

OWNER'S STATEMENT OF INTENT AND

DISTRICT STANDARDS FOR:

**NIETS APARTMENT BUILDING
PLANNED DEVELOPMENT
4246 W. HIGHLAND BOULEVARD**

**PREPARED BY:
WORKSHOP ARCHITECTS, INC**

30 JANUARY 2004

WSA PROJECT #: 03-125

3/2/04: CPC approved

EXHIBIT A

File No. *03/2003*

ZAD/Ce file

OWNER'S STATEMENT OF INTENT

It is my overall development concept to construct and then operate a high quality apartment building that is aesthetically consistent with the existing duplex, and brick apartments. This building will replace two six family buildings that have out lived their economic usefulness. The first had become a neighborhood nuisance, and the second building's foundation has settled and shifted. The new building, to be called The Highland View Apartments, will be marketed to area residents and people looking to move to Milwaukee that want the comforts of new construction. Such as in unit laundry facility, individual heating and central air conditioning, modern kitchen layouts, and spacious cityscape views. This is a very solid neighborhood which needs some redevelopment, to continue to attract residents that like the easy freeway access, proximity to Miller Park and Downtown. This will also be an opportunity for area businesses like Miller Brewery and Harley Davidson to offer employees walk to work options. My family and I have owned and operated apartment buildings in this neighborhood for over 25 years, and I intend to operate the Highland View Apartments for many years to come.

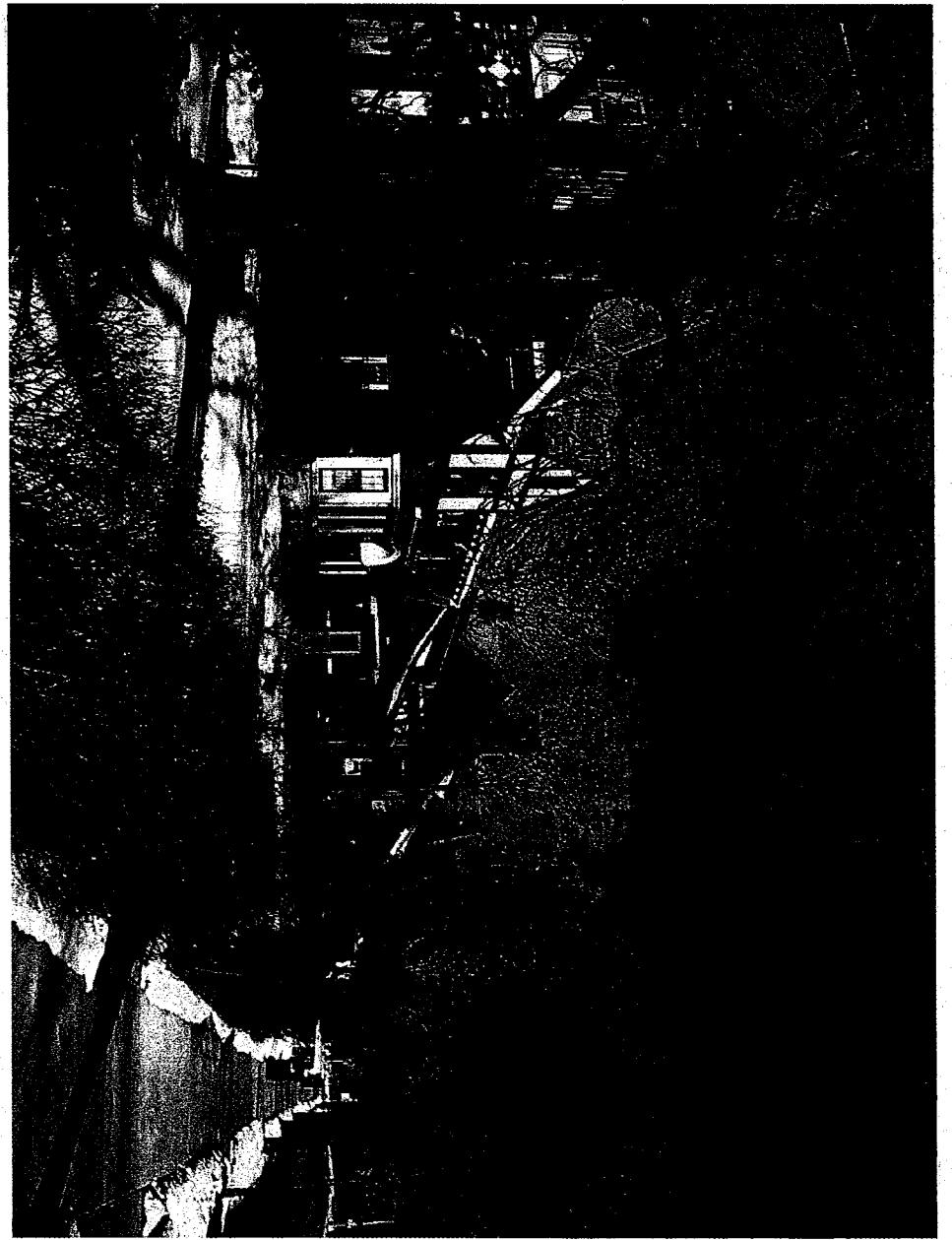
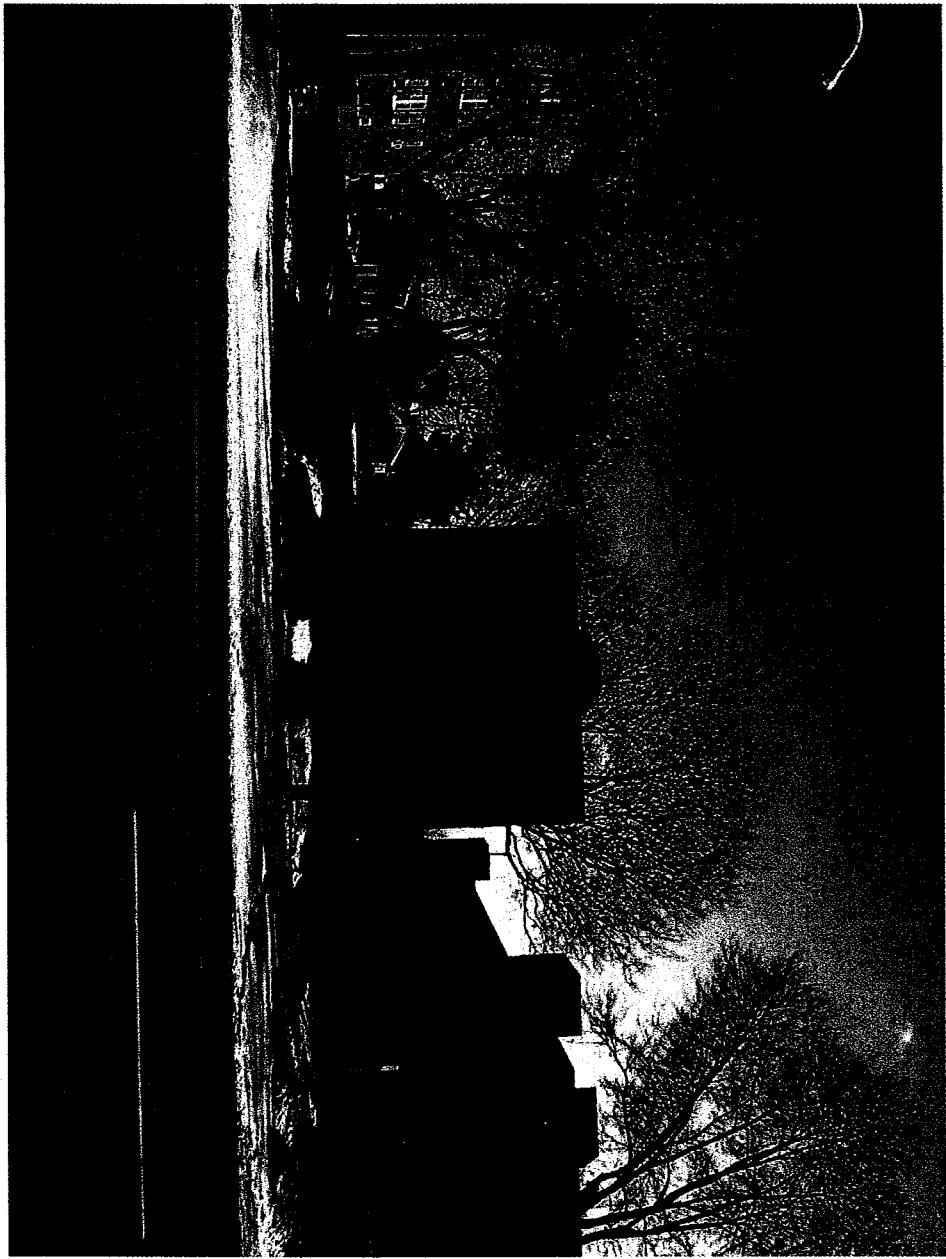
DISTRICT STANDARDS

