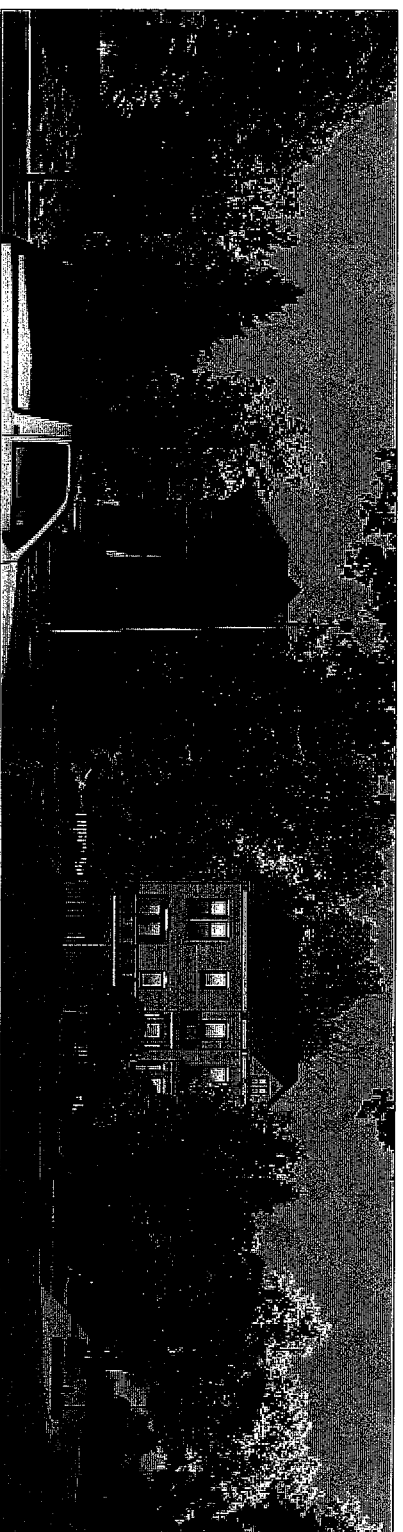
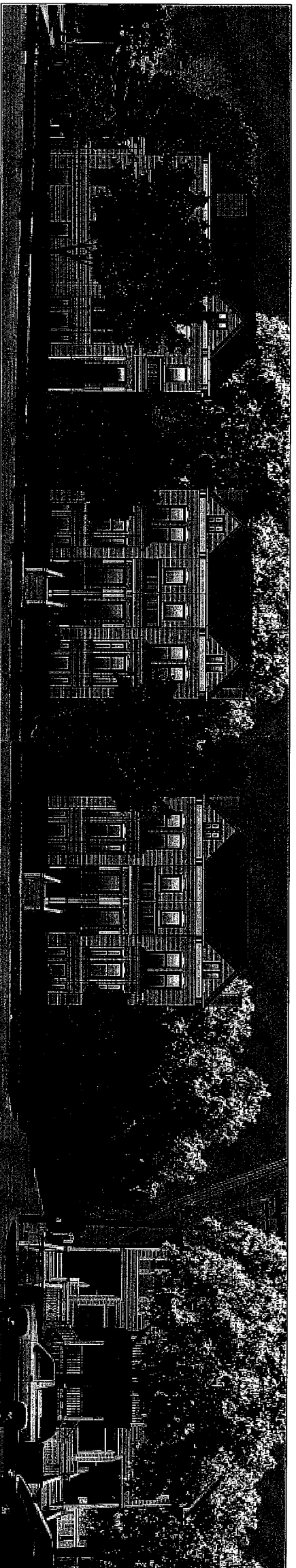


RESERVOIR COURT CONDOMINIUMS

WEST RESERVOIR & N. 2ND. STREET



Planned Development Submittal

Wiechmann Enterprises with J & G Rodman Investments

May 24, 2002

EXHIBIT A

File No. 020156

ZND/lee

DETAILED PLAN PROJECT DESCRIPTION AND OWN-ERS STATEMENT OF INTENT:

The Site:

The project is located at the northwest corner of W. Reservoir and N. 2nd Street. Currently on the site is a large historic home. The home is being used as a duplex. Prior to its current use, the interior of the home was remodeled into a five unit residential building. The former garage, since demolished, sat on the northeast corner of W. Reservoir and N. 2nd Street. The garage was demolished in 1983 per City of Milwaukee records.

The Proposed Project:

There are two components to this planned development, construction of 6 new condominium residential units and renovating the existing building into 3 condominium residential units for a total of 9 units on the site. Three options for the development of the corner building and the its parking configuration are included in this submission. See statistical sheet below (Figure 2) for detail data regarding parking, open space, etc. In addition to the ground level parking in the town homes, a five stall garage will be built to meet the other parking needs on the site.

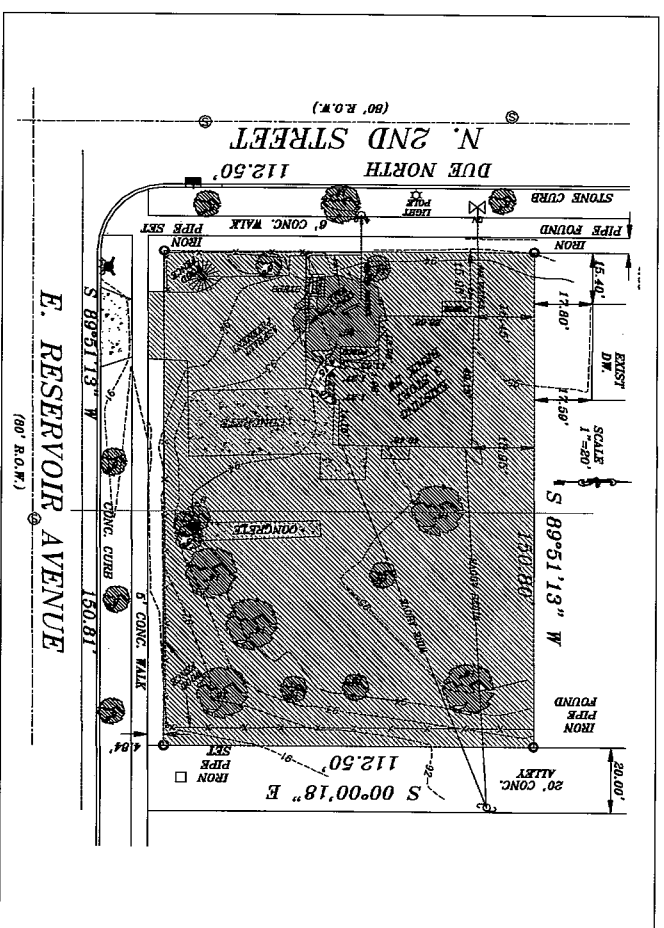


Figure 1: Existing Site Conditions

	Option A		Option B		Option C	
	Square Feet	% of Ttl. Track	Square Feet	% of Ttl. Track	Square Feet	% of Ttl. Track
Gross Land Area	16,991.42	0.39	16,991.42	0.39	16,991.42	0.39
Total Land Covered by Principal Buildings	5,739.87	0.13	5,766.56	0.13	5,923.84	0.14
Existing Home	1,486.87	0.03	1,486.87	0.03	1,486.87	0.03
Town Homes (1478.99/per bldg.)	2,957.98	0.07	2,957.98	0.07	4,436.97	0.10
Duplex	1,295.02	0.03	1,321.71	0.03	-	0.00
Total Land Devoted to Parking and Drives	4,342.20	0.10	4,157.65	0.10	3,811.81	0.09
Parking	1,165.44	0.03	760.96	0.02	760.96	0.02
Drives	1,736.76	0.04	1,956.69	0.04	1,610.85	0.04
Garages	1,440.00	0.03	1,440.00	0.03	1,440.00	0.03
Land Devoted to Landscaped Open Space	6,909.35	0.16	7,067.21	0.16	7,255.77	0.17

Proposed Dwelling Unit Density Proposed Number of Buildings (Total)	Option A		Option B		Option C	
	Acres	% of Ttl. Track	Acres	% of Ttl. Track	Acres	% of Ttl. Track
Existing Building	4	100.00%	4	100.00%	4	100.00%
Town Home Building	1	33.78%	1	33.94%	1	34.86%
Duplex Building	2	8.75%	2	8.75%	3	8.75%
Total Dwelling Units on Site	9	17.41%	9	17.41%	9	26.11%
Existing Home no. Units	3	7.62%	3	7.78%	3	0.00%
Town Home Building Units	4	25.56%	4	24.47%	6	22.43%
Duplex Building Units	2	6.86%	2	4.48%	0	4.48%
Parking Spaces Total on Site	17	10.22%	15	11.52%	13	9.48%
Garage	11	8.47%	11	8.47%	9	8.47%
Surface	6	40.66%	4	41.59%	4	42.70%
Ratio per residential	1.89		1.67		1.44	

Figure 2: Statistical Sheet

Project Detail:

1) Renovate the existing home.

