

EXHIBIT A

File No. 040150

INTICE

**DETAILED PLAN PROJECT DESCRIPTION  
AND  
OWNERS STATEMENT OF INTENT**

**DATE:** May 21, 2004

**JOB REFERENCE:** Phase II of Wilson Realty Companies Industrial Development located at 6701 W. Good Hope Rd.

**TO:** City Plan Commission

**FROM:** Brian Fisher - Project Manager Anderson-Ashton, Inc.

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This project is the second phase of a General Plan Development previously approved by the City of Milwaukee Plan Commission that resulted in a Phase I detailed plan development for a 90,000sf Light Industrial Zoned building that has become the Head Quarters for WITCO Systems. The owner of the overall development approved as a GPD, as well as the Phase I Building is Wilson Realty Company of Wisconsin, Inc.

The purpose of this Detailed Plan Project Description and Owners Statement of Intent will be to construct a 100,800sf Metal Frame building that will be owned by Wilson Realty Co. and Leased back to Pressed Steel Tank Co., Inc. currently located at 1445 S. 66<sup>th</sup> Street, West Allis, WI.

Anderson-Ashton proposes as the Detailed Plan, to construct a 360' x 280' x 45' high Metal Framed Building. The location of the building will be 150' south of the south façade of the Phase I building, 60' west of the East Property line, 424.2' north of the south property line, and 325' east of the West property line as described in a legal description located on a Plat of Survey prepared by National Survey dated August 31, 2000 as follows:

*Known as 6701 West Good Hope Road, in the City of Milwaukee, Wisconsin. That part of the NE ¼ of Section 22, T 8 N, R 21 E, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:*

*Thence north 89 degrees, 25 min, 30 sec east 64.95 feet; Thence south 0 degrees, 00 min, 30 sec east 1326.34 feet; thence south 89 degrees, 38 min, 10 sec, West 665.50 feet; thence north 1324.50 feet along the west line of said northeast ¼ section to the point of beginning. Exception therefrom any portions thereof previously dedicated for roadway purposes.*

And as depicted on Sheet 1 (Site Plan & Utility Plan).

The proposed building material shall consist of a uniform 8' high pre cast abuse wall that is consistent with in both color and finish to the pre cast panels belonging to the Phase I building. From that point to the eave, the building

shall consist of Pre finished Metal wall panel in a "white" finish, with matching "white" gable trim, gutters and downspouts. The roof material for this building shall be a metal seam roof panel system integral with the Metal Building System. This building will have a multi-slope profile with an offset ridge to accommodate a section of the southeast corner that will be raised to accommodate the servicing of steam driven presses from within. The standard low side eave height for this building shall be 32'-8" on the west side, and 33'-6" on the east side. The southeast corner of the building will have a low side eave height of 45'-6" along the east side as depicted on Sheet 3 (Building Elevations).

Architectural features include a continuous clearstory along the west eave line with a 40' section of full height curtain wall centered on the west elevation. In addition, 16' off of the northwest and southwest corners in each direction shall be a 16' wide full height section of curtain wall with the clearstory as depicted on Sheet 3 (Building Elevations).

The Utilities that shall serve the Phase II development were put in place as part of the Detailed Plan for Phase I and was also part of an out of program agreement between the City of Milwaukee and Wilson Realty Co. The design of the Detention Pond depicted on Sheets 1, 1B, and 1C was designed for the Ultimate Conditions of a (3) phase development. The Stormwater collected from the roof of the new structure as well as the new impervious surfaces created by the proposed parking lot shall be directed via storm pipe to the existing detention pond in the southeast corner as depicted on Sheet 1 (Site & Utility Plan).

Sheet 1, 1B, and 1C indicate wetlands that have been delineated by Graef, Anhalt, Schloemer & Associates, Inc. The wetland delineation plan was then forwarded onto Mrs. Heidi Hopkins, Water Management Specialist for the Wisconsin Department of Natural Resources for the purposes of filling wetlands. A copy of this report is available upon request. What are shaded on the site plans for the Detailed Plan are the wetlands that are to remain on site. Additionally, the construction of a new entry access point into the entire development has been depicted. This design was arrived at during the original detailed plan working with the County Department of Transportation so that the added traffic into and out of the site can be more safely handled.

A landscaping plan has been provided (Sheet 1C) that provides a landscape buffer between the east wall of the Phase II building and the east property line. An access drive will be required by code as well as requested by the Tenant of Phase II. In addition, landscaping within the islands of the proposed parking lot of the Phase II building as well as between the parking field and the west property line are being proposed. We have also included the existing landscape plan along the Good Hope Rd and south property lines.

Attached to this Detailed Plan Description are pictures of the context of the site, as well as lot statistics as required in the Detailed Plan submittal.

The intended use of the Phase II building is to house the tenant Pressed Steel Tank. Pressed Steel Tank would want to relocate its current operations into this Phase II building. The size of this building was based upon the needs of Pressed Steel Tank for the Manufacture of oxygen tanks for scuba and airplanes belonging to Airline Companies. The process for the production of these tanks are to take raw tube steel material, spin the material while applying heat that in turn closes the end of the tub steel creating a seamless end to the tank. The tanks are then cured, coated, capped and readied for delivery. The vehicle traffic for this process is minimal with an average of (2) shipments per day. The delivery of material is consistent with the delivery rate. Pressed Steel runs a standard first and second shift and has no intentions for running a third shift. Pressed Steel Tank currently employs a total of 100 people.

Site Statistics are as follows:

Gross Land Area = 828,328 sf (19.02 ac)