- A: The following is a list of permitted uses:
- 1: Single family dwelling
 - 2: Two family dwelling
 - 3: Multi family dwelling
 - 4: Attached single family dwelling
- B: Specific Design elements are specified in this detailed plan.
- C: Not applicable.
- D: Spaces between structures are greater than required by the building code.
- E: The development is less than 5 acres in size.
- F: There are no adjacent business or industrial uses.
- G: Open spaces are landscaped. Refer to attached drawing L1.00. These spaces shall be landscaped so as not to create any nuisance or hazardous conditions.
- H: Adequate access for pedestrian and public and private vehicles is provided. Parking and loading facilities are all completely enclosed.
- I: All vegetation shall be of a quality consistent with the standards of the America association of Nurserymen (ANSI 260.1). All vegetation shall be maintained on an ongoing basis.
- J: All lighting shall conform with s.295-409.
- K: All utility lines shall be installed underground. Any transformers or substations will be screened from view.

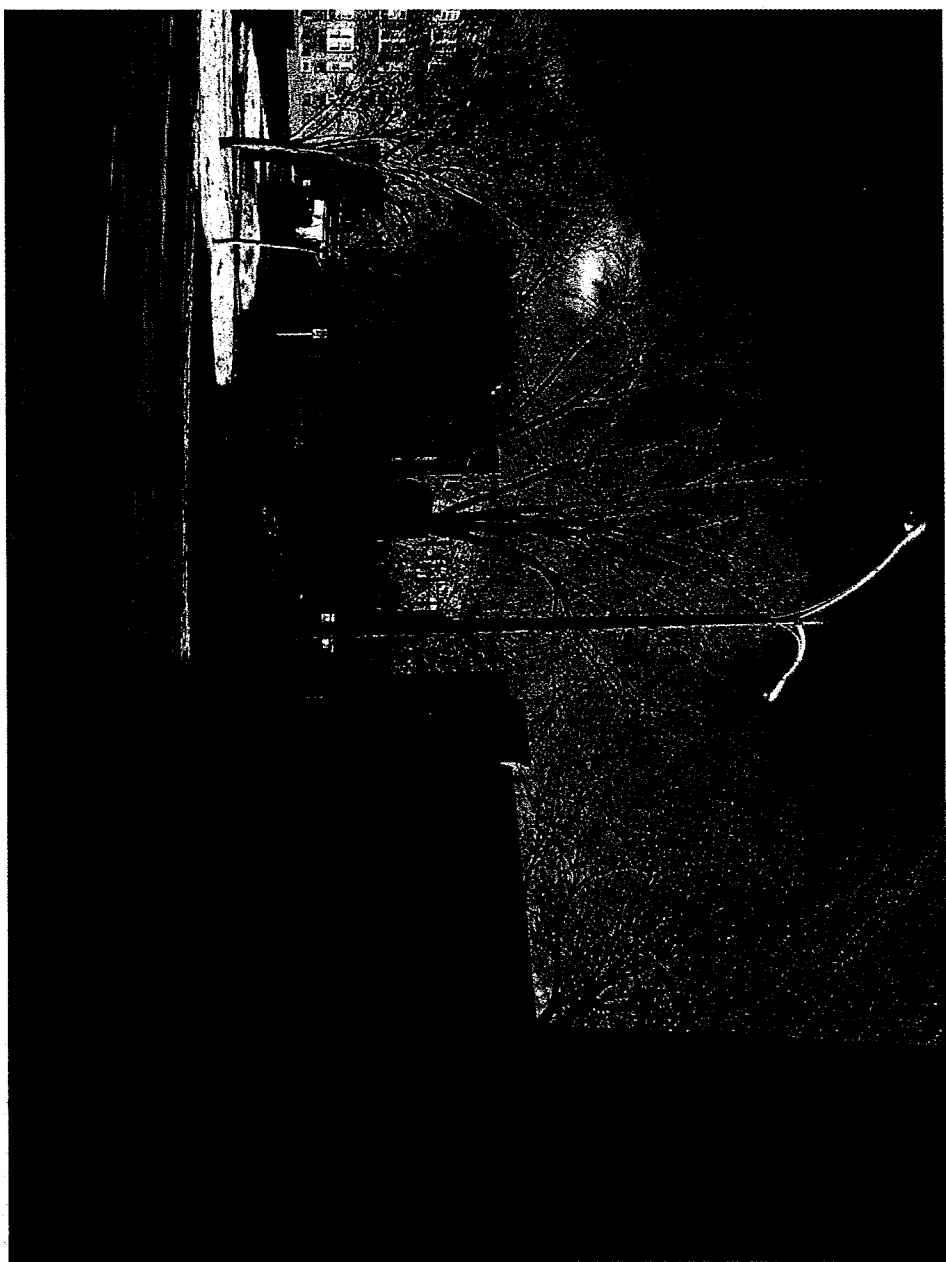
L: All signs shall conform with the standards set forth in section 3.