Redevelop the existing home into (3) condominium units. The existing historic home exterior will be cleaned, repainted and repaired as necessary, along with the proposed renovations.

- a. First floor will be remodeled into (2) one-bedroom units, with part of the ground floor being included with each first floor unit. These units will be remodeled to meet the same quality as the new condominiums, with refinished hardwood floors, new kitchens and bathrooms.
- b. Second floor will be remodeled into (1) two-bedroom unit. Additionally, the third floor will be joined with the second floor, offering optional den, office and/or bathroom space. This unit will remodeled to meet the same quality as the new condominiums, with refinished hardwood floors, new kitchen and bathrooms.

- c. All three units will have garage parking spaces in the rear of the site, accessed from the alley. This access mirrors the property located at 114-118 W. Reservoir.

2A) Build 4 town home units (housed in two separate buildings) along Reservoir Street.

Build two buildings, each with a set of town homes along Reservoir Street beginning at the east end of the site. Each of the units will be two stories with a bonus room at the ground level and attic space. The units will have one ground floor parking space and one surface parking space accessed from the drive off the alley.

2B) Build a duplex or town home structure (2 residential units) at the corner of Reservoir and 2nd Street.

Three options are being presented for the corner building at W. Reservoir and N. 2nd Street. The options revolve around the arrangement and access to parking.

Option A (Preferred Option):

Build a duplex unit with a drive from 2nd Street to parking set back to match the building profile of the Historic Home. The configuration of the building allows for a front door on both W. Reservoir Street and N. 2nd Street.

Option B:

Build a duplex unit with a drive from Reservoir Street. The proposed drive for the garages is in the location of the existing drive. The configuration of the building allows for a front door on both W. Reservoir Street and N. 2nd Street.

Option C:

Build a similar town home building with its front doors on 2nd Street. These units will not have attached ground level parking.

3) Build a (5) stall garage structure at the rear of the site accesses from the alley.

Vicinity Map and Site Conditions:

The Site is located at the northeast corner of W. Reservoir and N. 2nd Street in the Vine-Reservoir Historic District at 1910 N. 2nd. Street. The existing home is an irregular shaped two-story residence designed in the Italianate Style and built in 1868 by Julius Luethe.

The home is of brick construction on a coursed limestone foundation. The basement level is approximately half above grade, resulting in long flights of steps up to two first floor porches. The roof is an irregular shaped hip with triangular gables centered on the respective elevations. Wide overhanging eaves are supported by pairs of brackets on a frieze which runs around the entire house.

Over the course of history a number of other structures have existed

on this site. They include four other frame dwellings, a cooper's shop, stable and other out buildings. In the 1930's the home was converted into five-apartments. This renovation drastically changed the interior of the building, fireplaces were taken out and small kitchenettes and baths were added. In 1977 the house again changed hands and was converted to a duplex or three family. A four car block garage was torn down in 1983.

The neighborhood surrounding the site is mixture of historic residences, single-family and multifamily homes, loft apartments, commercial (along Martin Luther King Drive and North Avenue) and public uses.

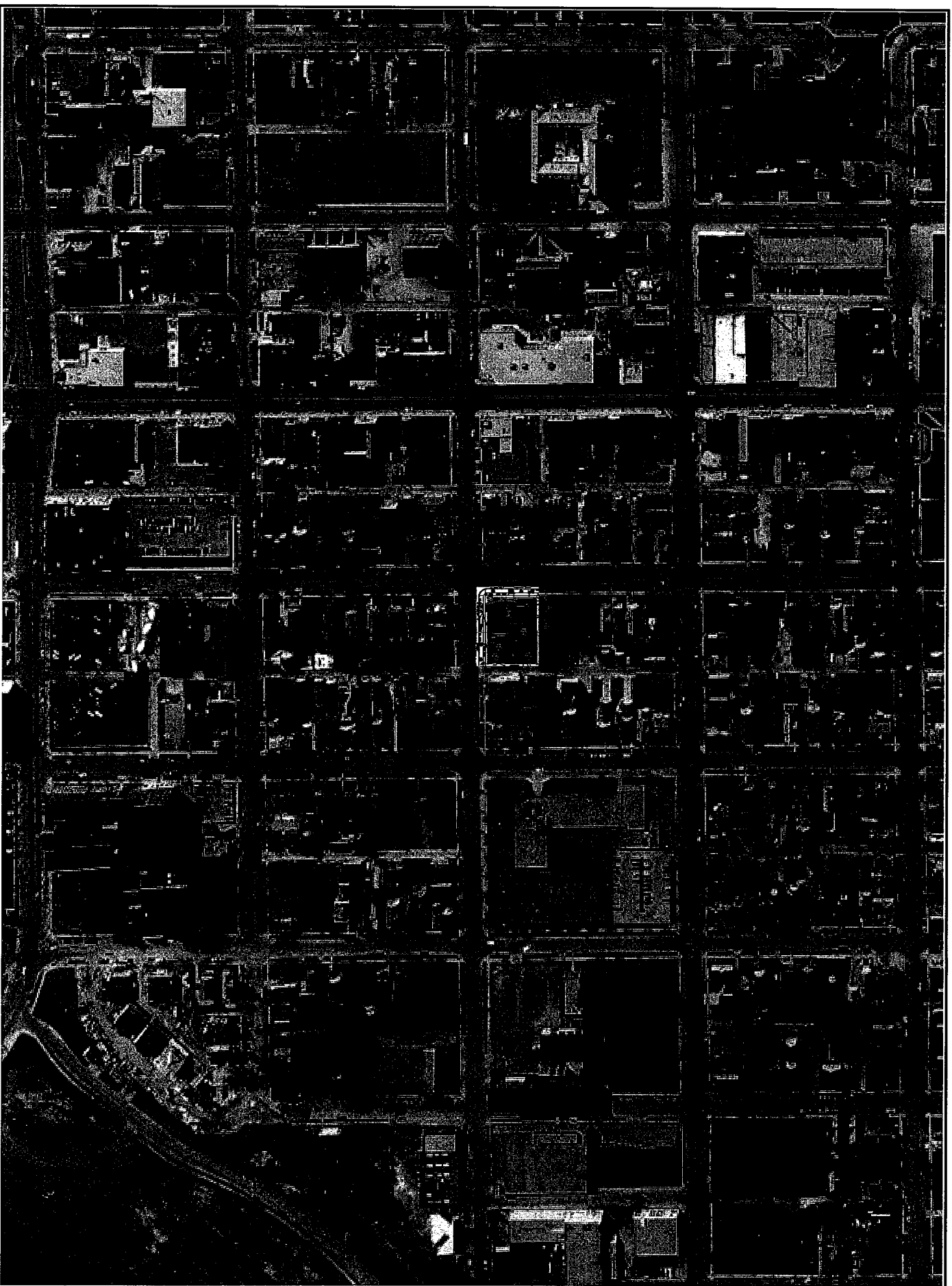


Figure 3: An aerial photograph showing the site and its vicinity. Recent developments in the neighborhood are not seen on this photograph.



