

**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.
SHEDWORKS BUILDING	6,649 S.F.
TOTAL	
SCALE	1" = 20' - 0" (1/8" = 10' - 0")
PARKING AREA	61.4 ACRES (2,672,000 S.F.)
PARKING INCORPORATION	30 PARKING SPACES (IN GARAGE)
RETRACES	3 SPACES PER UNIT
PARKING	9 PARKING RETRACK
GREENBELT AREA	28% - 0.18 ACRES (7,920 S.F.)
GREEN SPACE AREA	28% - 0.18 ACRES (7,920 S.F.)
HEIGHT	35'-4" - 4'
ACTUAL	

NOTE: THE REVISED SCHEDULES AND FIGURES ON THIS SITE PLAN ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER. ANY CHANGES IN THIS SCHEDULES AND FIGURES WILL BE RE-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.

<b>Begin Sales</b>	<b>50% of units Sold</b>	<b>Begin Construction</b>	<b>Complete Construction</b>	<b>First Move-in</b>
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, 2<sup>nd</sup> 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.

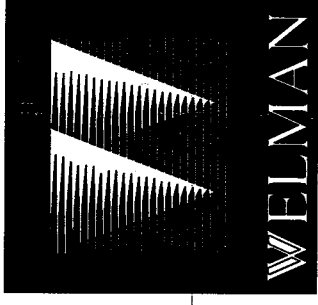
**NEW FEES EFFECTIVE 10/01/01**

Milwaukee DCD Submittal - January 31, 2003

Proposal for:  
Detailed Plan Development - Phase V

# Brewers Hill Commons II 4-Unit & 6-Unit Townhouses

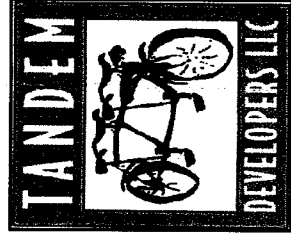
Site bordered by N. Hubbard St., E. Brown St. & N. Killian Pl.  
Milwaukee, Wisconsin

