

SITE INFORMATION

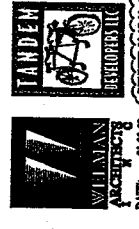
SITE INFORMATION	6.40 ACRES (17,000 SQ)
GRAND LAND AREA	
ZONING	PLANNED UNIT DEVELOPMENT
BUILDINGS FOOTPRINT	3,943 S.F.
4-UNIT BUILDING	2,626 S.F.
6-UNIT BUILDING	669 S.F.
TOTAL	
SCALE	1" = 20' - 0" (1/8" = 10' 0")
PARKING AREA	614 SQUARE FEET (6.14 ACRES)
PARKING INCORPORATION	30 PARKING SPACES (IN GARAGES)
SETBACKS	3 SPACES PER UNIT
PARKING	9 PARKING SPACES
GREENBELT	28' - 0" (1/4 ACRES)
GREEN SPACE AREA	28' - 0" (1/4 ACRES)
HEIGHT	35'-4"
ACTUAL	

NOTE: THE REVISED SCHEDULES AND FIGURES ON THIS SITE PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER.

revised
EXHIBIT A
 File No. 02/14/22
 ZND

PROPOSED SITE DEVELOPMENT PLAN
 SCALE: 1" = 20' - 0"

BREWERS HILL COMMONS - II



DATE: 01-28-22
 JOB #: 2154
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City of Milwaukee
Department of City Development
Detail Plan Project Description and Statement of Intent of Phase V

**BREWERS HILL COMMONS PLANNED RESIDENTIAL DEVELOPMENT
301 EAST BROWN, MILWAUKEE, WISCONSIN**

Development Description and Statement of Owners Intent

This Detailed Plan Development Description concerns the Phase V Townhome style condominium component ("Townhomes") on Block "C" of Brewers Hill Commons and meets the intent of the General Plan Description and Statement of Intent, which has been previously approved for then entire Brewers Hill Commons ("BHC").

The Phase V Townhomes will consist of ten (10) units in 2 separate buildings. The units are located at the SE corner of Hubbard and Brown Street. Four (4) contiguous units will face Hubbard Street and six (6) contiguous units will face Brown Street. The structures will be three (3) stories. Once commenced, construction of each building should take approximately 6 months as set forth in the Development Timetable section of this statement.

Brewers Hill Commons is a planned residential development. The development will combine condominiums, townhouses, rowhouses and single-family homes. The development site is bounded by Vine Street on the south, Lloyd Street on the north, Palmer Street on the west and Buffum on the east. (Site plan and vicinity map is attached hereto)

Design Guidelines and Condominium Description

The Phase V Townhomes will consist of ten (10) new townhouse style condominiums. They will be three (3) stories high, have 2 bedrooms, 2.5 baths, living room, kitchen, den, two (2) indoor attached parking spaces, a balcony and fenced front yard. Brewers Hill Commons II will apply for the Vacation of a portion of the abutting streets so that the fencing can be located approximately one (1) foot from the sidewalk. They are approximately 1900 square feet in size including the garage.

All units will be completely new with new appliances, flooring, carpet or tile flooring, central heating and air conditioning, washer/dryer hookups, windows, and lighting. Fireplaces and whirlpool baths will be offered. All these design elements combine to create a contemporary open living space desired by today's marketplace.

The design intent is to create a cohesive urban residential community sympathetic to the surrounding community. These Townhomes also act to transition between the new Shoeworks Lofts building directly south (phase IV) and the new single family homes being developed directly north. The site plan, floor plans and proposed building elevations are attached for review.

Site, Public Elements and Parking

Internal roadways, landscaping, lighting and storm sewer lines will be installed by the developer and maintained by the Condominium Owners Association. Sanitary sewer and waterlines will be installed and paid for by the developer and dedicated to the City upon completion. Underground utilities are planned for the entire project.

The storm retention basins, park areas and common area landscaping will be required to be maintained by Condominium Owners Association, which will be formed by the developer and will include each property owner of the development. Separate Condominium Owners Association will be formed for the benefit of each phase of the development.

A minimum of two (2) spaces per dwelling unit will be offered. This will help insure that street parking in the area will remain plentiful. All parking will be oriented to the inside of the perimeter of the development. Indoor parking will be on the first floor of each building.

Ownership of the Site

Brewers Hill Commons II currently owns the site. Upon approval of the detail plan requested herein, the Owner will begin its sales effort. Once the pre-sale level required by the construction lender is met, building will commence. When complete, individual units will be transferred to contract purchasers. A condominium owners association will be formed prior to the sale of any condominium units. The developer will control the association until 75% of the units have been sold. Thereafter the homeowners will hold all of the association offices and be responsible for the operation of the condominium in accordance with the by-laws and recorded declaration.

The purpose of the Owners Association is to operate the Association within the guidelines of the Declaration and collect monthly assessment from the homeowners for the common area maintenance expenses including but not limited to façade maintenance, maintenance of landscaping, snow removal, painting and capital account for future maintenance.

Development Timetable

Upon meeting the pre-sale requirements, construction on Phase V will commence. Once started construction should take approximately 9 months.

Begin Sales	50% of units Sold	Begin Construction	Complete Construction	First Move-in
April 2003	July 2003	August 2003	February 2004	March 2004

Public way vacation application

809 N. Broadway/PO Box 324/Milwaukee, WI 53201-0324/414-286-8211

Date: 01.29.03 Quarter Section: _____ Ald. District: 6

Description of proposed vacation of a public way:
4' along Killian for 142.17', 2' along Hubbard for 409.08' & 5' along Reservoir for 141.86'

Reason for Request:

For future townhouse development.

Requested by: _____
(contact person) Name: Brewers Hill Commons II, LLC/Paul Dincin
Address: 1985 N. Hubbard Street
Milwaukee, Wisconsin 53212

Telephone: 414.265.2000 Fax: 414.265.2223

Owner: _____
(if different from above) Address: _____
Telephone: _____ Fax: _____

FEES:

STREET VACATIONS: \$1,091.00 per 300 feet of street length
\$122.00 per each additional 100 feet or fraction of street length over 300 feet

ALLEY VACATIONS: \$716.00 per 300 feet of alley
\$ 85.00 per each additional 100 ft. or fraction of alley length over 300 feet

Please make checks payable to: *Treasurer, City of Milwaukee*
These fees are non-refundable.

THE DEPARTMENT OF PUBLIC WORKS WILL ALSO REQUIRE PAYMENT OF COST BENEFIT ASSESSMENTS AND OTHER VACATION RELATED COSTS.

Submit completed application and check to: Department of City Development
Planning Administration
809 N. Broadway, 2nd Floor
PO Box 324
Milwaukee, WI 53201

The Department of City Development is the coordinating agency for public way vacations-any questions should be directed to: (414) 286-5716.

NEW FEES EFFECTIVE 10/01/01

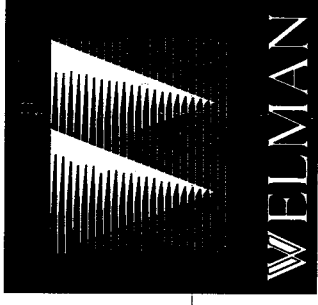
Milwaukee DCD Submittal - January 31, 2003

Proposal for:
Detailed Plan Development - Phase V

Brewers Hill Commons II

4-Unit & 6-Unit Townhouses

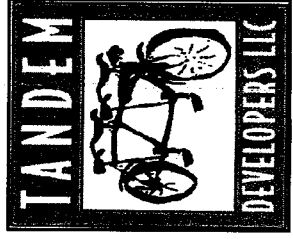
Site bordered by N. Hubbard St., E. Brown St. & N. Killian Pl.
Milwaukee, Wisconsin