Figure 4: South Elevation of Historic Home

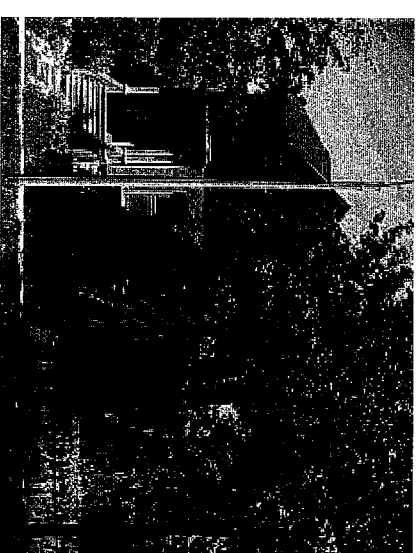


Figure 5: West Elevation of Historic Home

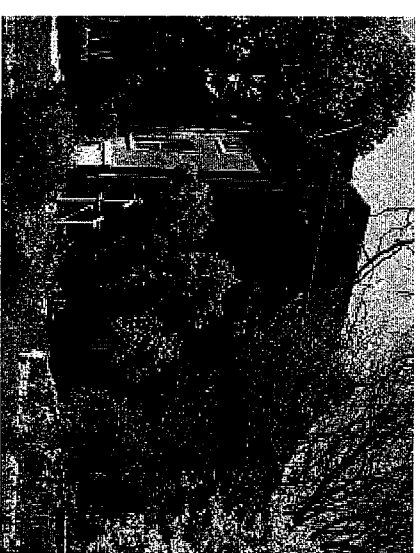


Figure 6: East Elevation of Historic Home

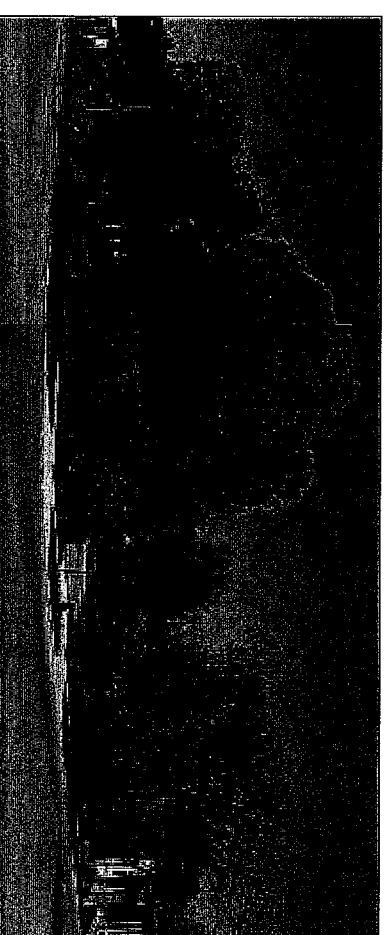


Figure 7: Site from the Intersection of Reservoir and 2nd. Street

Plat of Survey

JEFF RODMAN

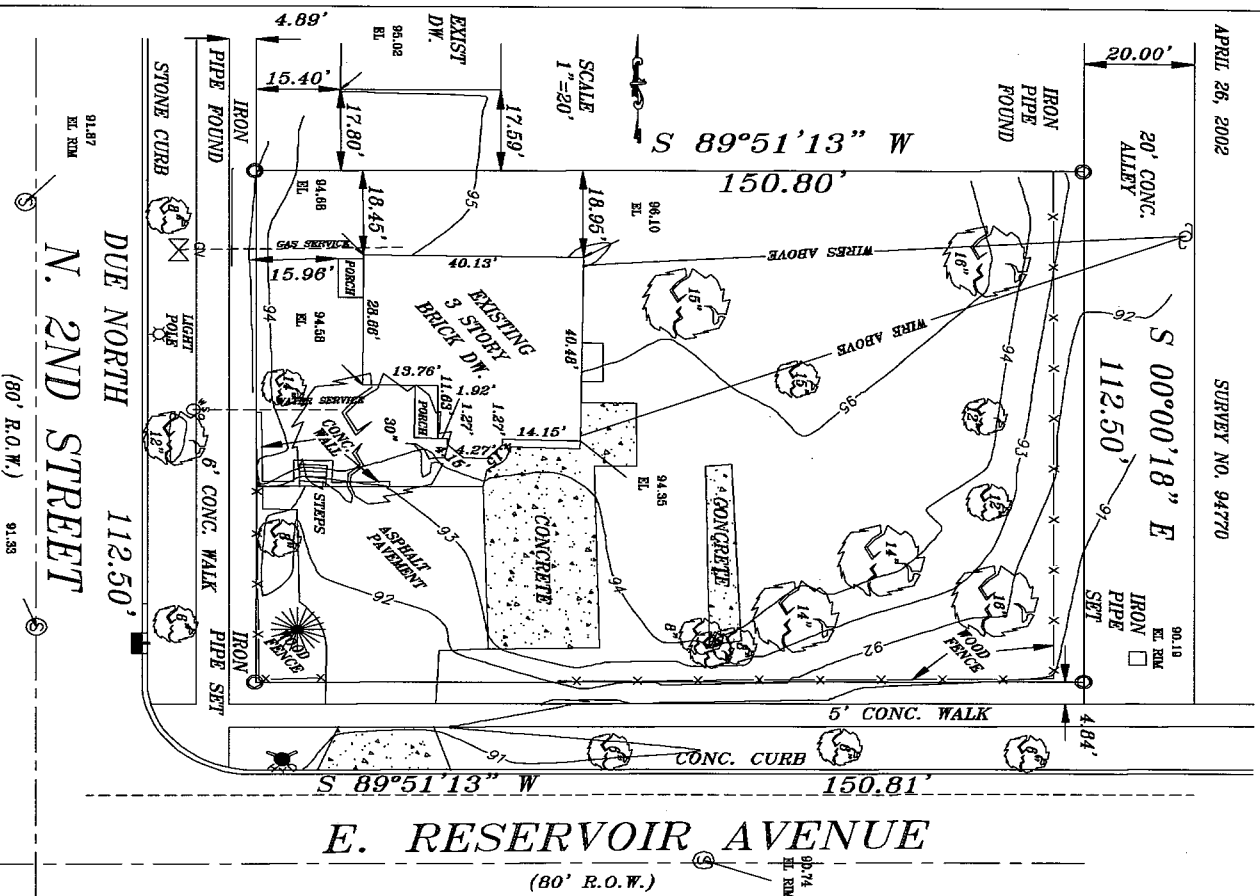
LOCATION: 1906 NORTH 2ND STREET, MILWAUKEE, WISCONSIN.

LEGAL DESCRIPTION:

The East 66 feet of the South 1/4 of Lot 11 and Lots 14 and 15, except the West 84 feet thereof, in Block 29, in SHERMAN'S ADDITION, in the Northeast 1/4 of Section 20, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin. ALSO the West 84 feet of the South 1/4 of Lot 11 and the West 84 feet of Lots 14 and 15, in Block 29, in SHERMAN'S ADDITION, in the Northeast 1/4 of Section 20, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

APRIL 26, 2002

SURVEY NO. 947770



METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
6200 W. LENOX ROAD, GREENFIELD, WI 53129
PH: (414) 629-6590 FAX: (414) 629-0727

I HEREBY CERTIFY THAT I HAVE CONDUCTED THE ABOVE DESCRIBED SURVEY AND THAT THE ABOVE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT I AM A LICENSED SURVEYOR AND CIVIL ENGINEER IN THE STATE OF WISCONSIN. I HAVE REVIEWED THE PLAT AND HAVE FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT I AM A LICENSED SURVEYOR AND CIVIL ENGINEER IN THE STATE OF WISCONSIN.

Dennis C. Sauer RLS-2421

Site Plan:

The general details of all three site plans are similar. The proposed new buildings (the town home and the duplex) are approximately 38 feet in height (to match the existing structure on the site). The garage structure is 16 feet in height.

All of the large site trees at the front (along 2nd Street) of the site will be preserved. The 15" diameter tree at the northeast corner of the site will also be preserved. A fenced enclosure will be built for garbage and recycling carts along the alley. There will be residential front porch lighting along the front elevations of the structures. The rear of the property will have a combination of deck lighting and security motion detector lighting.

The driveways and paths will all be concrete. The duplex unit parking court on 2nd Street will be dyed and stamped concrete. All new plantings and landscape will be similar to what exists on the site i.e.; day lily's, Lilacs and hostas. Set backs follow existing setbacks established along Reservoir and 2nd Street, 19.5' and 12.5' respectively.

All sale signs will be placed on the Southwest corner of the site and be approximately 4' x 8' and would only remain on site till units are sold. No other signage is planned. Due to the existence of the home, all necessary utilities are already on site. New connections will be underground. Existing home overhead electrical wires will be relocated underground. A catch basin for site runoff and surface waters will be located in the rear drive area.

