

## **EXHIBIT A**

Common Council File No.: 041053

December 30, 2004

Revised January 24, 2005

Re: The Kenilworth Building, 2185 North Prospect Avenue, Milwaukee  
Detailed Plan Project Description and Owner's Statement of Intent  
HGA Commission Number 2678-001-00

The Redevelopment Authority of the City of Milwaukee (RACM), the Building Owner; the Board of Regents of the University of Wisconsin System, the Land Owner; Kenilworth Development LCC, the Developer; and the University of Wisconsin – Milwaukee, the Tenant, are pleased to submit this proposal for a Detailed Plan Development for the Kenilworth Site. The property is an existing 500,000 square foot manufacturing building that occupies almost a city block along Kenilworth Place between Prospect Avenue and North Farwell Avenue in Milwaukee.

### **Overall Development Concept**

The Development Plan consists of a major renovation and addition to the existing Kenilworth Building and a new free-standing condominium building to be constructed on the south end of the property off Prospect Avenue adjacent to the bike trail.

The Kenilworth Building currently consists of a five-story (with penthouse) 1914 brick and concrete factory building and a 1943 cast concrete addition of equal size. In the renovated space, the Ground Floor will include retail space with frontage along Prospect and Kenilworth. A primary design goal is to separate the two existing buildings by introducing a pedestrian street which not only breaks down the scale of the building, but engages people along a dynamic landscaped walkway and serves to connect the community to the functions in the Kenilworth Building and to the bike path on the south end.

The main tenant of the 1914 East Building (brick building along Prospect) will be the University of Wisconsin – Milwaukee's Peck School of the Arts. A Ground Level Lobby, Exhibit Space and Screening Room will be topped with Studios and Labs for sculpture, ceramics, painting, music, theater, dance, film and digital arts. The Ground Level will be shared by retail space and a small parking area (16 spaces) for the south condominium building.

A major goal is to revitalize this building with new window replacements consistent with the original design of the building, keeping all of the existing openings, and repairing and maintaining the brick and concrete character of the building.

The five-story 1943 West Building will be expanded with two additional floors and will primarily feature one-, two-, and three-bedroom apartment suites for graduate students, married students, upper class students (seniors and juniors), art students and non-traditional students. The Ground Floor will also contain retail spaces along Kenilworth Place and North Farwell Avenue, parking, and the UWM Housing Lobby. The entire Second Level of both buildings will be enclosed parking for use by the School and Housing.

The connecting open-air "green street" will extend through the entire building, allowing access to shops, the art school and exhibits, housing and retail spaces and the bicycle path. It will feature outdoor seating, planting beds, vine-covered walls and a sculpture court.

The Condominium Building is a free-standing building along Prospect Avenue just south of the 1914 brick building. It will consist of two levels of enclosed parking and six floors of for-sale market-driven housing containing a blend of a maximum of 28 one- and two-bedroom units. A Ground Level Lobby will be entered off Prospect, with the parking accessing off a service drive between the buildings.

### **Zoning Analysis**

**Uses:** The Kenilworth Building may contain the following uses:

- Educational (College)
- Commercial (Included but not limited to Office, Artist Studio)
- Restaurant (Included but not limited to Sit down and Fast-casual)
- Theater ( Peck School of the Arts Screening Room)
- Retail (Included but not limited to soft goods, apparel and food stuffs)
- Parking
- Single-Family Dwelling
- Multi-Family Dwelling
- Student Apartments
- Cultural Institution

**Prohibited Uses:** The Kenilworth Building will not contain the following uses:

- Currency Exchange, Payday Loan Agency, or Title Loan Agency
- Fast-food / Carry-out Restaurant
- Churches and social service facilities
- General office, government office, or financial institution
- Convenience store
- Cigarette or cigar shop
- Gun shop
- Pawn shop
- Tavern, unless majority of the tenant's space is devoted to restaurant operations

**Design Standards:**

1914 Building:

- Five stories plus partial penthouse
- Maximum Height – 99'-6" (from ground floor)
- Existing brick with window replacements consistent with the original building
- Penthouse has exterior metal panels

1943 Building:

- Seven stories – five existing, two new stories set back 4'-0" from existing façade
- Maximum height – 99'-6" (from ground floor)
- Existing cast concrete frame with window replacement consistent with the original design of the building
- New two-story addition of steel frame construction with exterior metal panel

Condominium:

- Eight stories – six stories of housing, two stories of enclosed parking
- Maximum height – 99'-6" (from ground floor)
- 28 units maximum (one- and two-bedroom)
- Brick, concrete and glass façade

**Density:** The Condominium Building contains a maximum of 28 units. Student Apartments contains 179 units and a maximum of 372 bedrooms.

