

# *Trademark Home Properties:*

## *Humboldt Commons* *2764 North Humboldt Blvd.* *Milwaukee, WI 53212*

This submittal is for an eight unit multi family project to be located at 2764 N. Humboldt Blvd. that will be completed in two phases. The current lot is adjacent to Gordon Park at the back of the property (facing east) and is surrounded by a combination of old style Victorian craftsmanship and new contemporary commercial buildings. The highest quality building methods and materials are going into this construction to ensure that these condominiums serve as a landmark to this changing and upcoming area.

Trademark Home Properties is excited to bring Humboldt Commons to Milwaukee. Trademark is a residential and commercial property owner and has contracted with Vision Remodeling for this project. Vision Remodeling has been restoring east side and River West Victorian properties for eight years and understands the importance of style and craftsmanship in these neighborhoods.

This project consists of two phases. Phase One includes 5 Units (two duplexes and one single family home). Phase Two includes 3 Units (one town home). The front facades will be constructed with materials found throughout the River West area in combination with cedar and hardy plank siding. The front porches will fit the old style Victorian homes with large pillars and close spindles.

### **Design Information:**

1. Each unit for Phase One will include off street parking.
2. Each unit for Phase Two will include underground parking.
3. Each unit has substantial green space in addition to proposed Gordon Park access.
4. Exterior materials are nearly as important as architecture.
5. High end building with a value to the purchaser as well as the neighborhood.
6. Extensive landscape design mixes new style with original old growth.
7. Each unit has personal outdoor space.

**Developmental Overview:**

Builder: Vision Remodeling 414-915-4010

Owner/Investor: Trademark Home Properties, LLC 414-852-4759

Address: 2764 N. Humboldt Blvd.

Milwaukee, WI 53212

1. Gross land area: lot size 94 x 133.....totaling 12,513 sq.ft.
2. Building land cover: 3948 sq.ft.....totaling 31%
3. Parking, sidewalk, and decks: 4344 sq.ft.....totaling 35%
4. Landscape open space: 4221 sq.ft.....34%
5. Proposed number of buildings: 4
6. Maximum dwelling units per building: 3
7. Bedrooms per unit: 3
8. Parking spaces provided: 8
9. Parking per unit: 1

**Phase 1:**

5 units total

two duplexes and one single family

estimated start date of February 2008

**Phase 2:**

3 units total

three town homes

estimated start date of summer 2008