Buildings: Existing = 89,518 sf

New = 100,800 sf

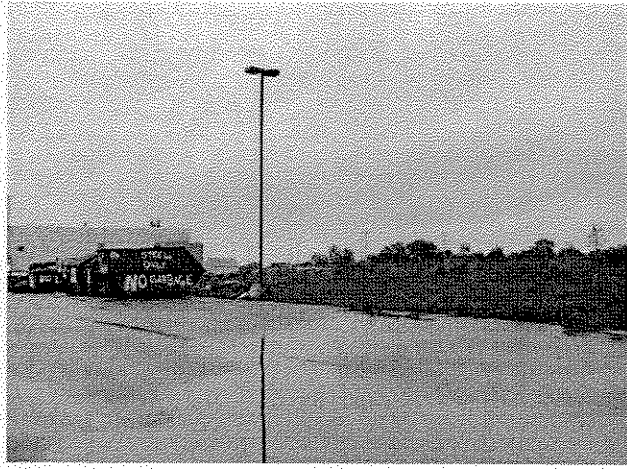
Total = 190,318 sf

Parking/Sidewalks, etc = 201,393 sf

Landscaped = 436,617 sf

Parking Stalls = 158 cars

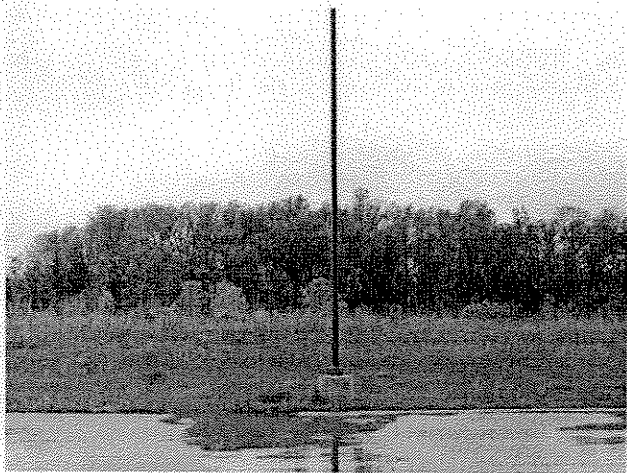
Brian Fisher - Project Manager/Anderson-Ashton, Inc.



