



EXHIBIT A
CITY OF MILWAUKEE FILE NUMBER: 060705

DOWNER AVENUE

GENERAL PLANNED DEVELOPMENT

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

December 21, 2006

Purpose

New Land Enterprises requests that the zoning adjacent to and along Downer Avenue be amended to a General Planned Development in accordance with this document. This statement, together with the accompanying drawings constitutes and supports the General Planned Development (GPD).

Introduction

Through this comprehensive GPD, New Land Enterprises (NLE) and its partners is proposing a major development effort beginning in spring of 2007 and extending to 2010. NLE and its partners have acquired various properties along Downer Avenue and developed a vital interest in the success of the area. During the past two years, they've experienced the present Downer Avenue business district in decline/stagnation and have concluded that opportunities exist to stimulate commerce and inspire more people to reside in the neighborhood. Multiple meetings have occurred within the neighborhood as well as with merchants, to understand the issues of those who presently live and work in the area and present the plan for development. Specific design changes have been made to respond to the issues brought forth.

Though most of the existing structures will remain, there are several major components to the proposed development.

1. Improve the streetscape along Downer to create a consistent image and a more defined sense of place along the two block commercial district. (Item # 1 on the site plan)
2. Raze existing 4 blighted residential duplexes at the NE corner of Webster and Stowell for a 76 unit residential condominium development. (Item # 2 on the site plan)
3. Remodel the shell and upper two floors of the existing building at the NW corner of Webster and Downer, above Schwartz Books, for additional office space. (Item # 3 on the site plan)



4. Improve facades of Schwartz's Bookstore and the Downer Theater. (Item # 4 on the site plan)
5. Acquire the city owned parking lot at the SE corner of Downer and Bellevue for retail and parking structure development. (Item # 5 on the site plan)
6. Remove the existing drive though and ramp to the parking garage for a building addition and remodeling of the 2nd floor of the existing building on the SE corner of Downer and Park, adjacent to Associated Bank, for a surgery center and offices. (Item # 6 on the site plan)
7. Improve the existing façade at the 2600 block N. Downer. (Item # 6 on the site plan)

For the existing buildings where no interior work is planned, NLE's intent is to coordinate with existing tenants to ensure maximum access to those businesses and residents.

Overall Description

Existing state of decline

Discussions with the retailers and residents in the Downer Avenue Business District revealed that customer traffic has been on a steady decline for the last 5-7 years. Prior to NLE's purchase of the 2500 West and 2600 East blocks of Downer Ave. in August 2006, Einstein's corporate and Gil's made the decision to close their stores. There were a total of 4 retail vacancies when the property was purchased – an unusually high amount for a merchant district of its kind. There is also an indication that two more vacancies are likely to occur if the decline of traffic/business continues. Limited parking in the vicinity furthermore contributes to negative growth opportunities. The residential component, located on the northeast corner of Stowell and Webster, is currently a mix of vacant land and 4 blighted rental duplexes. It is NLE's view that this area needs improvement to stay competitive.

Comprehensive plan for improvement

Retailers perform best in neighborhoods that offer daytime and after hour traffic, i.e. neighborhood office employees in the daytime, and residents of the neighborhood in the evening. It is our goal to infuse a constant flow of clientele to the retailers throughout the day and into the evening to maximize the commercial potential of the Downer Avenue Business District. Expanding the available parking in the neighborhood will ensure commercial growth during the day and reduce the on street parking congestion overnight.

Above the current Associated Bank, the existing second floor 12,000 square foot parking garage along with a 12,000 square foot addition to the north will provide space required for an ambulatory surgery center. The existing retail establishments will remain at ground level. The first and third floors of the addition are planned for offices.



A new space will be needed for the Associated Bank. NLE proposes to utilize the existing municipal surface parking lot to build a 7,500 square foot retail space with a two lane drive through that Associated Bank can occupy along with another retail tenant with one level of enclosed parking below grade and 3 levels of open parking above the retail space totaling approximately 100 parking spaces. Vehicular access to upper parking levels is from Downer at the far south end of the site while access to the lower level parking and the drive through teller is from Belleview at the far east end of the site. NLE plans to renovate the currently vacant 28,000 square feet of space on the two floors above Schwartz Books for medical office professionals. A new dedicated entrance and elevator lobby for the offices will be located at the SW corner of the building on Belleview.