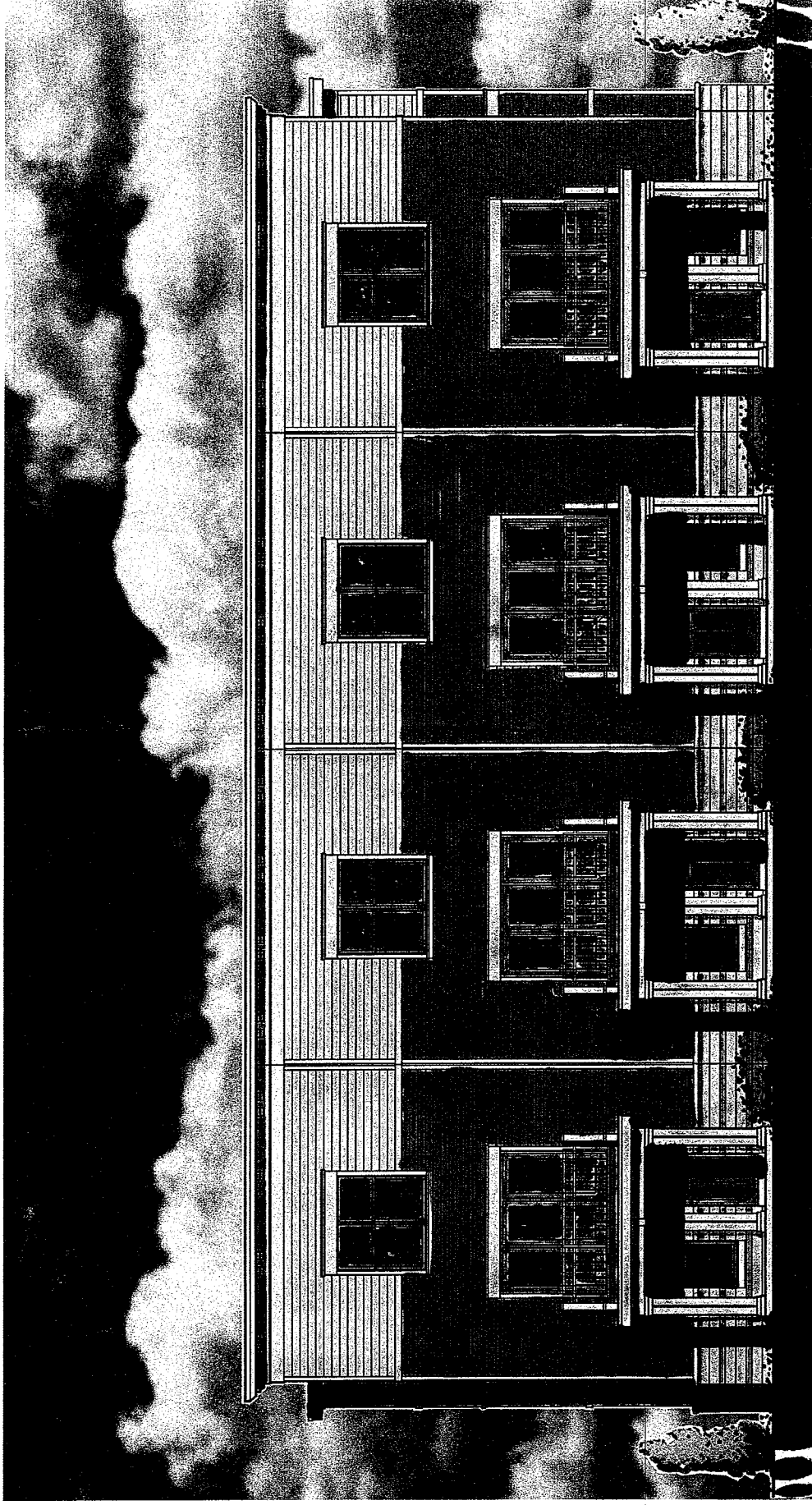


21675 LONG VIEW DRIVE  
SUITE 500  
WAUKESHA, WISCONSIN 53186  
FAX (262) 798-7001  
PHONE (262) 798-7000  
WELMAN@WELMANARCH.COM