EAST TOWARDS BRADY



SOUTHEAST



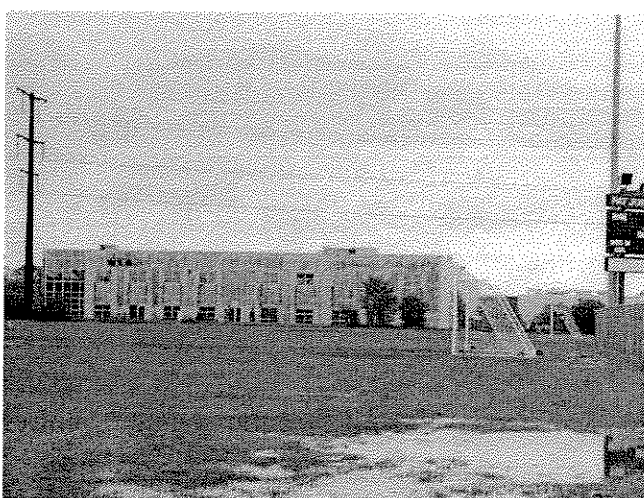
SOUTH



SOUTHWEST



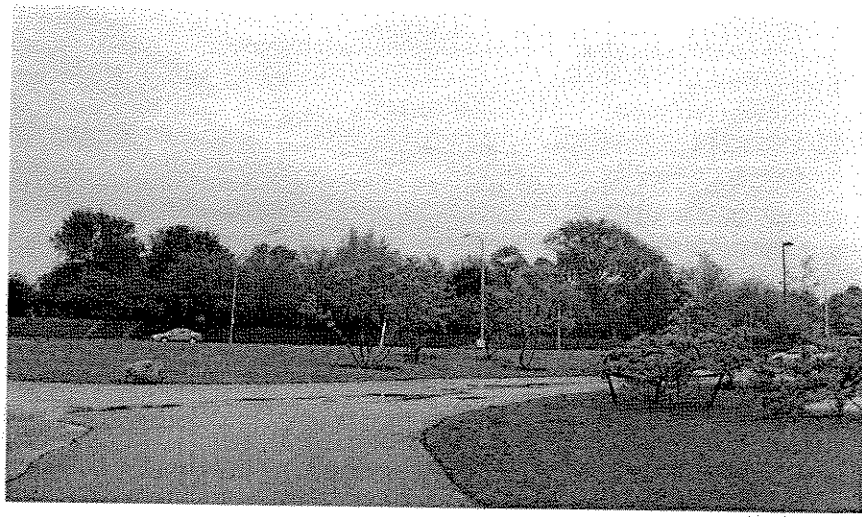
WEST TOWARDS SOCCER  
FIELD



EAST TOWARDS SITE



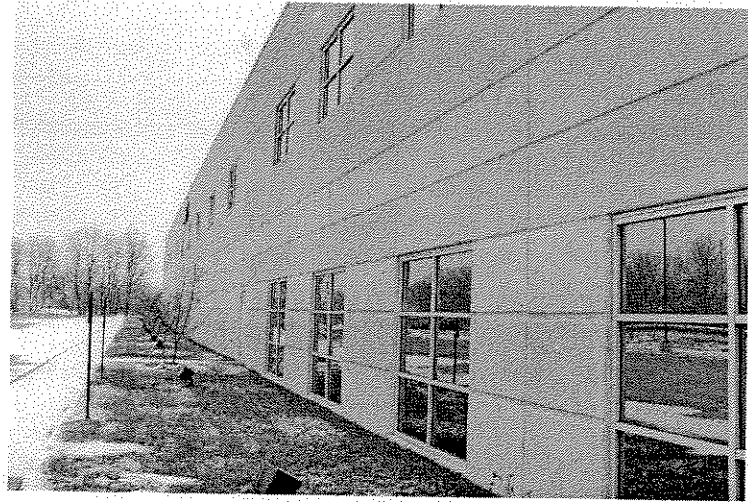
NORTH TOWARDS GOOD HOPE



NORTHEAST TOWARDS GOOD HOPE



NORTH FACADE DETAIL OF  
PHASE I

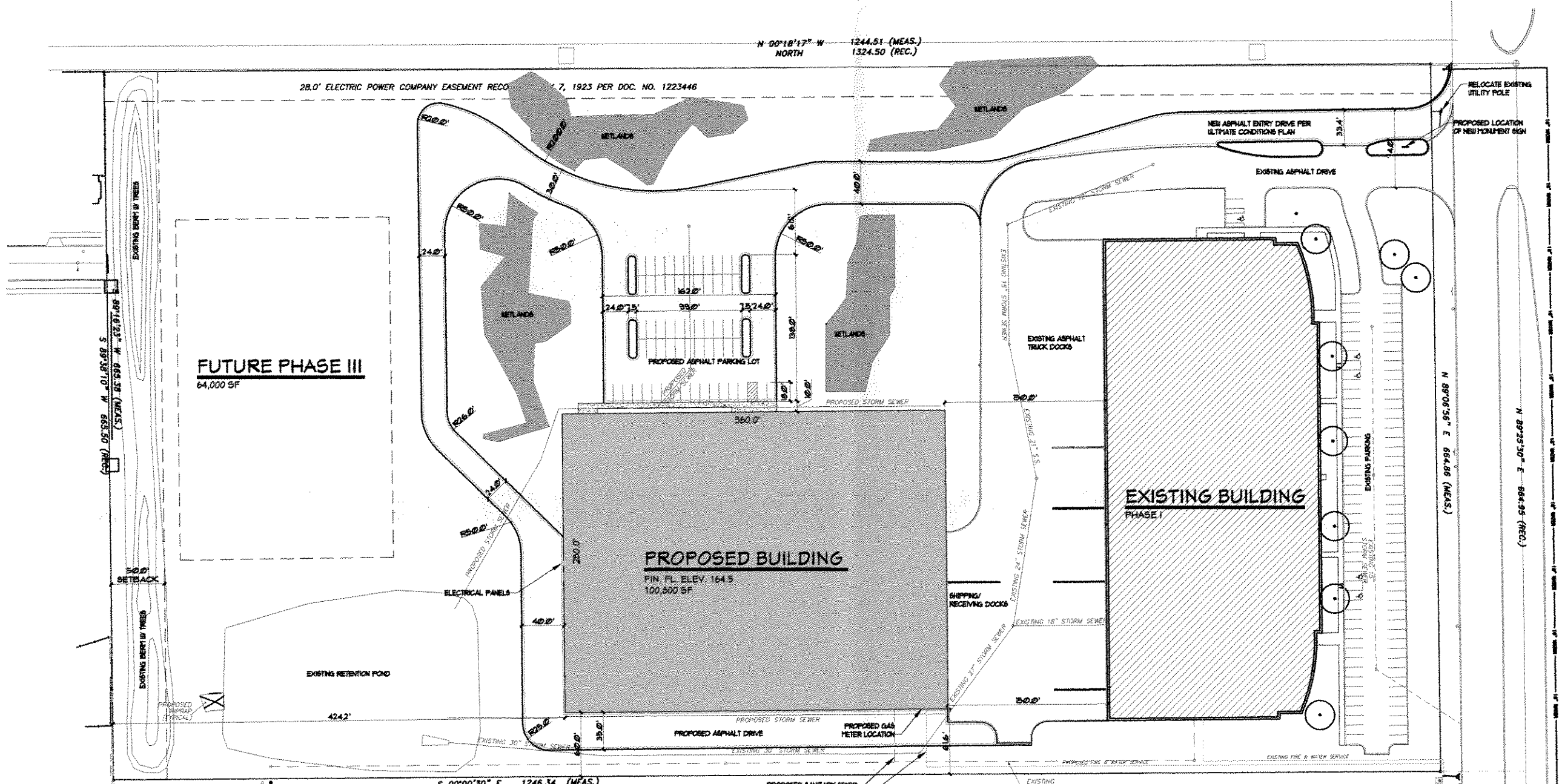


NORTH FACADE DETAIL OF  
PHASE I



# EXHIBIT A OPTION 'A'

File No. 040158



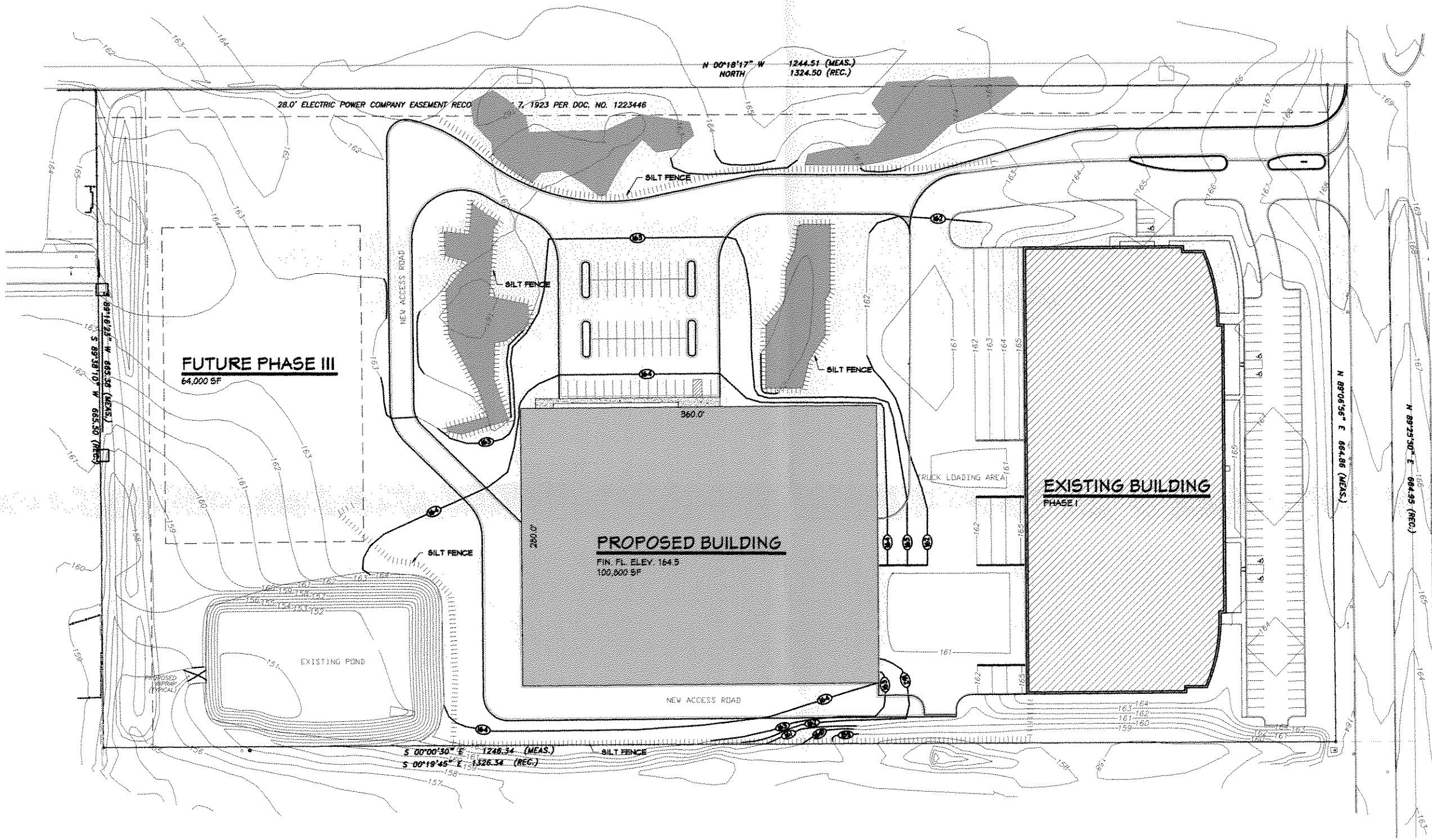
**SITE & UTILITY PLAN**  
1" = 50'-0" + N

**ANDERSON  
ASHTON, INC.**  
SINCE 1959  
DESIGN-PLANNING-CONTRACTING  
2746 South 168th Street  
New Berlin, WI 53151  
Phone: (262) 786-4840  
Fax: (262) 786-4875