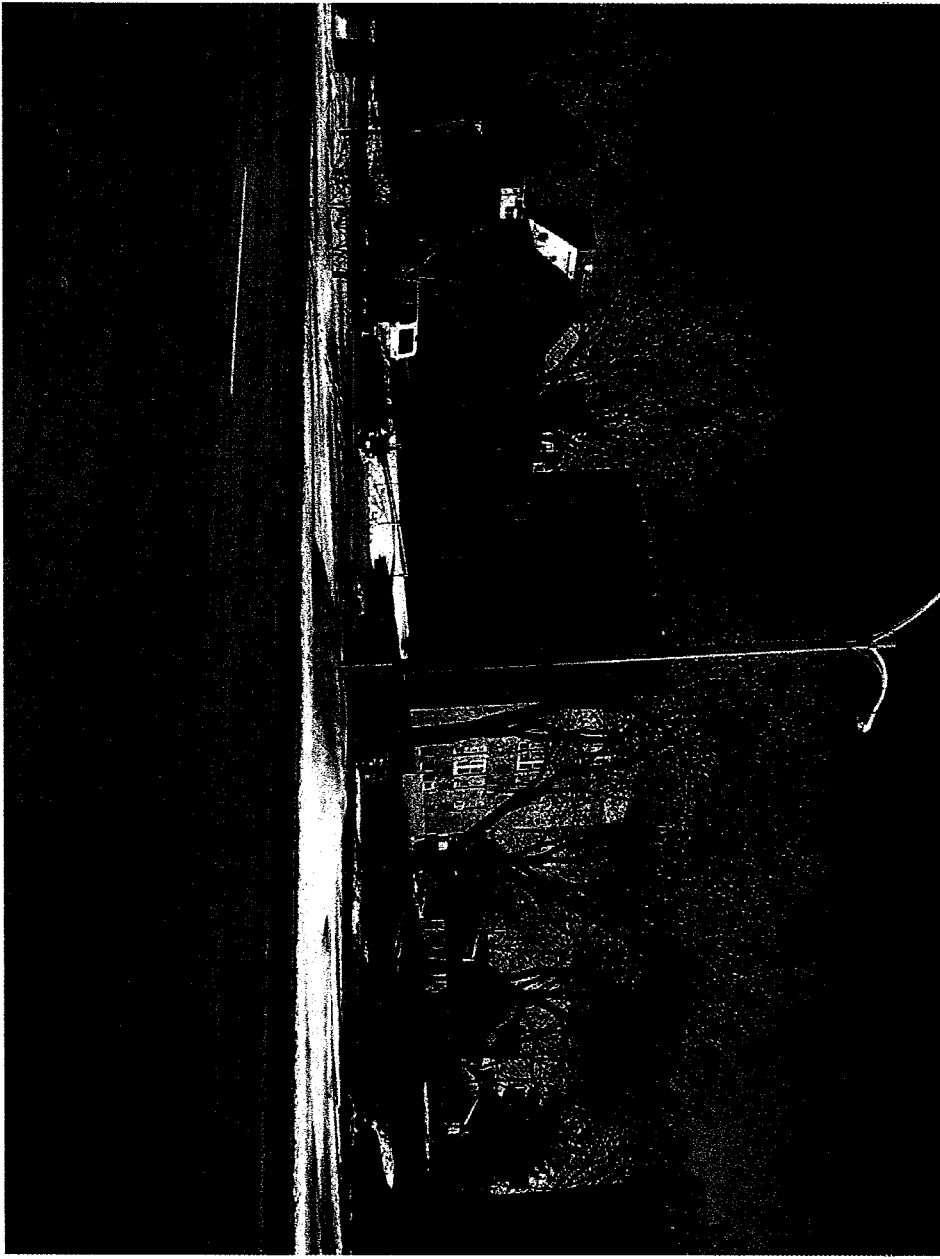
STATISTICAL DATA

TOTAL LOT AREA:	27,556
SF	
TOTAL PAVED AREA:	2,644
SF	
TOTAL BUILDING FOOTPRINT	13,368
SF	
TOTAL BUILDING AREA (RESIDENTIAL):	31,460
SF	
TOTAL BUILDING AREA (PARKING):	8,852
SF	
TOTAL LANDSCAPED AREA:	11,544
SF	
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF DWELLING UNITS:	32
TOTAL NUMBER OF BEDROOMS PER DWELLING:	1
TOTAL NUMBER OF PARKING SPACES PER DWELLING:	0.78











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NIETS PROPERTY MANAGEMENT

WORKSHOP ARCHITECTS
 WORKSHOP ARCHITECTS, INC.
 614 NORTH BRADBURY WAY
 MILWAUKEE, WISCONSIN 53202

PROJECT NAME:

NIETS APARTMENT BUILDING

PROJECT ADDRESS:

