

DETAILED PLAN PROJECT DESCRIPTION
and
OWNERS STATEMENT OF INTENT

The overall project concept is to construct 6 individual family housing units connected in "Rowhouse" fashion, situated on a site located in a "Residential two-family" neighborhood. This concept is to have homeowners living in a multi-family project, but having all the conveniences of individual units. Each unit will have 3 bedrooms, so that the size of the families living in these units will vary from 2 to 5 persons, which is consistent with the neighborhood. (See Site Plan sheet A1)

The exterior design is to keep in compliance with the rest of the neighborhood. Sloping shingled roofs, vinyl insulated windows, vinyl siding, and stone veneer at the front of the project. (See Exterior Elevations sheet A4)

The tract of land is greater than 14,000 S.F. (See Site Plan sheet A1)

There is no space between the units as they are attached to one another as "Rowhouses". (See Site Plan sheet A1)

Since the project is less than 5 acres, the setbacks are less than 25'. The front setback is 15' to the face of the columns on the porch. The side setbacks total 5'-0", with a 4' setback at the rear to allow for a refuse area and easier access to the garages. (See Site Plan sheet A1)

No screening is necessary, as there is no business or industrial use adjacent to the site. (See Vicinity Map sheet V1)

The open spaces will be landscaped by each owner and will be well maintained. (See Landscape Plan sheet L1)

Adequate access to each unit for pedestrians and public & private vehicles has been provided. Each unit is accessible from the street at the front, and has a garage on the public alley, at the rear, to park one vehicle. There is access to the unit from the garage or from the public alley. (See Site Plan sheet A1)

The project will be landscaped at the front and will be of a quality consistent with the standards of the American Association of Nurserymen. This landscaping will be maintained on an ongoing basis. (See Landscape Plan sheet L1)

The lighting for the project will be such that the maximum illumination at the property line will be one foot-candle.

The utility lines to the project will be above ground, similar to the adjacent properties.

A temporary sign will be erected pertaining to the construction of the building, no larger than 48 square feet. (See Sign Plan sheet SI1)

A temporary sign will be erected to advertise the sale of the units, no larger than 36 square feet. (See Sign Plan sheet SI1)

Statistical Sheet

- | | |
|---|---|
| 1. Gross Land Area: | 16,200 S.F. (0.37 Acres) |
| 2. Max Amount of Land Covered by Principal Building: | 5,743 S.F. (0.13 Acres or 35% of tract) |
| 3. Max Amount of Land Devoted to Parking, Drives, etc.: | 2,708 S.F. (0.06 Acres or 17%) |
| 4. Minimum Amount of Land Devoted to Landscape Open Space: | 4,428 S.F. (0.10 Acres or 27%) |
| 5. Maximum Proposed Dwelling Unit Density if Residential and/or Total S. F. Devoted to Non-Residential Use: | 2,700 S.F./Unit, No Non-Residential |
| 6. Proposed Number of Buildings: | 1 Building |
| 7. Max Number of Dwelling Units per Building: | 6 Units |
| 8. Bedrooms per Unit: | 3 Bedrooms |
| 9. Parking Spaces Provided, Whether Surface or in Structures, and Ratio per Unit if Residential, or per Thousand S. F. of Building Area if Non-Residential: | 9 Parking Spaces/1.5 Spaces per Unit |