REVISIONS

PROJECT: PROPOSED BUILDING FOR:  
**WITCO**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN

DRAWN BY:	E.L.
APPROVED BY:	
SUBMITTAL DATE:	
LATEST FIELD DATE:	Mar-2-04
JOB NO.:	0261
SHEET:	1
OF SHEETS:	



**FUTURE PHASE III**  
64,000 SF

**PROPOSED BUILDING**  
FIN. FL. ELEV. 164.5  
100,000 SF

**EXISTING BUILDING**  
PHASE I

**GRADING PLAN**  
1" = 50'-0" + N

**WEST GOOD HOPE ROAD**

**ANDERSON ASHTON, INC.**  
SINCE 1959  
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REVISIONS


PROJECT: PROPOSED BUILDING FOR:  
**WITCO**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN

DRAWN BY:	EL
APPROVED BY:	
SUBMITAL DATE:	
LASTEST REV. DATE:	May-2-04
JOB NO.:	0381
SHEET:	

**1B**  
OF SHEETS



**ANDERSON ASHTON, INC.**  
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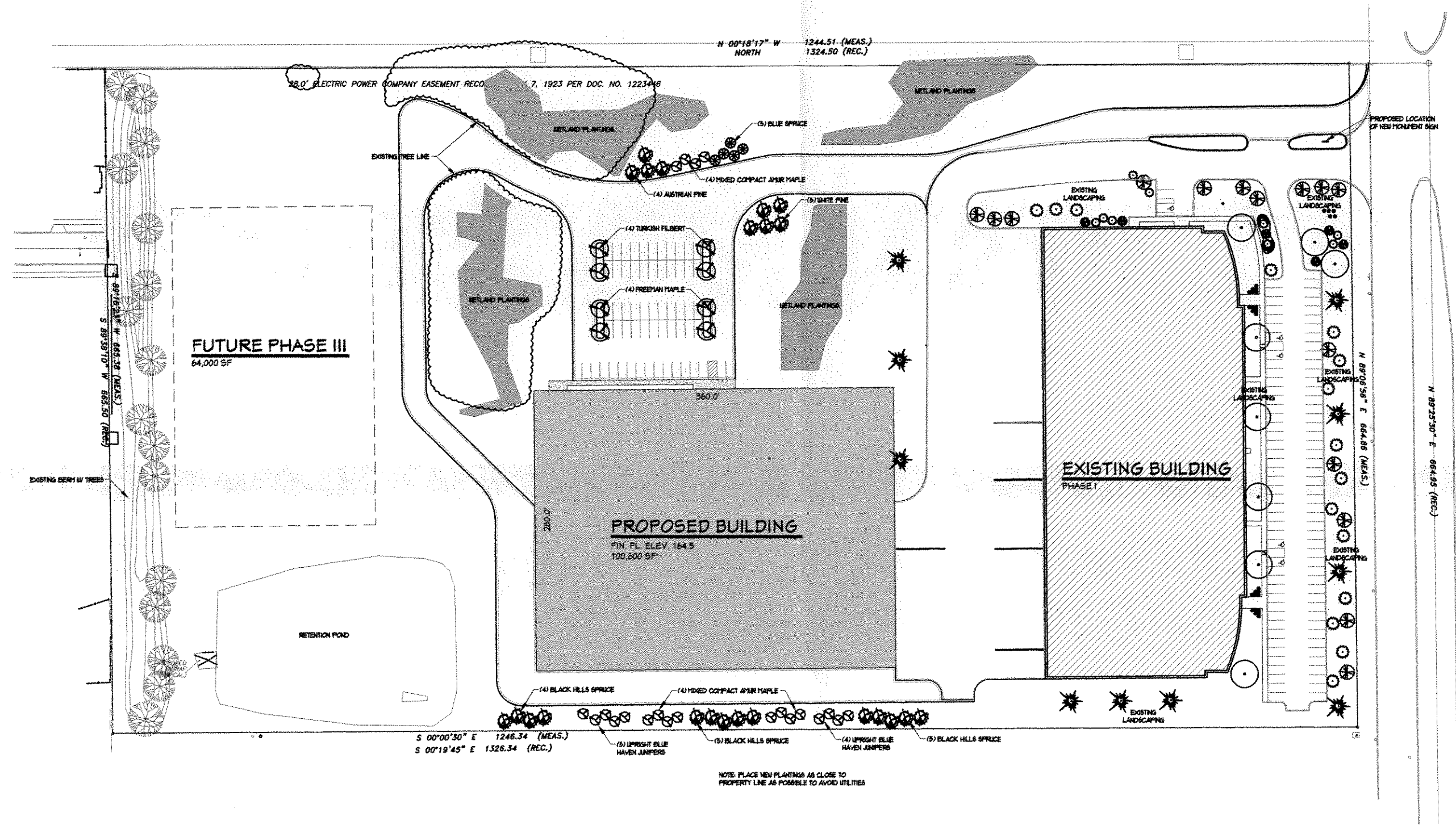
REVISIONS:

PROJECT: PROPOSED BUILDING FOR:  
**WITCO**  
 GOOD HOPE ROAD  
 MILWAUKEE, WISCONSIN

DRAWN BY: E.L.  
 APPROVED BY: -  
 SUBMITTAL DATE: -  
 LATEST REV. DATE: May-21-04  
 JOB NO.: 0281  
 SHEET:

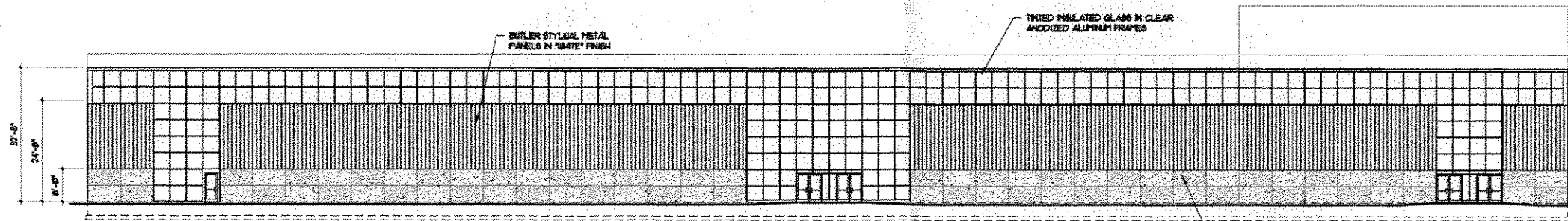
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 OF SHEETS