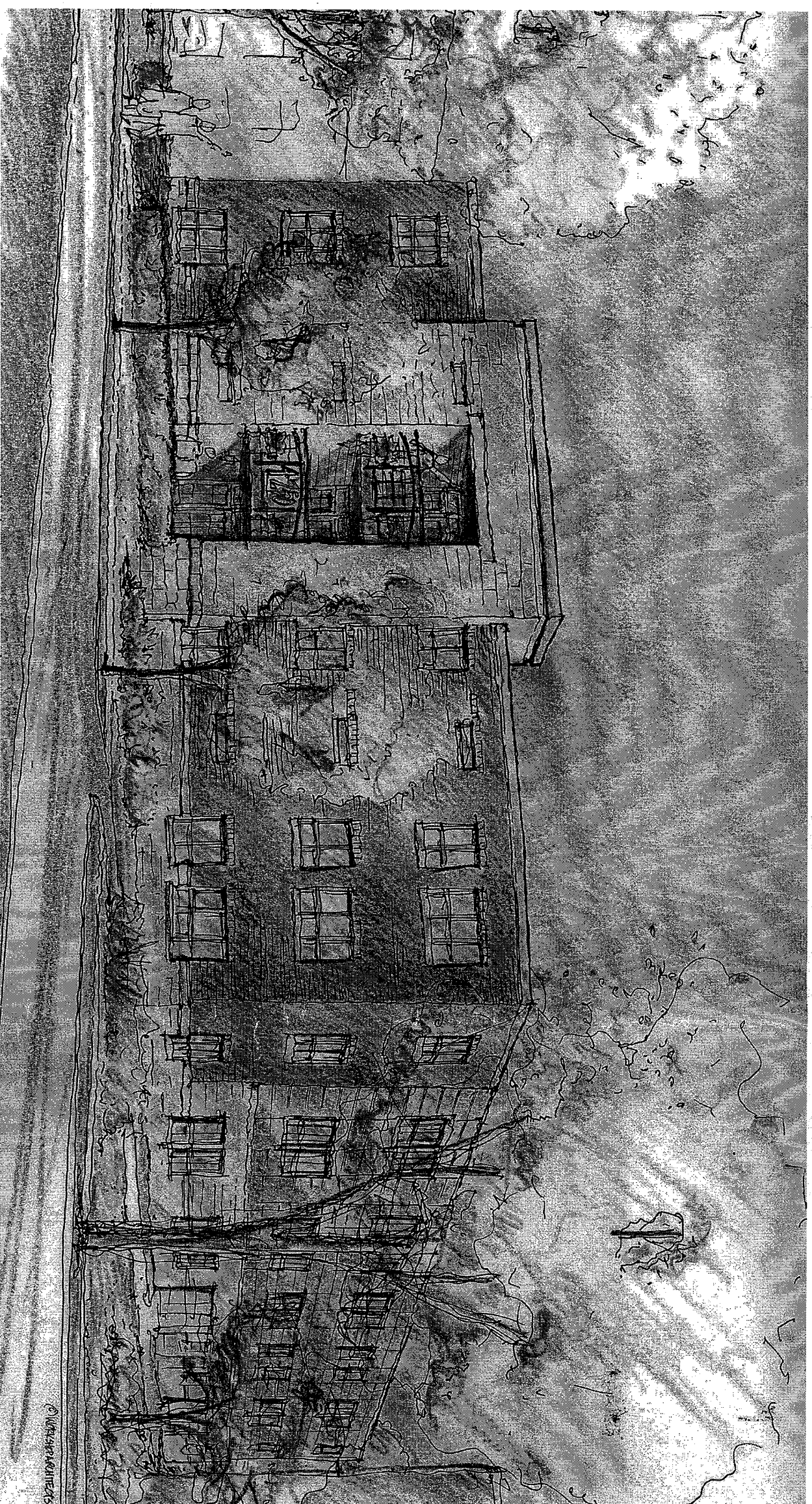
4246 W. HIGHLAND AVE
 MILWAUKEE, WI

REVISIONS

TAG	DATE	BY

WSA PROJECT NO.	03-125
SCALE	N/A
PHASE	SCHEMATIC DESIGN
DATE	01.30.04

TITLE SHEET



DRAWING INDEX

A0.00	TITLE SHEET	L1.00	LANDSCAPE PLAN
A0.20	VICINITY MAP	A2.01	FIRST FLOOR PLAN
A1.00	SITE SURVEY	A2.02	TYPICAL UPPER FLOOR PLAN
C1.00	SITE PLAN	A3.00	BUILDING ELEVATIONS
C2.00	SITE UTILITY PLAN	A3.01	BUILDING ELEVATIONS
	SITE GRADING PLAN		