EXHIBIT A

File No. 031605

Project Title

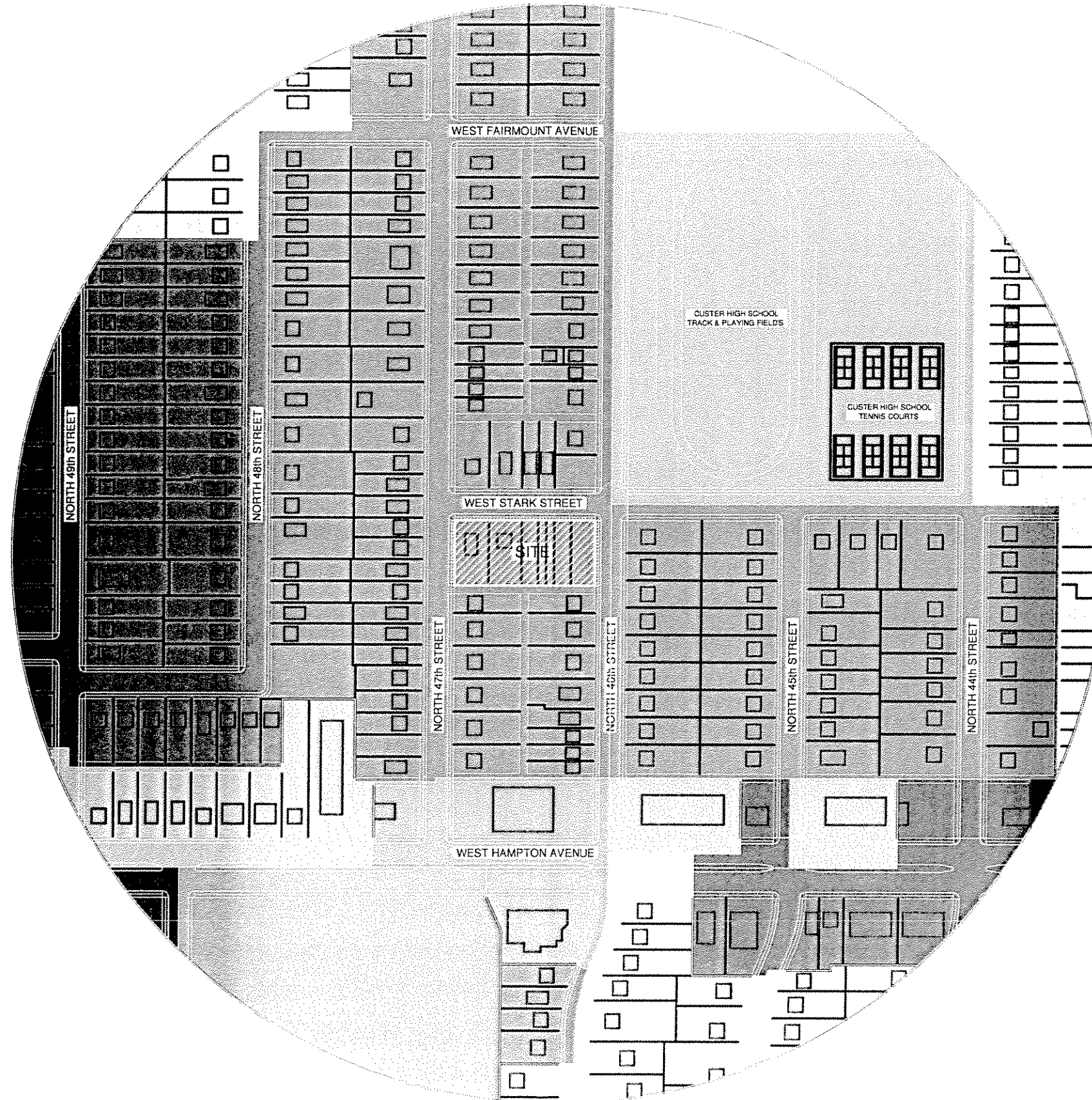
STARK STREET
ROWHOUSES

4600 W STARK ST
MILWAUKEE, WI 53218

Project Number
21095

Date of Issue
30 JANUARY, 2004

Rev Dates



- RT2 RESIDENTIAL TWO-FAMILY
- PK PARKS
- RS5 RESIDENTIAL SINGLE-FAMILY
- RS6 RESIDENTIAL SINGLE-FAMILY
- NS1 NEIGHBORHOOD SHOPPING
- RM1 RESIDENTIAL MULTI-FAMILY
- RM2 RESIDENTIAL MULTI-FAMILY
- RM3 RESIDENTIAL MULTI-FAMILY

