WIMMER
COMMUNITIES

February 19, 2018

Kristin Connelly
Dept. of City Development
City of Milwaukee
809 N. Broadway Street
2nd Floor
Milwaukee, WI 53202

RE: FIREHOUSE NO. 15 BUILDING ADDITIONS

Dear Ms. Connelly,

Enclosed is the Application for Site Plan Review Overlay Zone and corresponding plans proposing the renovation of the existing 'L' shaped structure known as Firehouse No. 15 to a residential use for related parties. The proposal retains the prominent facades of the original structure and includes a 34' x 19' addition to the north elevation to provide vertical circulation. Also included is an infill of the inside corner of the west elevation for expanded floor space and reintroduction of an original parapet crown. A portion of the vertical circulation addition and the inside corner infill fall within the Riverwalk overlay zone.

The project as proposed is sympathetic to the original Firehouse design and materials on all elevations with limited addition of structure to insure continued functionality and value. Because of the existing window size on the Water Street façade, isolation from street parking, and proximity to the Water Street bridge, the property has limited function as a retail and office use, thereby providing its highest and best use as residential while retaining the original Firehouse façade.

The proposed modifications to the site and building do not impact the accessibility or functionality of the Riverwalk in any way. The west façade addition includes a tapered balcony deck that overhangs 3' maximum into the Riverwalk reservation area. The balcony deck is over 8' above grade and at no point overhangs above the boardwalk itself. The Site Development plan notes the balcony deck overhang location.

The river frontage along the property includes future pier access points along the Riverwalk. There are plans to install piers in the summer of 2018. Piers will be submitted for review and permit to the DNR and will conform to all DNR and City of Milwaukee codes.

In conjunction with this application, a 'Special Use' application to the Board of Zoning Appeals has been requested to allow residential use of the first floor. At this time, conceptual approval has been granted by the Third Ward Architectural Review Board with minor detail review to the infill architecture in progress.

Following your review please give me a call as to any remaining issues of concerns you may have in regards to the materials submitted.

Enclosures:

- Application for Site Plan Review Overlay Zone
- $1,500.00 Fee
- Riverwalk Overlay Zone Submittal Checklist
- ALTA Survey
- Site Development Plan
- Riverwalk Overlay Zone – Current and Proposed Conditions
- Riverwalk Features Plan
- Building Renderings w/ Material Selection
- Current Conditions Site Photographs

Sincerely,

Nicholas X. Wimmer
Director of Development
Wimmer Communities
5300 S. 108th Street, Suite 1
Hales Corners, WI 53130

cc: Mark Wimmer
John Wimmer
Dave Wimmer

Print Form

City of Milwaukee
Department of City Development

Application for Site Plan Review Overlay Zone (SPROZ)
Application for Development Incentive Zone (DIZ)

Date: 2-19-2018 Quarter Section: S.E.1/4Sec.29, Ald. District: 4

I/We request that the City Plan Commission of the City of Milwaukee approve the plans for the property located at (within an established SPROZ or DIZ): 105 North Water Street, Milwaukee WI 53202

To permit: Building facade alterations and an elevator and stair tower addition to the existing structure.
A Cover Letter is included in this application providing further detail.

Requested by: (contact person)
Name: IMP Real Estate Services, LLC
Address: 5300 S. 108th Street, Hales Corners WI 53130
Telephone: 414-529-3900
Email: mark@wimmercommunities.com, john@wimmercommunities.com

Owner: (if different than above)
Name:
Address:
Telephone:
Email:

The undersigned states that he/she is an owner of interest in the property or an agent for the owner and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

IMP Real Estate Services, LLC 2-19-18
Signature Mark S Wimmer Manager Date

FEES: $1500, payable to City of Milwaukee Treasurer

SUBMITTAL REQUIREMENTS: Including: site plan, landscape plan, elevations, signage plans, detailed Riverwalk plan (if the project is within the Riverwalk overlay zone), completed checklist (if the project is within the Milwaukee River Greenway overlay zone) *must be submitted at least 2 weeks and one day prior to a scheduled City Plan Commission meeting.*

1. 8 sets of plans-11" x 17"
2. 1 set of plans-24" x 36"
3. Digital copy of plans (PDF)
4. Photographs or digital images of site or existing building
5. **Milwaukee River Greenway SPROZ ONLY** – completed CHECKLIST

Submit completed application and submittal to:
Department of City Development
Planning Administration
809 N. Broadway, 2nd Floor
Milwaukee, WI 53202
Telephone: (414) 286-5726

city.milwaukee.gov/PlanningPermits

PLEASE FILL OUT TO THE BEST OF YOUR KNOWLEDGE:

Results	Projected
New jobs	
Retained jobs	
New housing units	
New commercial and/or industrial space (SF)	
Renovated commercial and/or industrial space	
Private investment	$

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February 19, 2018

Kristin Connelly
Dept. of City Development
City of Milwaukee
809 N. Broadway Street
2nd Floor
Milwaukee, WI 53202

Dear Ms. Connelly,

In conjunction with our application to appear before the March 12, 2018 Plan Commission for the site and building modifications proposed for the property located at 105 N. Water Street, I offer the following responses to the Riverwalk Site Plan Review Overlay District Submittal Checklist:

1. Current condition site survey.

   Current ALTA survey included in submittal package.

2. Site Plan with following information
   a. Dashed line indicating the location of the riverwalk overlay. This area is 50 feet landward of the existing dock wall.

   Current ALTA survey and Site Development Plan showing the riverwalk overlay zone dimensioned for clarity included in submittal package.

   b. Location and lot coverage of all new structures and structures to be altered.

   Site Development Plan showing location of new elevator and stair tower addition and expanded living space and balcony deck on the west elevation.

   c. Location, type and size of all proposed landscaping.