PLANNED DEVELOPMENT SUBMITTAL

A0.00

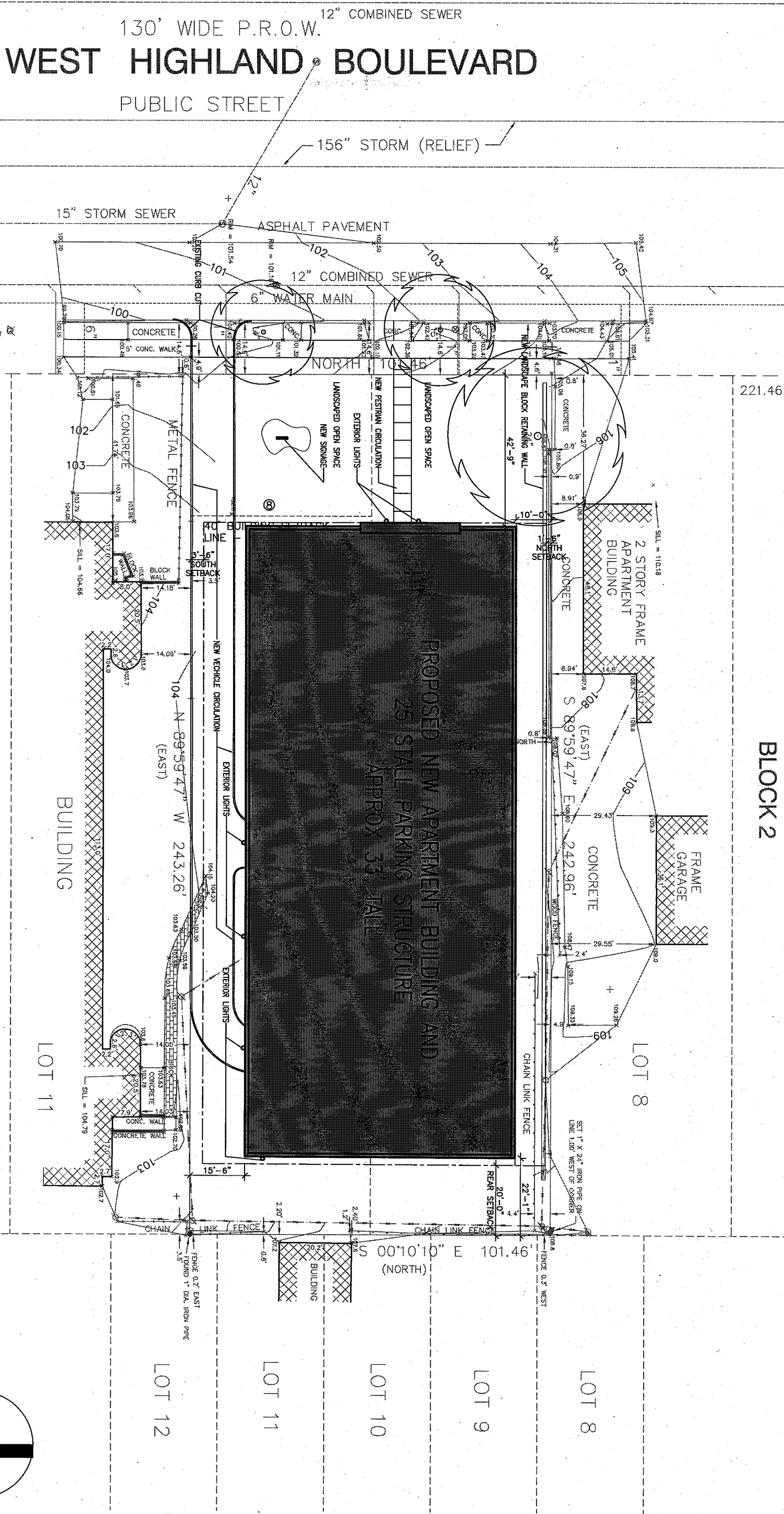
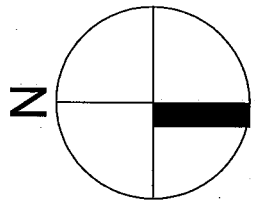
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 4246 W. HIGHLAND AVE
 MILWAUKEE, WI

REVISIONS		
TAG	DATE	BY

WSA PROJECT NO.	03-125
SCALE	1"=30'-0"
PHASE	SCHEMATIC DESIGN
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SITE PLAN



WINCKLER'S WEST PARK ADDITION
 BLOCK 2

130' WIDE P.R.O.W.
WEST HIGHLAND BOULEVARD
 PUBLIC STREET

1 SITE PLAN

1"=30'-0"

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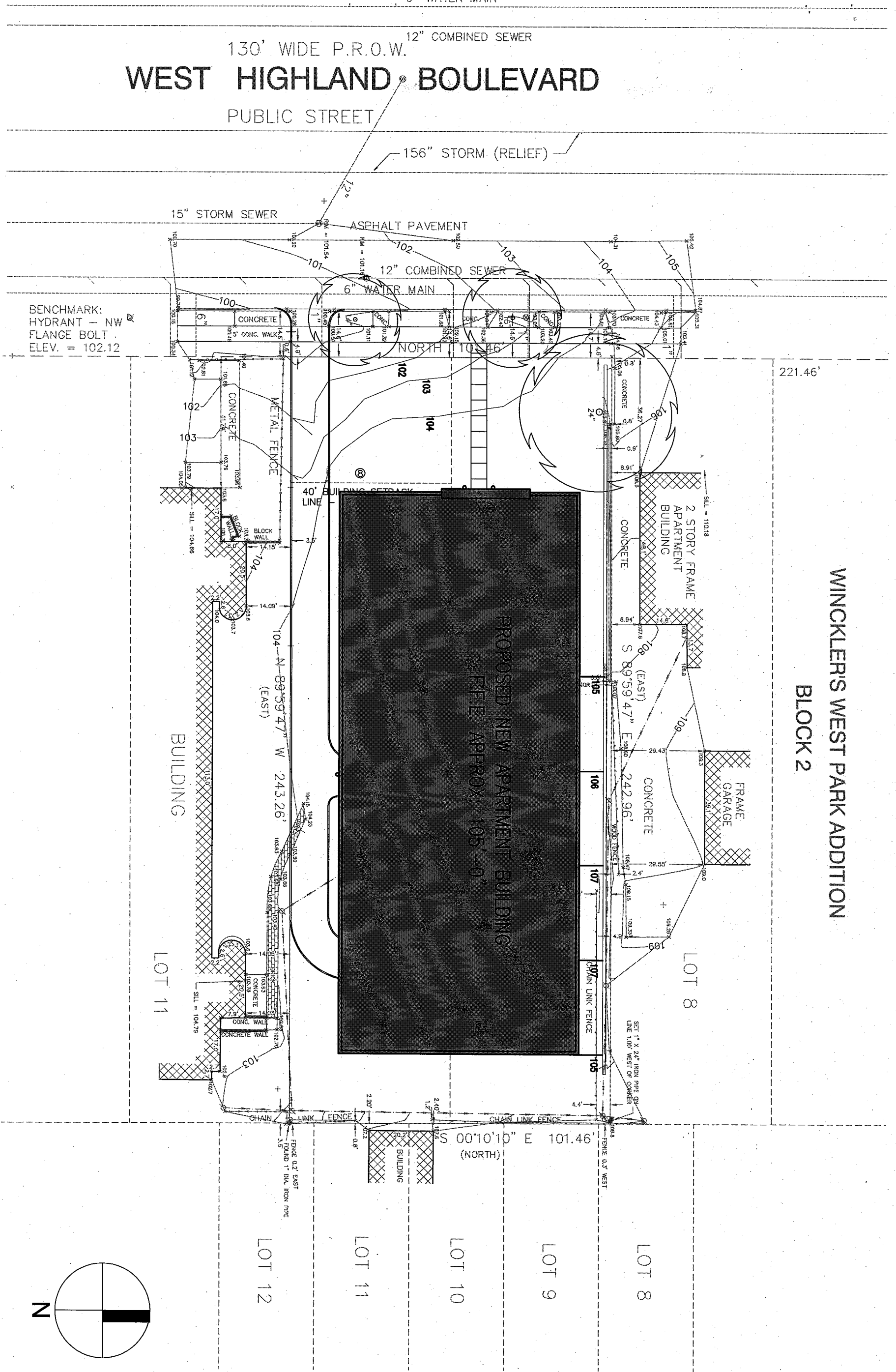
REVISIONS		
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SITE GRADING PLAN