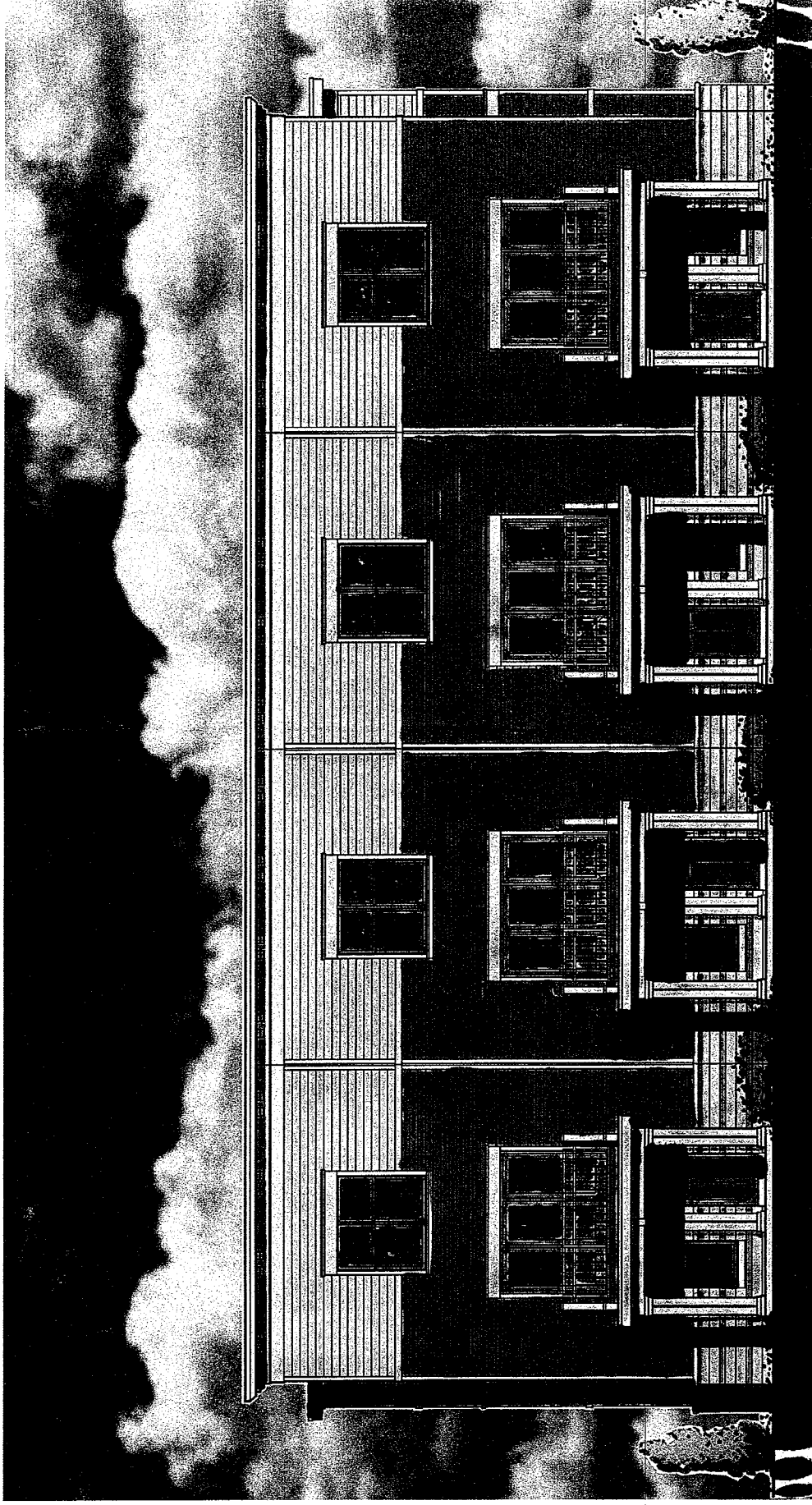


21675 LONG VIEW DRIVE
SUITE 500
WAUKESHA, WISCONSIN 53186
FAX (262) 798-7001
PHONE (262) 798-7000
WELMAN@WELMANARCH.COM

DEVELOPER:
Tandem Developers llc
20 W. Hubbard, Suite 21W
Chicago, IL 60610
PHONE: 312-245-5000
FAX: 312-245-9745

JOB #: 2124 DATE: 01-31-03
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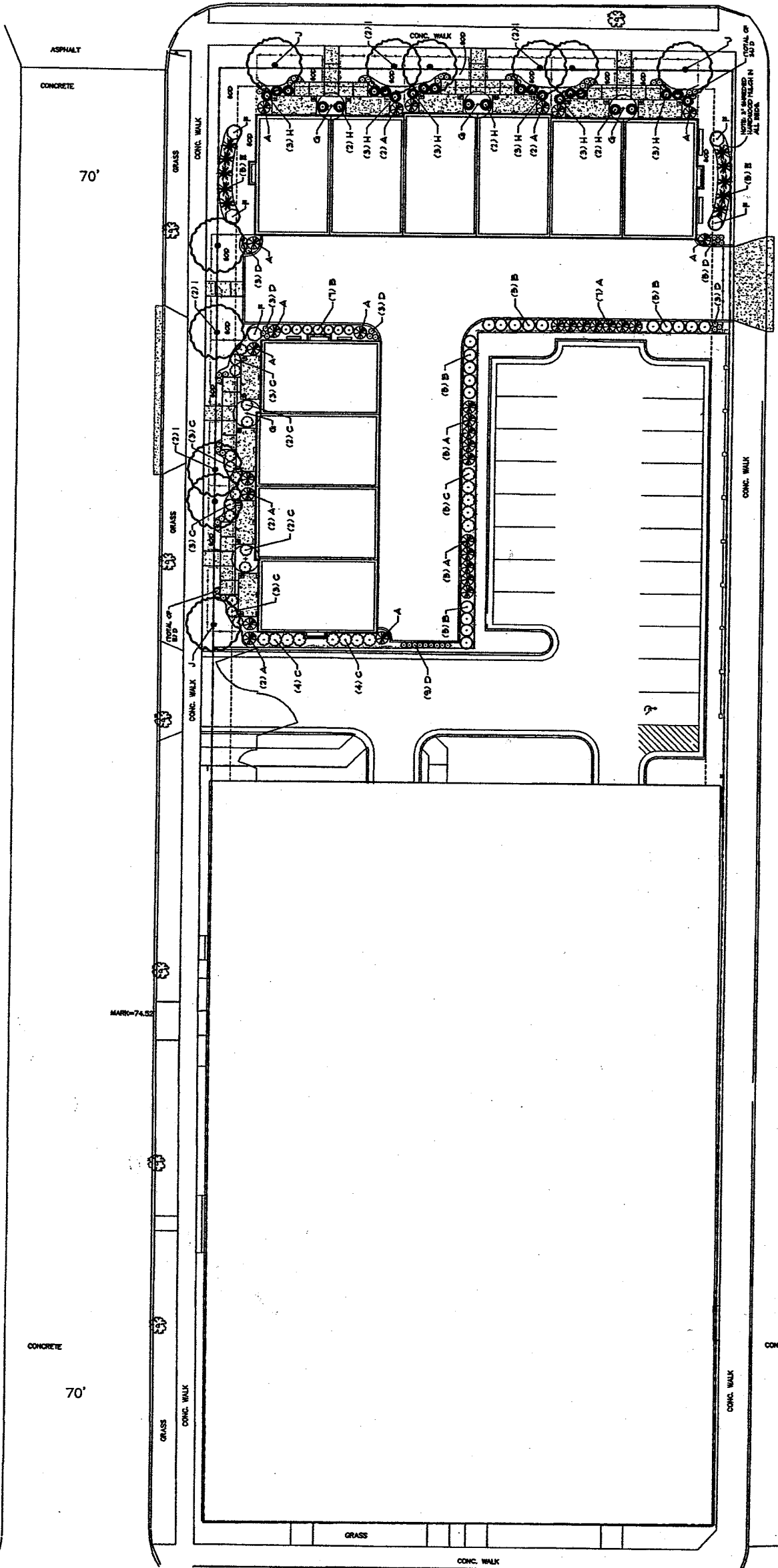
COLOR FRONT ELEVATION

Brewers Hill Commons - II



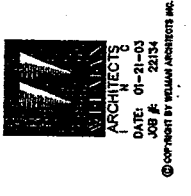
NO.	QTY.	SIZE	ROOT	TYPE
1	1	18"	"	ABUNDANT SPANISH BROOM
2	1	18"	"	ABUNDANT SPANISH BROOM
3	1	18"	"	ABUNDANT SPANISH BROOM
4	1	18"	"	ABUNDANT SPANISH BROOM
5	1	18"	"	ABUNDANT SPANISH BROOM
6	1	18"	"	ABUNDANT SPANISH BROOM
7	1	18"	"	ABUNDANT SPANISH BROOM
8	1	18"	"	ABUNDANT SPANISH BROOM
9	1	18"	"	ABUNDANT SPANISH BROOM
10	1	18"	"	ABUNDANT SPANISH BROOM
11	1	18"	"	ABUNDANT SPANISH BROOM
12	1	18"	"	ABUNDANT SPANISH BROOM
13	1	18"	"	ABUNDANT SPANISH BROOM
14	1	18"	"	ABUNDANT SPANISH BROOM
15	1	18"	"	ABUNDANT SPANISH BROOM
16	1	18"	"	ABUNDANT SPANISH BROOM
17	1	18"	"	ABUNDANT SPANISH BROOM
18	1	18"	"	ABUNDANT SPANISH BROOM
19	1	18"	"	ABUNDANT SPANISH BROOM
20	1	18"	"	ABUNDANT SPANISH BROOM

CULLINANE DESIGN LTD.
 REGISTERED LANDSCAPE ARCHITECTS
 190 RICHARDS ROAD SUITE 5
 HARTLAND, WI 53029
 (262) 367-6147



PROPOSED LANDSCAPE PLAN
 SCALE 1" = 20'

B R E W E R S H I L L C O M M O N S - P H A S E 2



ARCHITECTS
 DATE: 01-2017
 JOB #
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LAND INFORMATION SERVICES, INC.
ENGINEERING, SURVEYING & CONSULTANTS
100 WATKINS STREET
MILWAUKEE, WI 53212
TEL: 414-332-1111 FAX: 414-332-1112