**Space Between Structures:** There is 54'-0" between the facades of the East/West Wings of the Kenilworth Building along the Pedestrian Street. There is 20'-0" between the Condominium Building and Kenilworth. These distances are in compliance with the building code. The buildings are fully sprinklered, noncombustible, Type IB construction.

**Setbacks:** The existing building is built to the sidewalk edge along Kenilworth Place, Prospect Avenue and North Farwell Avenue. The existing penthouse on the Peck School of the Arts (East Wing) is set back 24'-6" from the façade/sidewalk edge. The new two-story addition to the West Apartment Wing is set back 4'-0" from the façade/side edge along North Farwell Avenue.

**Circulation, Parking and Loading:** The Kenilworth Building has 222 parking spaces, 16 of which are reserved for the Condominium Building. The Condominium Building has 28 parking spaces, plus the 16 in Kenilworth, for a total of 43. There is a service plaza at the south end of the Kenilworth Building with overhead door access to the Basement. This service plaza also contains a dumpster area and is accessible from Prospect Avenue. Additional dumpsters for retail and apartments are located in the Ground Floor parking area.

**Landscaping:** New street trees are being proposed along Prospect Avenue. Planting beds with shrubs, grasses and vines are shown and identified on the attached Landscape Plan. A major design goal is the establishment of vine-covered “green walls” along the pedestrian street.

**Lighting:** Existing “Harp” street lamps will remain along the street with wall-mounted site lights to be added for safety and security along the pedestrian walkway and building perimeter. See the attached site plans and light fixture cuts.

**Utilities:** All utility lines are to be installed under ground. Transformers and substations will be installed within the buildings.

**Signage:** Two project identification signs will be attached to the buildings and will not exceed 32 square feet. The retail spaces will have building-attached signage above each storefront window system (see exterior elevations for locations). In addition, dimensional letters will delineate the parking entrances. In addition, two non-illuminating construction signs of up to 36 sf each (one for the Kenilworth Building and one for the Condominium Building) will be wall-mounted to the buildings and removed immediately upon completion of the buildings. Two (2) four square foot and four (4) four square foot signs pertaining to the sale and lease of the units and retail spaces may be installed. Individual signs will be approved administratively. See attached elevations for signage locations.

### Conclusion

The narrative, attached drawings and specifications establish the parameters of the Detailed Plan Development Submittal for the Kenilworth site. The project includes renovation of an existing manufacturing building to a mixed use of: retail, art exhibit space, educational studios, a theater, student apartments, parking, the addition of a pedestrian street through the building, and a new condominium building. The mix of arts, retail and housing is appropriate for the neighborhood, and the renovation/expansion of this site will be both dynamic and beneficial to the community.

Sincerely,

HAMMEL, GREEN AND ABRAHAMSON, INC.

Kevin Allebach  
Project Architect

Enclosure

cc: Scott Weas, Doug Weas, Sean Phelan, d’Andre Willis

**The Kenilworth Building  
2678-001-00  
Detailed Plan Development Submittal**

**Site Statistical Data Sheet**

Gross Land Area: 107,453 sf or 2.4668 acres  
 Land Covered by Buildings: 86 percent (92,253 sf)  
 Land Devoted to Open Space: 6.7 percent (7,200 sf) pedestrian "Green Street"  
 Land Devoted to Service/Circulation: 7.3 percent (8,000 sf) service plaza and service entrance at south end  
 Proposed Number of Buildings: 2 (existing Kenilworth Building, new condo building)

**Building Uses:**

<u>Kenilworth East Wing:</u>	<u>Basement</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Level 4</u>	<u>Level 5</u>	<u>Penthouse</u>	<u>Square Feet</u>
Parking		Partial	X					42,744
Retail		Partial						16,500
Peck School of the Arts	Partial	Partial		X	X	X	X	133,983

<u>Kenilworth West Wing:</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Level 4</u>	<u>Level 5</u>	<u>New 6<sup>th</sup> Flr</u>	<u>New 7<sup>th</sup> Flr</u>	<u>Square Feet</u>
Parking	Partial	X						53,905
Retail	Partial							10,500
Student Housing 179 units with maximum of 372 bdrms			X	X	X	X	X	160,412