C2.00

WINCKLER'S WEST PARK ADDITION
 BLOCK 2



1 SITE GRADING PLAN

1"=30'-0"

0 WALK MAIN

**NIETS APARTMENT BUILDING
LANDSCAPING NOTES**

Sign bed retaining wall and retaining wall at north side of property to be constructed of dry laid modular block. Block color to be determined.

Shovel edge landscape beds that are not bordered by hard surface (building, curbs, walks, etc.)

Cover all landscape beds with shredded hardwood mulch (3 to 4 inch. Depth).

All landscape beds to be treated with dry pre-emergent weed control at time of planting.

Please note 3 existing trees (west of proposed building) are to remain.

All areas designated as lawn are to be sodded with premium blue grass sod.

Planting shall be installed by a well established landscape contractor in accordance with procedures set forth by the American Association of Landscape Contractors.

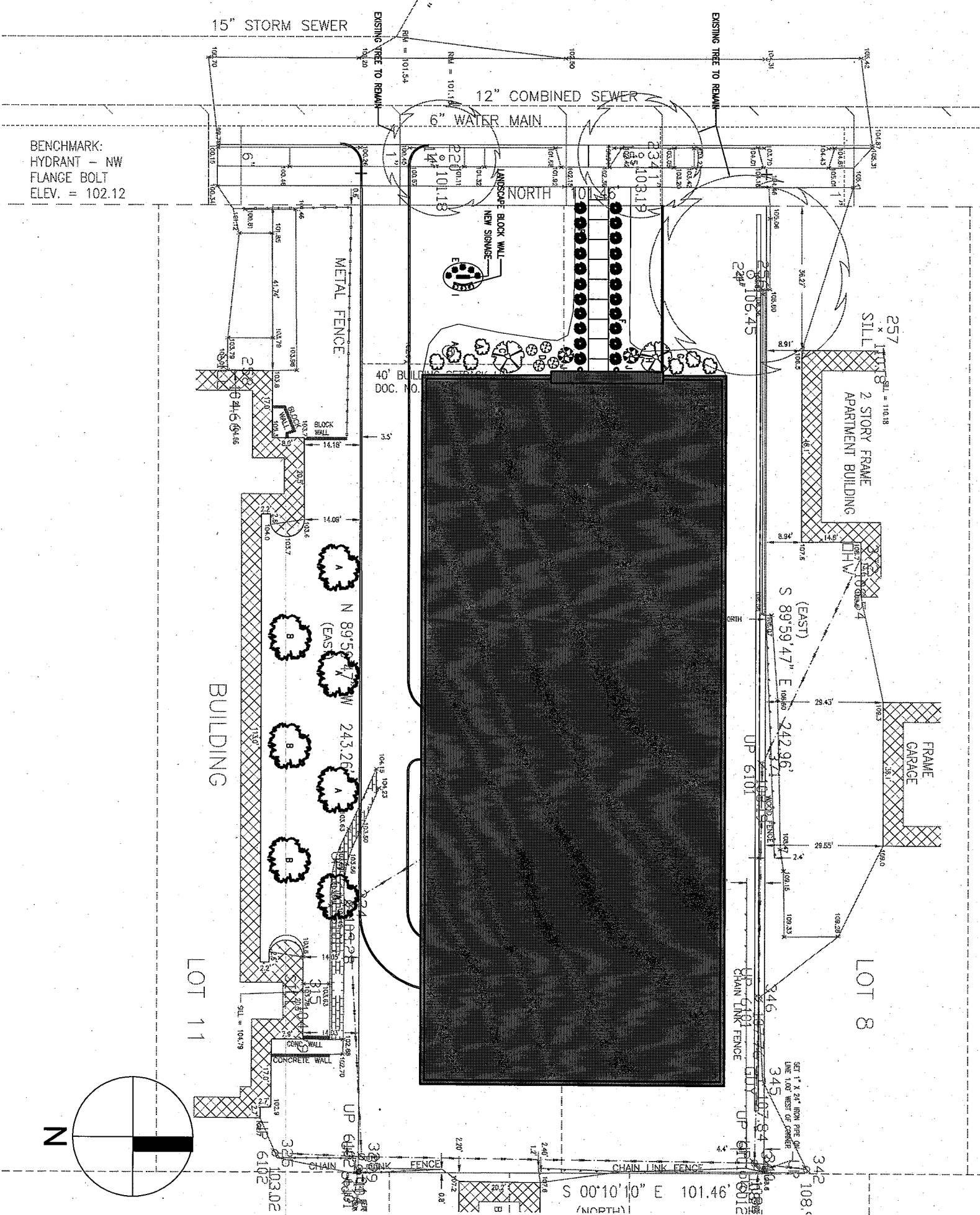
All plant material shall meet the requirements of Ansi 280.1, The American Standard for Nursery Stock, unless field collected and approved.

All plant material shall be free of all pests and diseases prior to delivery to the site.

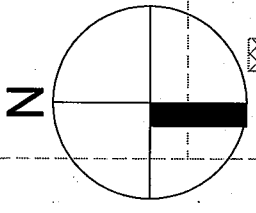
All plant materials shall be locally grown nursery stock. Landscape contractor shall warranty all plantings for one year after fully established. All guy wires, tree stakes and tree wraps shall be removed by the end of the warranty period.