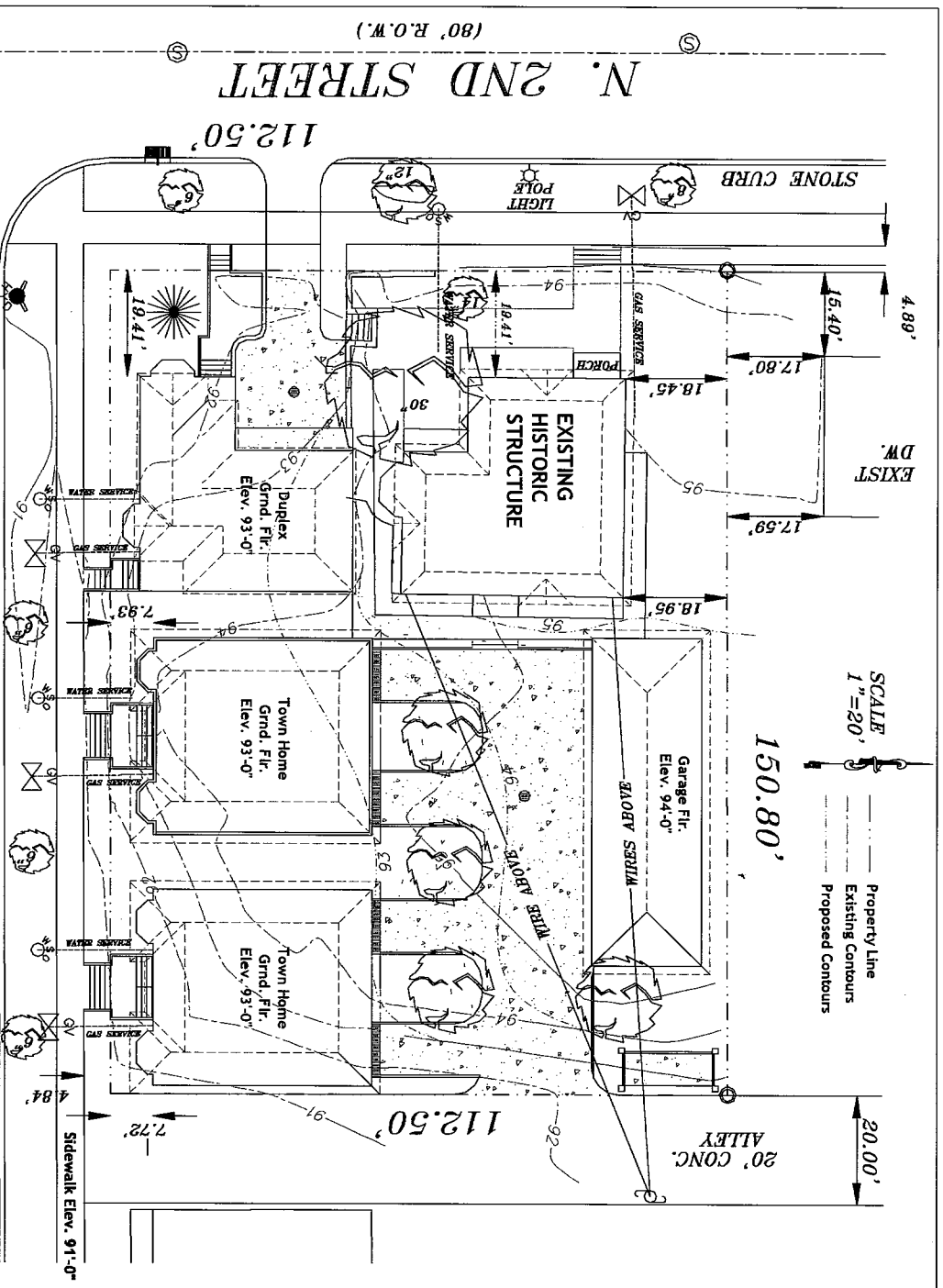


Figure 11 Proposed Option A: Site Plan

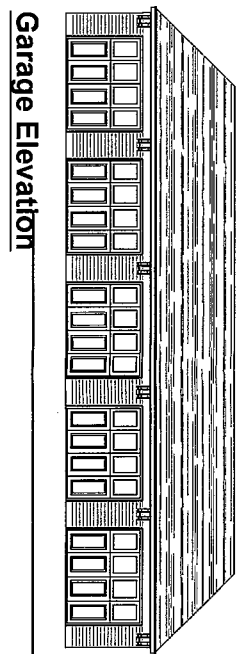


Figure 10: Garage Elevation

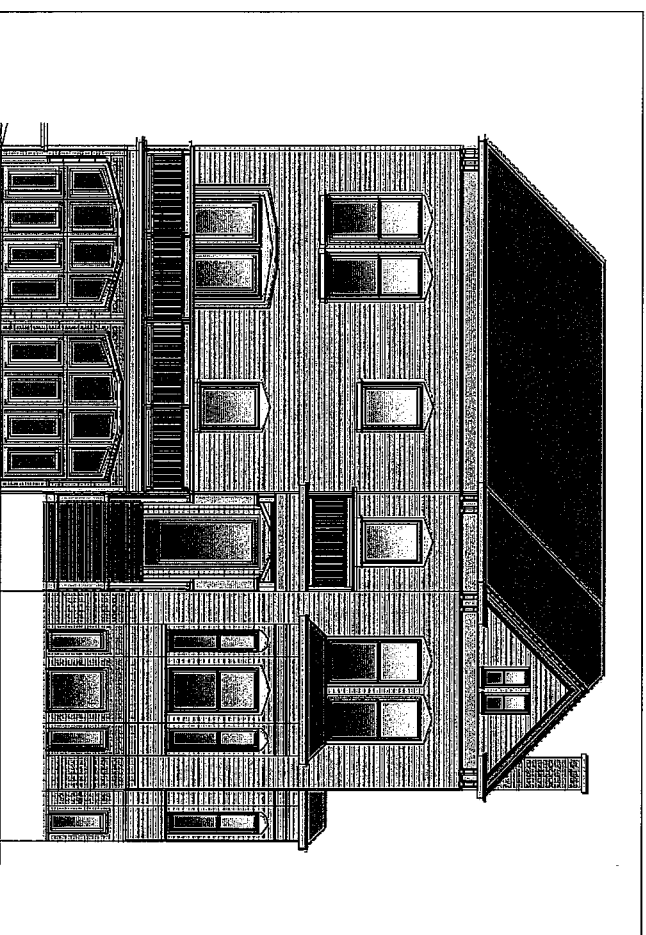


Figure 12: Option A: N. 2nd Street Elevation of Corner Duplex Unit

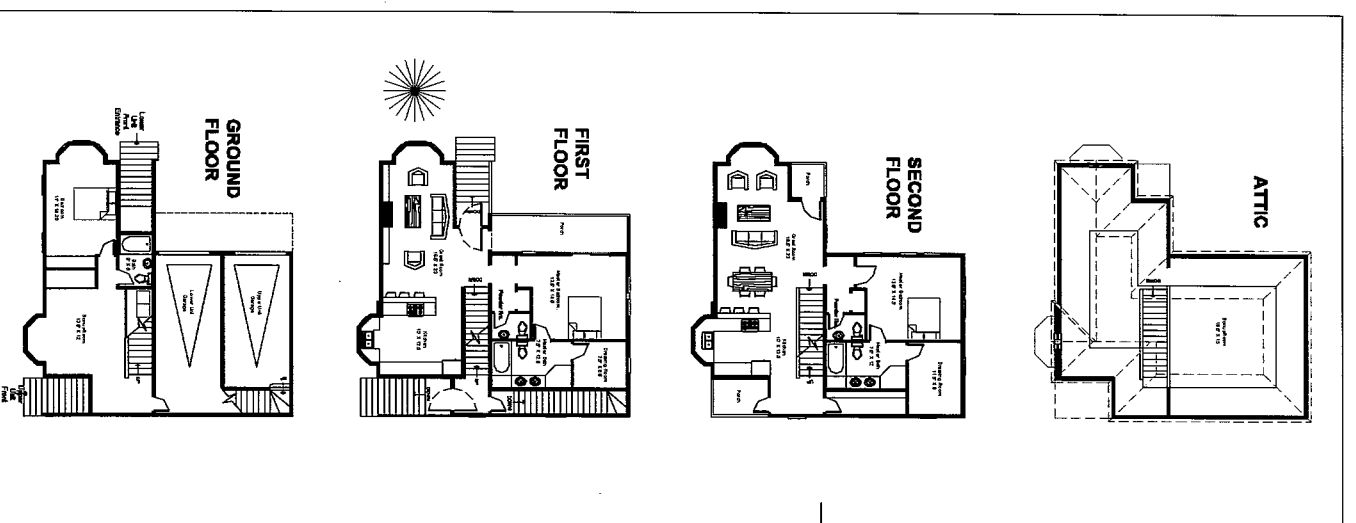


Figure 13: Option A - Duplex Floor Plans