<u>Condo Building:</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Level 4</u>	<u>Level 5</u>	<u>Level 6</u>	<u>Level 7</u>	<u>Level 8</u>	<u>Square Feet</u>
Parking (enclosed)	X	X							19,900
Housing Maximum of 28 units (blend of 1- and 2-bdrm units)			X	X	X	X	X	X	53,700

**Parking:**

Kenilworth Building: 222 spaces (16 of which are reserved for the condo)  
 Condo Building: 28 spaces (plus 16 spaces = 44 total)  
 Condo Parking Ratio: 1.57 spaces per unit

**The Kenilworth Building**  
**2678-001-00**  
**Detailed Plan Development Submittal**

**List of Attachments and Drawings**

- Site Statistical Data Sheet
- Photographs of Surrounding Context and Existing Building
- Windows and Glass Specification
- Exterior Lighting Cut Sheets
- Architectural Renderings (3)
- List of Drawings:
  - Vicinity Map
  - Survey Drawing
  - Site Plan (and Ground Floor Parking)
  - Civil Parking Plan Second Floor
  - Civil Utilities
  - Landscaping Plan
  - Overall Building Plan (Life Safety)
  - Exterior Elevations (4 sheets)
  - Existing Exterior Elevations (1 sheet)

## The Kenilworth Building

Common Council File Number: 041053

### Detailed Plan Development Submittal

#### Exterior Window and Glass Specification

##### 4.1 Aluminum Storefront Entrance Systems

- A. General: Two piece thermally broken aluminum storefront framing system; all ground floor openings to receive storefront entrance systems.
  - 1. 6-inch depth.
  - 2. Outside glazed.
  - 3. Kynar-finished.
  - 4. Basis of Design: Encore Thermal Framing System by Kawneer.
- B. General: Storefront systems, including anchorage, shall be capable of withstanding, without failure, the effects of the following:
  - 1. Wind Loads: To be determined, for schematic design purposes assume 25 psf inboard and outboard.
  - 2. Structural-Test Performance: Provide glazed aluminum curtain-wall systems, including anchorage, capable of withstanding test pressure indicated without material and deflection failures and permanent deformation of structural members exceeding 0.2 percent of span when tested according to ASTM E 330.
    - a. Test Pressure: 150 percent of positive and negative wind-load design pressures.
    - b. Test Duration: As required by design wind velocity but not less than 60 seconds.
  - 3. Deflection of Framing Members:
    - a. Deflection Normal to Wall Plane: Limited to 1/175 of clear span or 3/4 inch, whichever is smaller. For spans greater than 13 feet- 6 inches:  $L/240+1/4$ .
    - b. Deflection Parallel to Glazing Plane: Limited to amount not exceeding that which reduces glazing bite to less than 75 percent of design dimension and which reduces edge clearance between framing members and glazing or other fixed components to less than 1/8 inch.
  - 4. Air Infiltration: Provide curtain-wall systems with maximum air leakage of 0.06 cfm/sq. ft. fixed wall area when tested according to ASTM E 283 at a minimum static-air-pressure differential of 6.24 lbf/sq. ft.
  - 5. Water Penetration Under Static Pressure: Provide curtain-wall systems that do not evidence water penetration when tested according to ASTM E 331 at a minimum differential static pressure of 15lbf/sq. ft.

##### 4.2 Exterior Aluminum Window Systems

- A. General: Architectural Aluminum Thermally Broken Windows
  - 1. Tested to ANSI/AAMA 101-93, P-HC80.
  - 2. Tested to AAMA 910-93, P-AW80.
  - 3. Water tested to 12 psf.
  - 4. Kynar finished.

- B. East Building (PSOA):
  - 1. Exterior elevations show intent of frame divisions. Typical bay reflects four (4) window units with hopper (project-in) operable unit with screens in the bottom third. All major horizontals to be true divided muntins. Smaller grid to be exterior applied muntins.
  - 2. Acceptable manufacturers include:
    - a. EFCO, Series 2700.
    - b. Wausau, Series 3250.
    - c. Kawneer, Series 6200T.
- C. West Building (Student Housing):
  - 1. Exterior elevations show intent of frame divisions. Typical bay reflects four (4) window units with awning (project-out) operable units with screens in the bottom quarter of the units. Major horizontals to be true divided muntins.
  - 2. Acceptable manufacturers include:
    - a. EFCO, Series 2700.
    - b. Wausau, Series 3250.
    - c. Kawneer, Series 6200T.