   Landscaping alterations is not included in the proposal.

   d. Location design and amount of any proposed off-street parking.

   Parking will remain on the north side of the building with a total parking lot count of seven (7) parking stalls and one (1) handicap parking stall. The parking lot count is being reduced by five (5) parking stalls due to the 19' x 34' elevator and stair tower addition.

   One (1) parking stall will remain within the riverwalk overlay zone, reduced from four (4) parking stalls in current conditions.

   e. Location and size of all proposed curb cuts.

   No new curb cuts are proposed.

   f. Location and design of all proposed loading or unloading facilities.

   No loading or unloading facilities are proposed.

Distinctive Residential Communities
5300 S. 108th Street, Suite 1, Hales Corners, WI 53130-1331
Phone: 414-529-3900 Fax: 414-529-5348
www.wimmercommunities.com

REALTOR MLS
MBA METROPOLITAN BUILDERS ASSOCIATION

g. Location and size of any proposed exterior signs.

No exterior signs are proposed.

h. Proposed topography at 2-foot intervals if different than the existing topography.

No alterations to the existing topography are proposed

i. Location of all proposed refuse stations and receptacles and types of screening.

Refuse bins will be located against the northeast corner of the existing building. The elevator and stair tower addition will screen refuse bins from the riverwalk overlay zone and the riverwalk itself.

j. Proposed drainage provisions, retaining walls, planting, anti-erosion devices or other protective devices to be constructed in connection with the project.

There are no new proposed permanent drainage provisions, retaining walls, planting, anti-erosion devices or other protective devices to be constructed under the application.

3. Riverwalk site plan. This plan should be at a larger scale to clearly depict materials and control joints/scores in the surface material, location of lighting, railing and other riverwalk amenities.

   Riverwalk site plan with amenity notes included in submittal package. There are no proposed modifications to the riverwalk or associated amenities.

4. Elevations of each side of the exterior of any existing or proposed building and/or structure located within the overlay district indicating materials.

   Renderings with material selection included in submittal package. A portion of the proposed 19' x 34' elevator and stair tower addition and the expanded living space and balcony deck on the west elevation exist within the overlay district.

5. Pictures of the site and surrounding context.

   Photographs of the site in current conditions are included in submittal package.

6. Narrative describing the scope of the project and specific elements of the Riverwalk design, including but not limited to width of the Riverwalk, access points, lighting, and pedestrian amenity details.

   See Cover Letter

Following your review please give me a call as to any remaining issues of concerns you may have in regards to the materials submitted.

Sincerely,

Nicholas X. Wimmer
Director of Development
Wimmer Communities
5300 S. 108th Street, Suite 1
Hales Corners, WI 53130

cc: Mark Wimmer
John Wimmer
David Wimmer

ALTA / ACSM LAND TITLE SURVEY

KNOWN AS 105 NORTH WATER STREET IN THE CITY OF MILWAUKEE. MILWAUKEE COUNTY, WISCONSIN

PARCEL A

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6370, RECORDED ON JULY 9, 1997, REEL 4091, IMAGES 427 TO 431 INCLUSIVE AS DOCUMENT NO. 7390828, BEING A DIVISION OF LOTS 5 AND 6, IN BLOCK 33 OF PLAT OF MILWAUKEE AND LANDS IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL B

A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6370 AS SHOWN ON SAID CERTIFIED SURVEY MAP NO. 6370. RECORDED AS DOCUMENT NO. 7390828.

DECEMBER 6, 2007 DOMINION MEDICAL MANAGEMENT, INC. SURVEY NO. 160540-CLH

Notes:
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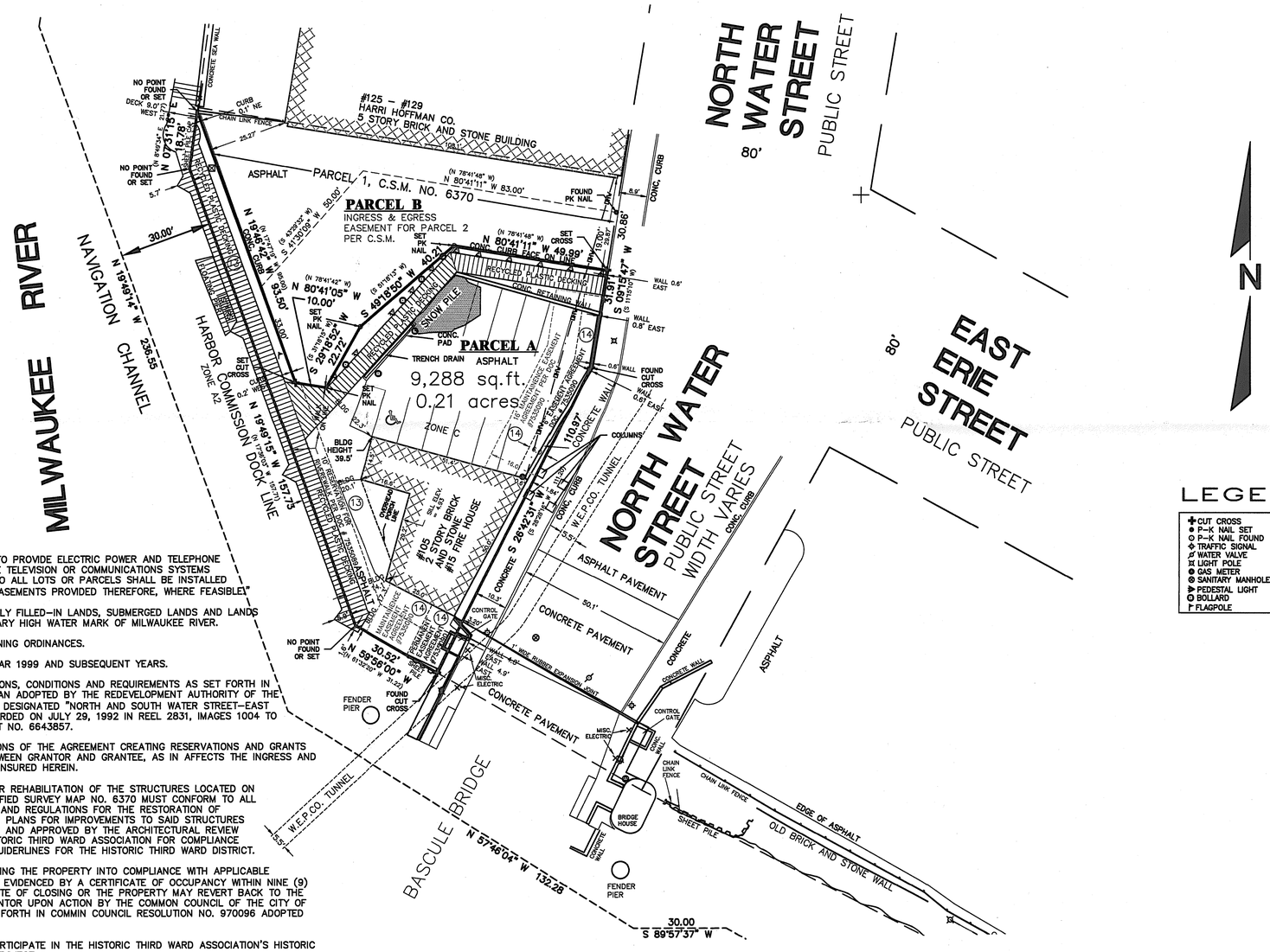
- EASEMENT AGREEMENT PER DOC. # 7535089 RIGHT TO MOOR BOATS ADJACENT TO PROPERTY.