Name	Size	Quantity	Mature Size	Key
Black Hills Spruce	4-5 ft.	4	30-60 ft.	A
Colorado Blue Spruce	4-5 ft.	3	50-75 ft.	B
Serviceberry (tree form)	2 in.	1	10-20 ft.	C
Ivory Halo Dogwood	24-30 in.	3	4 ft.	D
Cherry/Meidland Rose	15-18 inch.	5	3 ft.	E
Alpine Currant	18-24 in.	26	3 ft.	F
Runyan Yew	15-18 in.	7	3 ft.	G
Yankee Doodle Lilac	3-4 ft.	1	8 ft.	H
Dwarf Mugho Pine	24 in.	3	5 ft.	I
Dwarf Burning Bush	36 in.	2	4 ft.	J
Davily	4 1/2 in.	60	3 ft.	K

**WINCKLER'S WEST PARK ADDITION
BLOCK 2**



BENCHMARK:
HYDRANT - NW
FLANGE BOLT
ELEV. = 102.12



1 LANDSCAPE PLAN

1"=30'-0"

WORKSHOP ARCHITECTS
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614 NORTH BROADWAY
MILWAUKEE, WISCONSIN 53202

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WSA PROJECT NO. 03-125
SCALE 1"=30'-0"
PHASE SCHEMATIC DESIGN
DATE 01.30.04
LANDSCAPE PLAN

L1.00

WORKSHOP
ARCHITECTS
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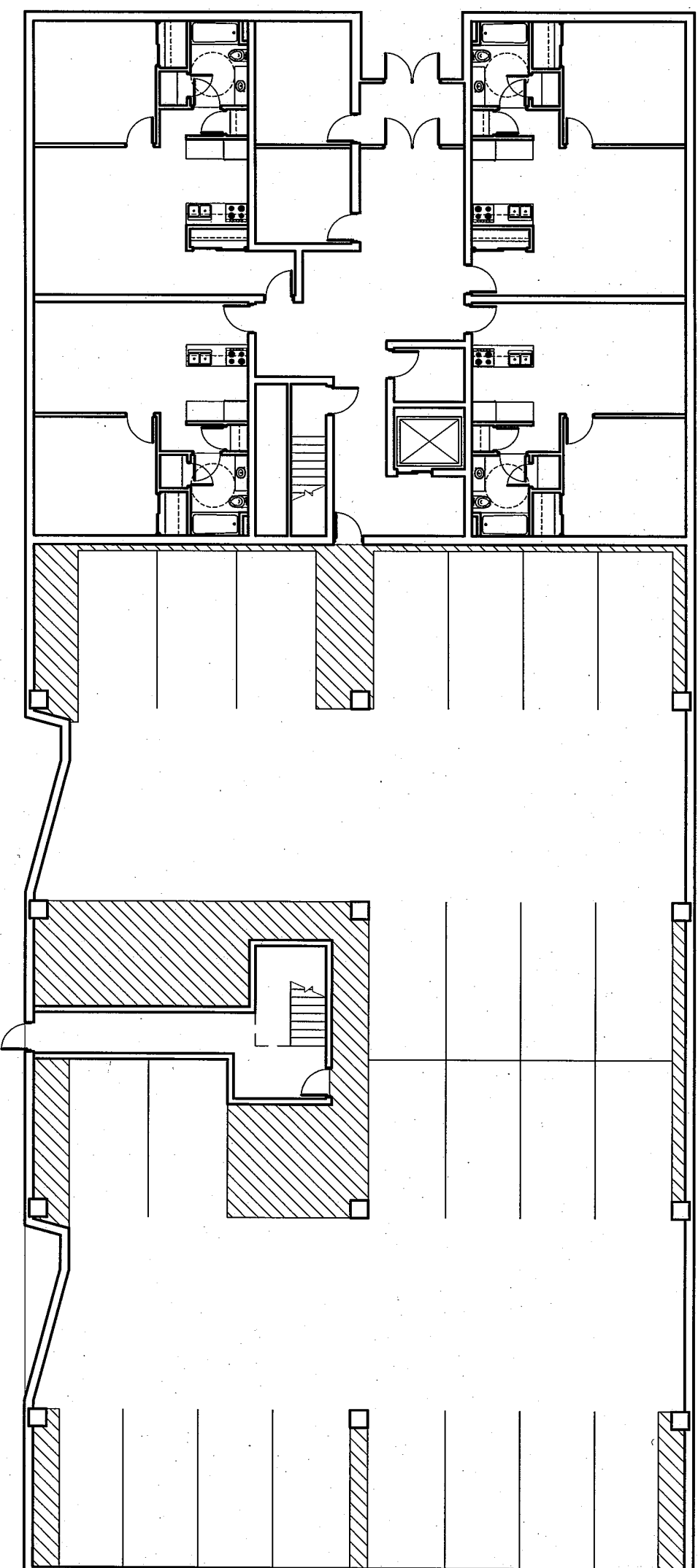
WSA PROJECT NO. 03-125

SCALE 1/16"=1'-0"