Filename
VicinityMap

Design
CLL, FAE
Draw
RMT
Check
-
Approved
-

CENTRAL CITY
CONSTRUCTION

1300 N 4th STREET
MILWAUKEE, WI 53212
(414) 224-7782
(414) 224-7782 FAX

Drawing Description
VICINITY MAP

Sheet Number

V1

1 VICINITY MAP
1" = 100'-0"

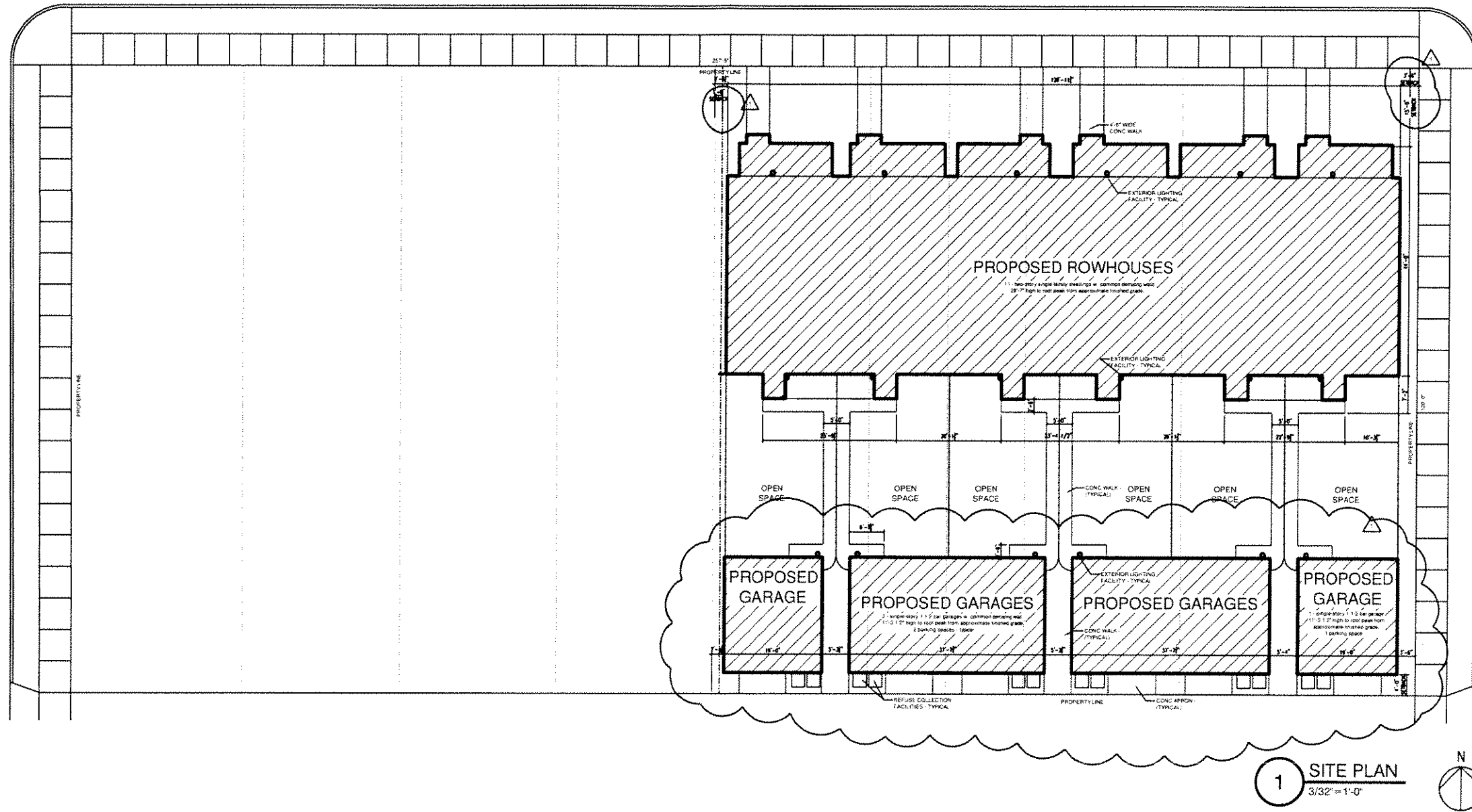


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NORTH 47th STREET

WEST STARK STREET

NORTH 46th STREET



1 SITE PLAN
3/32"=1'-0"

Project Title