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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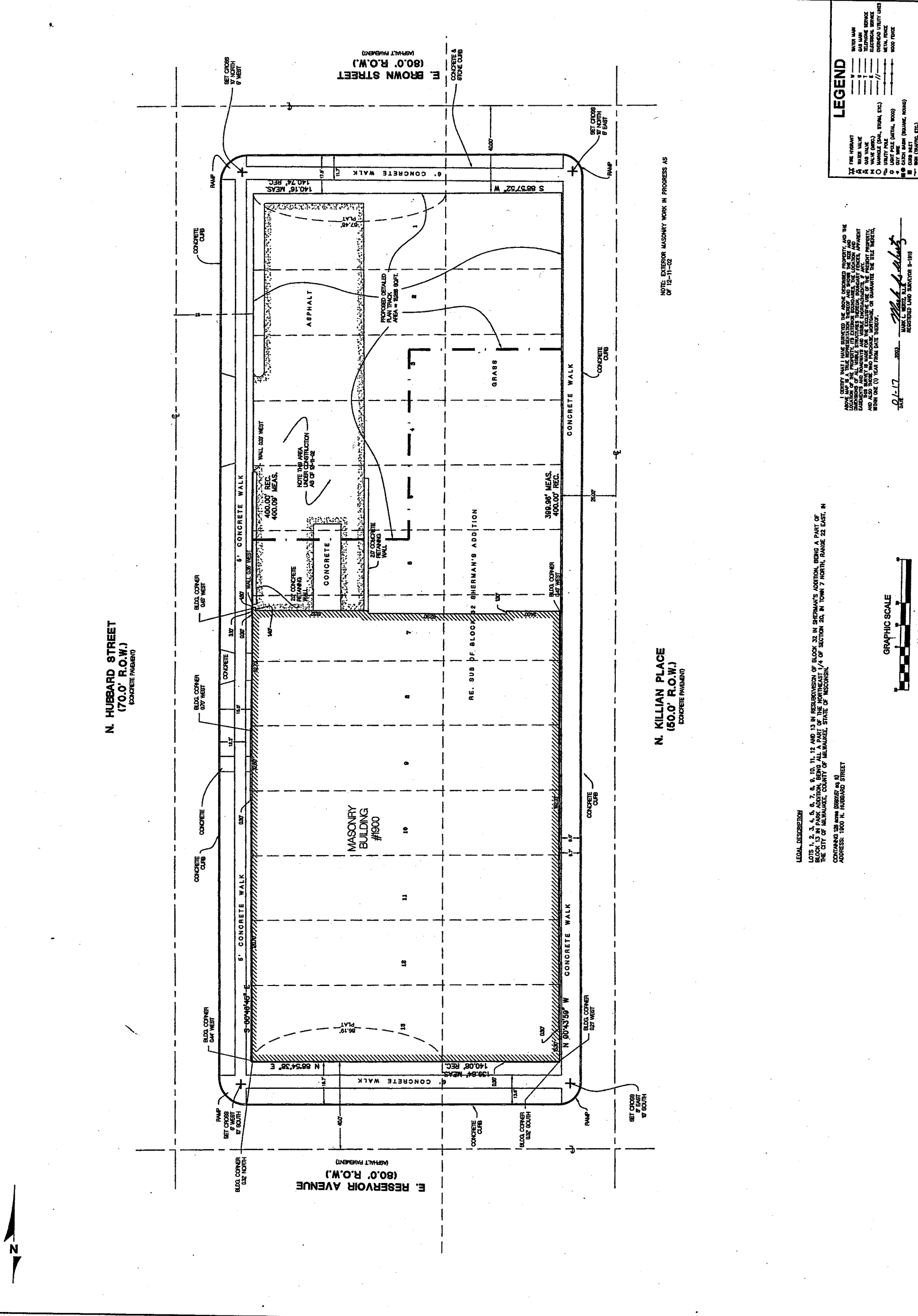


COLOR FRONT ELEVATION

# Brewers Hill Commons - II











LAND INFORMATION SERVICES, INC.  
 ENGINEERING SURVEYING & CONSULTANTS  
 777 WATERLOO PLANK ROAD  
 MILWAUKEE, WISCONSIN 53212  
 TEL: 414-381-7900 FAX: 414-381-7904