NLE proposes a 76 unit residential condominium development to replace the existing four duplexes at the northeast corner of Webster and Stowell. This building will provide all the parking needs for the residents (nearly 1 space per bedroom) and also an additional 90 parking spaces dedicated to the Downer Avenue Business District office space for use during the day and evening and for limited overnight off street parking. Vehicular access is from the alley west of Schwartz Books for the residents and from Webster adjacent to the alley for additional residents and the Downer Avenue Business District parking needs.

To create a sense of place and community we propose to replace sidewalks and add banners and street landscaping along the properties owned by NLE and its partners to further reinforce the new Downer Avenue Business District identity. Other property owners within the Downer Avenue Business District will be encouraged to participate in the streetscape improvements for a consistent appearance.

It's NLE's conclusion that the Downer Avenue Business District is in need of restoration and development. Being close to the Columbia St. Mary's campus enhances the viability of medical offices and medical related functions. Additional off street parking reduces the street parking pressure and satisfies the need for parking generated by the additional 60,000 square feet of commercial space. The improved Downer Avenue Business District will serve the needs generated from the owner-occupied residential development, existing commercial and new office development, rejuvenating the entire neighborhood.

Project Design Components

Residential Component

NLE proposes an 11 story building, not to exceed 121 feet in height to the main roof and an additional 9'-6" to the elevator penthouse roof, comprised of 8-stories for 76 (7 three-bedroom, 49 two-bedroom, and 20 one-bedroom) condominium units, 1 grade level entry lobby, 2 levels of parking above grade and 2 levels below grade, totaling 134 dedicated residential parking spaces (nearly 1 parking space per bedroom), and 90 spaces dedicated for commercial use to serve the proposed medical offices on the second and third floors



above Schwartz Books and potentially be rented to other residents in the neighborhood for limited overnight use to alleviate parking congestion experienced in the neighborhood. The parking levels below grade will extend under the sidewalk along the west side of the building providing tandem parking spaces to maximize the available parking spaces. (Refer to Item # 2 on the attached site plan.)

Considerable effort has been spent communicating the proposal to the public resulting in a design that responds to their feedback. The primary goal of the exterior design was to reduce the mass of the building, respecting the scale of the neighboring buildings. Though the building is 11 stories above grade, the use of strong horizontal elements, significant stepping back of the upper levels and change of materials each contribute to reducing the mass of the building. Specifically, the design uses horizontal balconies along with a change in material color on the west and south elevations to establish a datum at the 6th floor, the southwest corner is stepped back from the 7th floor and up, almost the entire plan is fully recessed at the 10th floor, and again further recessed the 11th floor.

In response to the public meetings, the design has been modified to decrease the density of the condominium building, from the original 91 units to the proposed 76, which is almost a 20% reduction. Additional design modifications, such as the recess of the ground level, were made to incorporate comments made during the public meetings.

High quality architectural materials will be utilized. A combination of aluminum framed windows and curtain wall accent the wood façade and contribute to reducing its visual mass. The 10th and 11th floor façades are predominantly glass to give the building a more transparent image. Materials strategically camouflage the elevated parking levels and call attention to pedestrian friendly features at grade level. Entrances are defined by recesses and the west and south elevations have significant landscaped “front porches”.

Commercial Component

Currently, above the retail spaces at the east 2600 block of Downer is an underutilized garage/storage space on the second floor. NLE plans on redeveloping the second floor to finished space, relocating the Associated Bank, demolishing the drive-through and vehicular ramp, and replace it with a 3-story addition to the north. This will add retail and office space on the ground level, maximize the office use on the second floor, and add office space on the third floor. The striking glass and masonry addition is the main design element acting as a contemporary gateway to the Downer Avenue Business District while maintaining the privacy with smaller windows where warranted of the internal function. The existing building façade will also be repaired and upgraded with awnings, new storefront and new windows. A consistent signage band will allow the existing signage to be easily mounted and dismantled without ghosting. Preliminary plans are for a spa on the first floor of the addition, a surgery center for the second floor, and a medical office space on the third floor of the addition. The surgery center will require a Special Use permit. A garden to the east of the addition will provide a visual amenity during client



stays and maintain a buffer to the easterly neighbor. (Refer to Item # 6 on the attached site plan.)

Another key commercial component is the vacant space above Schwartz Bookstore. The 2 floors have been vacant and ignored for decades. The building, regardless of future use, requires structural repairs, window replacement, new awnings, etc. NLE will make the necessary repairs and improvements to the current structure and create a new entry lobby for the upper floors to facilitate its use as medical office space. Additionally, façade repairs are planned for the Downer Theater building. (Refer to Items # 3 & 4 on the attached site plan.)