**STARK STREET
ROWHOUSES**

4600 W STARK ST
MILWAUKEE, WI 53218

Project Number
21095

Date of Issue
28 APRIL, 2004

Rev Dates
△ Changes per 6-30-04
City Zoning
Change Report

Filename
SitePlan_A1

Design
RMT

Draw
RMT

Check
-

Approved
-

CENTRAL CITY
CONSTRUCTION

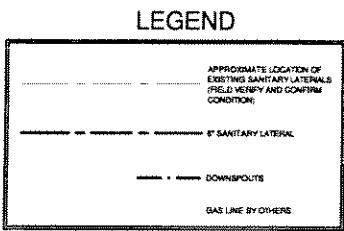
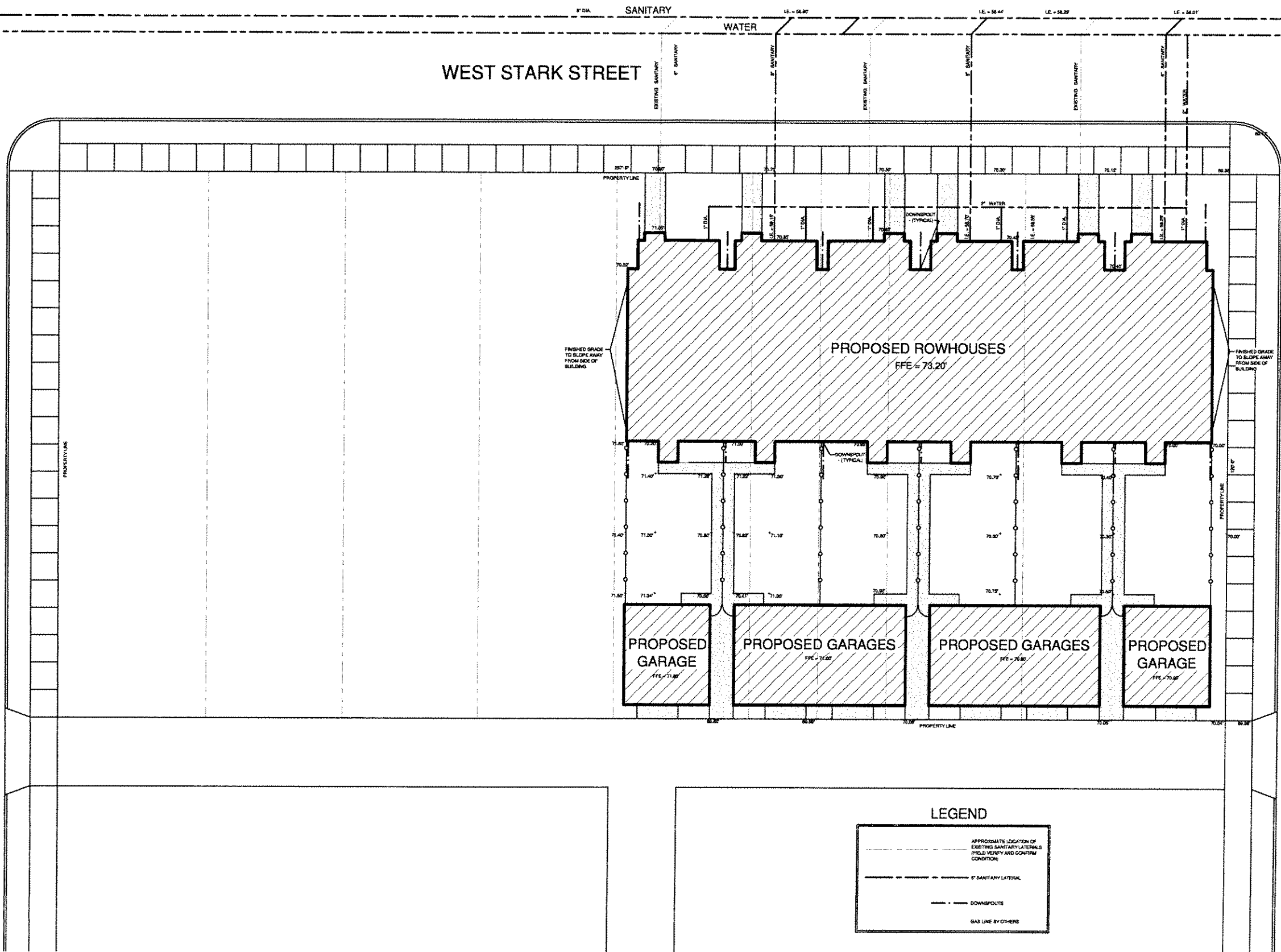
1300 N 4th STREET
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Drawing Description
SITE PLAN