# 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

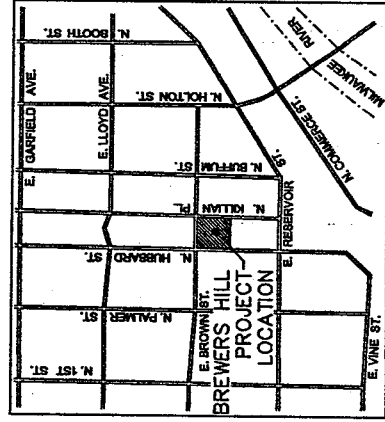
# C1.0

BREWERS HILL COMMONS  
 SHEET NO. 4 OF 4

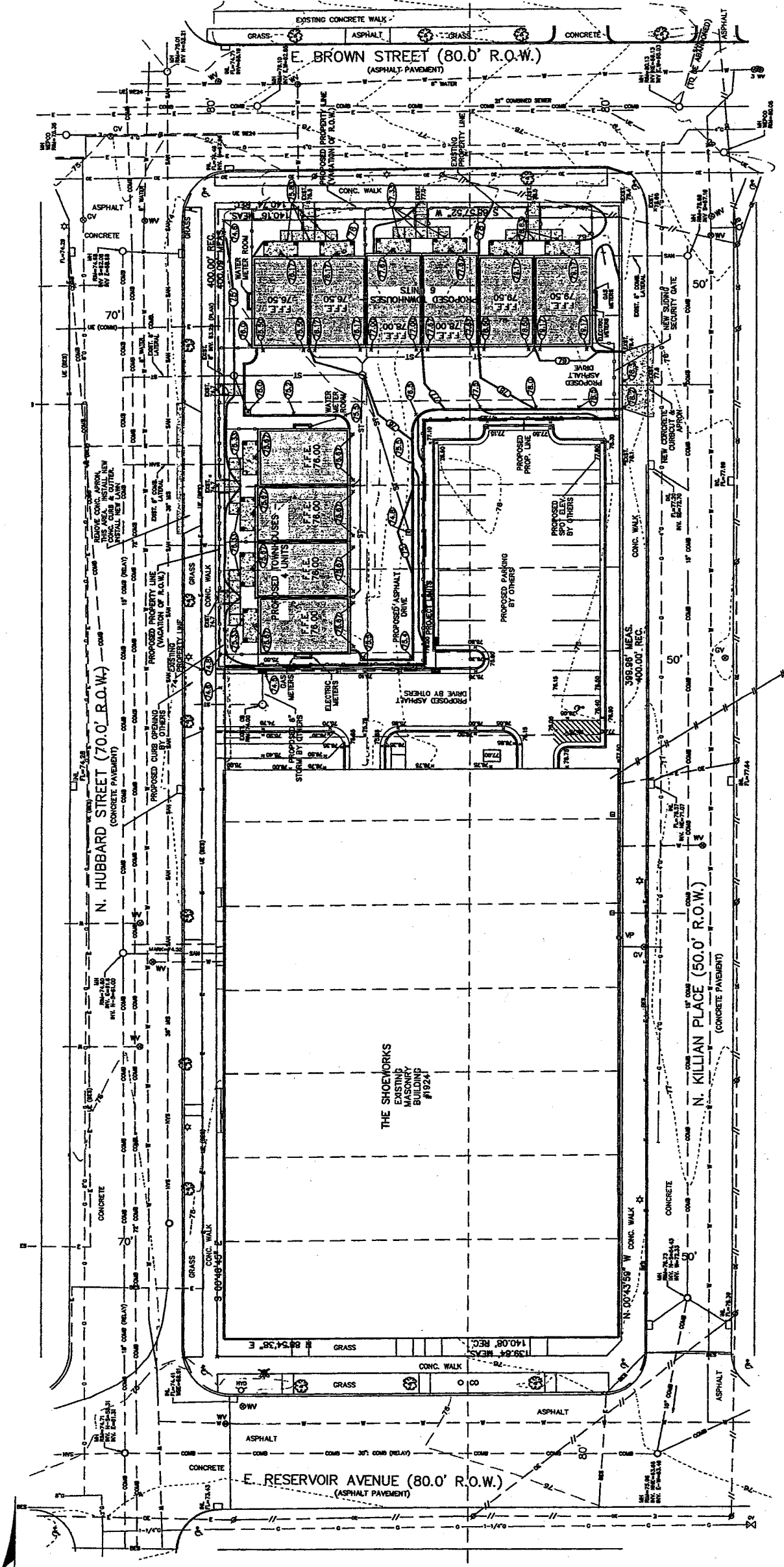
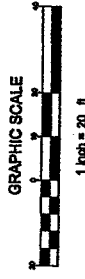
NOTE: EXISTING TOPOGRAPHY, PROPOSED GRADING AND ELEVATIONS ARE BASED ON THE SURVEY DATA FILES BY MILLER ENGINEERS AND SCIENTISTS DATED 10/24/02.