LEGEND

- CUT CROSS
- P–K NAIL SET
- P–K NAIL FOUND
- TRAFFIC SIGNAL
- WATER VALVE
- LIGHT POLE
- GAS METER
- SANITARY MANHOLE
- PEDESTAL LIGHT
- BOLLARD
- FLAGPOLE

A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CSM # 6370, WHICH IS ASSUMED TO BEAR SOUTH 09° 15'47" WEST

B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 1234069, EFFECTIVE DATE OF OCTOBER 30, 2007, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS FROM SCHEDULE B-II:

1, 2, 3, 4 AND 9. NOT SURVEY RELATED

5, 6, 7 AND 8 VISIBLE EVIDENCE SHOWN, IF ANY

10. COVENANT APPEARING ON CERTIFIED SURVEY MAP NO. 6370 RECORDED AS DOCUMENT NO. 7390828. AFFECTS SITE BY LOCATION – NOTED ON PLAT

11. RESTRICTIONS, OPTIONS, CONDITIONS AND REQUIREMENTS AS SET FORTH IN REDEVELOPMENT PLAN ADOPTED BY REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE DESIGNATED "NORTH AND SOUTH WATER STREET-EAST ERIE STREET", RECORDED ON JULY 29, 1992 IN REEL 2831, IMAGES 1004 TO 1030, AS DOCUMENT NO. 6643857. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED.

12. NOT SURVEY RELATED

13. PROVISIONS, CONDITIONS, RESERVATIONS AND/OR EASEMENTS (BUT OMITTING ANY SUCH COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) SET FORTH IN AN INSTRUMENT, RECORDED MAY 19, 1998 AS DOCUMENT NO. 7535089, PROVIDING FOR NO FORFEITURE OR REVERSION OF TITLE IN CASE OF VIOLATION. AFFECTS SITE BY LOCATION - SHOWN

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15. AFFIDAVIT REGARDING DEED RESTRICTIONS RECORDED JANUARY 21. 1999 REEL 4482, IMAGE 1233 AS DOCUMENT NO. 7672499. NOTED ON PLAT

16 TERMS, CONDITIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED AS PARCEL B OF THE SUBJECT PREMISES. USE RESTRICTION – AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

17 VISIBLE EVIDENCE SHOWN, IF ANY.

18.-26. NOT SURVEY RELATED.

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO. 550278 0006B, EFFECTIVE DATE OF MARCH 1, 1982 THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)

D. **PARKING SPACES**
THERE ARE 11 REGULAR AND 1 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGLUATIONS THAT MAY APPLY – SITE IS ZONED C9G – CENTRAL BUSINESS DISTRICT – MIXED ACTIVITY

FRONT SETBACK – NONE
SIDEYARD SETBACK – NONE
REARYARD SETBACK – NONE
RIVER FRONTAGE SETBACK – 12 FEET PER DOC # 6643857
MAXIMUM HEIGHT – NONE

NOTE: (10) (15)
- "ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICE AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS OR PARCELS SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE."
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- TERM AND CONDITIONS OF THE AGREEMENT CREATING RESERVATIONS AND GRANTS OF EASEMENTS BETWEEN GRANTOR AND GRANTEE, AS IN AFFECTS THE INGRESS AND EGRESS EASEMENT INSURED HEREIN.
- GRANTEES' EXTERIOR REHABILITATION OF THE STRUCTURES LOCATED ON PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6370 MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS FOR THE RESTORATION OF HISTORIC BUILDINGS. PLANS FOR IMPROVEMENTS TO SAID STRUCTURES SHALL BE REVIEWED AND APPROVED BY THE ARCHITECTURAL REVIEW BOARD OF THE HISTORIC THIRD WARD ASSOCIATION FOR COMPLIANCE WITH THE DESIGN GUIDERLINES FOR THE HISTORIC THIRD WARD DISTRICT.
- GRANTEE SHALL BRING THE PROPERTY INTO COMPLIANCE WITH APPLICABLE BUILDING CODES AS EVIDENCED BY A CERTIFICATE OF OCCUPANCY WITHIN NINE (9) MONTHS OF THE DATE OF CLOSING OR THE PROPERTY MAY REVERT BACK TO THE OWNERSHIP OF GRANTOR UPON ACTION BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE AS SET FORTH IN COMMIN COUNCIL RESOLUTION NO. 970096 ADOPTED MAY 13, 1997.
- GRANTEE SHALL PARTICIPATE IN THE HISTORIC THIRD WARD ASSOCIATION'S HISTORIC BUILDING MARKER PROJECT.