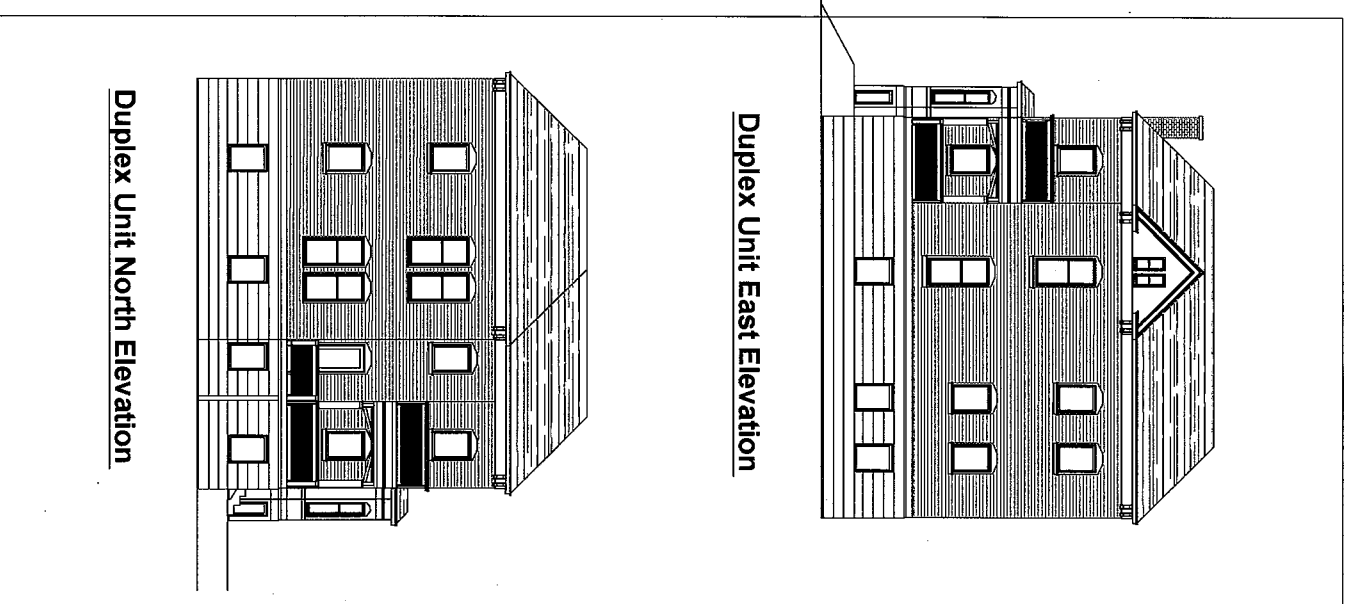


Figure 13: Option A - Duplex Side Elevations

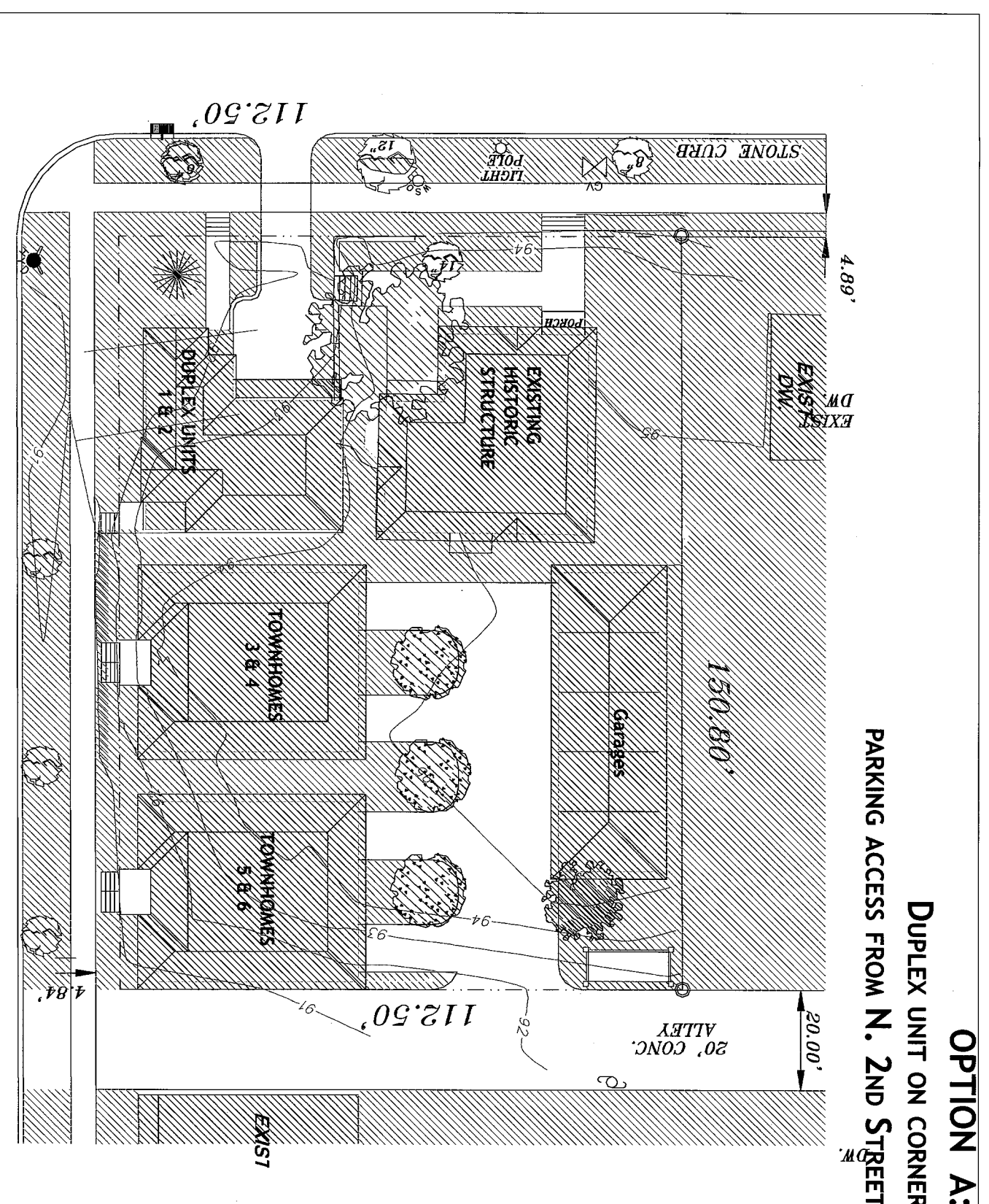


Figure 14: Option A - Site Plan

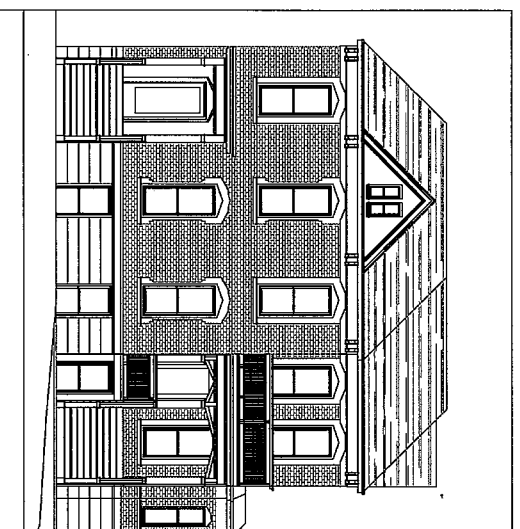


Figure 15: Option A - N. 2nd. Street Elevation

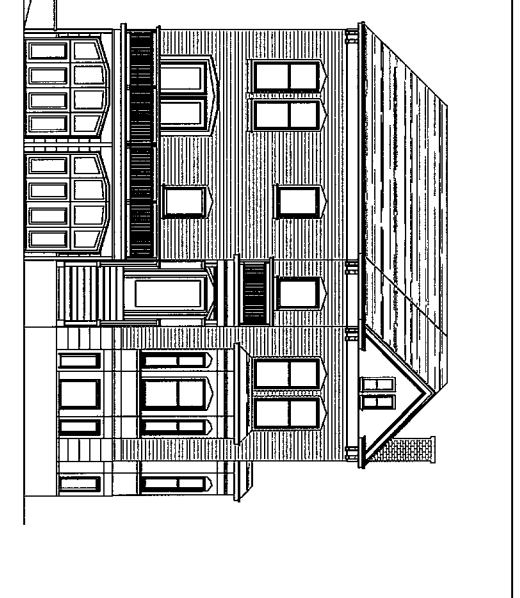
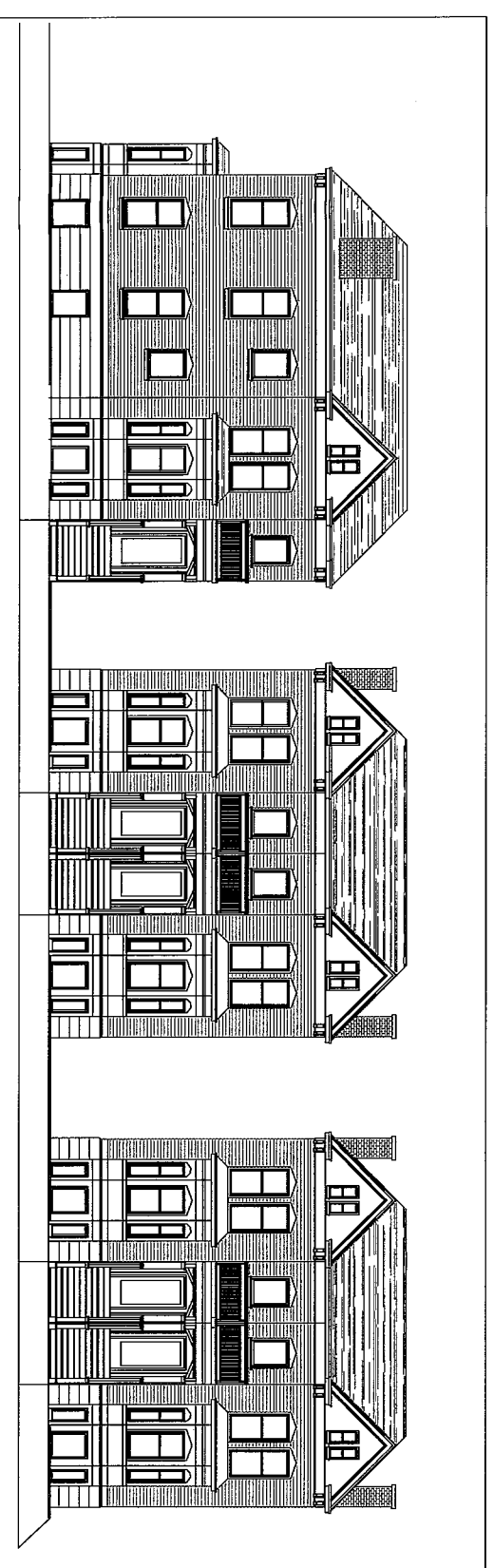


