

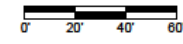


NEW SITE PLAN



OVERALL SUMMARY:

TOTAL UNITS:	75 TOTAL
DOVER	43
N.C.	32
PARKING:	85 TOTAL
N.C.	= 52
DOVER INT.	= 20
DOVER EXT.	= 23



DOVER TEACHER HOUSING

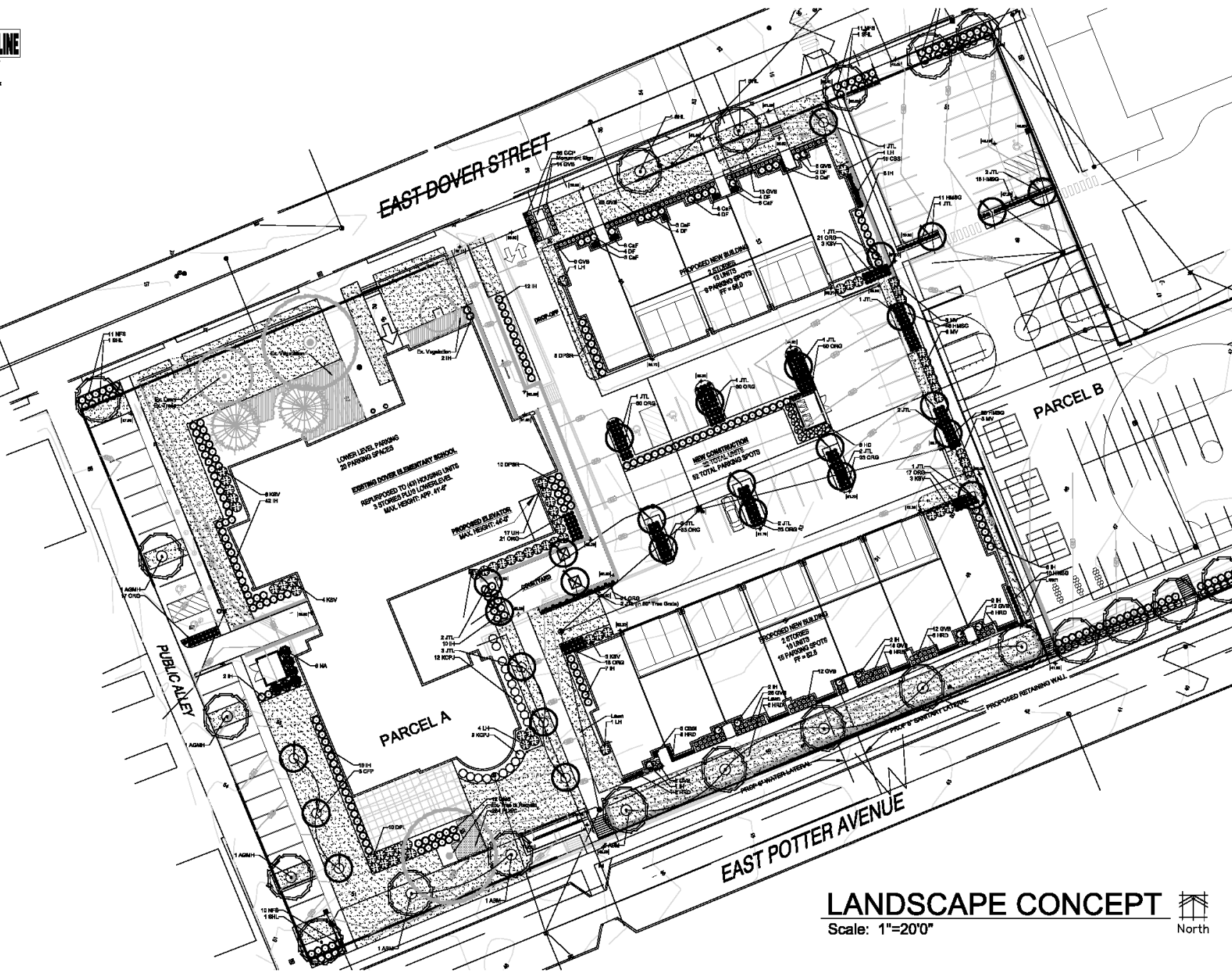
OVERALL SITE PLAN
 Scale: 1" = 40'-0"
 2/19/24

Engberg Anderson Project No. 142325

THE DRAWING SHOWS ALL DESIGN DATA AND INFORMATION FOR THE PROJECT AND IS TO BE USED FOR THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREON.