All commercial prospects have a need for parking, both for staff and visitors. To effectively maximize the positive impact of the additional commercial space, totaling approximately 60,000 square feet, and minimize the parking impact on the neighborhood, a total of approximately 170 parking spaces are needed to serve the new commercial space. 90 commercial parking spaces are allocated in the Webster & Stowell development leaving a deficit of approximately 80 parking spaces to serve this overall development.

The solution to best serve the business district is the redevelopment of the municipal parking lot, across from the Downer Theater. Approximately 7,500 square feet of ground level retail would provide the optimal space for the relocation of Associated Bank and one or two additional boutique retailers. The basement, 2nd, 3rd, and roof levels would accommodate approximately 94 - 100 parking spaces, of which 29 spaces would be reserved as municipal parking, netting an additional 68-72 parking spaces to support the commercial redevelopment, as well as the newly created ground level retail. (Refer to Item # 5 on the attached site plan.)

The design of the building responds to the close proximity of the neighboring homes to the east and the south by angling or stepping back the corners to maximize the openness to the neighbors.

The main design feature for the parking structure is its skin. The open parking structure will be clad on the north and west façades in a mosaic of masonry and storefront at the grade level with overlapping opaque, translucent and transparent panels, as well as open voids, composed to minimize the impact of the upper level parking structure while maintaining a sense of passive surveillance. The façade will be illuminated from within, serving as a gateway to the business district from the south, complementing the north gateway. The existing popcorn wagon will be incorporated into the Downer Ave façade.

Public Amenities

An important part of the development concept is improving the look and feel of the streetscape along the Downer Avenue Business District. The improvements to the building shell of Schwartz Bookstore and the Downer Theater, the addition to and improvements to the existing building on the east side of the 2600 of Downer Ave., and



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the proposed parking structure will improve the look at the street level. Additionally, new two-toned sidewalks will be installed along the NLE properties and the city parking lot site consistent with improvements underway. Raised planters with seating areas will be created along the sidewalks to promote interaction. New street banners will identify this area as a hub and create a consistent image for the Downer Avenue Business District. (Refer to Item # 1 on the attached site plan.)

Summary

This GPD will create a dynamic 2 block long corridor, with prominent gateways on the north and south sides. Overall, approximately 60,000 square feet of commercial space, 120,000 SF of residential space, and 324 parking spaces would be developed. The project will add \$60 million to the tax base, have long term positive effects for the surrounding neighborhood, create more energy in the neighborhood during the daytime, and strengthen the retail experience on Downer.



COMPLIANCE WITH 295-907 STANDARDS

Proposed Condominium Building, 2502–2570 N. Stowell Ave. & 2512 E. Webster Pl. (Refer to Item # 2 on the attached site plan.)

- 2. b-1a: **Gross land area** – 19,781 square feet.
- 2. b-1b: **Maximum amount of land covered by principle building** – 18,111 square feet.
- 2. b-1c: **Maximum amount of land devoted to parking, drives, and parking structures** – included in building footprint.
- 2. b-1d: **Minimum amount of land devoted to landscaped open space** – 1110 square feet to property line at ground plans (plus 1388 square feet from property line to sidewalk) and 1269 square feet at the 3rd level terrace. Additional 1843 square feet of open space is located at the 10th level terraces and 2059 square feet on the 11th level terraces. Total open space is 6,281 square feet within property line and 7,669 square feet if right of way in considered.
- 2. b-1e: **Maximum proposed dwelling unit density** – 76 dwelling units (7 three-bedroom, 49 two-bedroom, 20 one-bedroom) 260 square feet of land per dwelling unit.
- 2. b-1f: **Proposed number of buildings** – one.
- 2. b-1g: **Maximum number of dwelling units per building** – 76 dwelling units.
- 2. b-1h: **Bedrooms per unit** – average of 1.83 bedrooms per unit.
- 2. b-1i: **Parking spaces provided (structure) and ratio per unit** – 134 spaces; ratio is 1.76 parking spaces per dwelling unit. Not included in the above are an additional 90 parking spaces at the lower level are allocated for offices located along Downer Avenue. Tandem spaces extending under the sidewalk along the west side will maximize the parking.
- 3.a. **Use:** Multifamily Residential – Owner Occupied – with accessory enclosed parking garage
- 3.b. **Design Standards:** Reduce the mass of the building with several step backs at the upper levels. Maximum height above grade proposed is 121 feet to the main roof and an additional 9'-6" at the elevator penthouse roof. Establish strong horizontal elements that relate to the existing low rise buildings. Use high quality materials – combination of masonry, storefront, prodema (wood veneer product), metal panel and curtain wall, with horizontal metal balconies. Replace existing sidewalks along street frontage.
- 3.c. **Density Proposed:** 76 residential units on 19,781 square feet of land, or a ratio of 260 square feet of land per dwelling unit.
- 3.d. **Space Between Structures:** The building is located 10 feet from the north neighboring building and 18 feet from the east neighboring building. Two hour fire rated wall proposed for the north wall of parking structure. Above the parking levels the unit levels are set back an additional 2'-6" to 8'-0" from the north face of the parking structure wall.