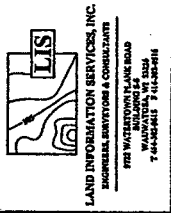
### LEGEND

- 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'





# BREWERS HILL COMMONS - PHASE 2

## SITE UTILITY PLAN

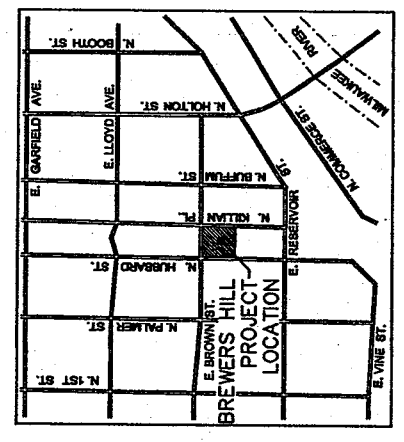
MILWAUKEE, WI

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

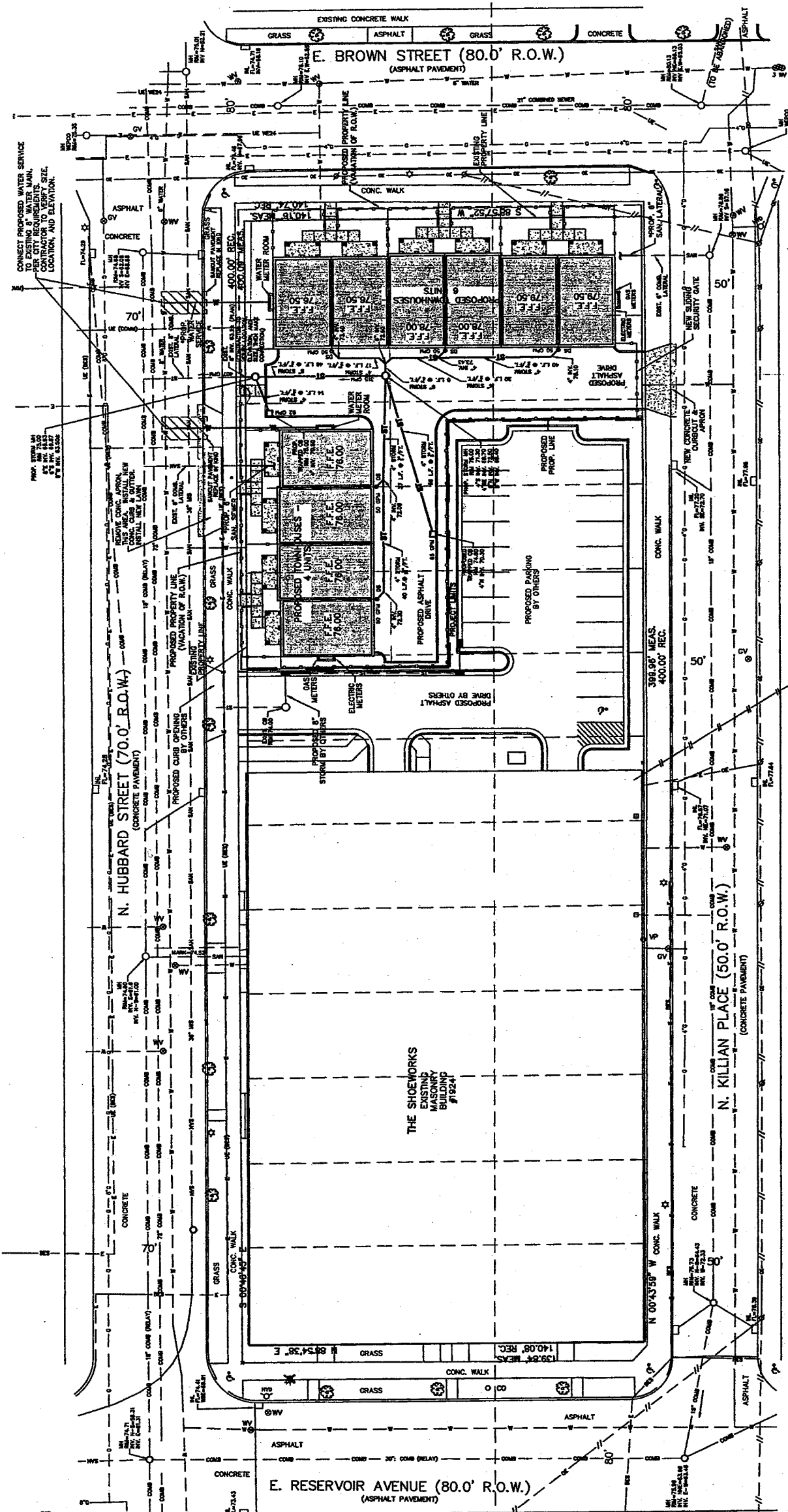
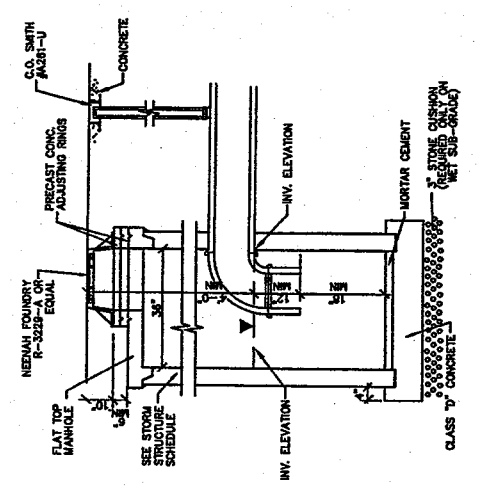
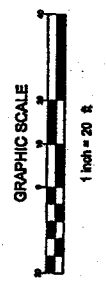
# C2.0