**WEST GOOD HOPE ROAD**

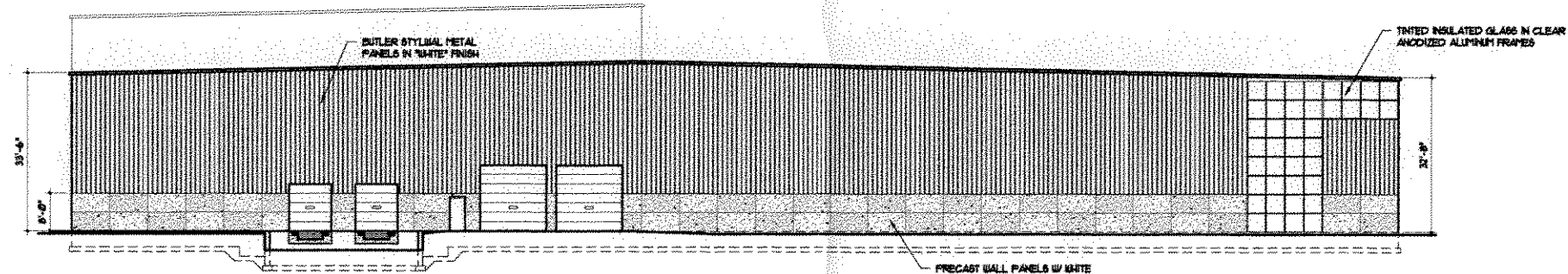


NOTE: PLACE NEW PLANTINGS AS CLOSE TO PROPERTY LINE AS POSSIBLE TO AVOID UTILITIES

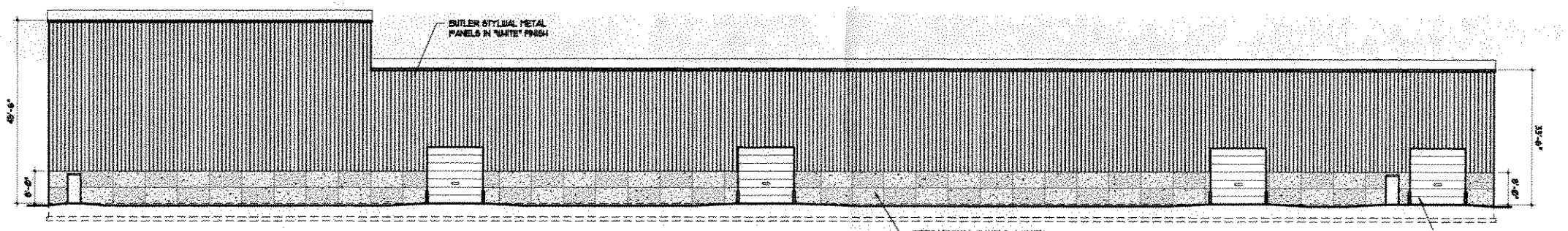
**LANDSCAPE PLAN**  
 1" = 50'-0" + N



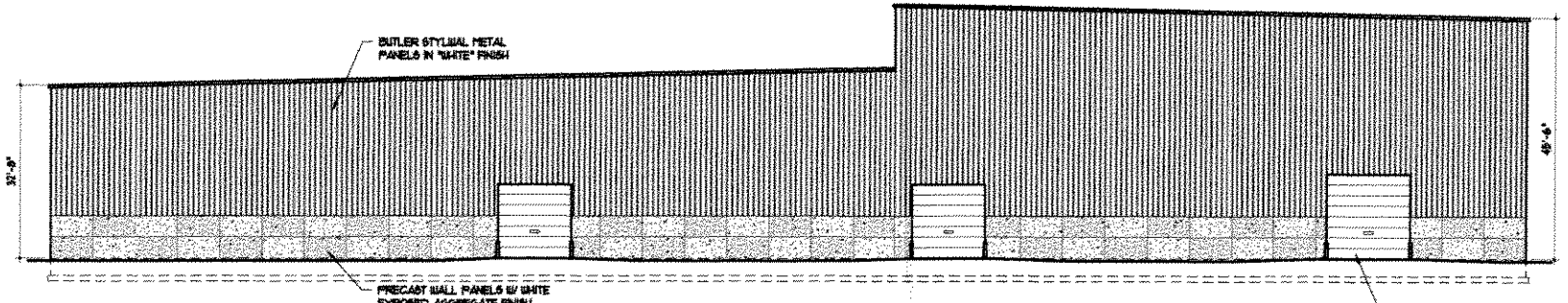
**WEST ELEVATION**  
1/16" = 1'-0"



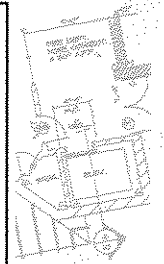
**NORTH ELEVATION**  
1/16" = 1'-0"