Sheet Number
A1

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NORTH 47th STREET



1 **UTILITY & GRADING PLAN**
3/32" = 1'-0"



Project Title
**STARK STREET
ROWHOUSES**

4600 W STARK ST
MILWAUKEE, WI 53218

Project Number
21095

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28 APRIL, 2004

Rev Dates

Filename
UtilityPlan

Design
RMT

Draw
RMT

Check
-

Approved
-

**CENTRAL CITY
CONSTRUCTION**

1300 N 4th STREET
MILWAUKEE, WI 53212
(414) 224-7793
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Drawing Description
**UTILITY & GRADING
PLAN**

Sheet Number
C1

Project Title
**STARK STREET
 ROWHOUSES**

4600 W STARK ST
 MILWAUKEE, WI 53218

Project Number
 21095

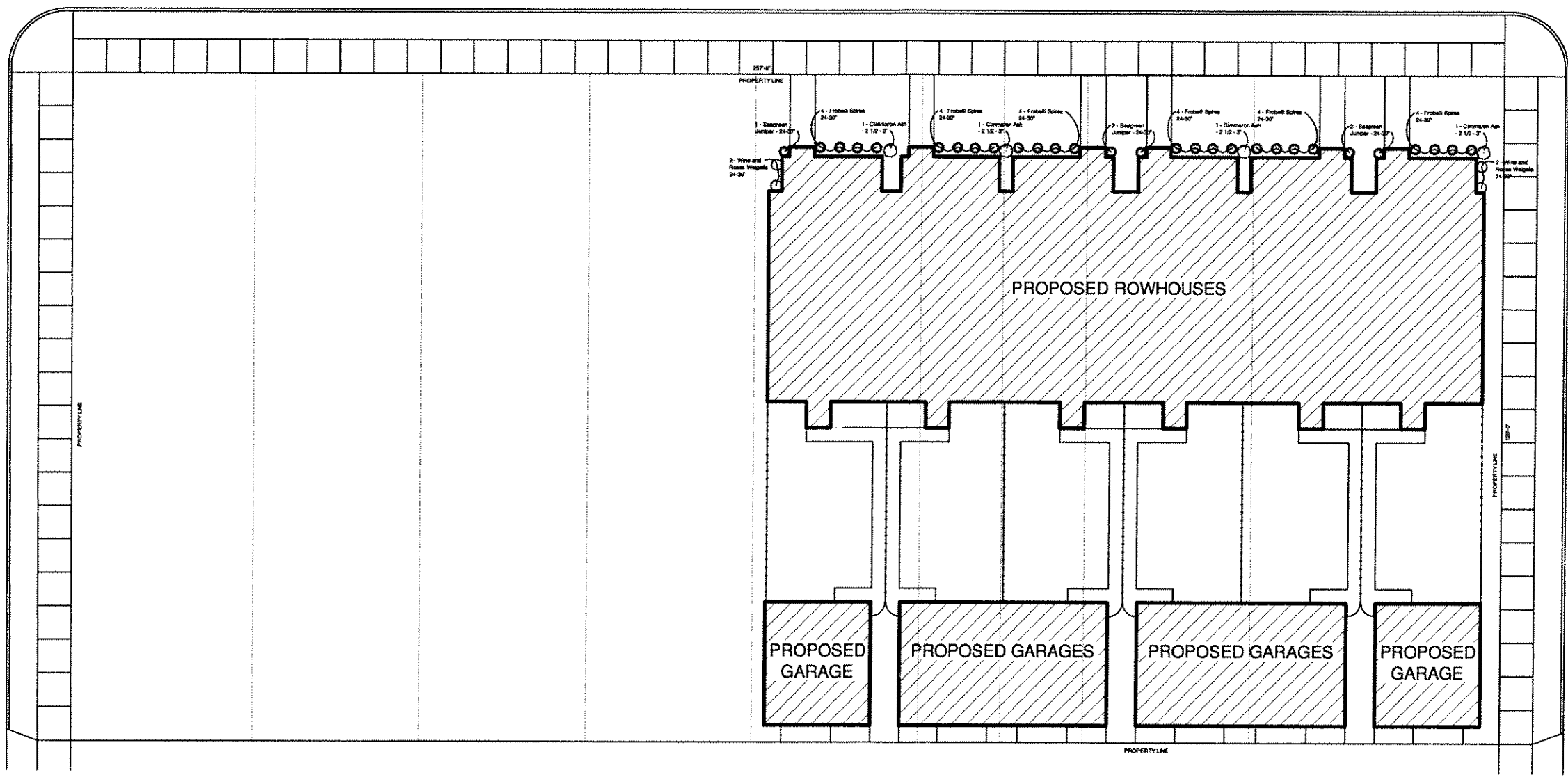
Date of Issue
 28 APRIL, 2004

Rev Dates

WEST STARK STREET

NORTH 47th STREET

NORTH 46th STREET



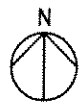
Filename
 LandscapePlan

Design
 RMT
 Draw
 RMT
 Check
 -
 Approved
 -

CENTRAL CITY
 CONSTRUCTION

1300 N 4th STREET
 MILWAUKEE, WI 53212
 (414) 224-7783
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1 LANDSCAPE PLAN
 3/32"=1'-0"



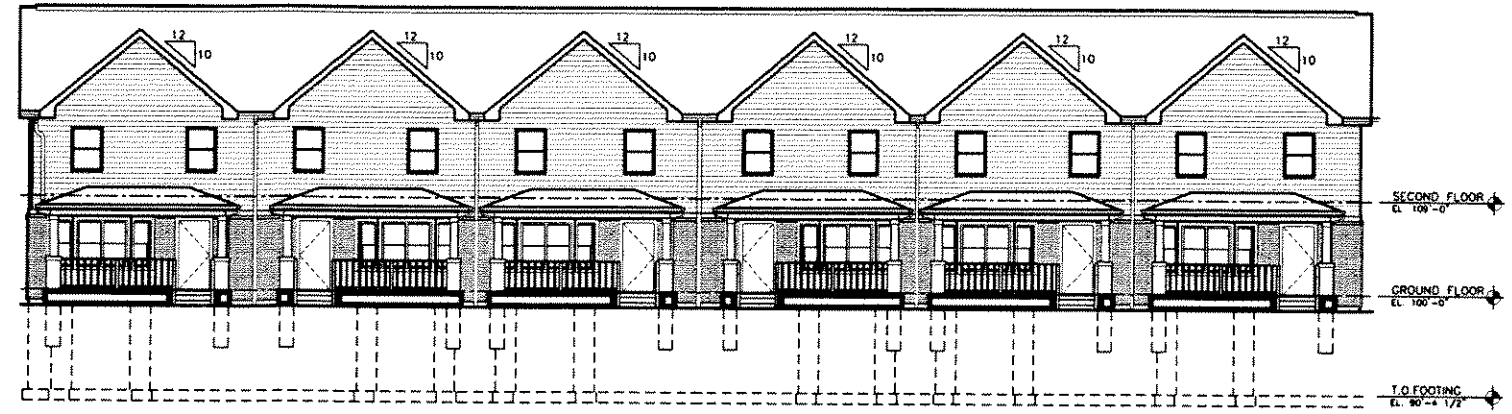
PLANT LIST

| COMMON NAME | LATIN NAME | SIZE | QUAN |
|-------------------------|-------------------------------------|--------|------|
| CINNAMON ASH | FRAXINUS - PENNSYLVAN - CINNAMON | 3" | 4 |
| SEAGREEN JUNIPER | JUNIPERUS - CHINENSIS - SEAGREEN | 24-30" | 5 |
| FROBELLI SPIREA | SPIREA BUMALDI - FROBELLI | 24-30" | 24 |
| WINE AND ROSES WEIGELIA | WEIGELIA - FLORIDA - WINE AND ROSES | 24-30" | 4 |