Figure 15: Option A - Reservoir. Street Elevation



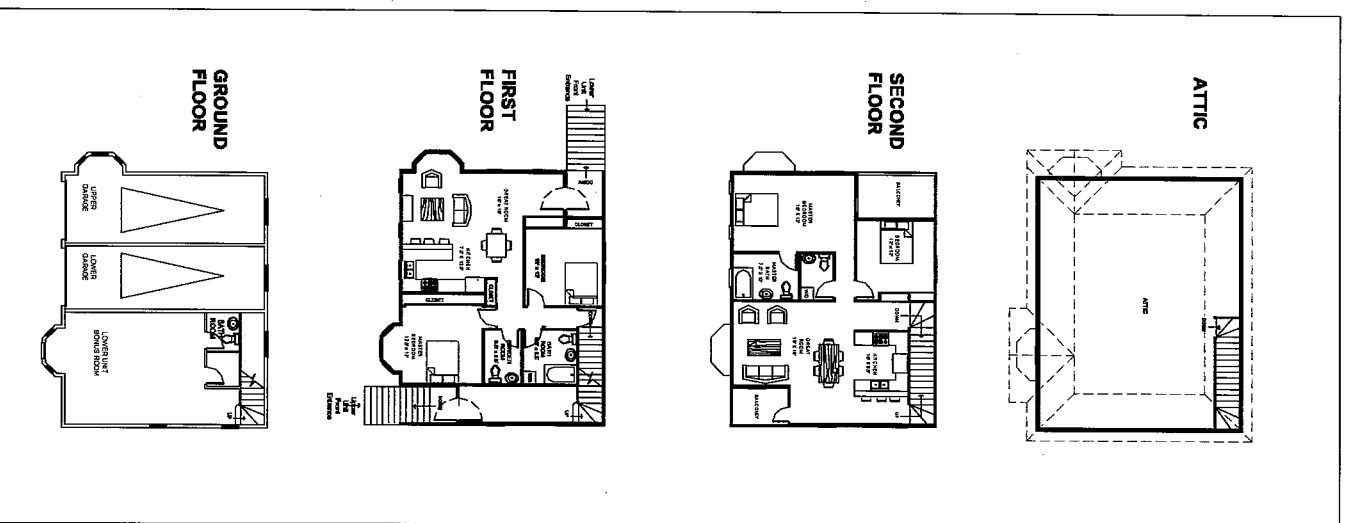


Figure 16: Option B - Duplex Floor Plans

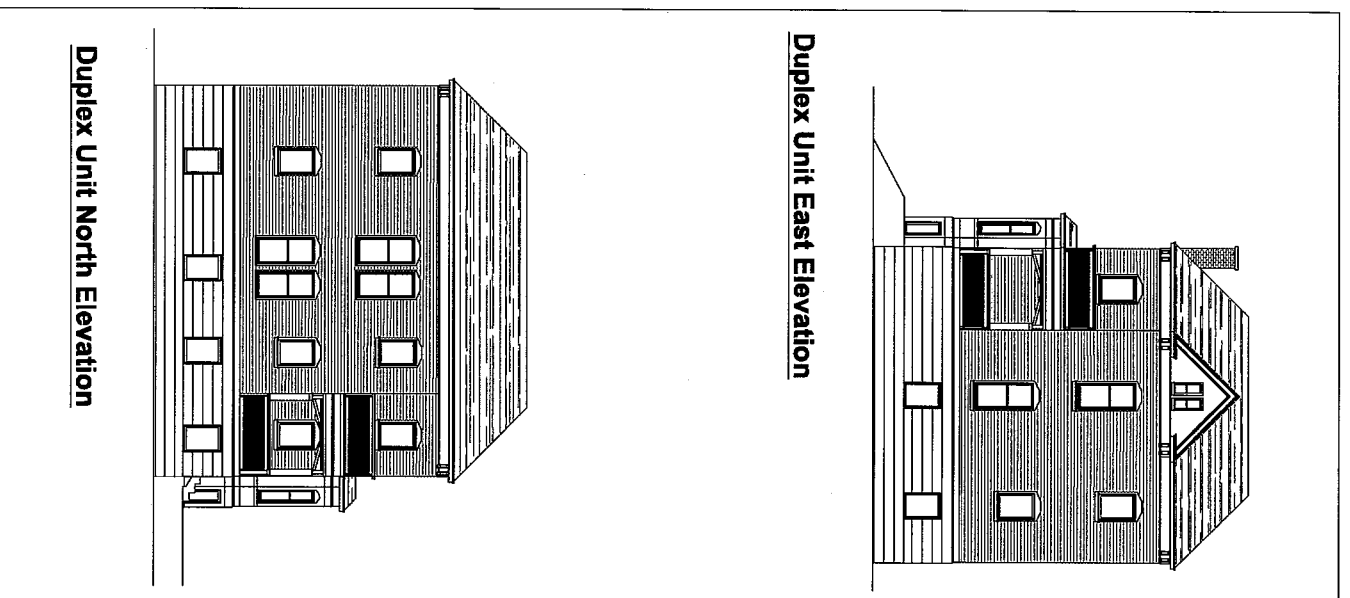


Figure 17: Option B - Duplex Side Elevations

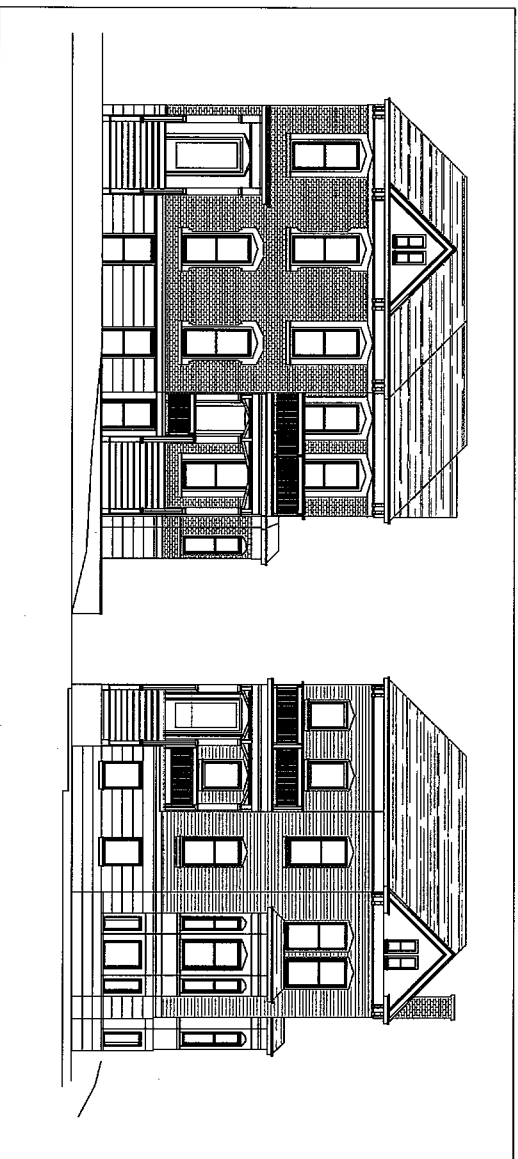


Figure 19: Option B - N. 2nd. Street Elevation

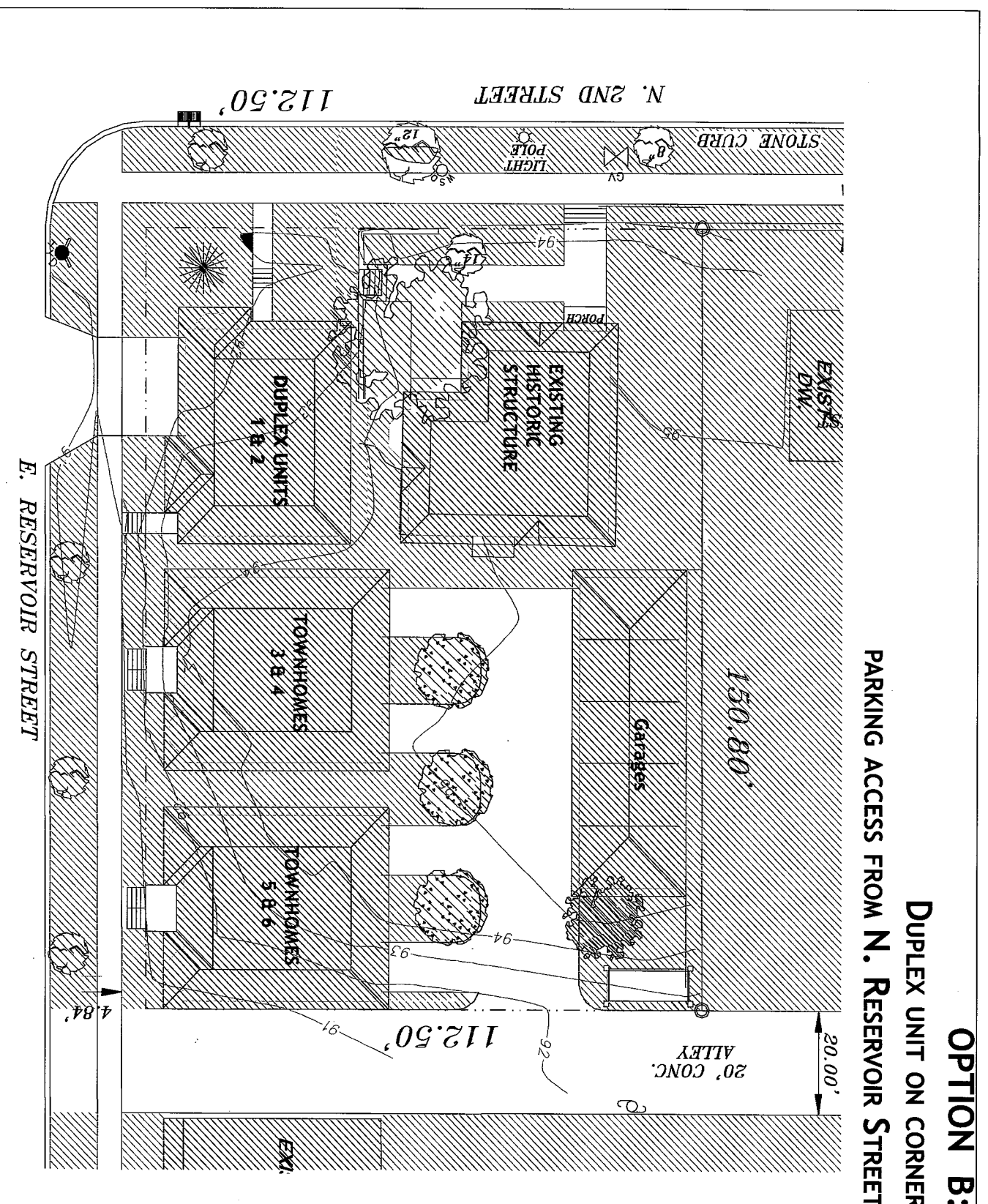