BREWERS HILL COMMONS L.L.C.
PLAT OF SURVEY
MILWAUKEE, WISCONSIN

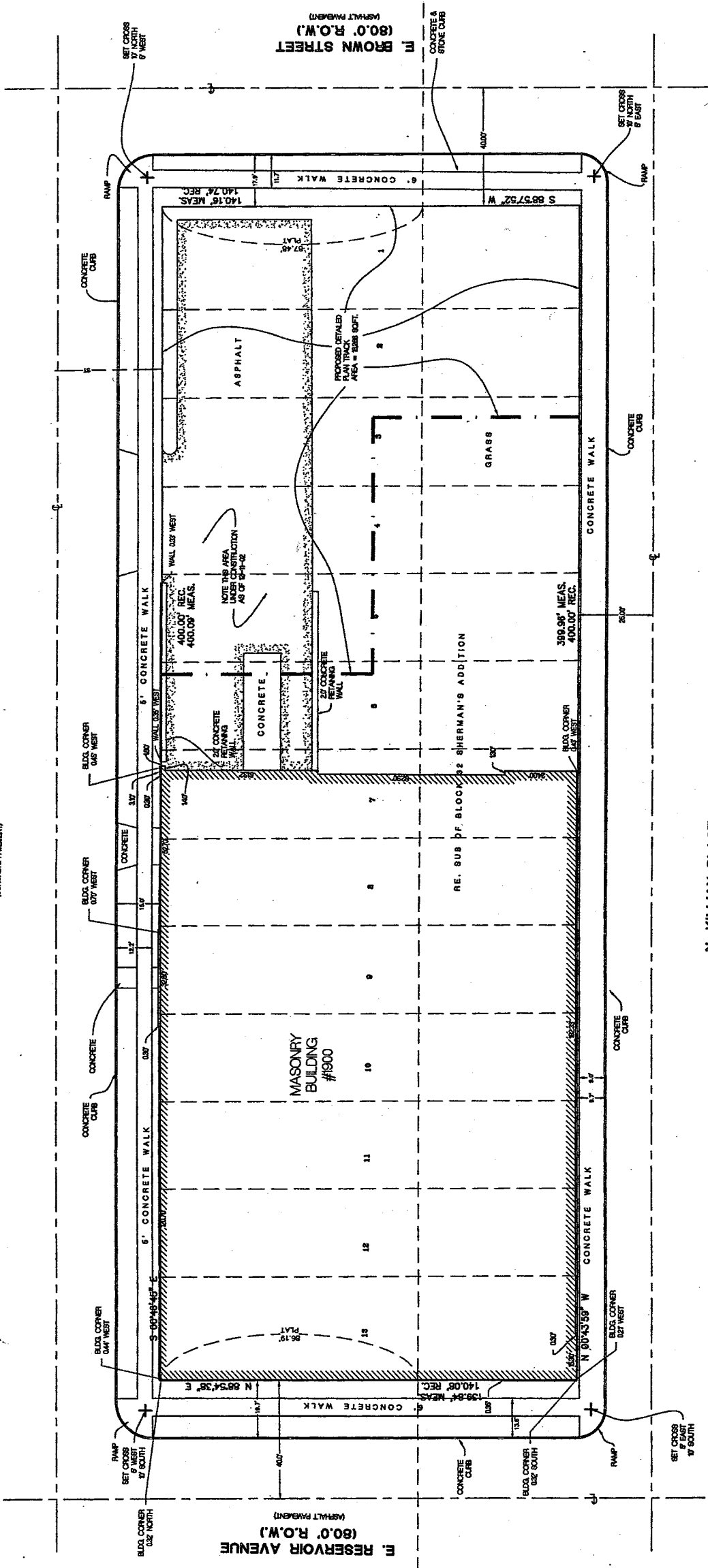
DRAWN BY: D.T.R.
CHECKED BY: C.A.L.
DATE: 1-12-03
JOB NUMBER: 01307R09



BREWERS HILL COMMONS L.L.C. 01307
SHEET 1 OF 1



N. HUBBARD STREET
(70.0' R.O.W.)
CONCRETE PAVEMENT



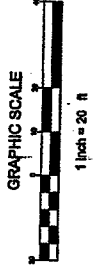
E. RESERVOIR AVENUE
(80.0' R.O.W.)
ASPHALT PAVEMENT

N. KILLIAN PLACE
(50.0' R.O.W.)
CONCRETE PAVEMENT

LEGAL DESCRIPTION
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN RESUBDIVISION OF BLOCK 32 IN SHERMAN'S ADDITION, BEING A PART OF BLOCK 13 IN PARK ADDITION, BEING ALL A PART OF THE NORTHEAST 1/4 OF SECTION 20, IN TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.
CONTAINS 236,444 SQUARE FEET.
ADDRESS: 1900 N. HUBBARD STREET

LEGEND

- FIRE HYDRANT
- WATER MAIN
- SEWER
- WALK (ASPH.)
- UTILITY POLE
- CITY MARK (METAL, WOOD)
- CATCH BASIN (INCLUDING BODIES)
- CONCRETE CURB
- TRAFFIC SIGNAL
- WATER MAIN
- GAS MAIN
- ELECTRICAL SERVICE
- OVERHEAD UTILITY LINES
- METAL FENCE
- WOOD FENCE



I HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE DESCRIBED PROPERTY, AND THE ADJACENT PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND CHARACTER OF ALL BUILDINGS, AND THE LOCATION AND CHARACTER OF ALL UTILITIES, AND HAVE MADE A CAREFUL SURVEY OF THE SAME, AND ALSO THAT I HAVE RECORDED THIS INSTRUMENT OF SURVEY IN THE PUBLIC RECORDS, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.
DATE: 01-17-2003
MARK L. WERTZ, L.L.C.
REGISTERED LAND SURVEYOR 8-1915

NOTE: EXTERIOR MASONRY WORK IN PROGRESS AS OF 12-11-02



LAND INFORMATION SERVICES, INC.
 PROFESSIONAL SURVEYING & CONSULTANTS
 727 WATERLOO PLANK ROAD
 MILWAUKEE, WISCONSIN 53212
 TEL: 414-381-7900 FAX: 414-381-7901

SITE GRADING PLAN
BREWERS HILL COMMONS - PHASE 2
N. HUBBARD ST. & E. BROWN ST.
 MILWAUKEE, WI

DRAWN BY: R.L.S.
 CHECKED BY: C.A.J.
 DATE: 01-28-03
 JOB NUMBER: C03001R1

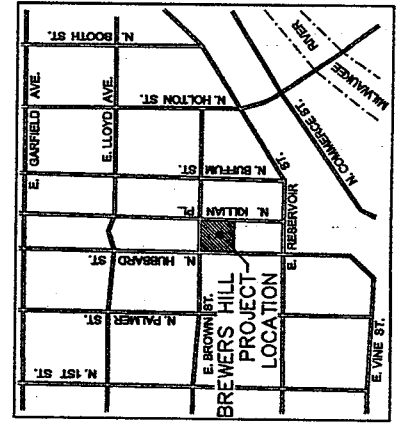
C1.0
 BREWERS HILL COMMONS
 SHEET 4 OF 4

NOTE: EXISTING TOPOGRAPHY, PROPOSED GRADING, AND PROPOSED STORM SEWER BY OTHERS, BASED ON THE SURVEY DATA FILED BY MILLER ENGINEERS AND SCIENTISTS DATED 10/24/02.

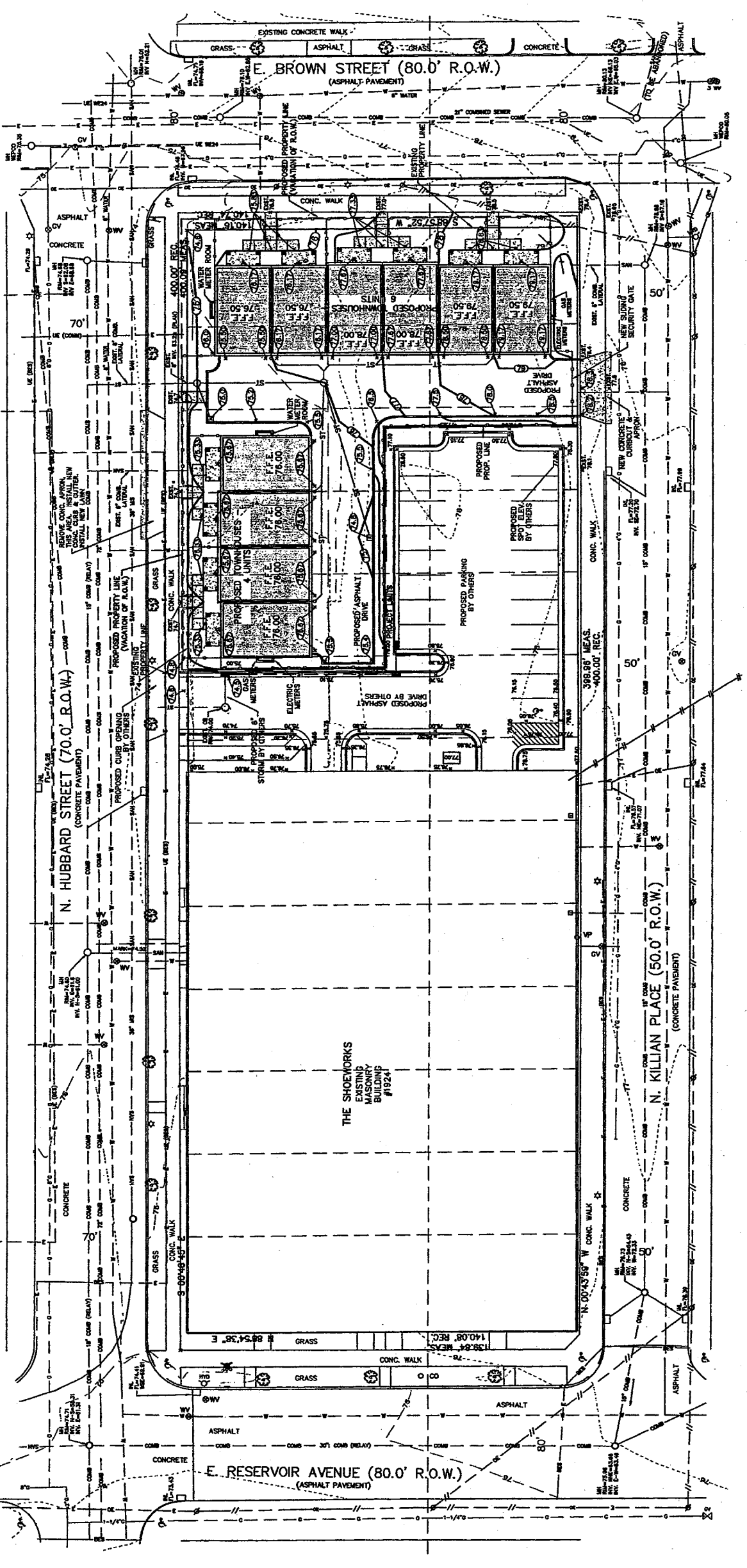
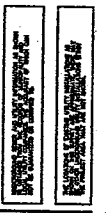
LEGEND

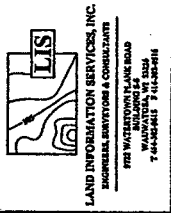
- PROPOSED DRAINAGE PATTERN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

NOTE: ALL ELEVATIONS ALONG PROPOSED CURBS ARE AT THE BOTTOM OF CURB.