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE



PROJECT: **DOWDER TEACHING HOUSE**
 619 E. DOWDER STREET
 MILWAUKEE, WI 53207
 CLIENT: **Pinnacle Engineering Group**
 1800 BLUEBOND RD. SITE 210
 BROOKFIELD, WISCONSIN

JOB NO. 14-003
 DATE 05/16/14
 FILE

OWNER APPROVAL
 Signature _____
 Title _____

SHEET TITLE
LANDSCAPE CONCEPT

SHEET NUMBER
L-1

LANDSCAPE CONCEPT
 Scale: 1"=20'0"





BUILDING A - SOUTH ELEVATION



BUILDING A - NORTH ELEVATION



DOVER TEACHER HOUSING

BUILDING A - ELEVATIONS

Scale: 1/16" = 1'-0"

5/19/14

Engberg Anderson Project No. 142325

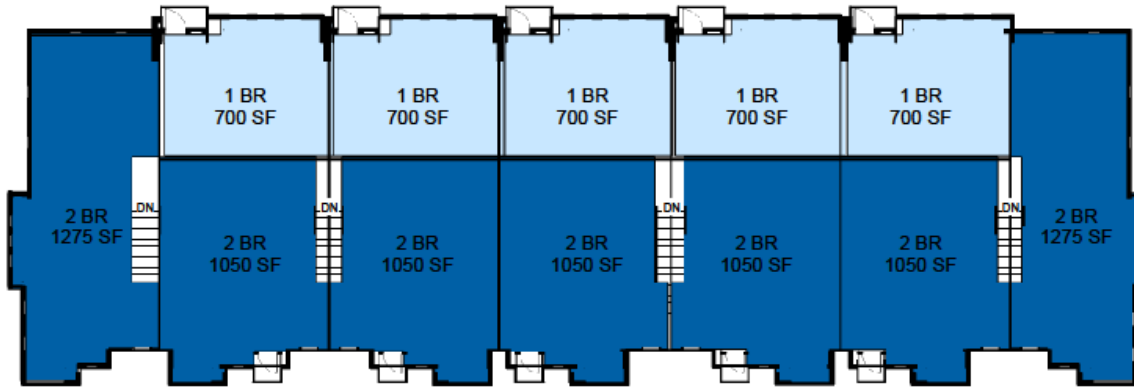




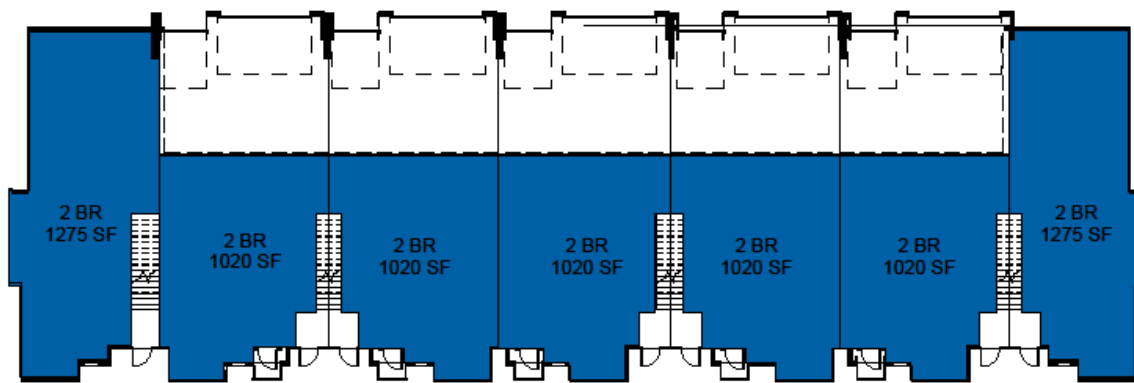
BUILDING B - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION



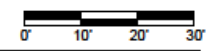
BUILDING A - LEVEL TWO PLAN



BUILDING A - LEVEL ONE PLAN

DOVER TEACHER HOUSING

BUILDING A - PLANS
 Scale: 1" = 20'-0"
 5/15/14
 Engberg Anderson Project No. 142325





Engberg
Anderson

MILWAUKEE • MADISON • TORONTO

DOVER TEACHER HOUSING

PERSPECTIVE

Scale:

5/16/14

Engberg Anderson Project No. 142325



MILWAUKEE • MADISON • TORONTO

DOVER TEACHER HOUSING

Unnamed

Scale:

5/16/14

Engberg Anderson Project No. 142325



DOVER ELEMENTARY SCHOOL

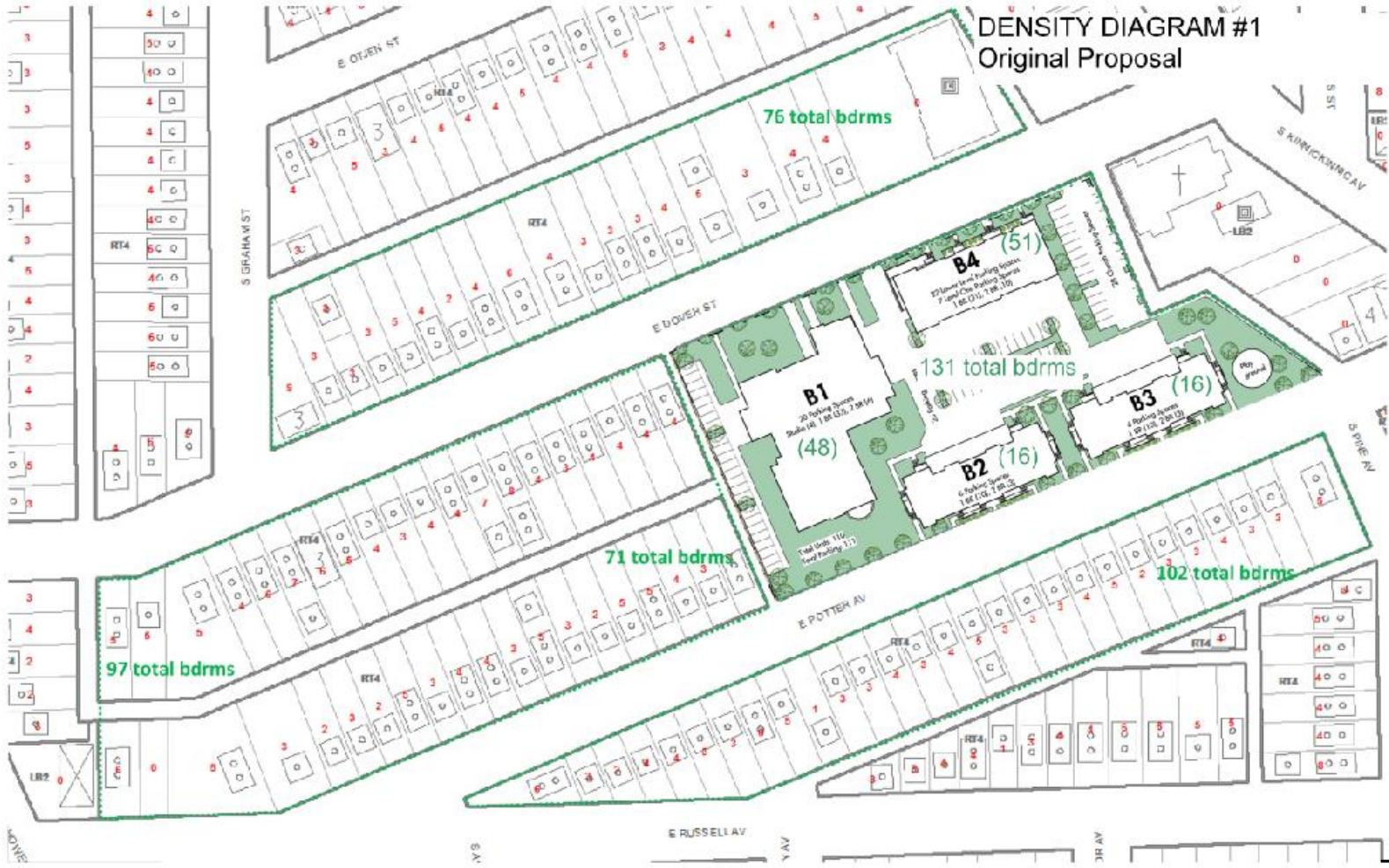
Teacher Housing



See Vol. Six

Scale of Feet

DENSITY DIAGRAM #1
Original Proposal



Source: M/PROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 1
Scale: NTS

April 17, 2014
Engberg Anderson Project No. 142325



Source: MPROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 4
Scale: NTS
April 11, 2014
Engberg Anderson Project No. 142325