Figure 18: Option B - Site Plan

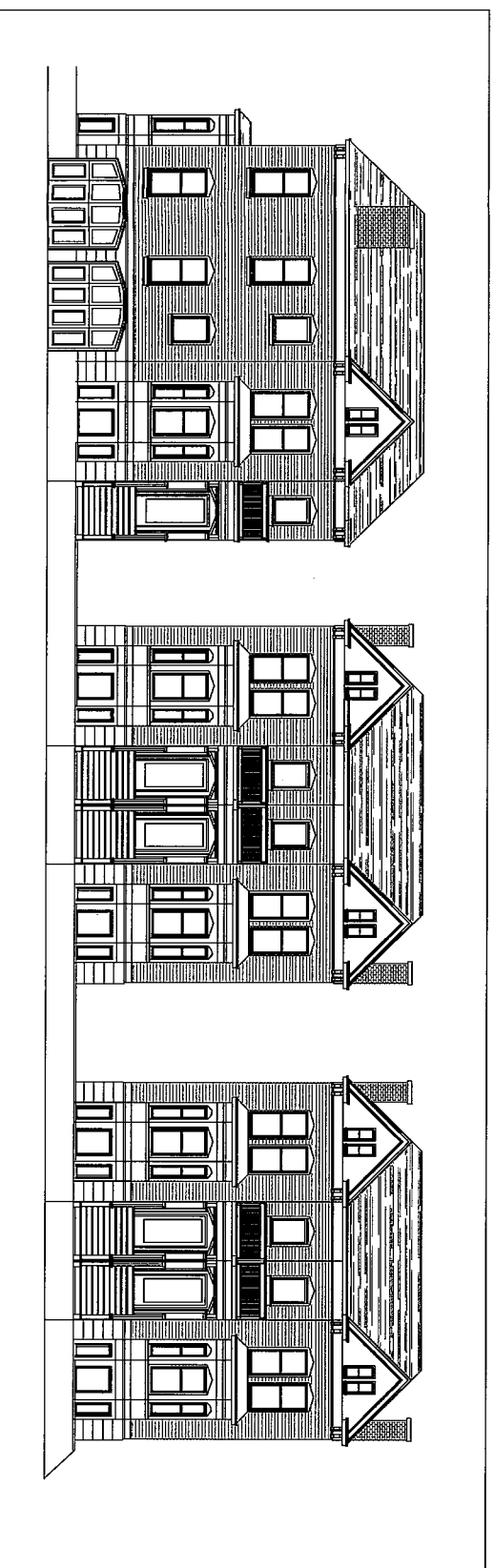


Figure 20: Option B - Reservoir Street Elevation

OPTION B:
 DUPLEX UNIT ON CORNER
 PARKING ACCESS FROM N. RESERVOIR STREET

OPTION C:
TOWNHOUSE BUILDING ON CORNER
NO ATTACHED PARKING

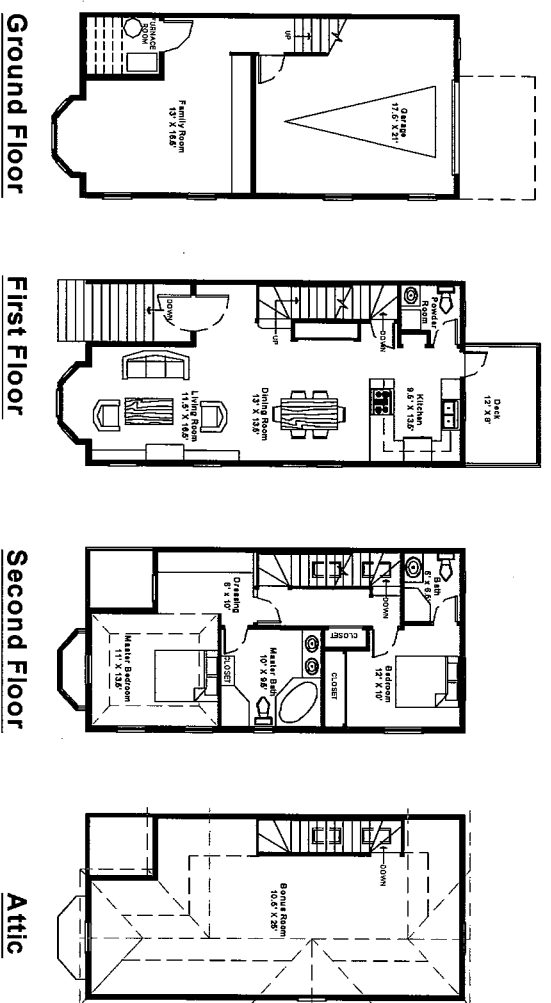


Figure 21: Option C - Duplex Floor Plans