VICINITY MAP
 SCALE: 1" = 500'





LAND INFORMATION SERVICES, INC.
ENGINEERING SURVEYING & CONSULTANTS
100 WATERVIEW PLAZA, SUITE 100
MILWAUKEE, WI 53226
TEL: 414-224-1100
FAX: 414-224-1101

BREWERS HILL COMMONS - PHASE 2

SITE UTILITY PLAN

MILWAUKEE, WI

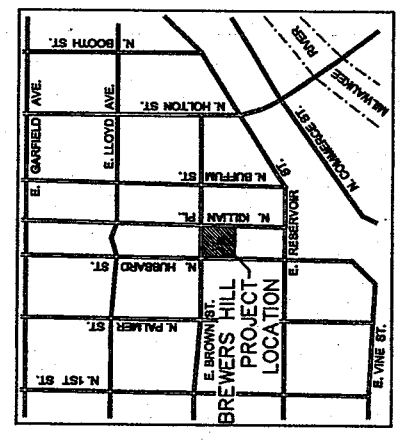
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CHECKED BY: C.A.J.
DATE: 01-28-03
JOB NUMBER: C03001R1

C2.0

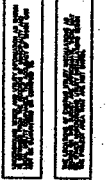
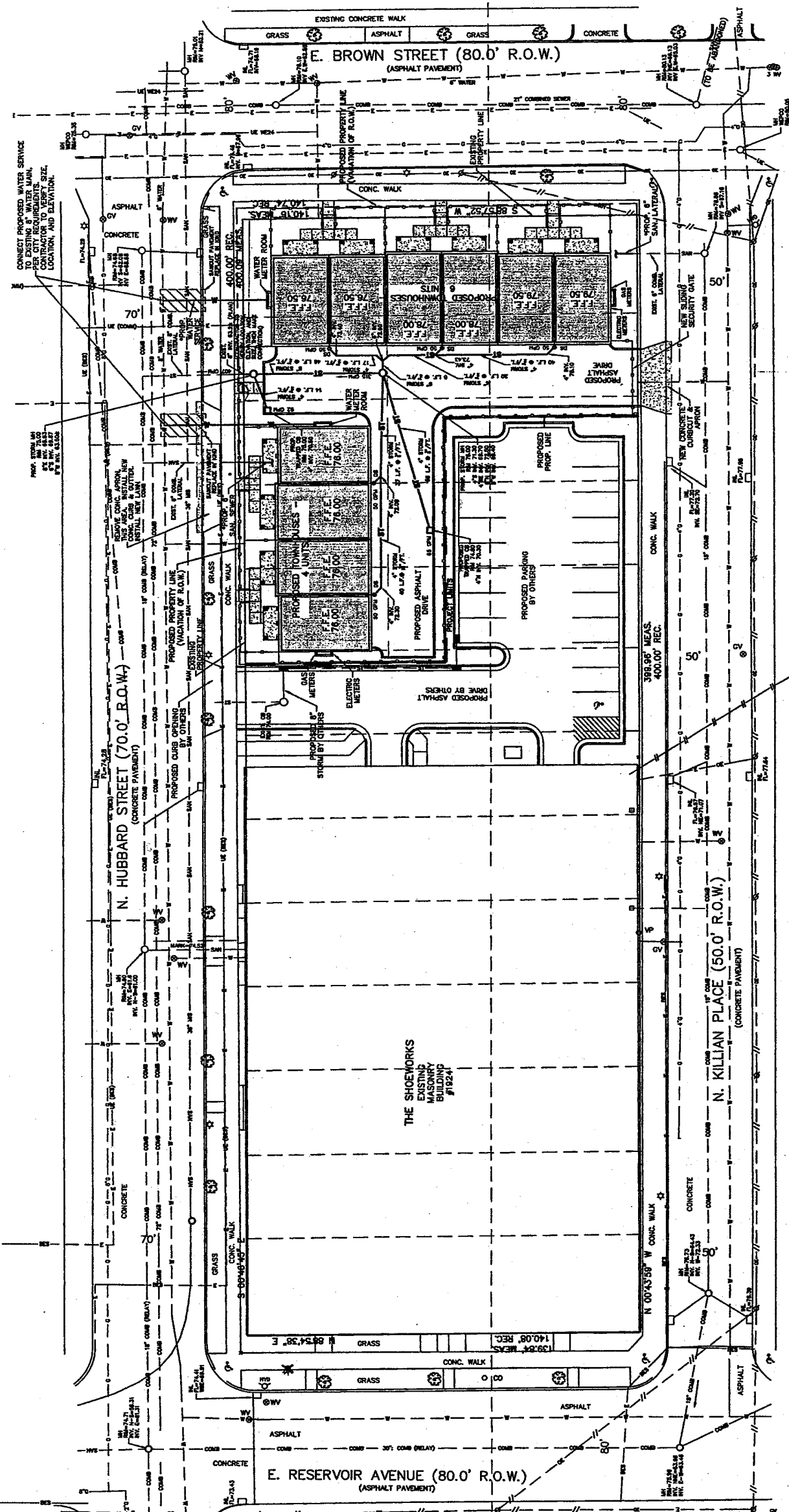
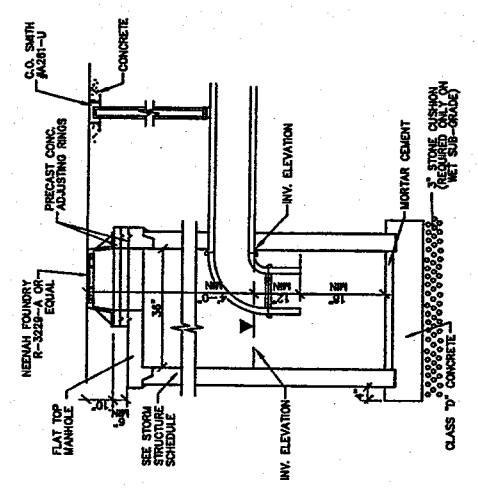
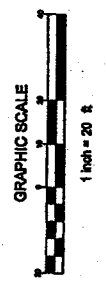
BREWERS HILL COMMONS
C03001R1

LEGEND

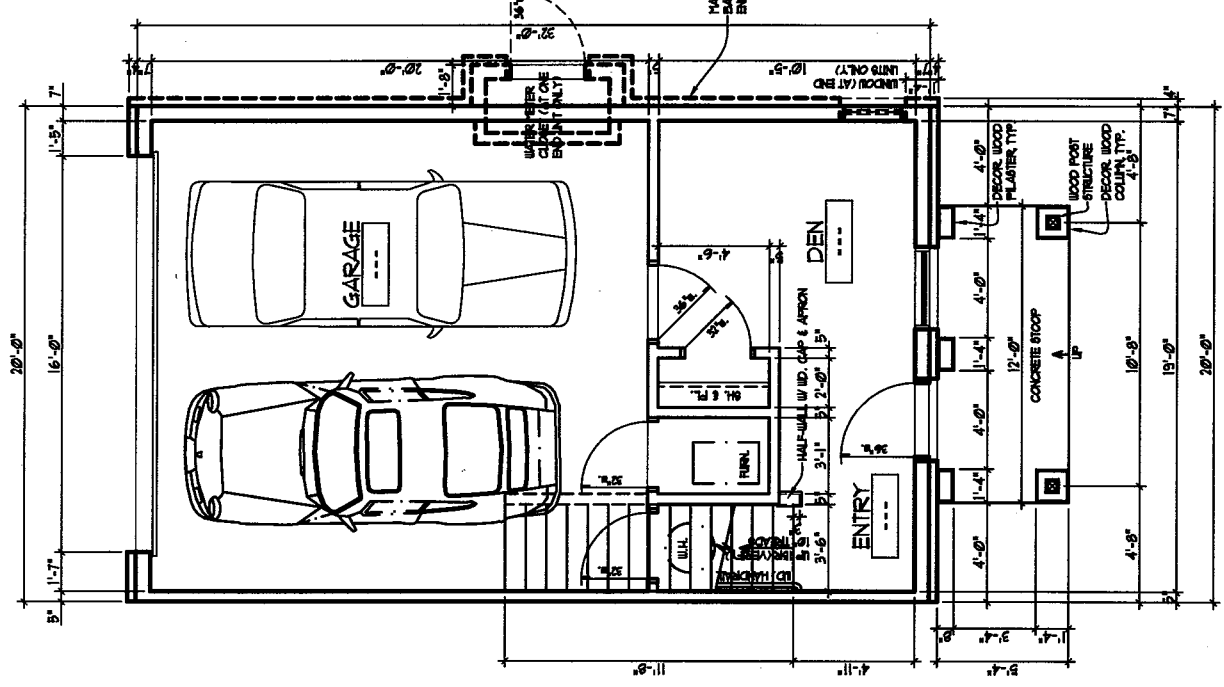
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER



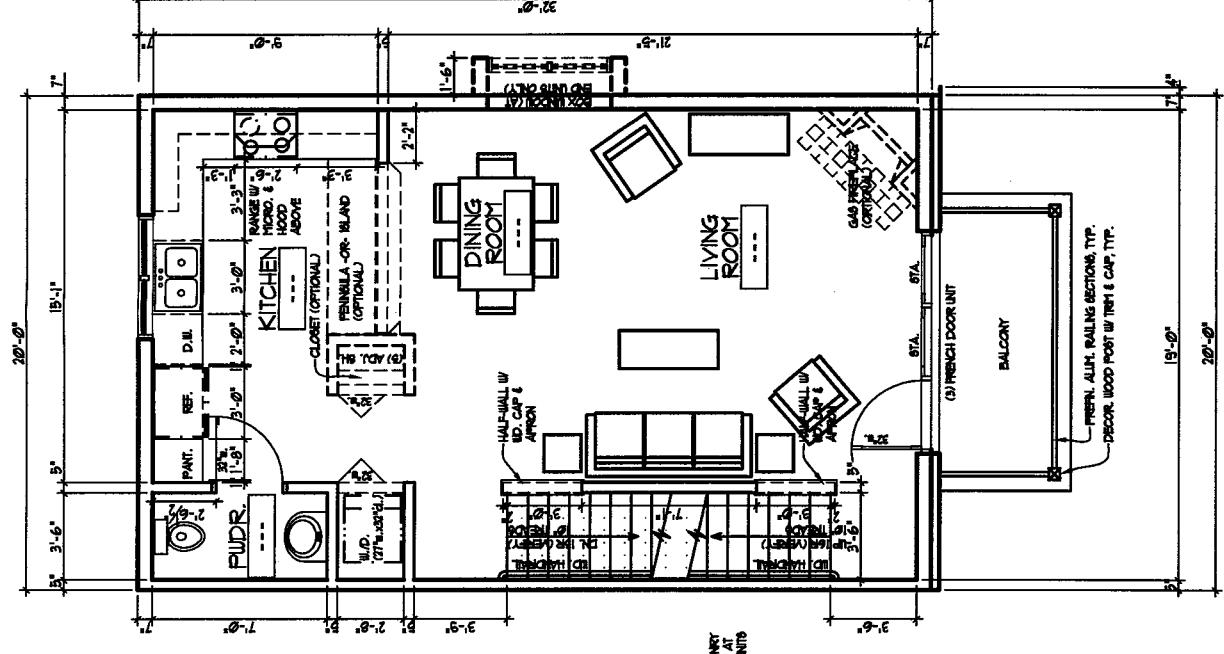
- NOTES:**
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, AND THE WISCONSIN PLUMBING CODE, UNLESS OTHERWISE SPECIFIED ON PLANS OR SCHEDULES.
 2. ALL TRENCHES IN PAVEMENT SHALL HAVE GRAVEL BACKFILL.
 3. TRENCH SIZE AND LOCATION OF ALL SANITARY AND WATER LATERALS TO BE DETERMINED BY PLUMBING CONSULTANTS.
 4. CONTRACTOR TO VERIFY SIZE, LOCATION, AND ELEVATION OF ALL POINTS OF CONNECTION PRIOR TO ANY UNDERGROUND CONNECTIONS.
 5. WATER MAIN SHALL HAVE 6.0 FEET OF COVER, MINIMUM.