#### 4.3 Exterior Glass Types

- A. Clear Low-E Insulated Glass Unit (GL-21): One inch thick unit constructed of 1/4 inch clear exterior light, 1/2 inch air space, and 1/4 inch clear interior. High performance low-emissivity coating on No. 2 surface and argon gas in cavities. Glass thickness and thicknesses of individual glass piles are minimum. One or both lights heat strengthened where required for wind pressure or thermal stress. Tempered glass is required at safety glazing locations.
  - 1. Visible Transmittance: 79 percent.
  - 2. Nighttime winter U-value: 0.29 BTU/hour/square foot maximum
  - 3. Shading Coefficient: 0.43 percent
  - 4. Basis of Design: Viracon, Inc.: Solarscreen 2000, VE 1-2M
- B. Translucent Insulating Glass Units (GL-25): Outboard lights shall be clear glass with high performance low-emissivity high-transmittance coating on #2 surface. Inboard lights shall be frosted laminated glass.
  - 1. Shading coefficient not more than 0.43,
  - 2. U-value of 0.29.
- C. Insulated Spandrel Glass Units (GL-31): One inch thick insulated glass unit, 1/4 inch clear heat strengthened outboard light, 1/4 inch air space, 1/4 inch clear heat strengthened inboard light with ceramic frit on the fourth surface. Glass thickness and thicknesses of individual glass piles are minimum. Tempered glass is required at safety glazing locations
  - 1. Basis of Design: Viracon: Solarscreen VE 1-2M with 100 percent ceramic frit.
  - 2. Color: Light Gray
- D. Channel Glass: Self-supporting structural cast glass channel system (for PSOA ornamental stair enclosure).
  - 1. Basis of Design: "Profilit" by Pilkington Glass Systems.
  - 2. Provide Aluminum Perimeter Frame.



**The Kenilworth Building**

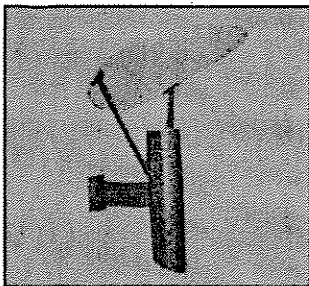
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**Detailed Plan Development Submittal**

**Exterior Lighting Fixtures  
(see Site Plan for locations)**

# Ritorno® Mini

# se'lux®

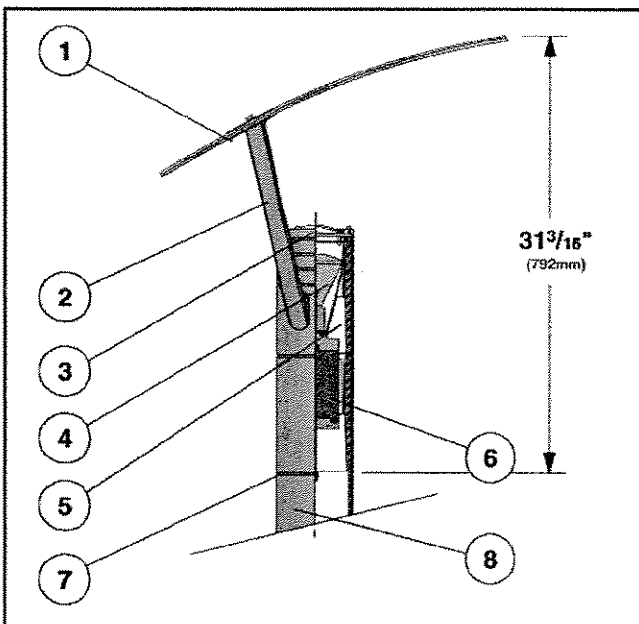


**Project:** Kenilworth Building  
**Type:** Type 1; Wall mounted Security Lighting **Qty:** \_\_\_\_\_

**RMA** \_\_\_\_\_ **L** \_\_\_\_\_  
**Fixture Series**    **Mounting**    **Lamp Type/Wattage**    **Finish**    **Voltage**    **Height**    **Options**    **Options**