**EAST ELEVATION**  
1/16" = 1'-0"



**SOUTH ELEVATION**  
1/16" = 1'-0"



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REVISIONS

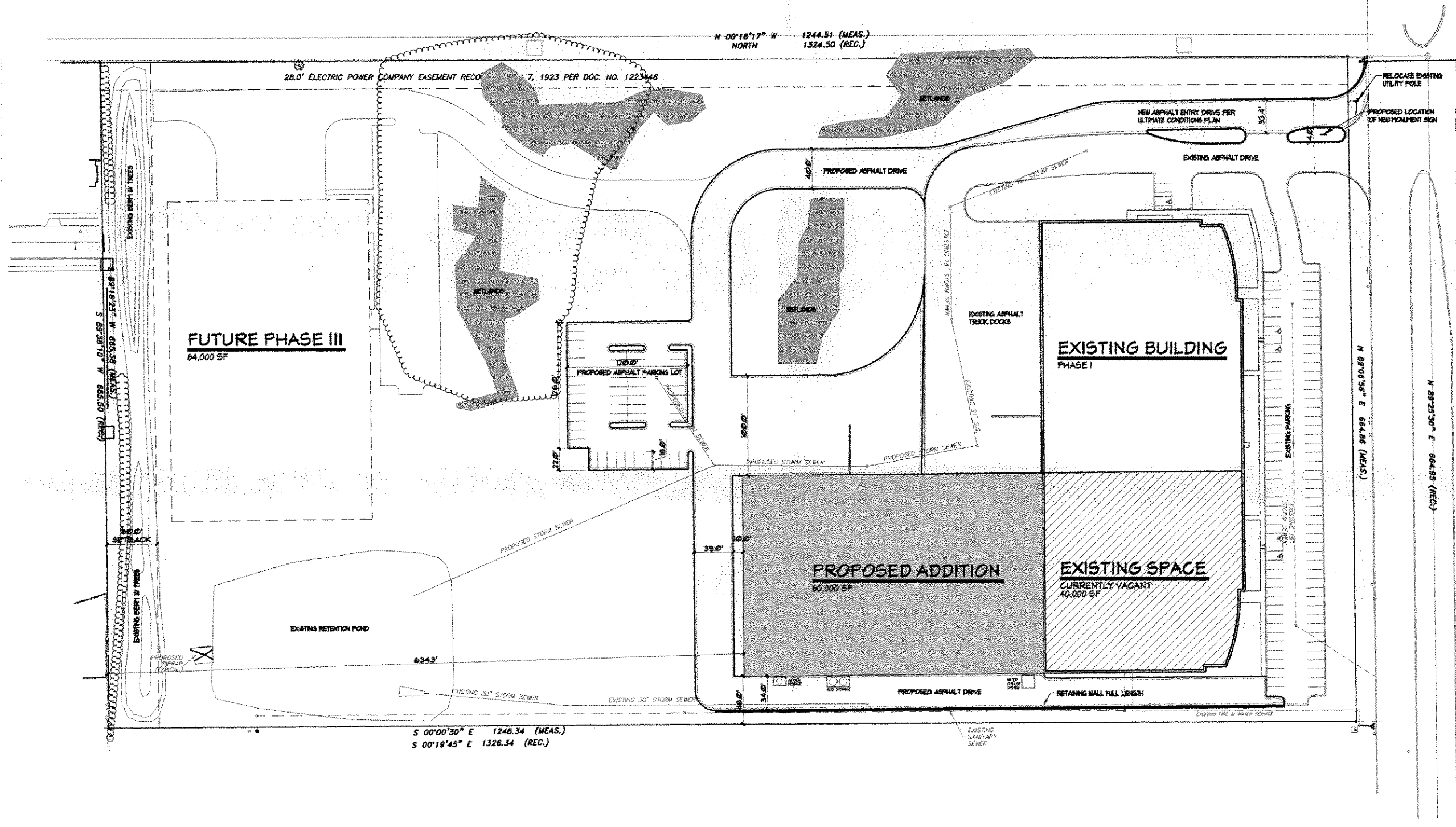

PROJECT: PROPOSED BUILDING FOR:  
**WITCO**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN

DRAWN BY:	E.E.
APPROVED BY:	
SUBMITTAL DATE:	
LASTEST REV. DATE:	May-21-04
DWG NO.:	0281
SHEET:	

**3**  
OF SHEETS

EXHIBIT A  
OPTION 'B'

File No. 040158



WEST GOOD HOPE ROAD

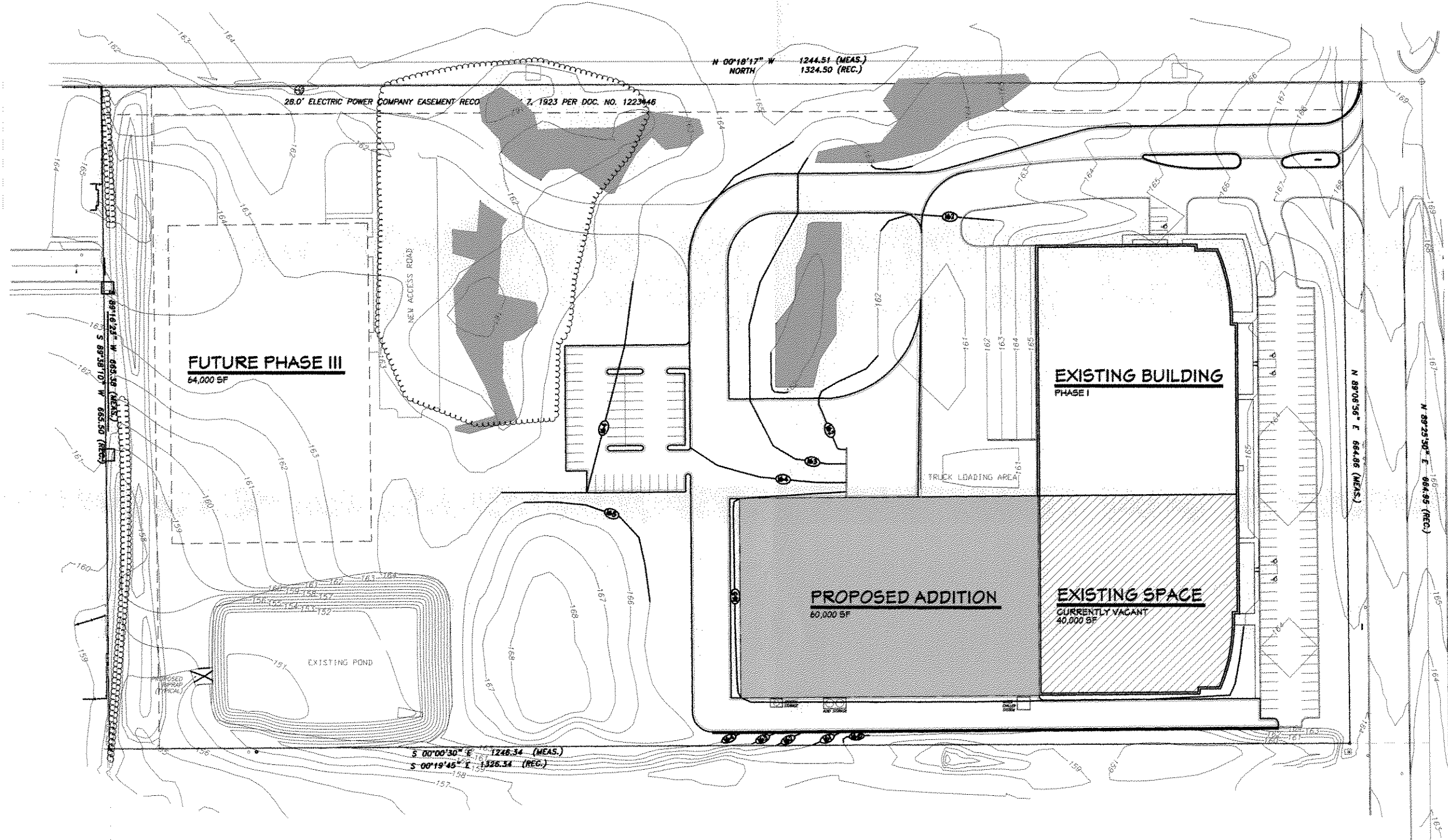
ANDERSON ASHTON, INC.  
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REVISIONS

PROJECT: PROPOSED BUILDING FOR:  
**WITCO**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN

DRAWN BY:	EL
APPROVED BY:	.
SUBMITTAL DATE:	.
LAST REV. DATE:	10-22-04
REV. NO.	021
SHEET	1
OF SHEETS	1

SITE & UTILITY PLAN +N  
1" = 50'-0"