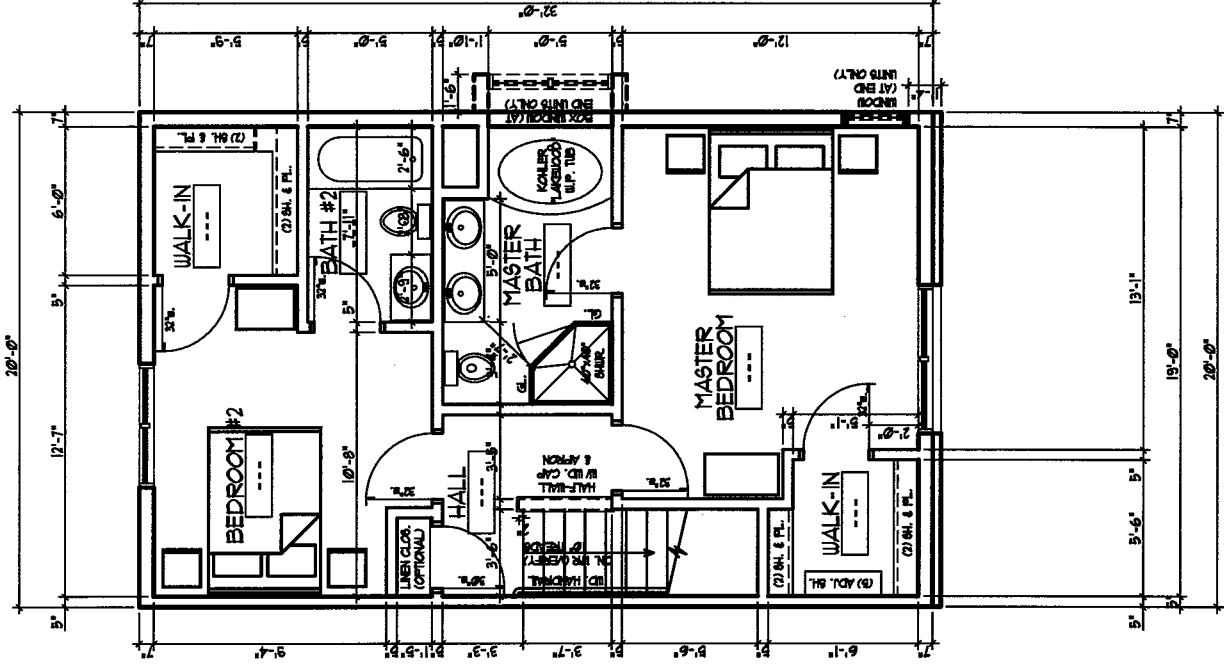
CALL BEFORE YOU DIG
800-368-8888
WWW.CALLBEFOREYODIG.COM



① FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



② SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

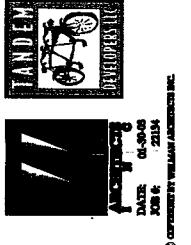


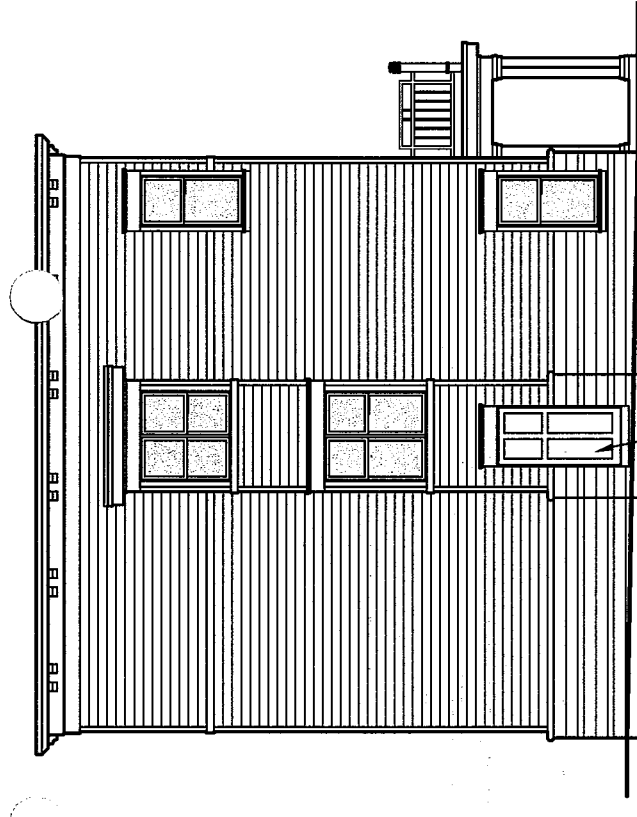
③ THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"

HOUSE AREA INFORMATION: (INCLUDES GARAGE)	
FIRST FLOOR:	6,400 +/- SQ. FT.
SECOND FLOOR:	6,400 +/- SQ. FT.
THIRD FLOOR:	6,400 +/- SQ. FT.
TOTAL:	19,200 +/- SQ. FT.