DIGGERS_HOTLINE_#

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

TO: DOMINIUM MEDICAL MANAGEMENT, INC.
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10 AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: DECEMBER 6, 2007

JIM I. MORROW
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2777

WISCONSIN JIM I. MORROW S-2777 MILWAUKEE WI LAND SURVEYOR

National Survey & Engineering
A Division of R.A. Smith & Associates, Inc.
262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

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SHEET 1 OF 1

DRAWING SCALE: 1 INCH = 20 FEET

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7-22-29-4-0125

National Survey & Engineering

ALTA / ACSM LAND TITLE SURVEY

KNOWN AS 105 NORTH WATER STREET IN THE CITY OF MILWAUKEE. MILWAUKEE COUNTY, WISCONSIN

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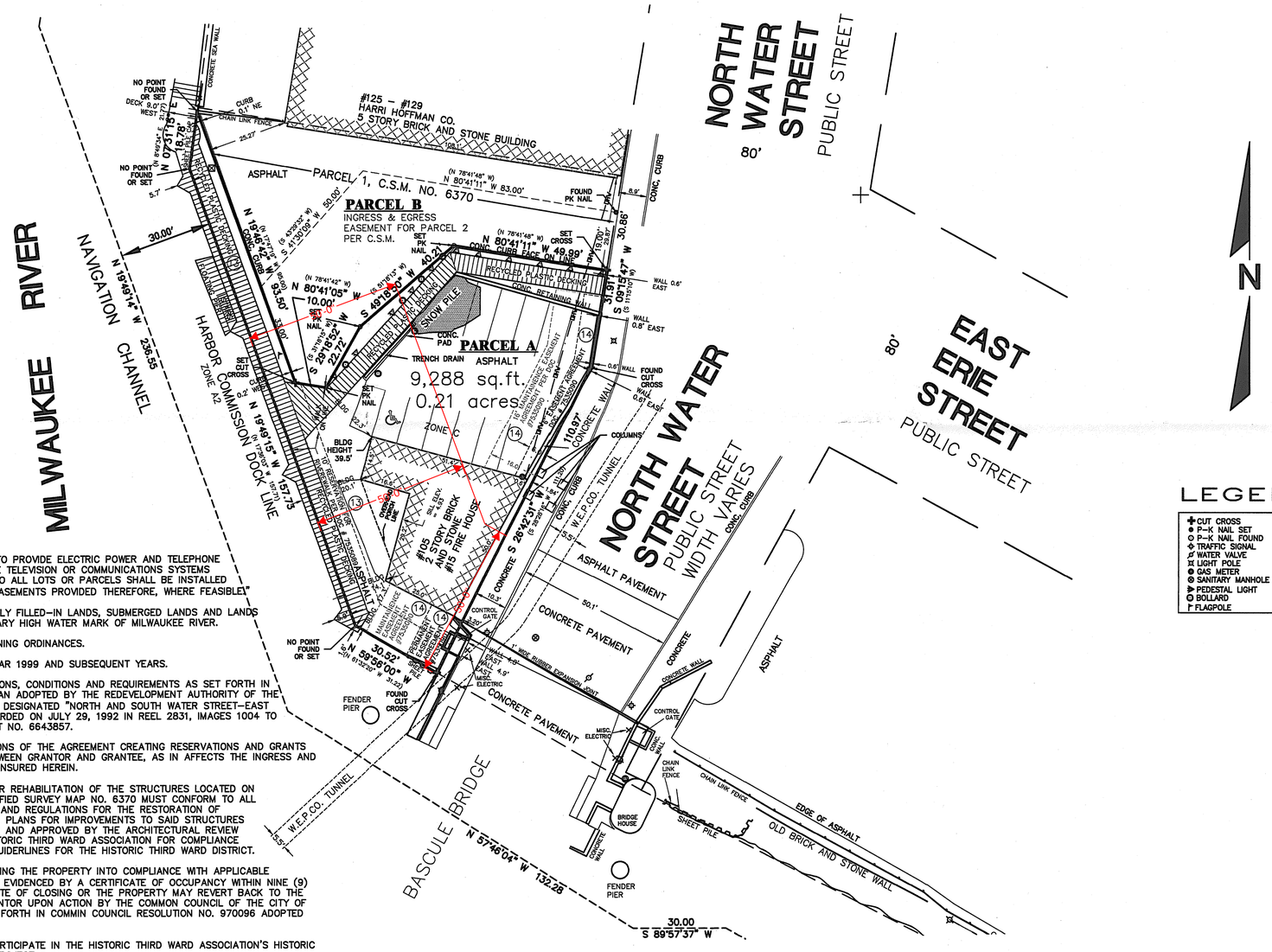

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E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGLUATIONS THAT MAY APPLY – SITE IS ZONED C9G – CENTRAL BUSINESS DISTRICT – MIXED ACTIVITY

FRONT SETBACK – NONE
SIDEYARD SETBACK – NONE
REARYARD SETBACK – NONE
RIVER FRONTAGE SETBACK – 12 FEET PER DOC # 6643857
MAXIMUM HEIGHT – NONE

TO: DOMINIUM MEDICAL MANAGEMENT, INC.
LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10 AND 11(A) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE OF SURVEY: DECEMBER 6, 2007