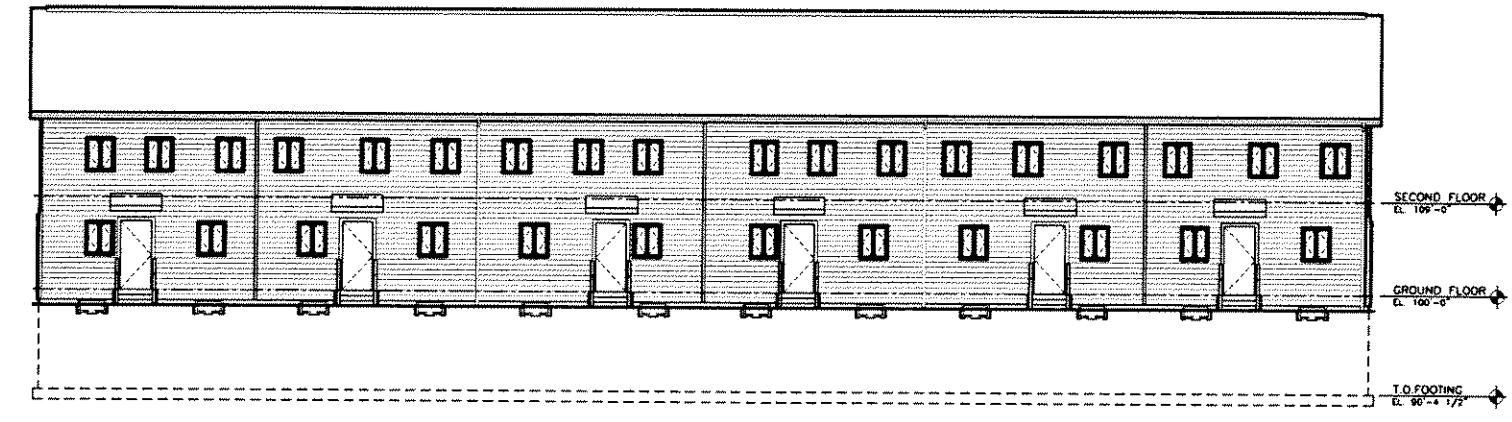
Drawing Description
 LANDSCAPE PLAN

Sheet Number
 L1

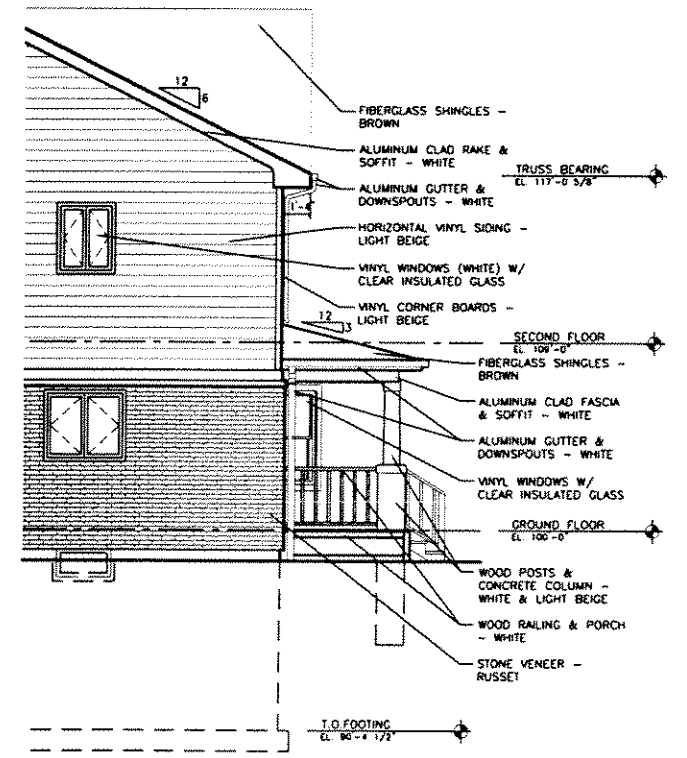
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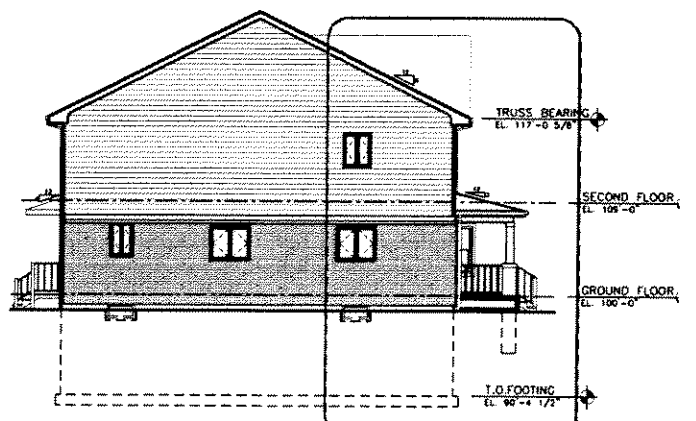
1 NORTH ELEVATION
1/8" = 1'-0"



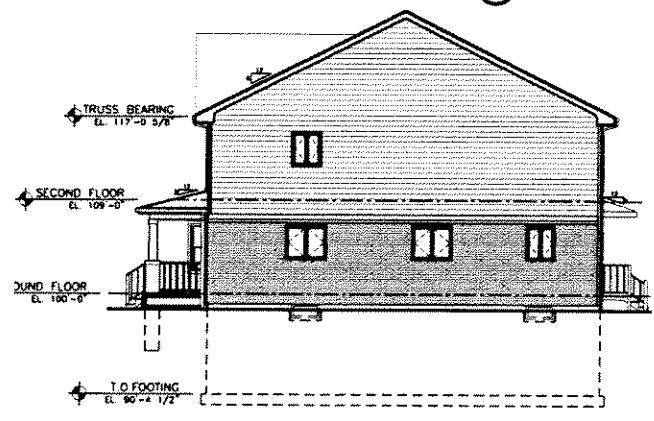
2 SOUTH ELEVATION
1/8" = 1'-0"