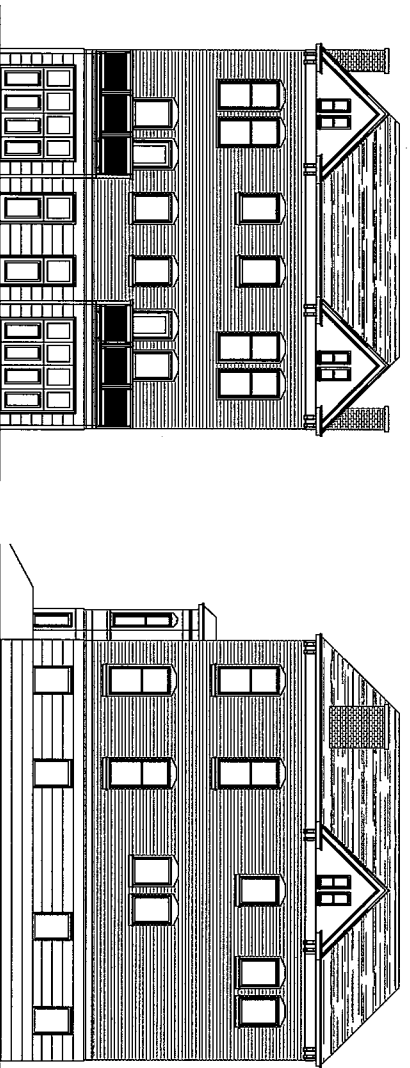


Figure 22: Option C - Duplex Side Elevations

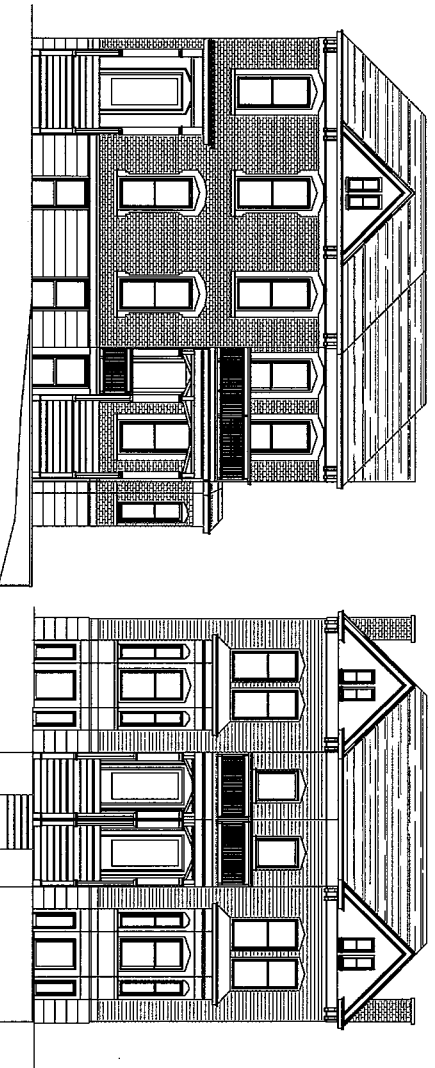


Figure 24: Option C - N. 2nd. Street Elevation
 Reservoir Court Condominiums

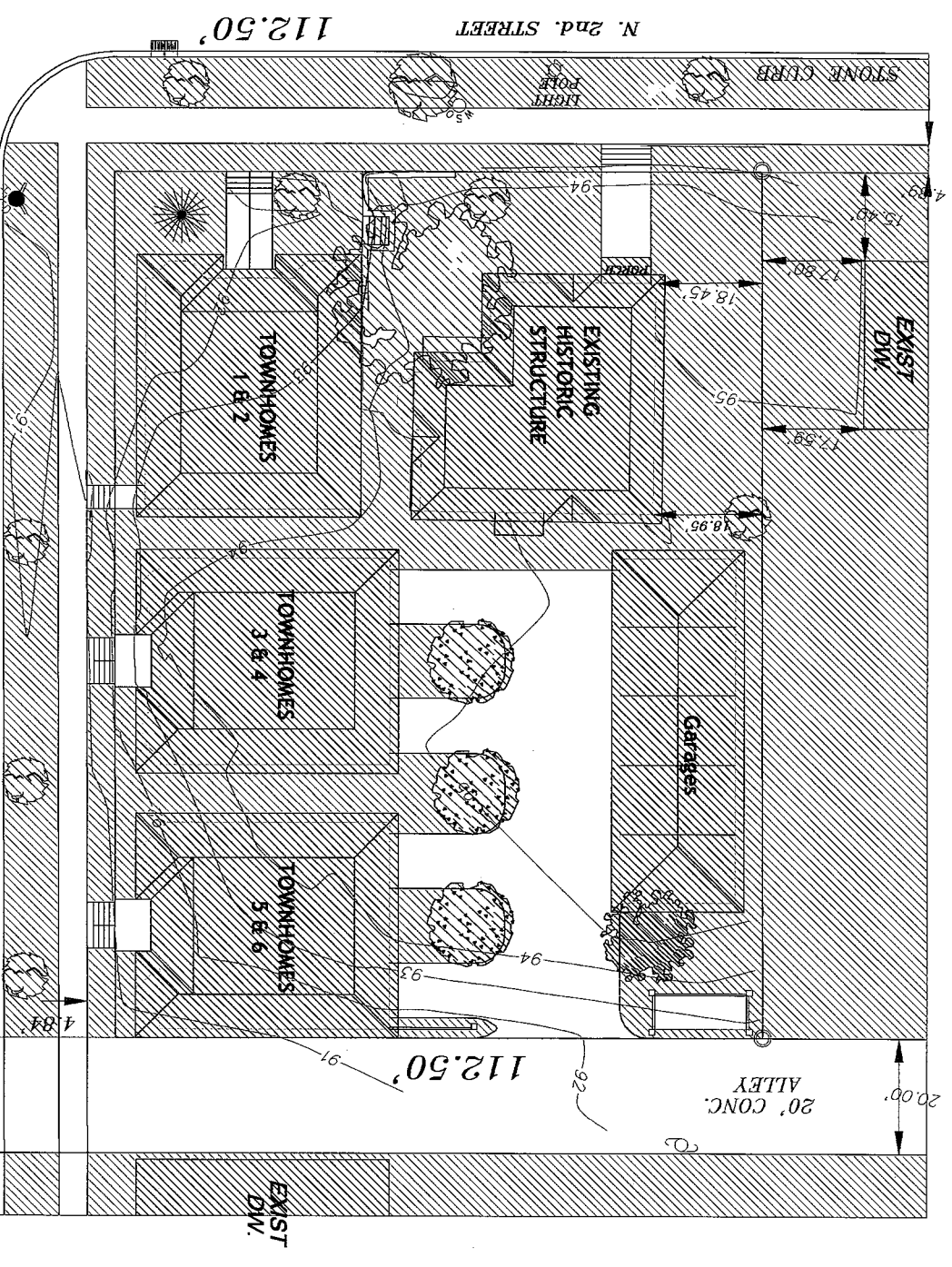


Figure 23: Option C - Site Plan

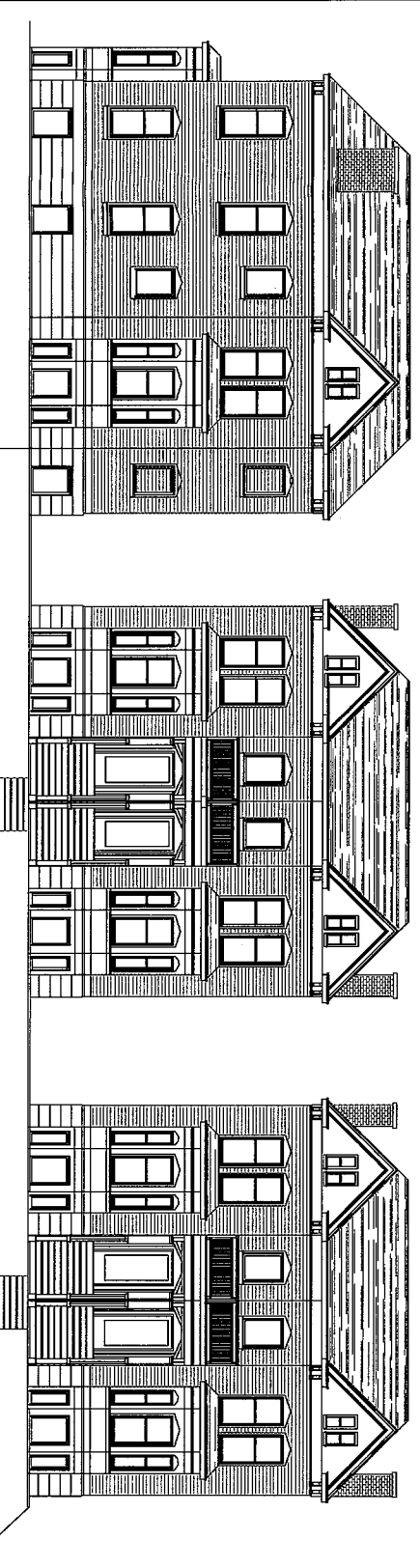


Figure 25: Option C - Reservoir Street Elevation