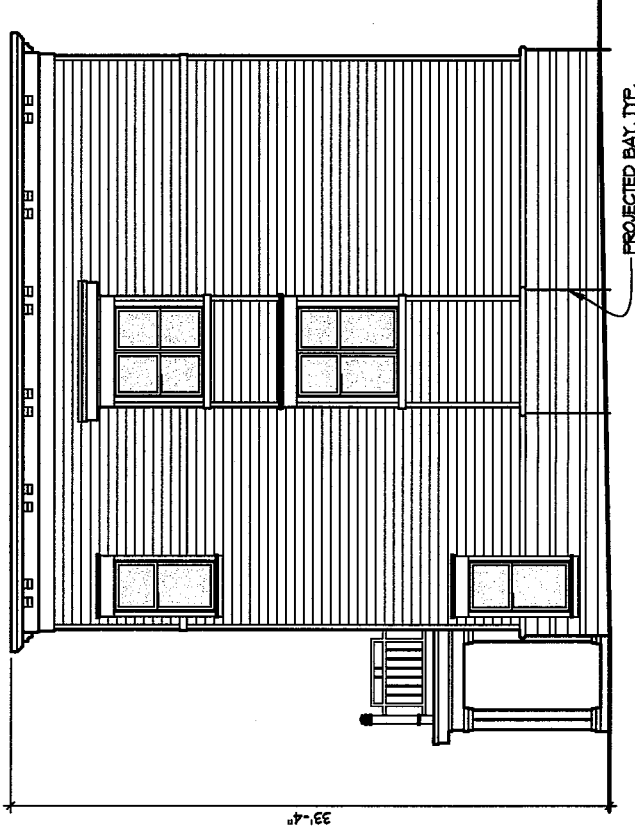


TYPICAL UNIT FLOOR PLANS
BREWERS HILL COMMONS - PHASE 2

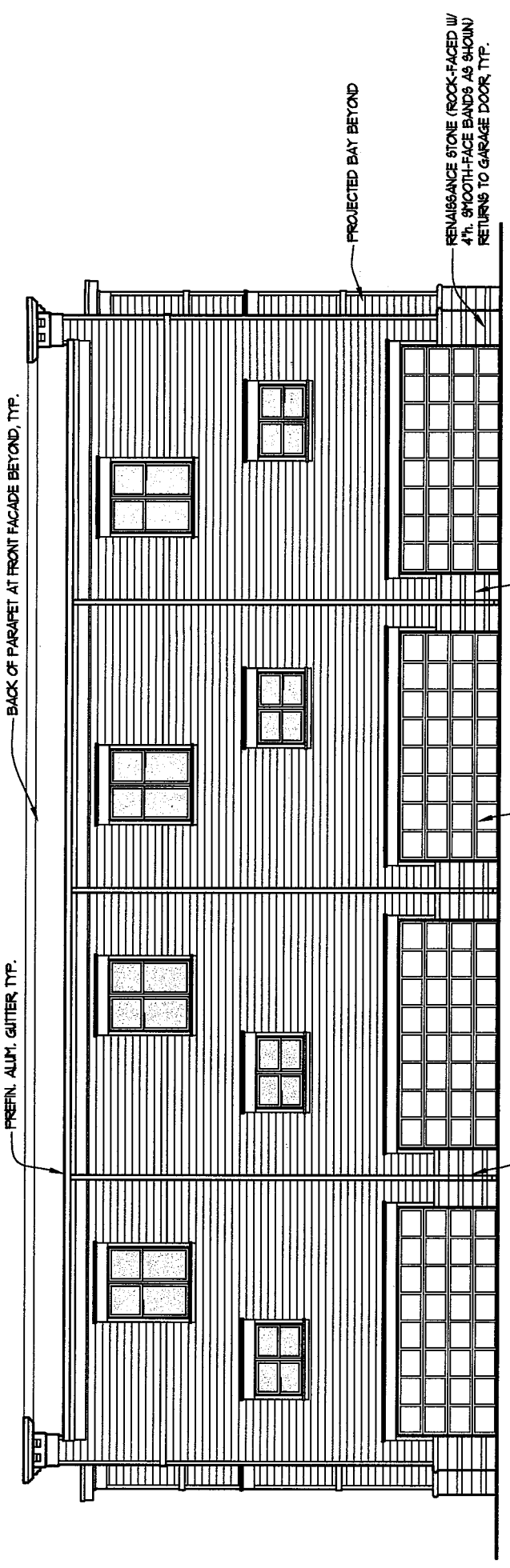




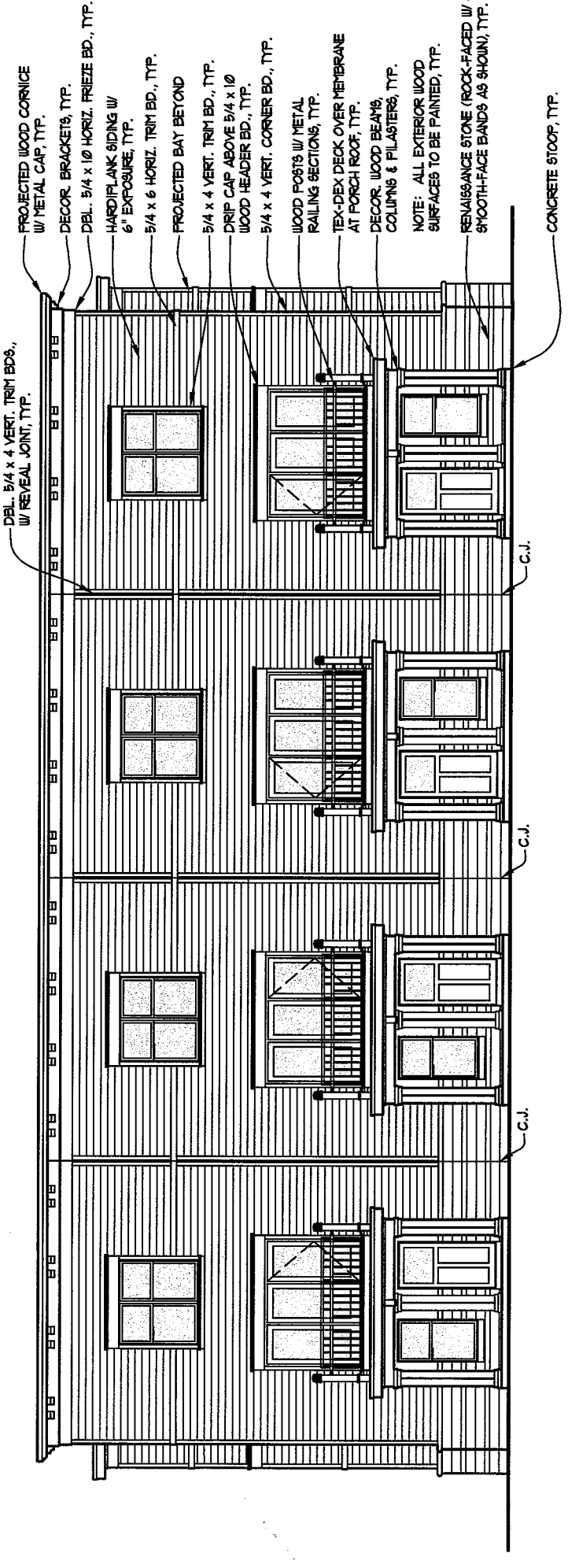
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PROJECTED BAY BEYOND

RENAISSANCE STONE (ROCK-FACED W/ 4th. SMOOTH-FACE BANDS AS SHOWN) RETURNS TO GARAGE DOOR TYP.

DECOR. CMU (SPLIT-FACED W/ 4th. SMOOTH-FACE BANDS AS SHOWN) BETWEEN GARAGE DOORS, TYP.

32-FIN. PREFIN. METAL, NSUL. O.H. DOOR TYP.

PREFIN. ALUM. DOWNPOUT, TYP.

PROJECTED WOOD CORNICE W/ METAL CAP, TYP.

DECOR. BRACKETS, TYP.

DBL. 5/4 x 10 HORIZ. FRIEZE BD., TYP.

HARDPLANK SIDING W/ 6" EXPOSURE, TYP.

5/4 x 6 HORIZ. TRIM BD., TYP.

PROJECTED BAY BEYOND

5/4 x 4 VERT. TRIM BD., TYP.

DRIP CAP ABOVE 5/4 x 10 WOOD HEADER BD., TYP.

5/4 x 4 VERT. CORNER BD., TYP.

WOOD POSTS W/ METAL RAILING SECTIONS, TYP.

TEX-DEX DECK OVER MEMBRANE AT PORCH ROOF, TYP.

DECOR. WOOD BEAMS, COLUMNS & PILASTERS, TYP.

NOTE: ALL EXTERIOR WOOD SURFACES TO BE PAINTED, TYP.

RENAISSANCE STONE (ROCK-FACED W/ 4th. SMOOTH-FACE BANDS AS SHOWN), TYP.

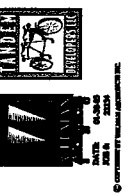
CONCRETE STOOFF, TYP.

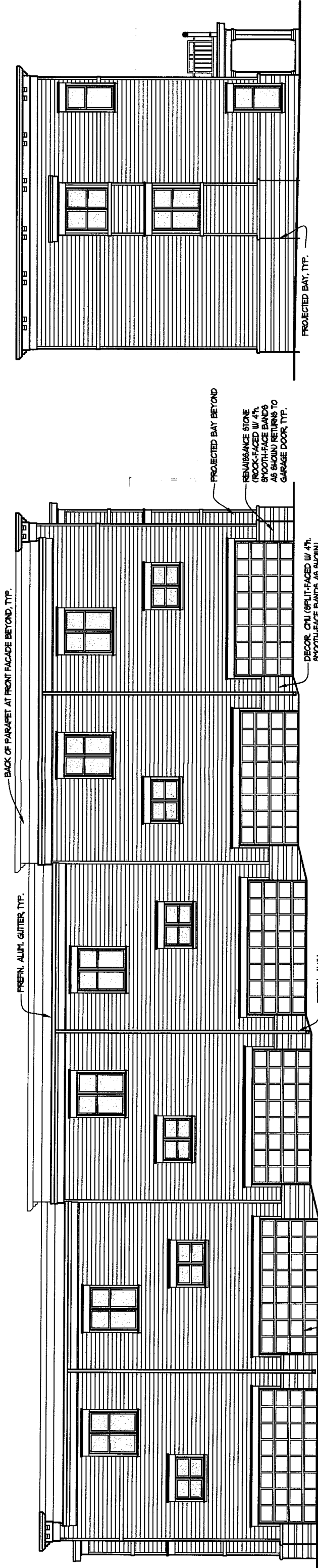
BACK OF PARAPET AT FRONT FACADE BEYOND, TYP.

PREFIN. ALUM. GUTTER, TYP.

EXTERIOR ELEVATIONS
SCALE: N.T.S.

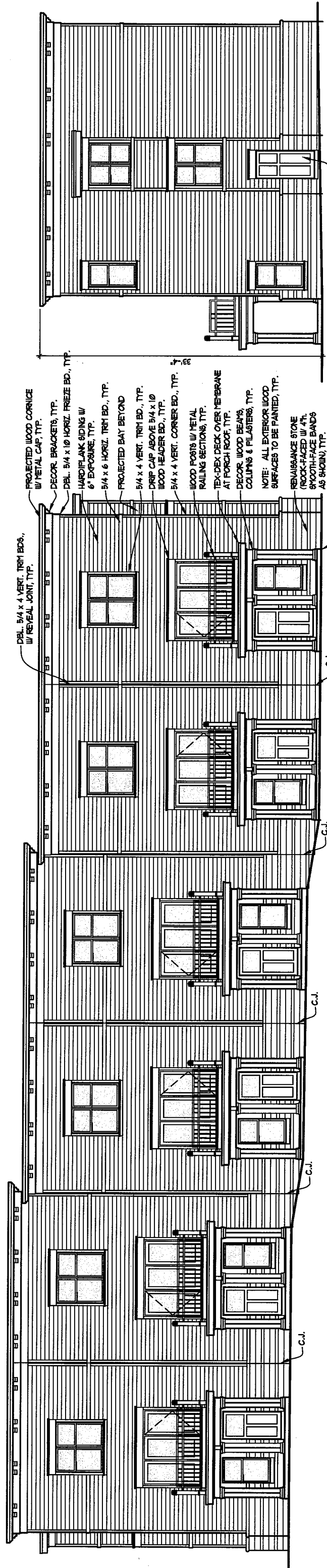
4 - UNIT BUILDING
BREWERS HILL COMMONS - II