5 PARTIAL EAST ELEVATION
1/4" = 1'-0"



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



3 WEST ELEVATION
1/8" = 1'-0"

Project Title
STARK STREET ROWHOUSES

4600 W STARK ST
MILWAUKEE, WI 53218

Project Number
21095

Date of Issue
28 APRIL, 2004

Rev Dates

Filename
Elevations-A4

Design
RHT

Draw
RHT

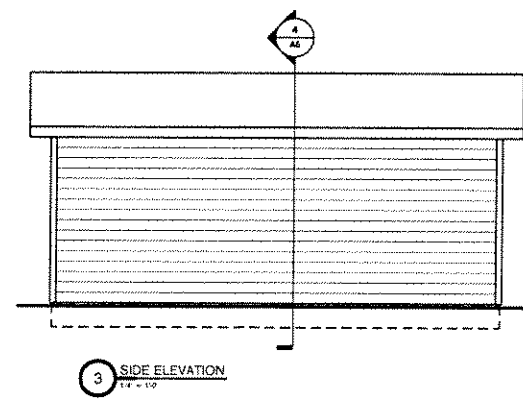
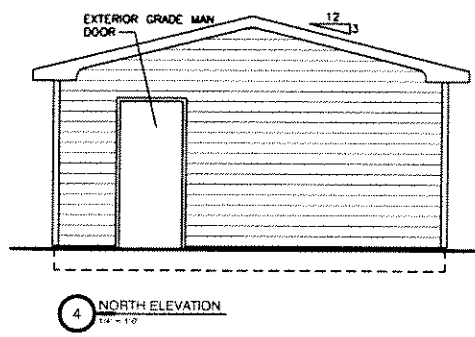
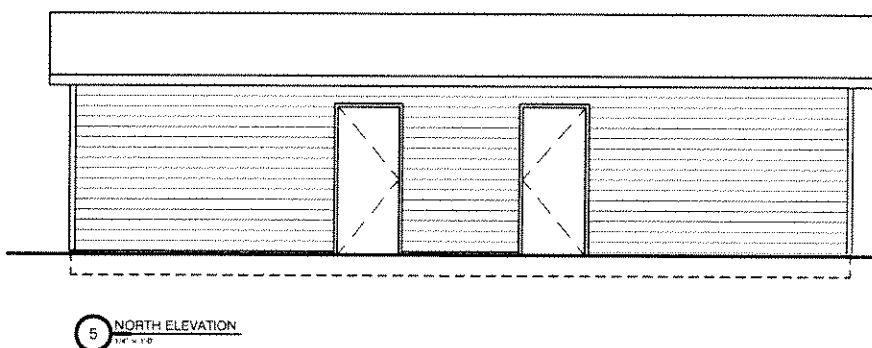
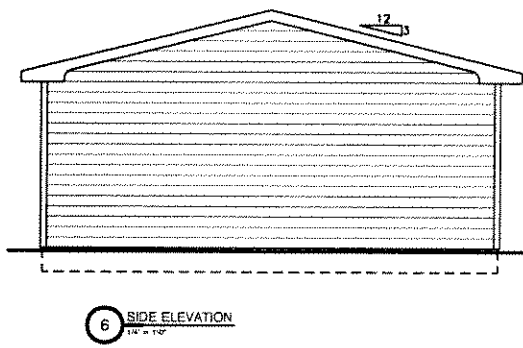
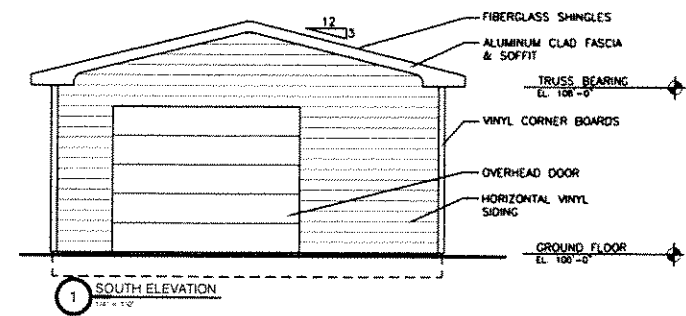
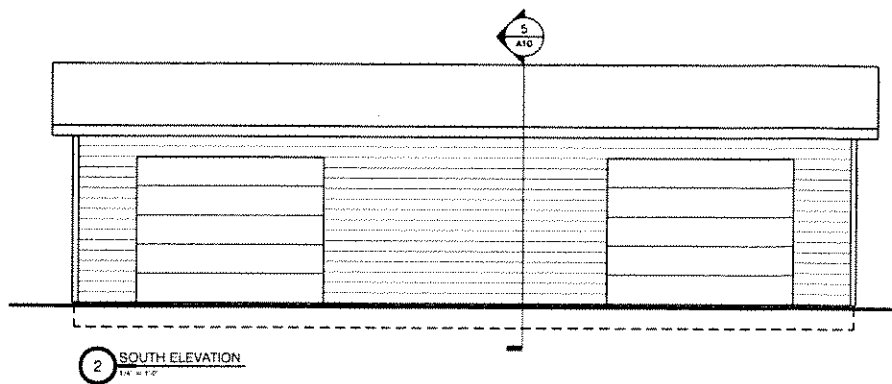
Check
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Approved
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CENTRAL CITY CONSTRUCTION
1300 N 4TH STREET
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Drawing Description
EXTERIOR ELEVATIONS

Sheet Number
A4



Project Title
**STARK STREET
 RDW HOUSES**

4600 W STARK ST
 MILWAUKEE, WI 53218

Project Number
 21095

Date of Issue
 28 APRIL, 2004

Rev Dates

Filename
 Elevations-A4

Design
 RMT

Draw
 RMT

Check
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Approved
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**CENTRAL CITY
 CONSTRUCTION**