- 3.e. **Setbacks Proposed:** North property line setback is 3'-0". South property line setback is 0'-0". East property line setback at alley is 1'-0". And west property line setback is 1'-0".
- 3.f. **Screening:** Use of decorative masonry for the north wall will provide the required screening to the adjacent residential property to the north.
- 3.g. **Open Spaces:** The proposed building provides grade level open porch spaces on the south and the west that will be landscaped. There is an additional open space at the 4th level, corresponding to the first unit level, on the east façade dedicated to the residential units on that level.
- 3.h. **Circulation, Parking and Loading:** Vehicular access for the residents and the commercial parking is located on the southeast corner of the property near the alley accessed from Webster. Additional parking for the residents is accessed from the existing alley. All trash will be picked up from the alley with dumpsters that are stored within the building in a dedicated trash room.
- 3.i. **Landscaping:** The design provides opportunities for annual planting or permanent landscaping along the south, west and north perimeter of the building.
- 3.j. **Lighting:** Outdoor lighting will comply with current lighting regulations for planned development districts. Signs will be lighted.
- 3.k. **Utilities:** All new utilities located on the property will be underground. The new service transformer for the building will be located within the building out of sight.
- L. **Signs:** The building design integrates one freestanding, illuminated address (2'-2" x 6'-0") sign mounted to a pylon 10'-0" high x 6'-0" deep on the south facade that would be classified as a Type A sign. The freestanding sign will not exceed 60 square feet.

There will be Type A projection signs mounted to the building 2'-0" wide x 6'-0" high above the two garage entrances and a 2'-6" wide x 8'-0" high projection sign for the elevator lobby entrance for the office parking.

A temporary sign during construction will be erected to serve as the project identification and advertise sale of condominiums. Each of these signs will not exceed 48 square feet.

In addition to the building signage, the street improvements include adding 2'-6" wide x 8'-0" high banners mounted to the existing light poles - Refer to site plan item #1.



Existing Municipal Parking Lot, 2574 N. Downer Ave.
(Refer to Item # 5 on the attached site plan.)

- 2. b-1a: **Gross land area** – 16,059 square feet.
- 2. b-1b: **Maximum amount of land covered by principle building** – 15,742 square feet.
- 2. b-1c: **Maximum amount of land devoted to parking, drives, and parking structures** – included in building footprint.
- 2. b-1d: **Minimum amount of land devoted to landscaped open space** – 317 square feet to property line at ground plain
- 2. b-1e: **Maximum proposed dwelling unit density** – N/A; 7500 square feet of retail space and 100 space parking structure proposed.
- 2. b-1f: **Proposed number of buildings** – one.
- 2. b-1g: **Maximum number of dwelling units per building** – N/A Commercial development proposed.
- 2. b-1h: **Bedrooms per unit** – N/A Commercial development proposed.
- 2. b-1i: **Parking spaces provided (structure) and ratio per unit** – Approximately 100 spaces; 29 of which remain dedicated as the municipal parking lot it replaces.
- 3.a. **Use:** General retail establishment – with enclosed (below grade and open at the 2nd, 3rd, and roof levels) accessory parking garage, financial institution with drive-through. Potential exists for a second or third retail tenant depending on the area needed by the tenant.
- 3.b. **Design Standards:** The design would comply with the existing LB2 zoning requiring zero setbacks around the perimeter and a max height of 60'-0". Building proposed is 46'-6" to the roof of the elevator and stair and 38'-6" to the top of the parapet at the top parking level. Additional height to 55'-0" is required for light poles at the top parking level. Maximum building height proposed is 60'-0".

A blend of traditional masonry with aluminum framed storefront windows will enclose the ground floor at the north and east facades with traditional masonry walls at the east and south, including the upper floors, where abutting residential homes. Contemporary mosaic of metal screening, translucent acrylic or glass panels and open voids will screen the upper parking levels while maintaining the requirements of an "Open" parking structure. The sidewalks will be replaced with two toned stained concrete. Landscaped seating areas will be located at the mid block.