Source: MPROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 2

Scale: NTS

April 11, 2014

Engberg Anderson Project No. 142325



Source: MPROP



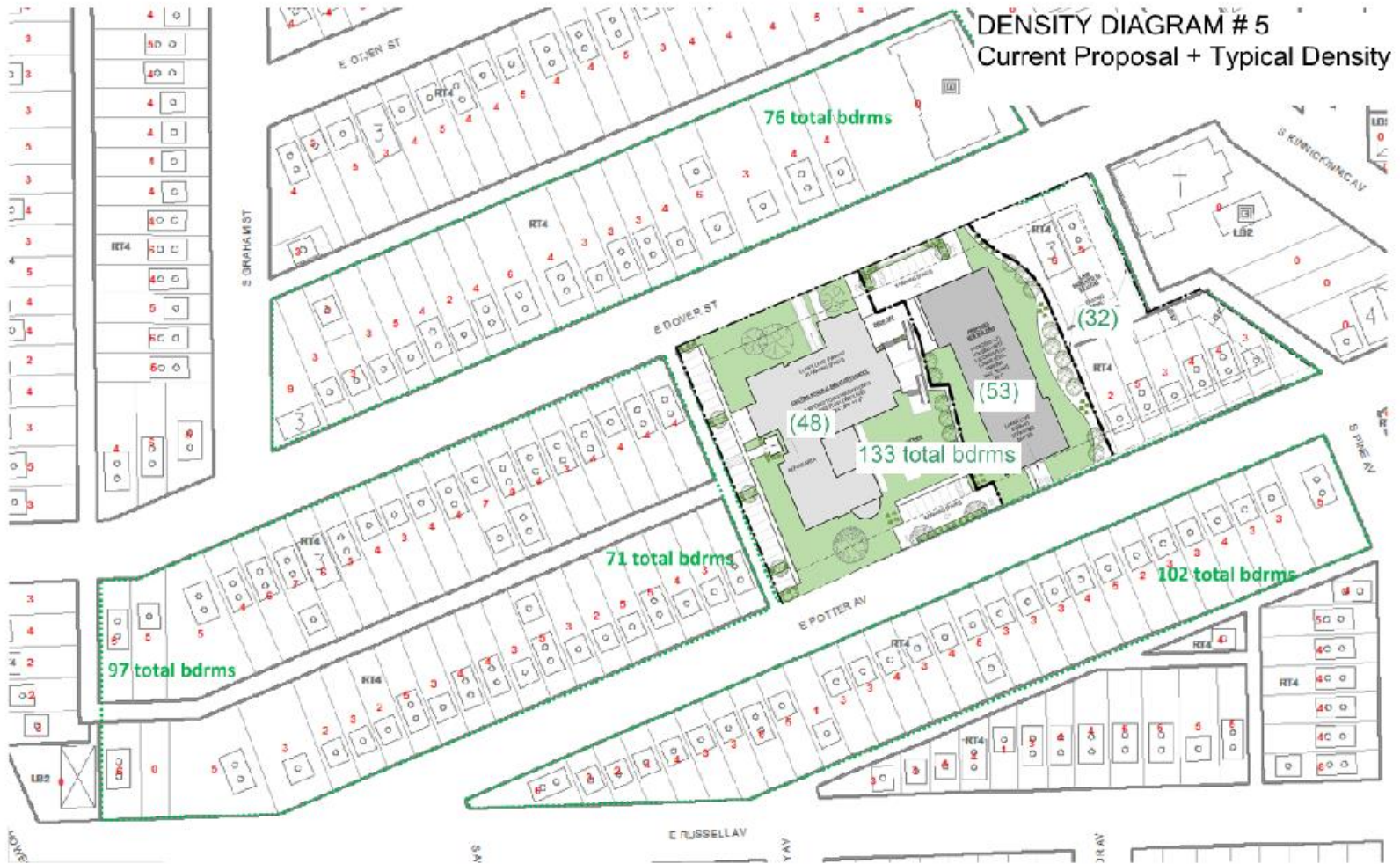
DOVER TEACHER HOUSING

DENSITY DIAGRAM 3

Scale: NTS

April 11, 2014

Engberg Anderson Project No. 142325



Source: MPROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 5

Scale: NTS

April 17, 2014

Engberg Anderson Project No. 142325