LAMPS SUPPLIED WITH FIXTURE EXCEPT FOR NOL OPTION. SEE NEXT PAGE FOR LAMP DETAILS. **Options**

Series	Mounting	Lamp Type / Wattage	Finish	Voltage	Height	Options
<b>RMA</b> Ritorno® Mini Round Asymmetrical	<b>1</b> Single <b>W</b> Wall Mount	<b>PAR 30</b> H039PAR 39w H070PAR 70w	<b>WH</b> White <b>BK</b> Black <b>BZ</b> Bronze <b>SV</b> Silver <b>SP</b> Specify RAL#	<b>120</b> <b>208</b> <b>240</b> <b>277</b> <b>347</b>	<b>RMP10</b> 10' pole <b>RMP12</b> 12' pole (not applicable for wall mount) or specify custom  Consult factory for custom heights.	<b>L</b> Lamp Supplied <b>NOL</b> No Lamp Supplied <b>REC</b> GFCI Receptacle (pole mount only)  Consult factory for other options



**1. Reflective Shade** - 26 1/8" x 24 1/8" (662mm x 613mm) minimum 3/16" (4.7mm) thick aluminum reflector shade painted white for maximum reflectivity. Supplied with drip groove around perimeter, to prevent rain marks on underside.

**2. Fixture Arms** - Two die cast aluminum arms, powder coated in silver finish, rigidly attach reflector shade to pole fitter.

**3. Lamp Cover** - Heat-tempered convex lens protects lamp and reflector assembly. Continuous molded silicone gasket creates sealed optic chamber for weather proofing, dust and insect control. Door pivots open from lamp chamber for relamping.

**4. Lamp** - One 39W or 70W PAR 30 lamp supplied with fixture unless otherwise specified.

**5. Optic Chamber** - Die formed steel optic chamber houses 4KV pulse rated medium base socket and lamp.

**6. Ballast** - Electronic ballast factory wired to socket. Removable ballast bracket is secured to optic chamber for ease of maintenance. Consult factory for more detailed ballast information.

**7. Pole Fitter** - Die cast aluminum fitter secures fixture arms and reflective shade to pole. Tapered to continue lines from pole.

**8. Pole** - Pole to be aluminum and taper from 3 1/2" diameter at

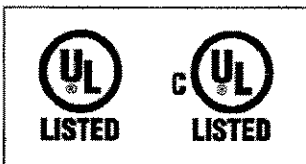
the bottom to 5 1/2" diameter at the top. Pole wall thickness to be minimum 0.188 thick, supplied with a 3" x 5" hand hole, with cast 356 aluminum tempered to a T6 condition reinforced frame, with integral ground lug connection and gasketed flush fitting door.

**9. Base Cover** - (not shown) Standard two-piece base cover is made from die-cast 356 alloy aluminum which is heat treated to produce a T6 temper, measuring 4 1/2" (115mm) height by 12 1/2" (316mm) diameter.

**Exterior Luminaire Finish** - SELUX utilizes a high quality Polyester Powder Coating. All SELUX luminaires and poles undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. SELUX powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are **White (WH)**, **Black (BK)**, **Bronze (BZ)**, and **Silver (SV)**. RAL colors (SP) are available, please specify RAL #.