PHASE SCHEMATIC DESIGN

DATE 01.30.04

FIRST FLOOR PLAN



1 FIRST FLOOR PLAN

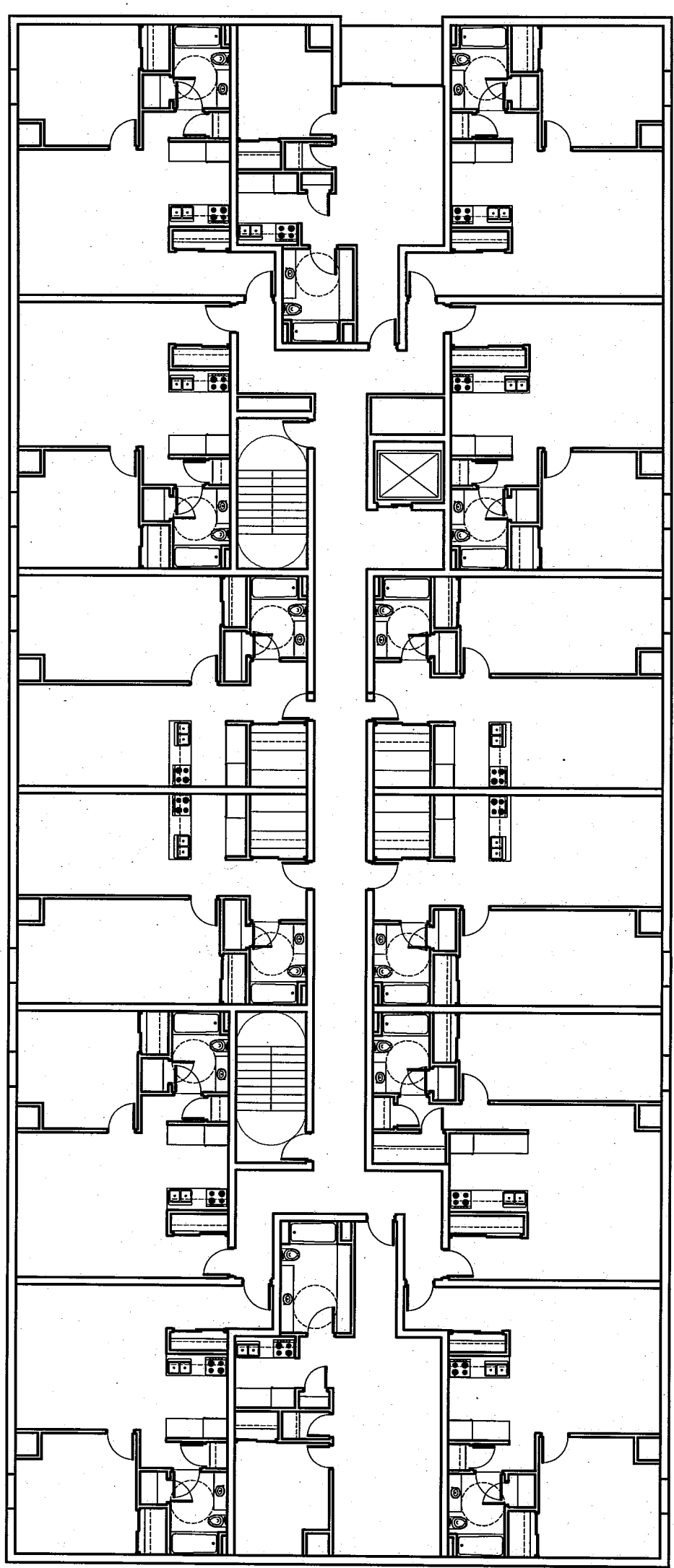
1"=16'-0"

A2.01

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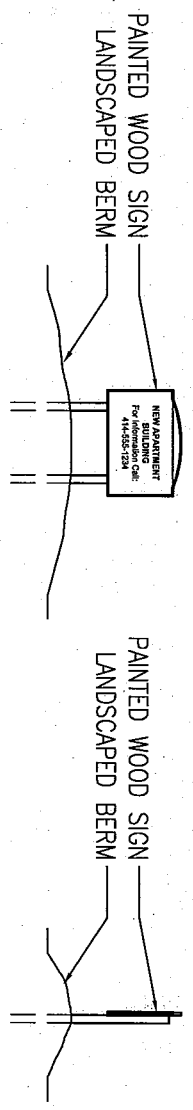
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WSA PROJECT NO.	03-125
SCALE	1/16"=1'-0"
PHASE	SCHEMATIC DESIGN
DATE	01.30.04
SECOND FLOOR PLAN	

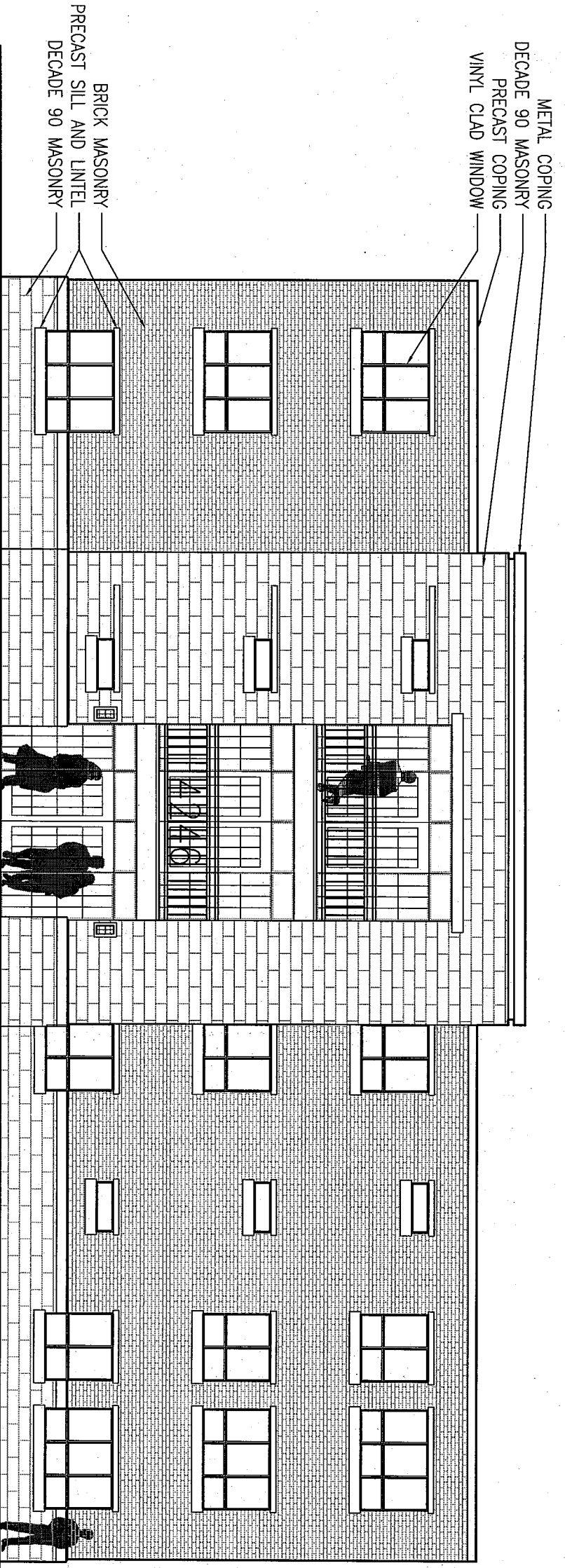
1
SECOND FLOOR PLAN

1"=16'-0"



2 SIGN ELEVATIONS

1"=8'-0"



1 WEST ELEVATION

1"=8'-0"

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REVISIONS	
TAG	DATE

WSA PROJECT NO.	03-125
SCALE	1/8"=1'-0"
PHASE	SCHEMATIC DESIGN
DATE	01.30.04

BUILDING ELEVATIONS

A3.00