- 3.c. **Density Proposed:** 7,500 square feet of retail space with an approximate 100 space parking structure on 16,059 square feet of land.
- 3.d. **Space Between Structures:** The proposed building is located at the property line on all but the south sides. The design response will be sensitive to those neighbors by chamfering the northeast corner and stepping the building down at the south. A survey will confirm distances to the adjacent building to the east and south.



- 3.e. **Setbacks Proposed:** Setback proposed on the west north and east property lines are 0'-0" with setbacks on the south not to exceed 6'-0" feet. The northeast corner will be chamfered to create a larger open space to the east neighbor.
- 3.f. **Screening:** Use of decorative masonry for the east and south walls will provide the required screening of the parking areas to the adjacent residential properties.
- 3.g. **Open Spaces:** The proposed building provides grade level paved recesses to the retail spaces on the west and which will also provide a place for the popcorn wagon. The entire roof level parking is open.
- 3.h. **Circulation, Parking and Loading:** Vehicular access from Downer for the upper parking levels is located on the south corner of the property. Additional parking below grade is accessed from Webster towards the east corner of the site. Two proposed drive-up teller stations are also accessed from Webster and exit to Downer Ave. All trash will be picked up from the Webster access with small dumpsters that are stored within the building in a dedicated trash room.
- 3.i. **Landscaping:** The design provides opportunities for landscaped seating areas, incorporating elevated planters along the west side of the building.
- 3.j. **Lighting:** Outdoor lighting will comply with current lighting regulations for planned development districts. At the upper parking level, lighting will be mounted to the wall of the stair and elevator and supplemental light poles will be a maximum of 20'-0" above the parking deck. Signs will be lighted.
- 3.k. **Utilities:** All new utilities located on the property will be underground. The new service transformer for the building will be located within the building. The existing electrical transformers on the site must be relocated to another surface location - NLE and the city to coordinate a mutually agreed location.
- L. **Signs:** The building design integrates retail signs on the west facade classified as a Type A wall sign with a maximum area of 36 square feet each at a minimum of 25'-0" on center. Signs will be needed for the two to three retail entrances and the elevator lobby entrance.

There will be 2'-0" wide x 6'-0" high Type A projection signs above the two parking entrances and the drive through teller/ATM entrance,

A 6'-9" x 12'-0" Type B projecting sign (16:9 digital flat screen) will be located at the northwest corner at the second level.

A temporary construction sign and leasing sign will be erected.

In addition to the building signage, the street improvements include adding 2'-6" wide x 8'-0" high banners mounted to the existing light poles



Current Retail, 2620–2650 N. Downer Ave.

(Refer to Item # 6 on the attached site plan.)

- 2. b-1a: **Gross land area** – 18,336 square feet.
- 2. b-1b: **Maximum amount of land covered by principle building** – 15,582 square feet.
- 2. b-1c: **Maximum amount of land devoted to parking, drives, and parking structures** – None.
- 2. b-1d: **Minimum amount of land devoted to landscaped open space** – 1,278 square feet at ground plain for landscaped garden
- 2. b-1e: **Maximum proposed dwelling unit density** – N/A Commercial development proposed.
- 2. b-1f: **Proposed number of buildings** – one, addition to existing building.
- 2. b-1g: **Maximum number of dwelling units per building** – N/A Commercial development proposed.
- 2. b-1h: **Bedrooms per unit** – N/A Commercial development proposed.
- 2. b-1i: **Parking spaces provided (structure) and ratio per unit** – 0 spaces within property line. Must utilize a portion of the additional parking spaces generated as part of this GPD.
- 3.a. **Use:** Existing Retail, Spa, Medical Offices and Surgery Center
- 3.b. **Design Standards:** The proposed addition complies with the current LB2 zoning. The max height of the proposed building is 45'-0". A combination of modern butt glazed curtain wall and traditional masonry for the addition create a complementary identity to the existing masonry structure. New awnings will be installed to replace the existing awnings over the existing retail spaces. Existing single pane glass will be replaced with insulating glass units for the ground floor retail and the second floor. The sidewalks will be replaced with two toned stained concrete. Landscaped seating areas will be located at the mid block crosswalk.
- 3.c. **Density Proposed:** 11,600 square feet addition on three levels plus 12,121 square feet of converted garage space to the Surgery Center in addition to the existing 12,000 square feet of retail space on 18,336 square feet of land.
- 3.d. **Space Between Structures:** The garden area will buffer the building addition from neighboring structures.
- 3.e. **Setbacks Proposed:** Zero setback proposed for the addition on the north and west property lines along the street. East property line is angled and will respect the existing 3'-8' foot setback.
- 3.f. **Screening:** The existing fence on the east side of the building will remain as the screening element for the trash area.
- 3.g. **Open Spaces:** The proposed building addition accommodates a grade level garden for the enjoyment of it patrons.
- 3.h. **Circulation, Parking and Loading:** There is no vehicular access except from the street. A loading zone is proposed for the north exit from the addition on Park Place reserved for patient pick-up. All trash will be picked up from the east access as it currently exists from Hackett Ave.