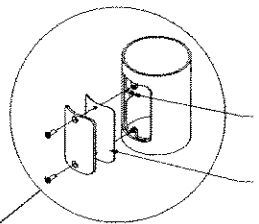
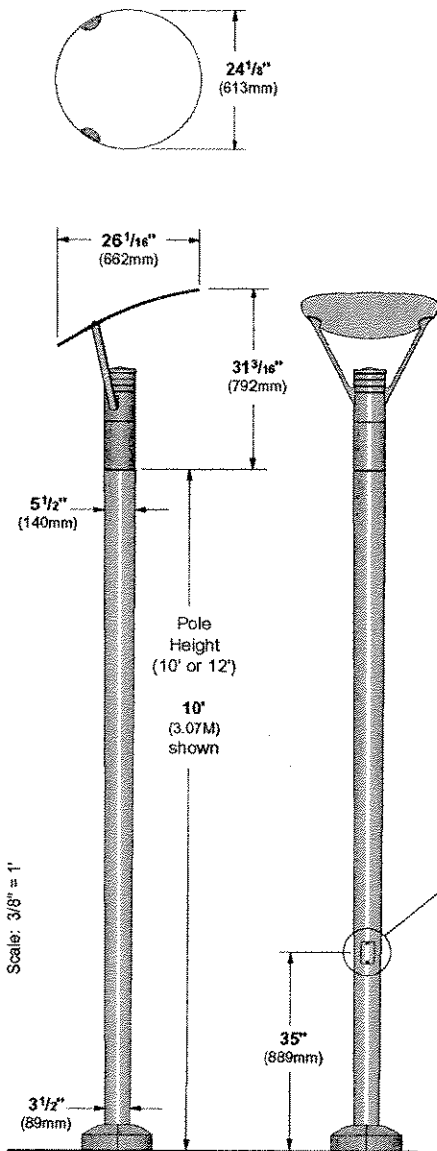
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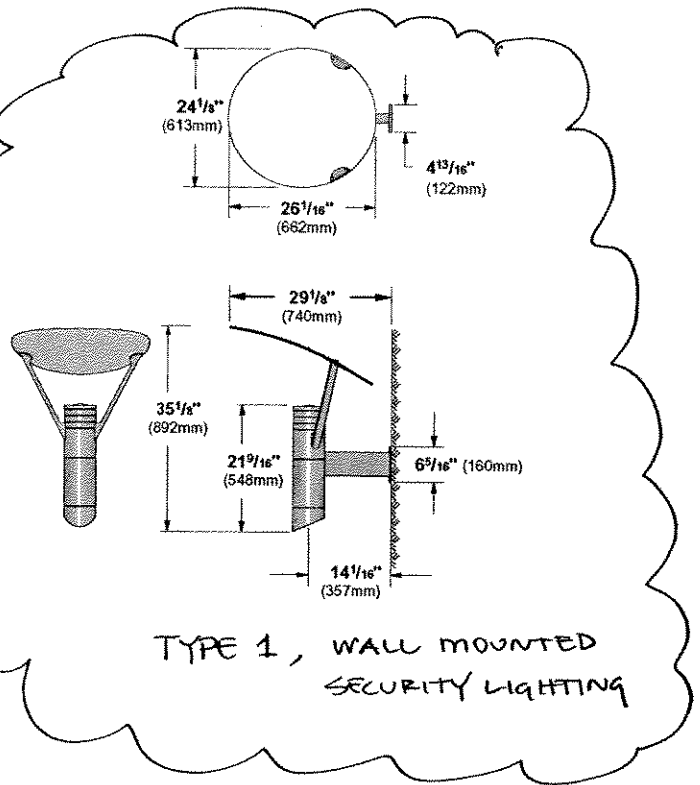
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## Mounting Information



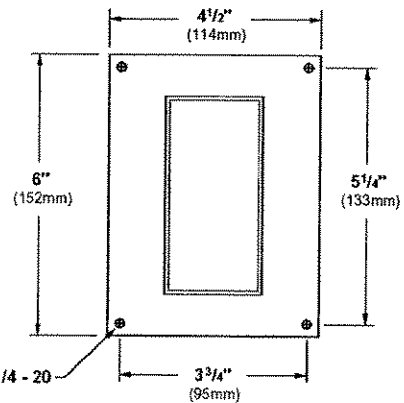
Cast aluminum handhole reinforcement frame with a full circumference weld and a 2-3/8" x 4-1/2" (60 x 115mm) flush fitting aluminum door. Attached with (2) stainless steel countersunk screws.



TYPE 1, WALL MOUNTED SECURITY LIGHTING

Tapped 3/8-16 hole for ground connector  
Gasket

### Wall Mounting Plate Detail



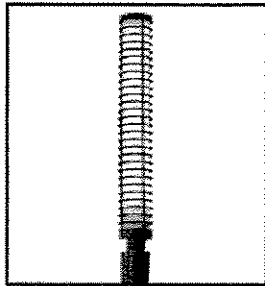
Pole Series		Height
RMP10	3.5" to 5.5" Reverse Tapered Aluminum Pole	10 10 ft.
RMP12	3.5" to 5.5" Reverse Tapered Aluminum Pole	12 12 ft.