**GRADING PLAN**  
 1" = 50'-0" + N

**WEST GOOD HOPE ROAD**



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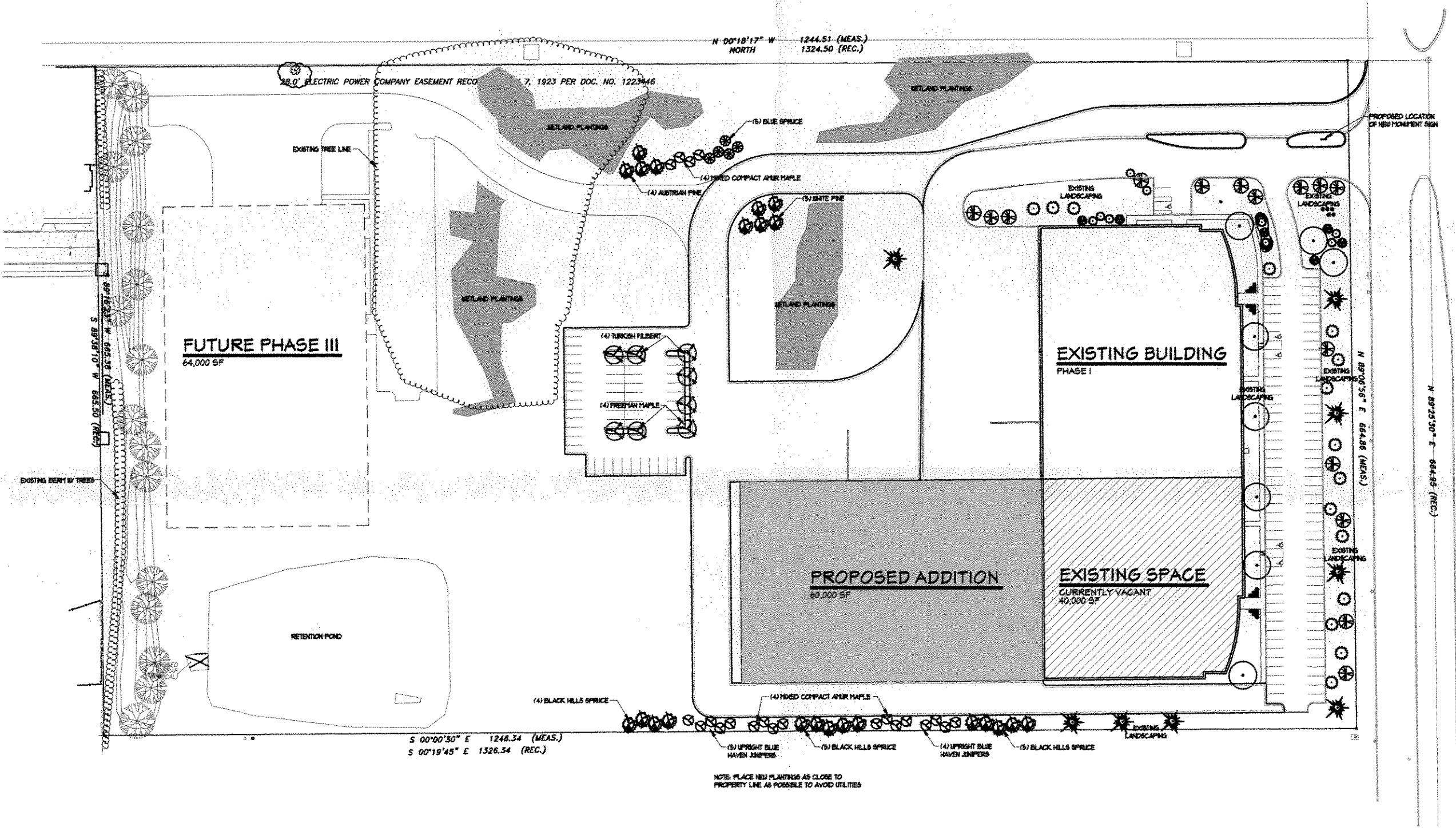
REVISIONS

NO.	DESCRIPTION

PROJECT: PROPOSED BUILDING FOR  
**NITCO**  
 GOOD HOPE ROAD  
 MILWAUKEE, WISCONSIN

DRAWN BY:	EL
APPROVED BY:	
SUBMITTAL DATE:	
LATEST REV. DATE:	Jan-22-04
REV. NO.:	001
SHEET:	

**1B**  
 OF SHEETS



**LANDSCAPE PLAN** + N  
1" = 50'-0"

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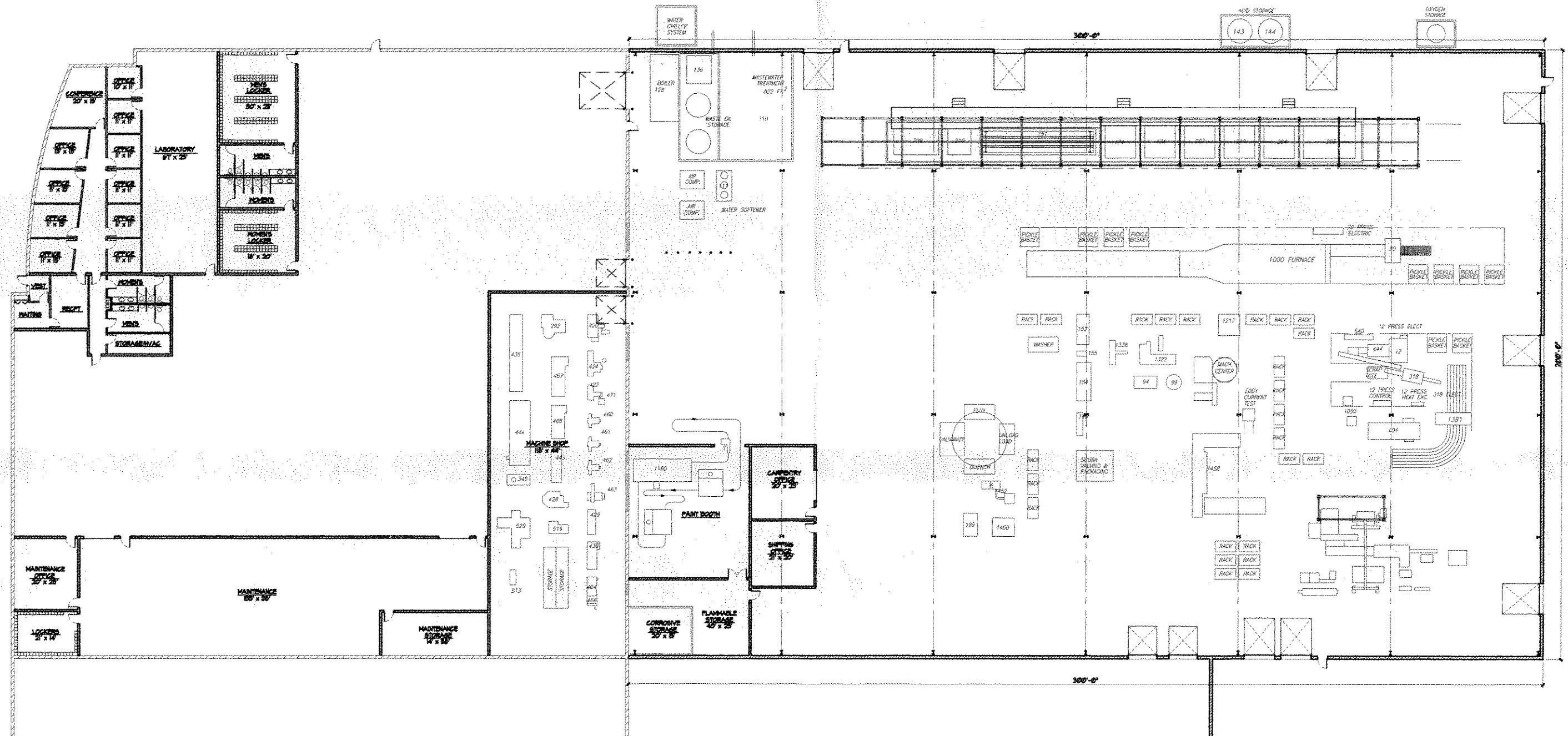
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT: PROPOSED BUILDING FOR:  
**WITCO**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN

DESIGNED BY:	EL
APPROVED BY:	
SUBMITTED DATE:	
LATEST REV. DATE:	Jan-22-04
JOB NO.:	029A
SHEET:	

**10**  
OF SHEETS



**PHASE II FLOOR PLAN**  
 1/16" = 1'-0" N+

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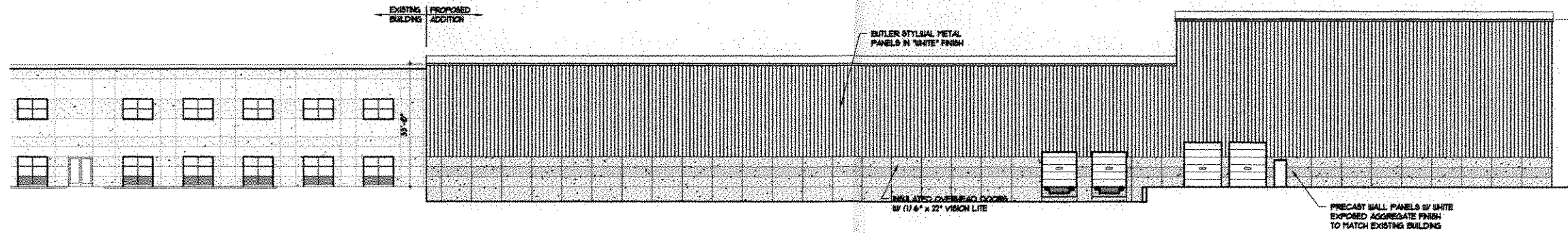
MILWAUKEE, WISCONSIN

PROJECT: PROPOSED BUILDING FOR:  
**NITCO**  
 GOOD HOPE ROAD

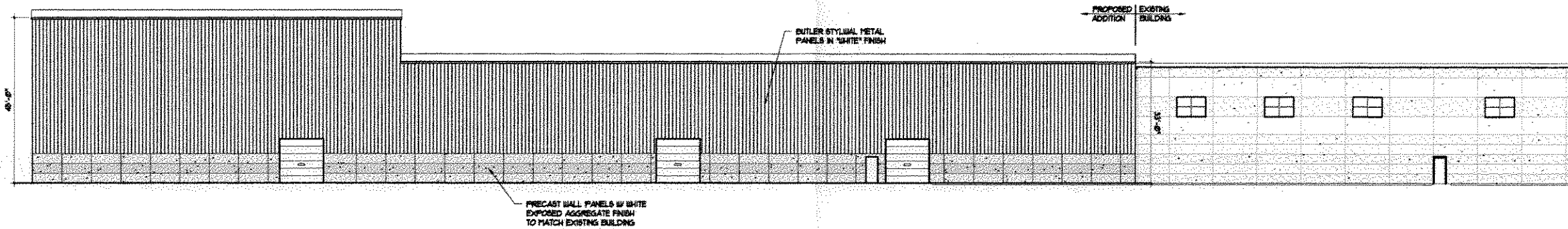
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APPROVED BY:	
SUBMITTAL DATE:	
LATEST REV. DATE:	Jan-22-04
REV. NO.:	001
SHEET:	

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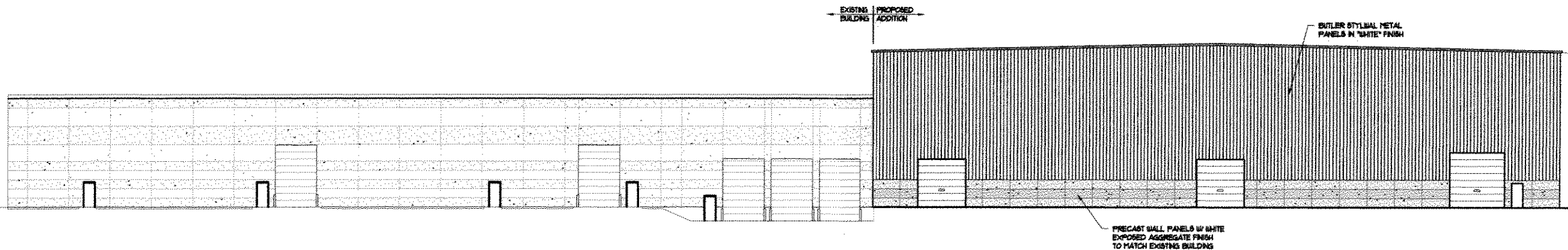
OF SHEETS



**WEST ELEVATION**  
1/16" = 1'-0"



**EAST ELEVATION**  
1/16" = 1'-0"



**SOUTH ELEVATION**  
1/16" = 1'-0"

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REVISIONS

PROJECT: PROPOSED BUILDING FOR:  
**NITCO**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN

DRAWN BY: EL  
APPROVED BY: .  
SUBMITAL DATE: .  
LATEST REV. DATE: Jun-22-04  
JOB NO: 028  
SHEET

**3**

OF SHEETS