- 3.i. **Landscaping:** The garden will include taller shrubbery, trees and planting beds located on the east side of the building addition.
- 3.j. **Lighting:** Outdoor lighting will comply with current lighting regulations for planned development districts. Signs will be lighted. Landscaped lighting will also be used in the garden.
- 3.k. **Utilities:** Existing utilities will be extended to support this redevelopment.
- L. **Signs:** As part of the existing building improvements the existing retail signs on the west facade will be remounted on a consistent signage band that would be classified as an Type A wall sign with a max area of 68 square feet each at 19'-6" on center, corresponding with the existing retail entrances. Sizes of some of those existing signs exceeding the current zoning are proposed be grandfathered as acceptable.

There will be an 8'-0" x 2'-6" Type A wall sign above the west entrance to the addition and a 6'-0" x 2'-0" Type A wall sign above the north exit from the addition. A temporary construction sign and leasing sign will be erected.

In addition to the building signage, the street improvements include adding 2'-6" wide x 8'-0" high banners mounted to the existing light poles - Refer to site plan item #1.



Schwartz's Bookstore, 2551- 2597 N. Downer Ave
(Refer to Item # 3 on the attached site plan.)

- 2. b-1a: **Gross land area** – 43,892 Square Feet (extending to Bellview).
- 2. b-1b: **Maximum amount of land covered by principle building** – 37,302 existing square feet.
- 2. b-1c: **Maximum amount of land devoted to parking, drives, and parking structures** – 6590 square feet.
- 2. b-1d: **Minimum amount of land devoted to landscaped open space** – none
- 2. b-1e: **Maximum proposed dwelling unit density** – N/A Commercial development proposed.
- 2. b-1f: **Proposed number of buildings** – One – southern most portion of the existing building.
- 2. b-1g: **Maximum number of dwelling units per building** – N/A; remodeling of 28,000 square feet of existing space proposed.
- 2. b-1h: **Bedrooms per unit** – N/A Commercial development proposed.
- 2. b-1i: **Parking spaces provided (structure) and ratio per unit** – 0 spaces within property line. Must utilize a portion of the additional parking spaces generated as part of this GPD.

- 3.a. **Use:** General Retail Establishment, Medical Offices, Office, sit down restaurant
- 3.b. **Design Standards:** Make structural repairs to the interior and exterior to support office use, replace windows with aluminum frame and insulating glass, provide new awnings, add a new grade level aluminum storefront entrance on the south façade to an elevator lobby. The sidewalks will be replaced with two toned stained concrete extending to Belleview Ave. Landscaped seating areas will be located at the mid block. Additionally, façade repairs are planned for the Downer Theater building – Refer to site plan item #4.
- 3.c. **Density Proposed:** 28,000 square feet of existing space on the two upper floors.
- 3.d. **Space Between Structures:** Existing conditions will remain.
- 3.e. **Setbacks Proposed:** Existing conditions will remain.
- 3.f. **Screening:** N/A.
- 3.g. **Open Spaces:** Existing conditions will remain.
- 3.h. **Circulation, Parking and Loading:** There is no Vehicular access except from the street. All trash will be picked up from the alley access as it currently exists.
- 3.i. **Landscaping:** Existing conditions will remain.
- 3.j. **Lighting:** Outdoor lighting will comply with current lighting regulations for planned development districts.
- 3.k. **Utilities:** Existing utilities will be utilized for this redevelopment.
- L. **Signs:** Existing Starbucks and Schwartz's Bookstore signs to remain. New 40 square foot Type A wall sign for tenant space north of Schwartz's is



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required. A 3'-0" wide x 12'-0" high projection sign will identify the new south entrance lobby.

In addition to the building signage, the street improvements include adding 2'-6" wide x 8'-0" high banners mounted to the existing light poles - Refer to site plan item #1.