SOUTH ELEVATION

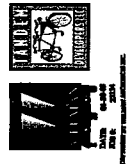
EAST ELEVATION



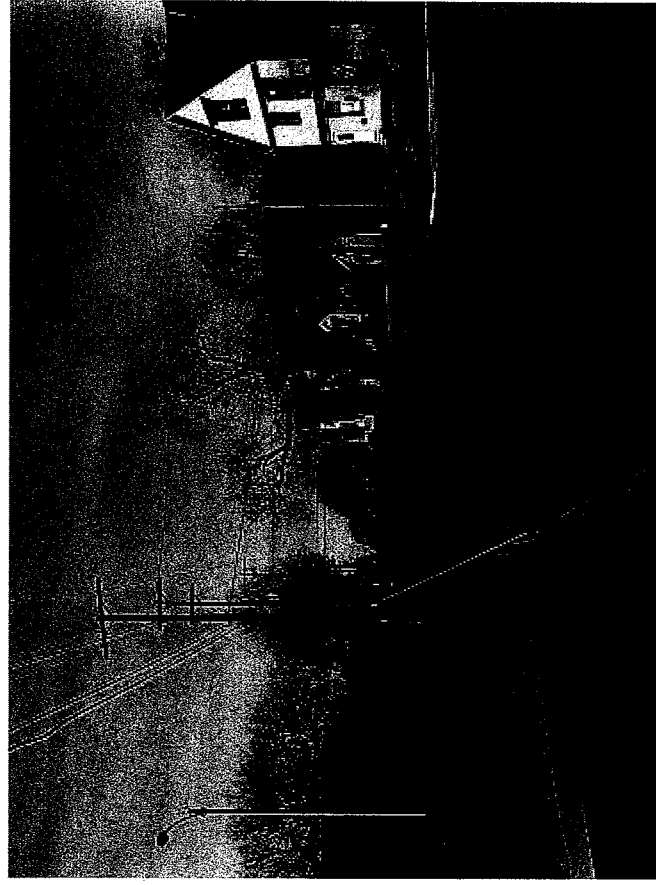
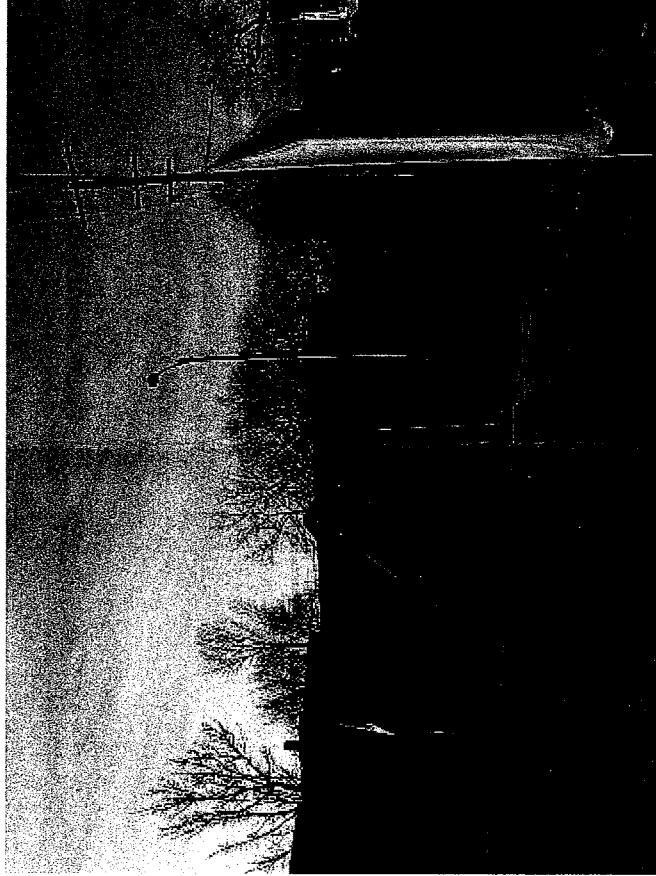
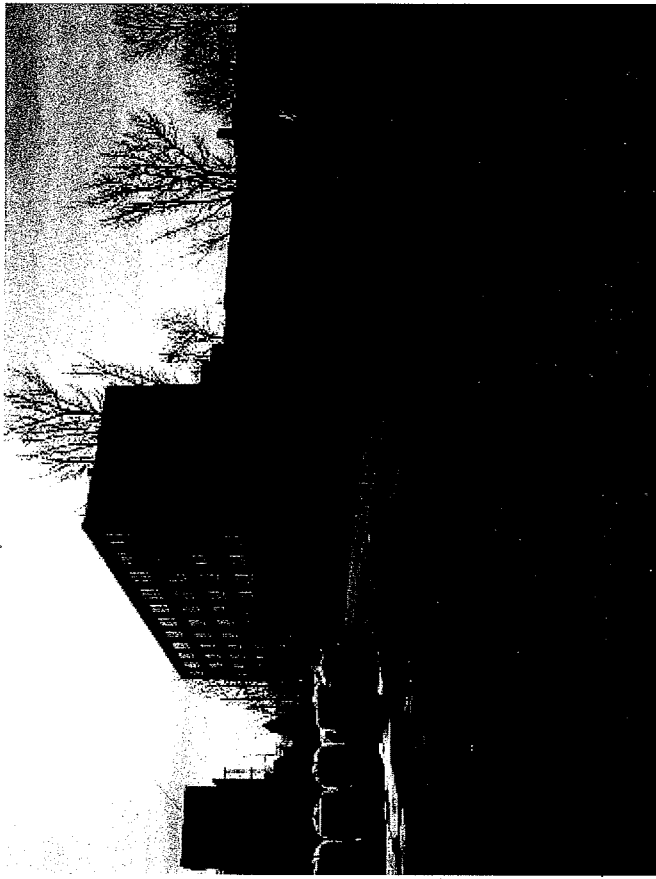
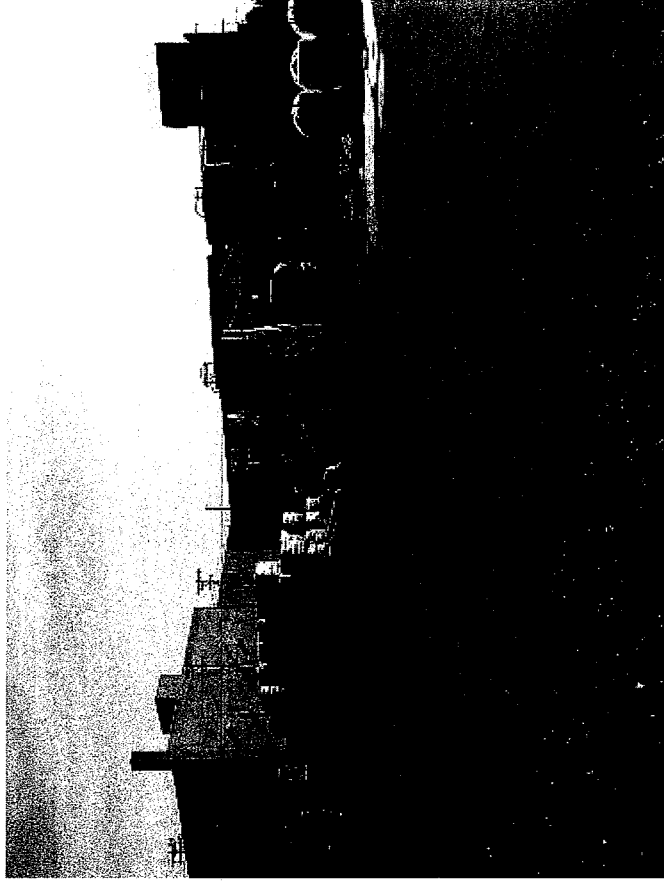
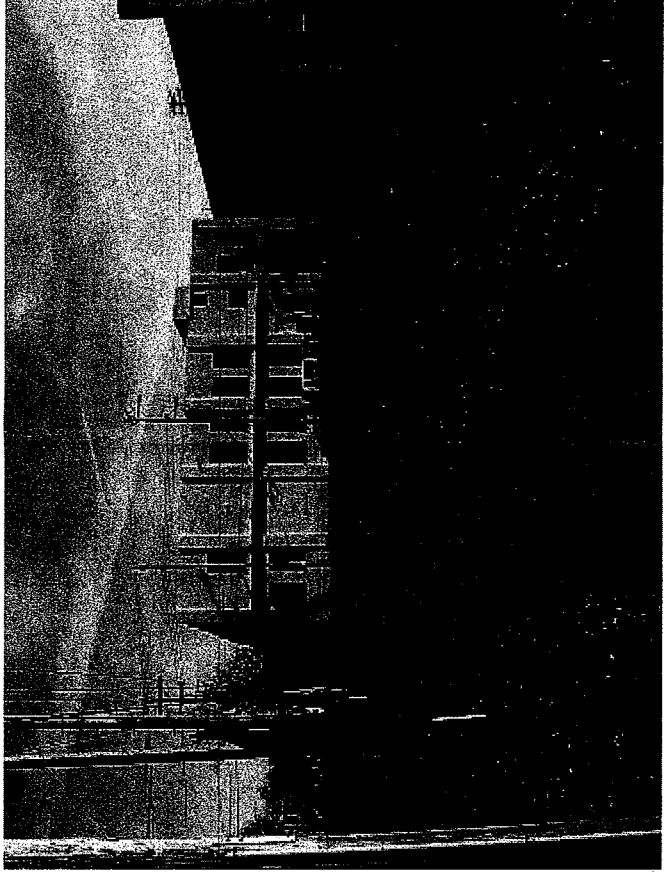
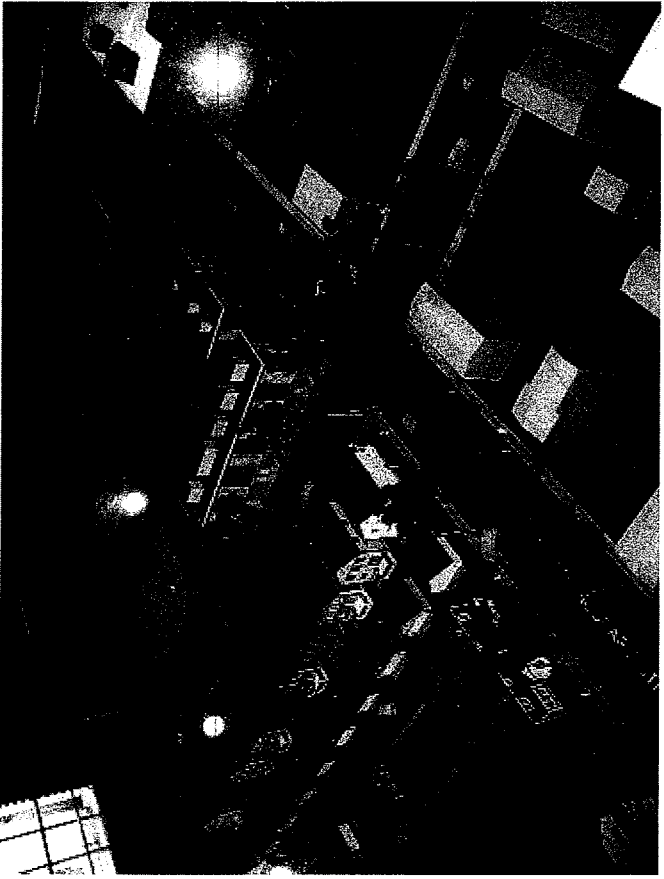
NORTH ELEVATION