JIM I. MORROW
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2777

WISCONSIN
JIM I. MORROW
S-2777
MILWAUKEE
WI
LAND SURVEYOR

National Survey & Engineering
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262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

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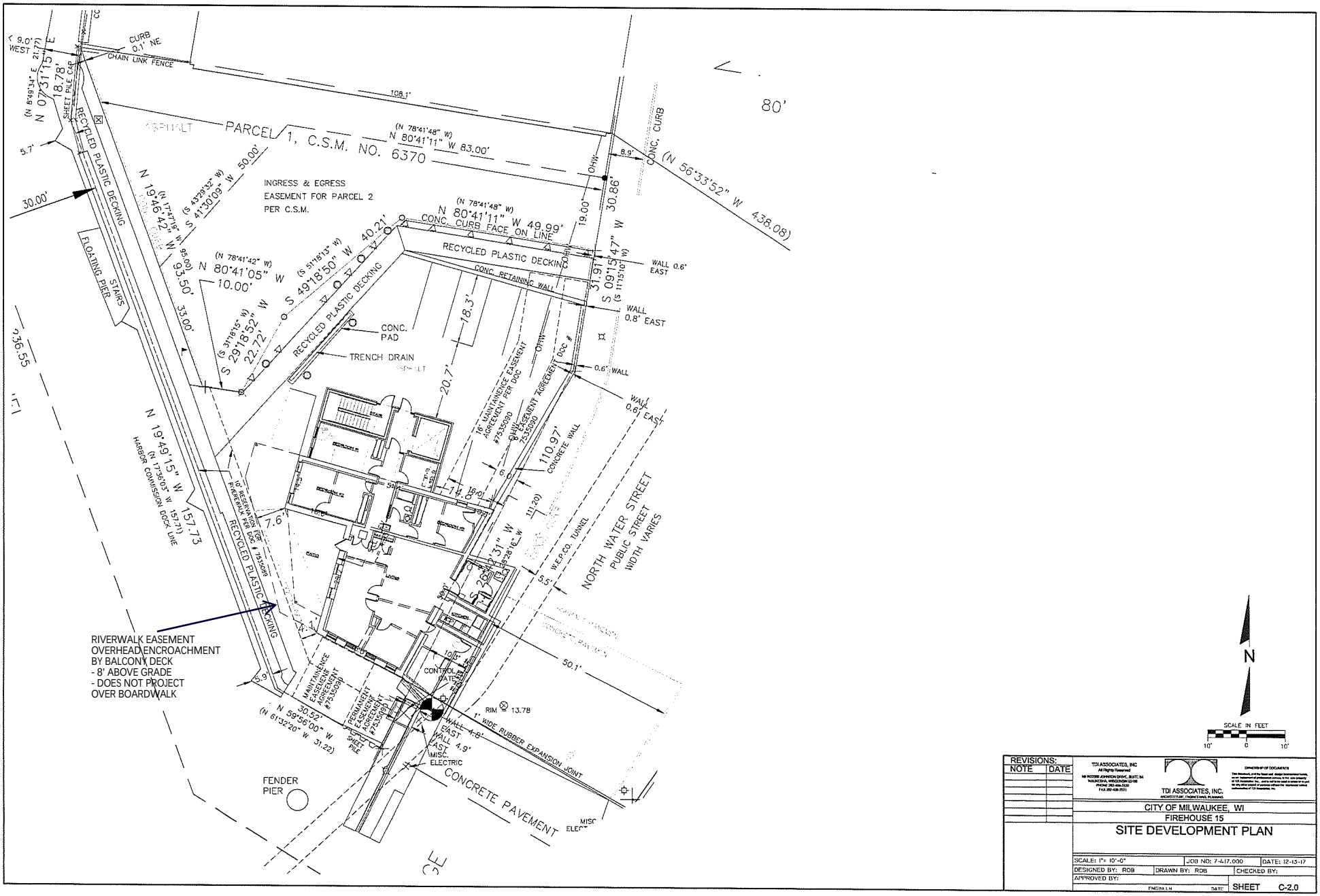
National Survey & Engineering



REVISIONS: NOTE	DATE

TDI ASSOCIATES, INC
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NB RICHARD JOHNSON BLDG. SUITE 94
MILWAUKEE, WISCONSIN 53202
PHONE 262-456-2001
FAX 262-456-2031

TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

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CITY OF MILWAUKEE, WI
FIREHOUSE 15
SITE DEVELOPMENT PLAN

SCALE: 1"= 10'-0"	JOB NO: 7-417.000	DATE: 12-13-17
DESIGNED BY: ROB	DRAWN BY: ROB	CHECKED BY:
APPROVED BY:		
ENGINEER	DATE	SHEET C-2.0