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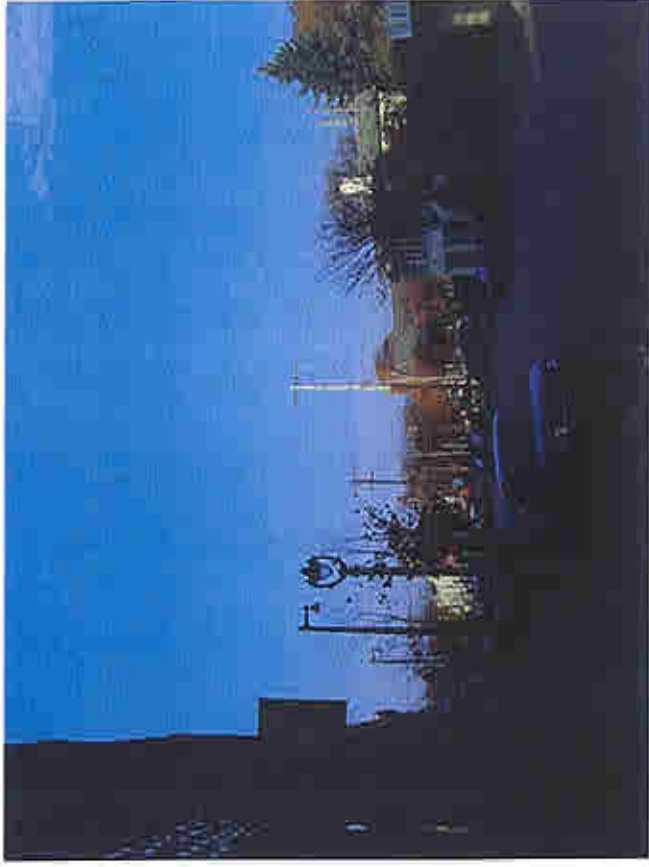


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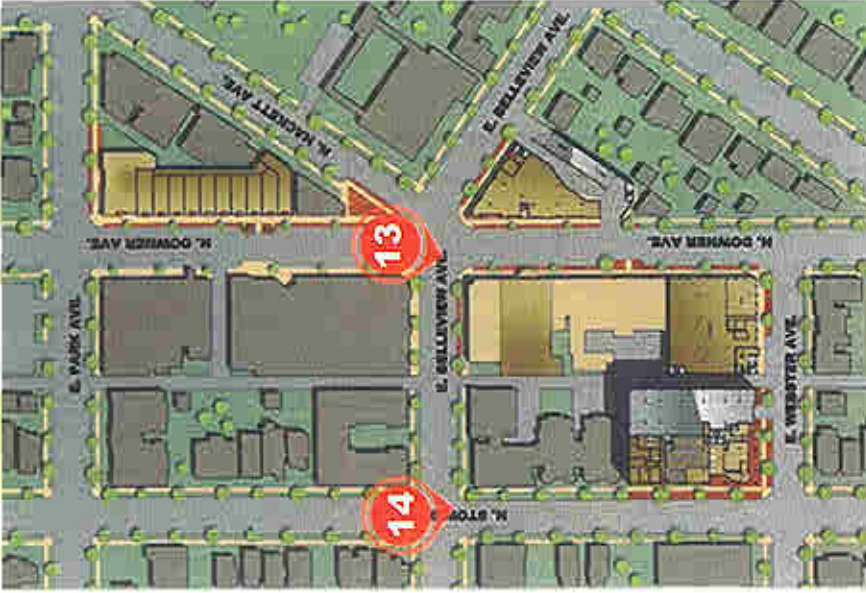
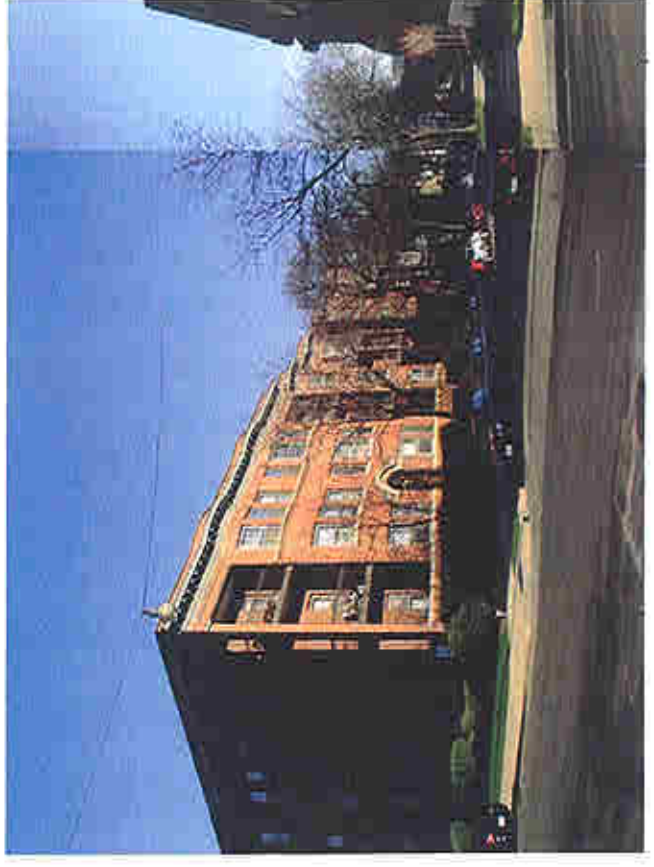