1300 N. 4TH STREET
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Drawing Description
GARAGE ELEVATIONS

Sheet Number
A4A

Project Title
**STARK STREET
 ROWHOUSES**

4600 W STARK ST
 MILWAUKEE, WI 53218

Project Number
 21095

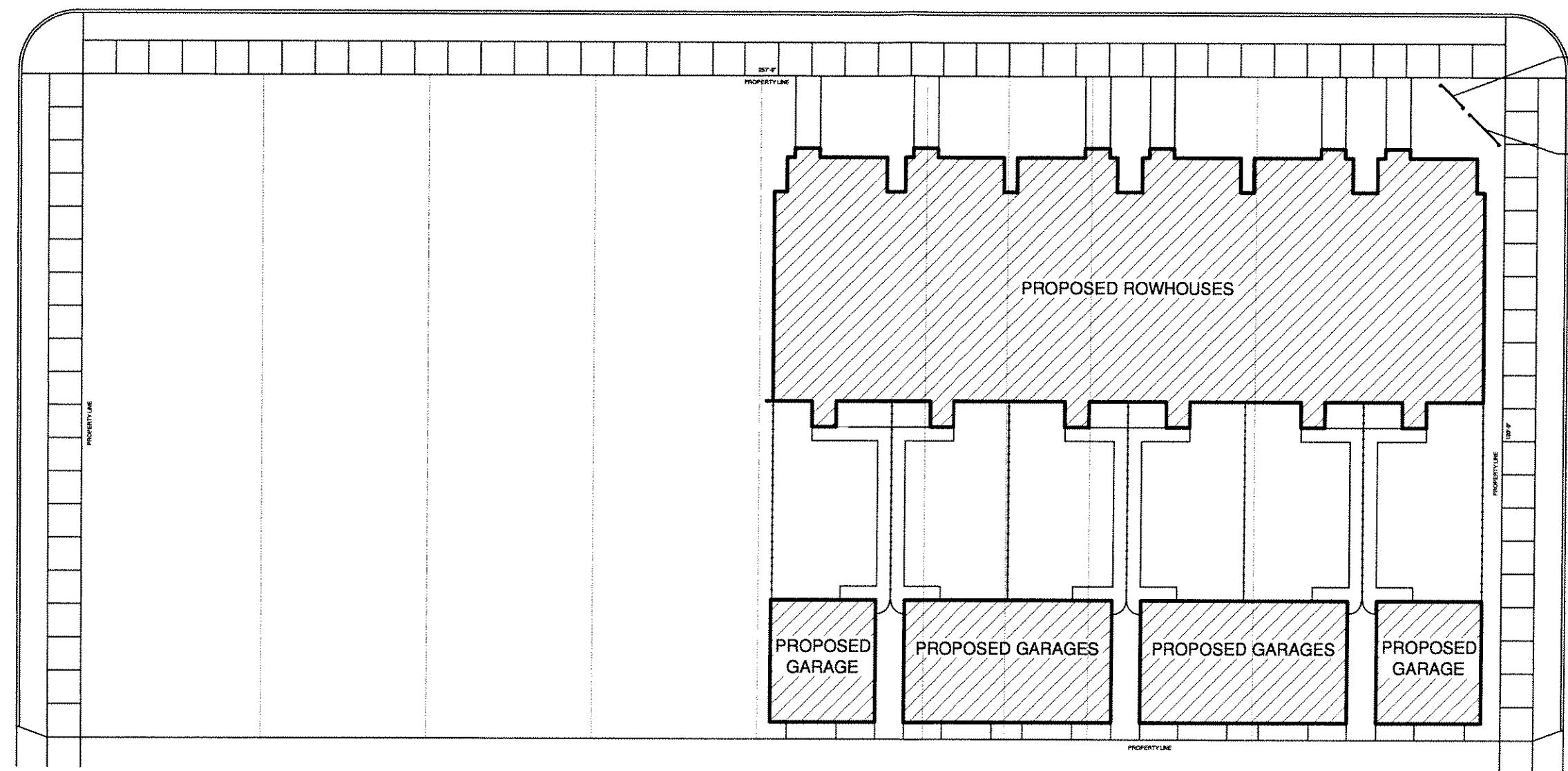
Date of Issue
 28 APRIL, 2004

Rev Dates

WEST STARK STREET

NORTH 47th STREET

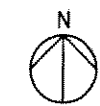
NORTH 46th STREET



TEMPORARY SIGN - PERTAINING TO
 ADVERTISING THE SALE OF THE UNITS
 20 SQUARE FEET - MAXIMUM
 CONSTRUCTED OF 5/8\"/>

TEMPORARY SIGN - PERTAINING TO
 THE CONSTRUCTION OF THE BUILDING
 40 SQUARE FEET - MAXIMUM
 CONSTRUCTED OF 5/8\"/>

1 SIGN PLAN
 3/32" = 1'-0"



Filename
 SignPlan

Design
 RMT

Draw
 RMT

Check
 -

Approved
 -

CENTRAL CITY
 CONSTRUCTION

1300 N 46th STREET
 MILWAUKEE, WI 53212
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Drawing Description
 SIGN PLAN

Sheet Number
 S11

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