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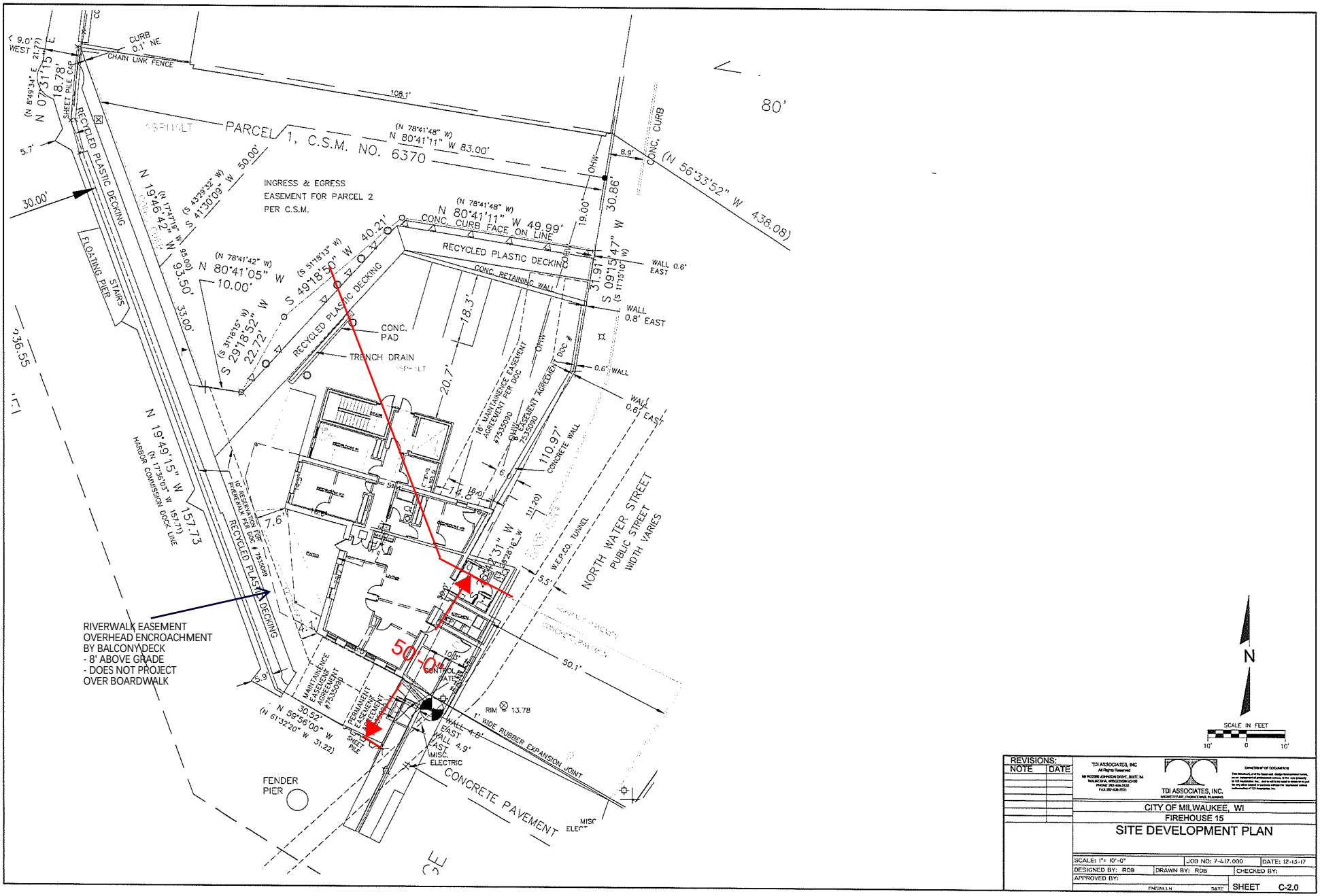

REVISIONS: NOTE	DATE

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N8 W22350 JOHNSON DRIVE, SUITE 94
WAUKESHA, WISCONSIN 53186
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KEY	MATERIAL	SELECTION
1	Brick	Bowerston Lt. Chocolate FL. V/M w/ Black
2	Renaissance Stone	RockCast Wheatstone - Rock Face
3	Steel Panel	Corten Steel Panel w/ Rusted Patina Coloration
4	Balcony Deck Structure	Galvenized Steel
5	Windows / Door Frames	Architectural Bronze
6	Deck	Composite Deck w/ Walnut Coloration
7	Cable Rail	Stainless Steel Cable
8	Parapet Crown	Galvenized Tin - color match Renaissance Stone
9	Entry Door	Custom Vertical Planked Wood Door