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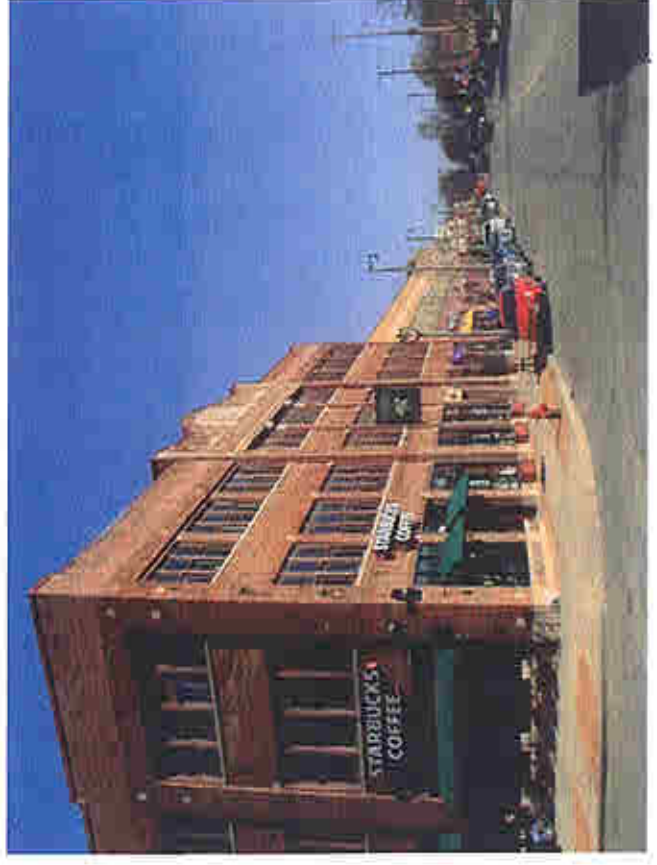


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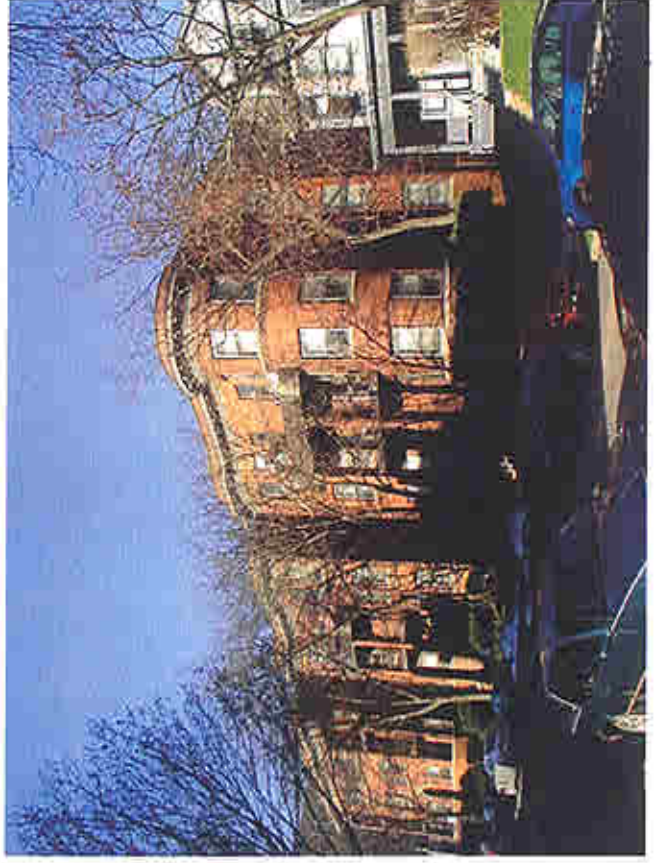


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