WEST ELEVATION

EXTERIOR ELEVATIONS
 SCALE: N.T.S.
 6-UNIT BUILDING
 BREWERS HILL COMMONS - II

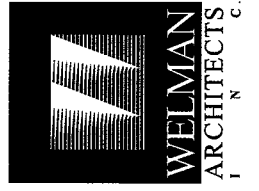


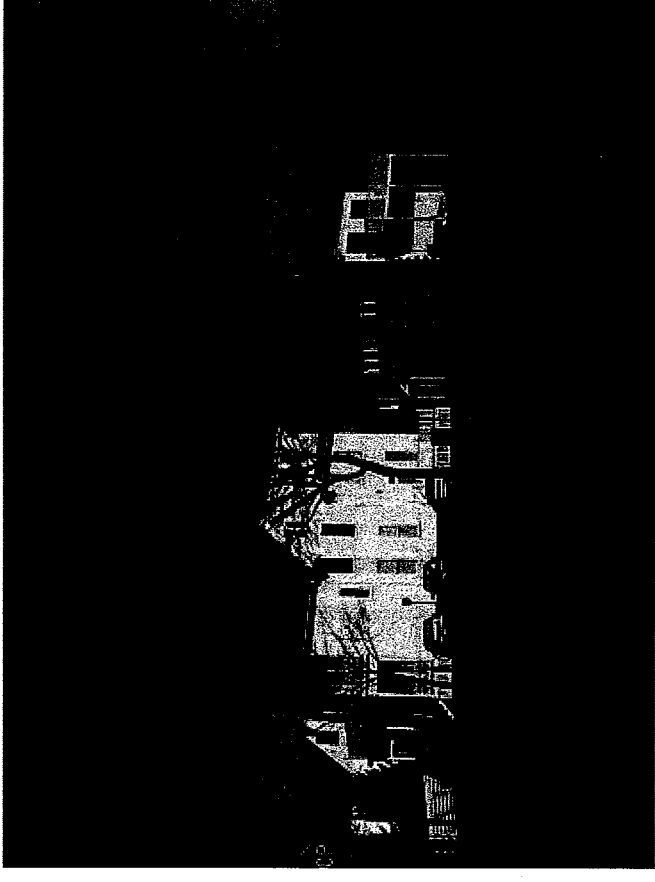
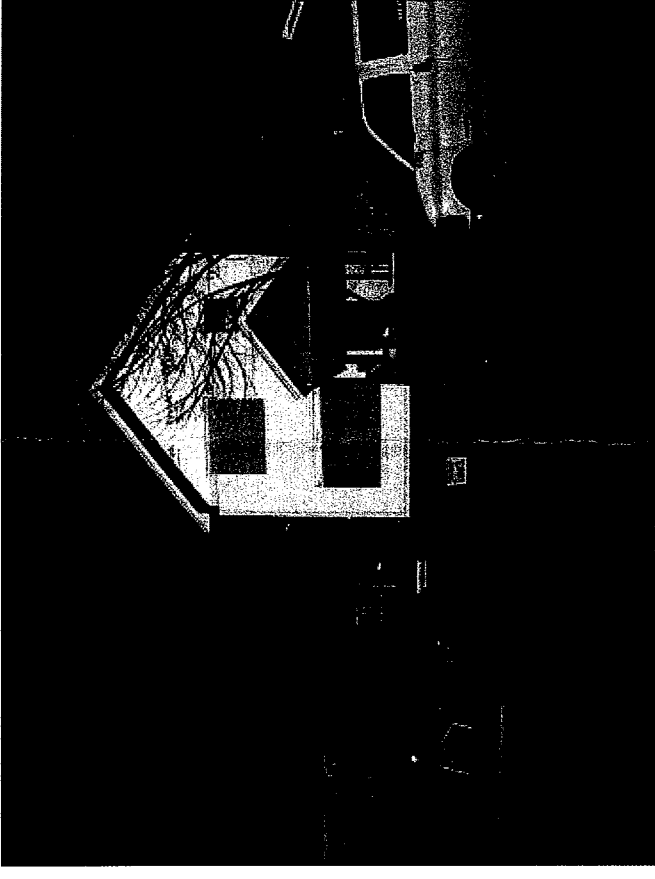
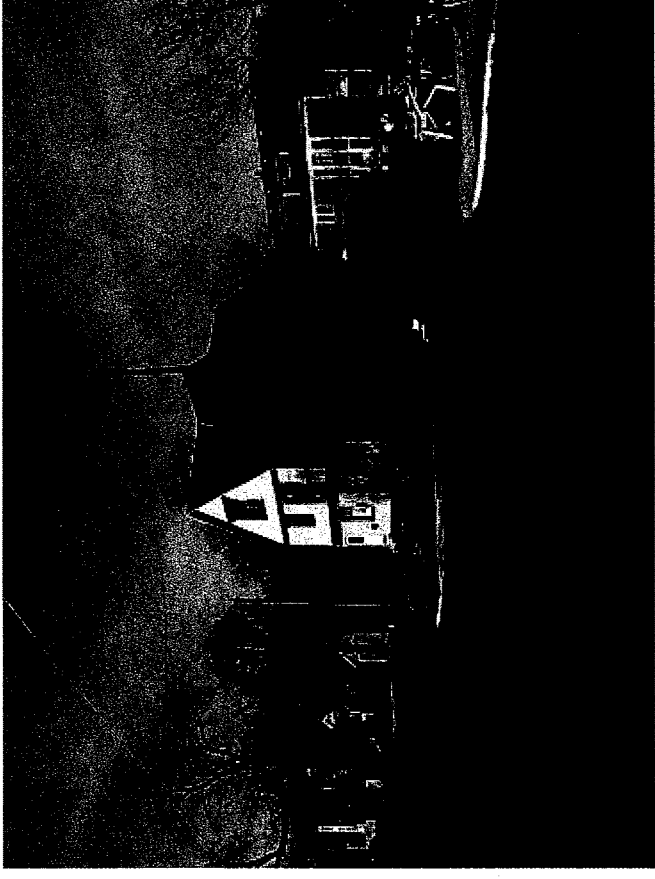
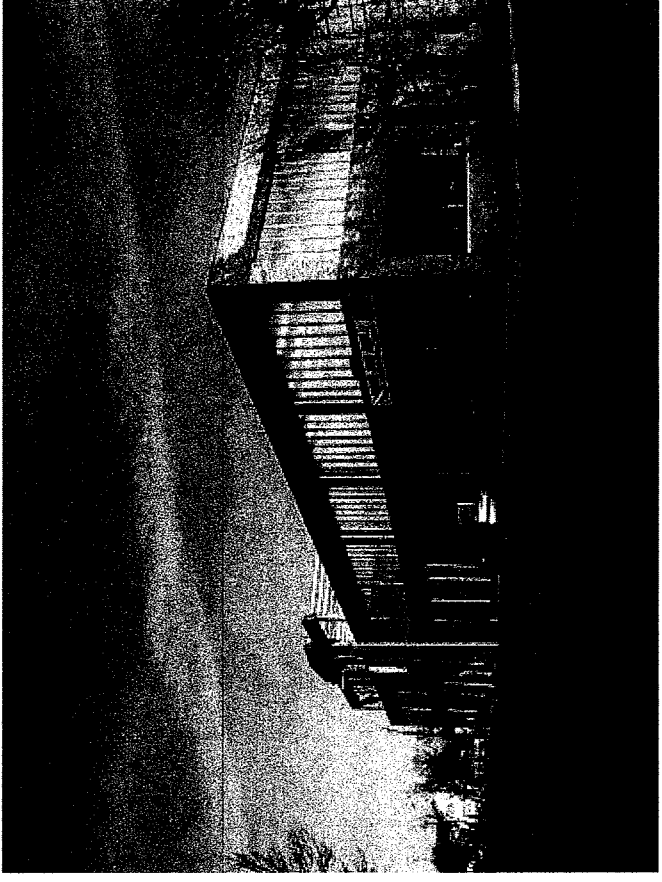
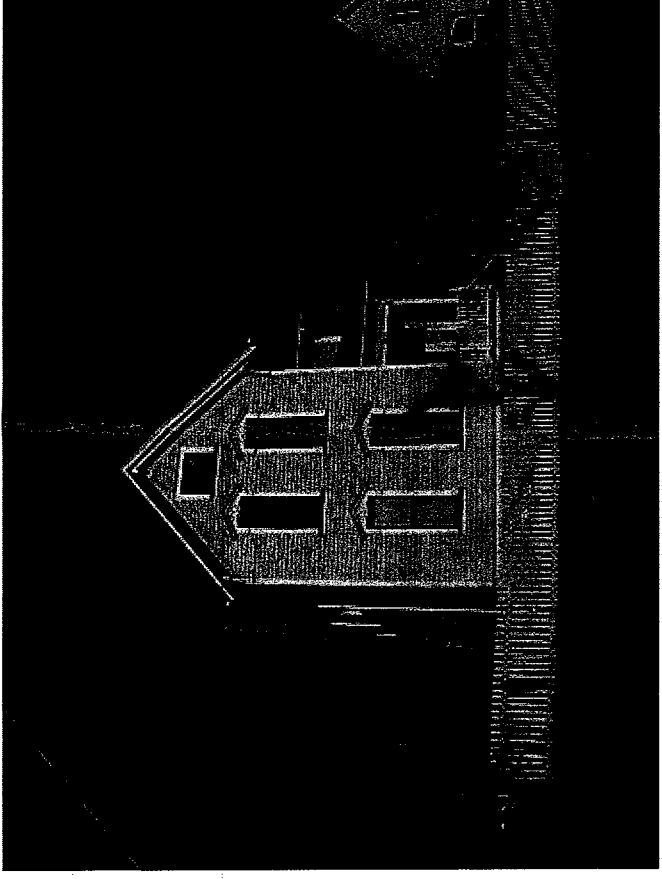
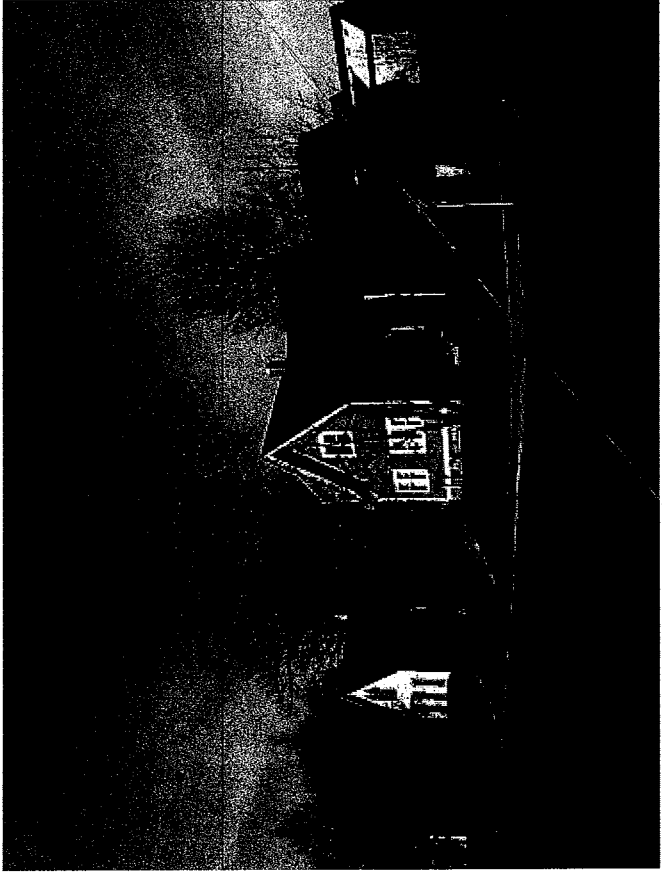
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SITE PHOTOS

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SURROUNDING CONTEXT PHOTOS

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