Effective Projected Area of Single Luminaire = 2.2 ft<sup>2</sup> (0.20m<sup>2</sup>)  
 Weight of Luminaire = 50.0 lbs (22.8kg)  
 RMP10 pole and luminaire engineered to withstand 110mph wind (+1.3 gust) as per AASHTO standards.  
 RMP12 pole and luminaire engineered to withstand 90mph wind (+1.3 gust) as per AASHTO standards.  
 For higher wind loading, please consult factory

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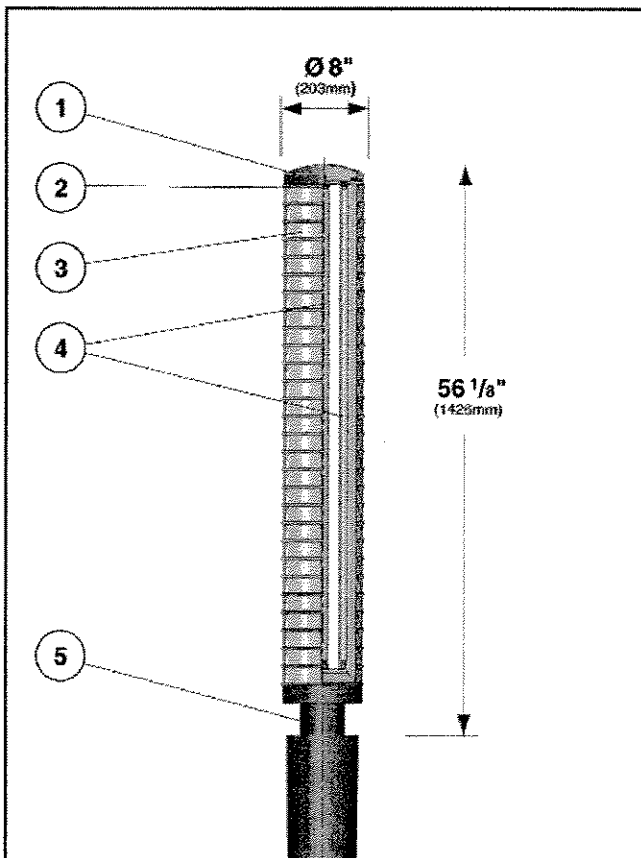
# Corral<sup>®</sup> Column



Project: Kenilworth Building  
 Type: 2 Column Light Qty: 2

Fixture Series      Height      Lamp Type / Wattage      Finish      Voltage      Options

Series	Height	Lamp Type / Wattage	Finish	Voltage	Options
CCT Corral <sup>®</sup> Column Round Tapered Pole	12 12'	1T8 (1x)FO32T8	WH White	120	REC GFCI Receptacle
	14 14'	2T8 (2x)FO32T8	BK Black	277	Consult factory for other heights and options
CCS Corral <sup>®</sup> Column Round Straight Pole		3T8 (3x)FO32T8	BZ Bronze	347	
		4T8 (4x)FO32T8	SV Silver		
			SP Specify RAL#		



**1. Fixture Cover** - Die-cast, aluminum cover, with smooth crisp form to reflect and complement the column design. Thick-walled, aluminum cover is painted white on the interior for maximum luminaire efficiency. Removes by loosening three vandal-resistant, stainless steel screws for easy access to lamp chamber.

**2. Gasketing** - Continuous gaskets provide weather-proofing, dust, and insect control at all fixture connections.

**3. Shielding** - White, translucent, UV stabilized acrylic, minimum wall thickness 0.118" (3mm) inside of die cast aluminum "Corral<sup>®</sup>" rings.

**4. Lamp** - One, two, three or four FO32T8 (32 watts each) fluorescent lamps on removable gear tray, mounted vertically. Lamps provided by others.

**5. Column Fitter** - Die-cast aluminum fitter, with built-in gasketing ridges, for smooth transition to column.

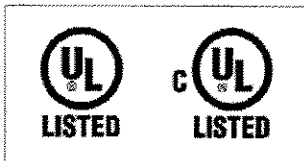
**6. Ballast** (not shown)- Electronic ESB, high power factor, class "P", type "A" sound rating. Minimum lamp starting temperature 0° F (-20° C). Consult factory for more detailed ballast information.

**7. Base Cover** - (not shown) Standard two-piece base cover is made from die-cast 356 alloy aluminum which is heat treated to produce a T6 temper, measuring 4 1/2" (115mm) height by 12 1/2" (316mm) diameter.

**Exterior Luminaire Finish** - SELUX utilizes a high quality Polyester Powder Coating. All SELUX luminaires and poles undergo a five stage intensive pretreatment process where product is thoroughly cleaned, phosphated and sealed. SELUX powder coated products provide excellent salt and humidity resistance as well as ultra violet resistance for color retention. All products are tested in accordance with test specifications for coatings from ASTM and PCI.

Standard exterior colors are White (WH), Black (BK), Bronze (BZ), and Silver (SV). RAL colors (SP) are available, please specify RAL#.

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## Mounting Information