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RIVERWALK FEATURES PLAN

ALTA / ACSM LAND TITLE SURVEY

KNOWN AS 105 NORTH WATER STREET IN THE CITY OF MILWAUKEE. MILWAUKEE COUNTY, WISCONSIN

PARCEL A

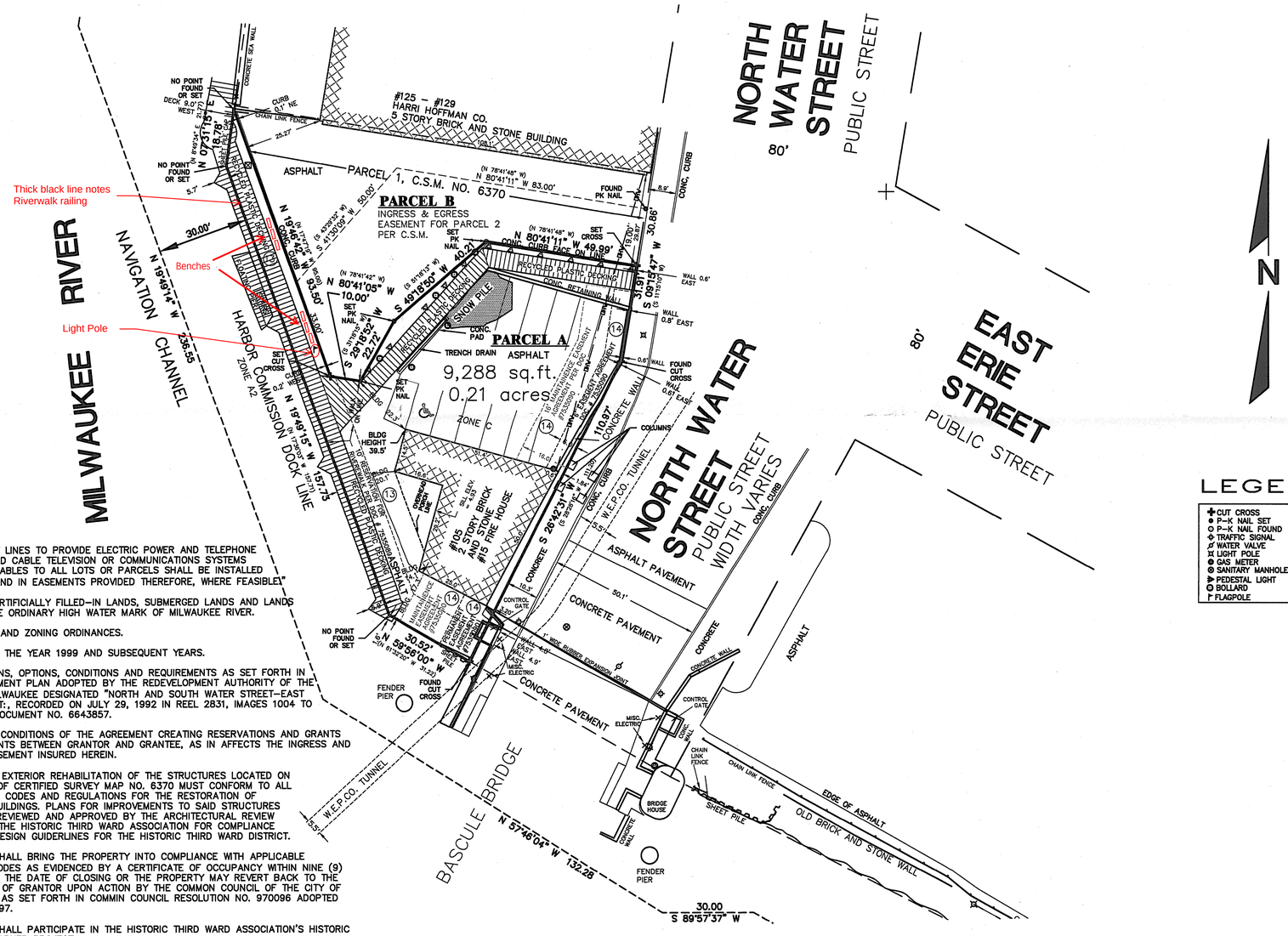
PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6370, RECORDED ON JULY 9, 1997, REEL 4091, IMAGES 427 TO 431 INCLUSIVE AS DOCUMENT NO. 7390828, BEING A DIVISION OF LOTS 5 AND 6, IN BLOCK 33 OF PLAT OF MILWAUKEE AND LANDS IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

PARCEL B

A NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT OVER PART OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 6370 AS SHOWN ON SAID CERTIFIED SURVEY MAP NO. 6370. RECORDED AS DOCUMENT NO. 7390828.

DECEMBER 6, 2007 DOMINION MEDICAL MANAGEMENT, INC. SURVEY NO. 160540-CLH

Notes:
- DOCK WALL MAINTENANCE & ACCESS EASEMENT OVER PARCEL 1 FOR BENEFIT OF PARCEL 2 PER DOC #3735089– BLANKET EASEMENT – CANNOT BE PLOTTED.
- EASEMENT AGREEMENT PER DOC. # 7535089 RIGHT TO MOOR BOATS ADJACENT TO PROPERTY.



NOTE: (10) (15)
- "ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICE AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS OR PARCELS SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFORE, WHERE FEASIBLE."
- TITLE TO ARTIFICIALLY FILLED–IN LANDS, SUBMERGED LANDS AND LANDS BELOW THE ORDINARY HIGH WATER MARK OF MILWAUKEE RIVER.
- MUNICIPAL AND ZONING ORDINANCES.
- TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS.
- RESTRICTIONS, OPTIONS, CONDITIONS AND REQUIREMENTS AS SET FORTH IN REDEVELOPMENT PLAN ADOPTED BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE DESIGNATED "NORTH AND SOUTH WATER STREET–EAST ERIE STREET:, RECORDED ON JULY 29, 1992 IN REEL 2831, IMAGES 1004 TO 1030, AS DOCUMENT NO. 6643857.
- TERM AND CONDITIONS OF THE AGREEMENT CREATING RESERVATIONS AND GRANTS OF EASEMENTS BETWEEN GRANTOR AND GRANTEE, AS IN AFFECTS THE INGRESS AND EGRESS EASEMENT INSURED HEREIN.
- GRANTEES' EXTERIOR REHABILITATION OF THE STRUCTURES LOCATED ON PARCEL 2 OF CERTIFIED SURVEY MAP NO. 6370 MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS FOR THE RESTORATION OF HISTORIC BUILDINGS. PLANS FOR IMPROVEMENTS TO SAID STRUCTURES SHALL BE REVIEWED AND APPROVED BY THE ARCHITECTURAL REVIEW BOARD OF THE HISTORIC THIRD WARD ASSOCIATION FOR COMPLIANCE WITH THE DESIGN GUIDERLINES FOR THE HISTORIC THIRD WARD DISTRICT.
- GRANTEE SHALL BRING THE PROPERTY INTO COMPLIANCE WITH APPLICABLE BUILDING CODES AS EVIDENCED BY A CERTIFICATE OF OCCUPANCY WITHIN NINE (9) MONTHS OF THE DATE OF CLOSING OR THE PROPERTY MAY REVERT BACK TO THE OWNERSHIP OF GRANTOR UPON ACTION BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE AS SET FORTH IN COMMIN COUNCIL RESOLUTION NO. 970096 ADOPTED MAY 13, 1997.
- GRANTEE SHALL PARTICIPATE IN THE HISTORIC THIRD WARD ASSOCIATION'S HISTORIC BUILDING MARKER PROJECT.

DIGGERS_HOTLINE_#

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

LEGEND

- CUT CROSS
- P–K NAIL SET
- P–K NAIL FOUND
- TRAFFIC SIGNAL
- WATER VALVE
- LIGHT POLE
- GAS METER
- SANITARY MANHOLE
- PEDESTAL LIGHT
- BOLLARD
- FLAGPOLE

A. **BASIS OF BEARINGS**
BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF CSM # 6370, WHICH IS ASSUMED TO BEAR SOUTH 09° 15'47" WEST

B. **TITLE COMMITMENT**
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 1234069, EFFECTIVE DATE OF OCTOBER 30, 2007, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS FROM SCHEDULE B-II:

1, 2, 3, 4 AND 9. NOT SURVEY RELATED

5, 6, 7 AND 8 VISIBLE EVIDENCE SHOWN, IF ANY

10. COVENANT APPEARING ON CERTIFIED SURVEY MAP NO. 6370 RECORDED AS DOCUMENT NO. 7390828. AFFECTS SITE BY LOCATION – NOTED ON PLAT

11. RESTRICTIONS, OPTIONS, CONDITIONS AND REQUIREMENTS AS SET FORTH IN REDEVELOPMENT PLAN ADOPTED BY REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE DESIGNATED "NORTH AND SOUTH WATER STREET-EAST ERIE STREET", RECORDED ON JULY 29, 1992 IN REEL 2831, IMAGES 1004 TO 1030, AS DOCUMENT NO. 6643857. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED.

12. NOT SURVEY RELATED

13. PROVISIONS, CONDITIONS, RESERVATIONS AND/OR EASEMENTS (BUT OMITTING ANY SUCH COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) SET FORTH IN AN INSTRUMENT, RECORDED MAY 19, 1998 AS DOCUMENT NO. 7535089, PROVIDING FOR NO FORFEITURE OR REVERSION OF TITLE IN CASE OF VIOLATION. AFFECTS SITE BY LOCATION - SHOWN

14. PROVISIONS, CONDITIONS, RESERVATIONS AND/OR EASEMENTS (BUT OMITTING ANY SUCH COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) SET FORTH IN AN INSTRUMENT, RECORDED MAY 19, 1998 AS DOCUMENT NO. 7535090, PROVIDING FOR NO FORFEITURE OR REVERSION OF TITLE IN CASE OF VIOLATION. AFFECTS SITE BY LOCATION - SHOWN

15. AFFIDAVIT REGARDING DEED RESTRICTIONS RECORDED JANUARY 21. 1999 REEL 4482, IMAGE 1233 AS DOCUMENT NO. 7672499. NOTED ON PLAT

16 TERMS, CONDITIONS AND PROVISIONS RELATING TO THE USE AND MAINTENANCE OF THE EASEMENT DESCRIBED AS PARCEL B OF THE SUBJECT PREMISES. USE RESTRICTION – AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

17 VISIBLE EVIDENCE SHOWN, IF ANY.

18.-26. NOT SURVEY RELATED.

C. **FLOOD NOTE**
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO. 550278 0006B, EFFECTIVE DATE OF MARCH 1, 1982 THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)

D. **PARKING SPACES**
THERE ARE 11 REGULAR AND 1 HANDICAPPED PARKING SPACES MARKED ON THIS SITE.

E. **MUNICIPAL ZONING**
THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGLUATIONS THAT MAY APPLY – SITE IS ZONED C9G – CENTRAL BUSINESS DISTRICT – MIXED ACTIVITY

FRONT SETBACK – NONE
SIDEYARD SETBACK – NONE
REARYARD SETBACK – NONE
RIVER FRONTAGE SETBACK – 12 FEET PER DOC # 6643857
MAXIMUM HEIGHT – NONE

TO: DOMINIUM MEDICAL MANAGEMENT, INC.
LAWYERS TITLE INSURANCE CORPORATION

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DATE OF SURVEY: DECEMBER 6, 2007

JIM I. MORROW
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2777

WISCONSIN JIM I. MORROW S-2777 MILWAUKEE WI LAND SURVEYOR

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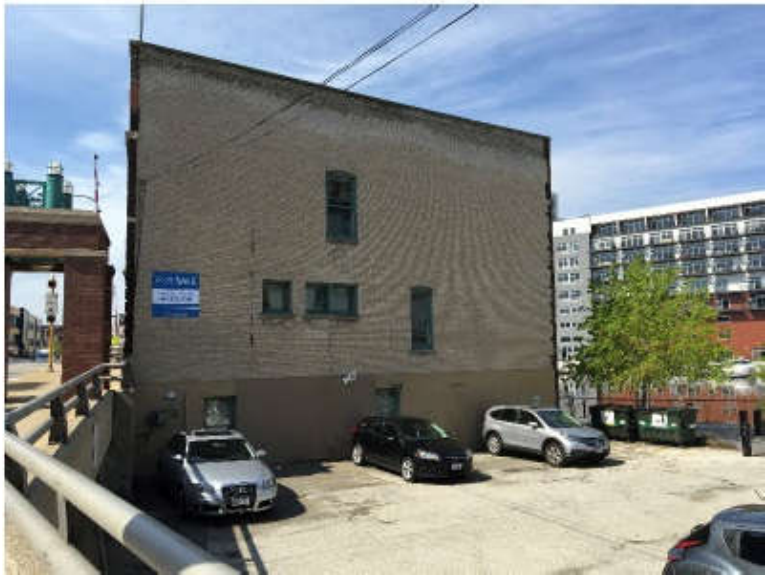
National Survey & Engineering

Firehouse No. 15 – Riverwalk Elevation
105 N. Water Street

Firehouse No. 15 – East Elevation Door Detail
105 N. Water Street

Firehouse No. 15 – East Elevation
105 N. Water Street

Firehouse No. 15
105 N. Water Street



Firehouse No. 15
105 N. Water Street

Exterior View of Subject Property

Exterior View of Subject Property

Exterior View of Subject Property

Exterior View of Subject Property

Exterior View of Subject Property

Exterior View of Subject Property