BREWERS HILL COMMONS  
C03001R1  
SHEET 2 OF 2

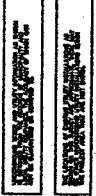
LEGEND	
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER

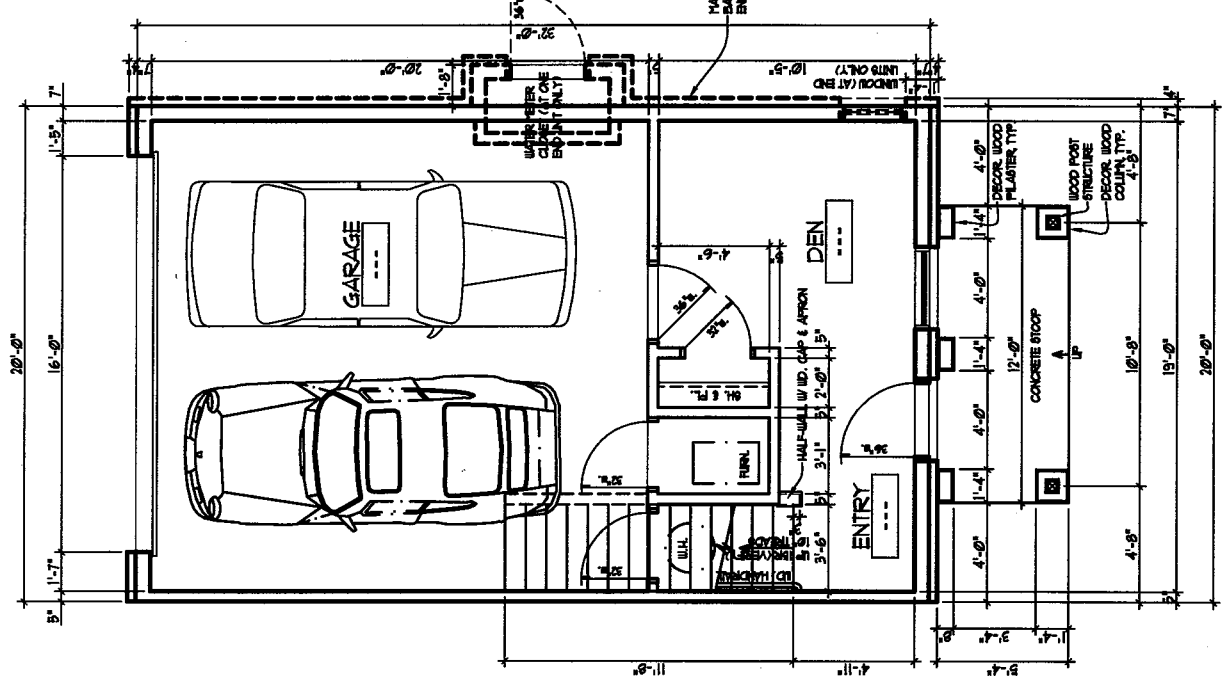


- NOTES:
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN MILWAUKEE, WISCONSIN. PLUMBING CODE, UNLESS OTHERWISE SPECIFIED ON PLANS OR SCHEDULES.
  2. ALL TRENCHES IN PAVEMENT SHALL 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.

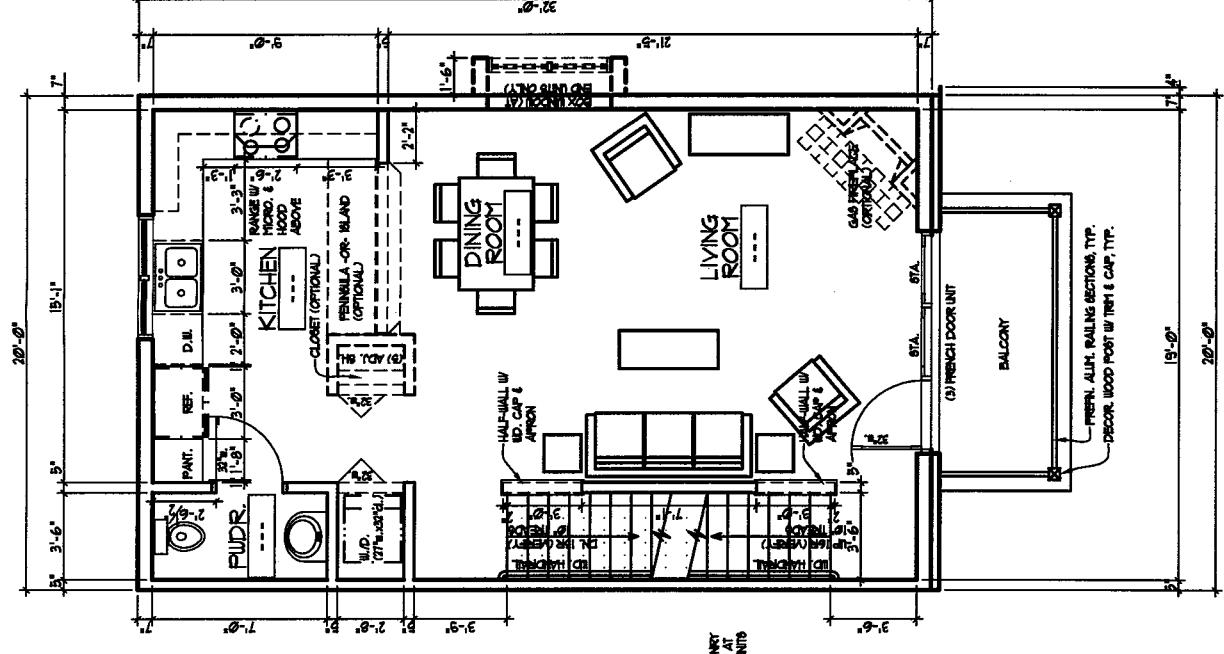


THE SHOEWORKS  
EXISTING  
MASONRY  
BUILDING  
#1924

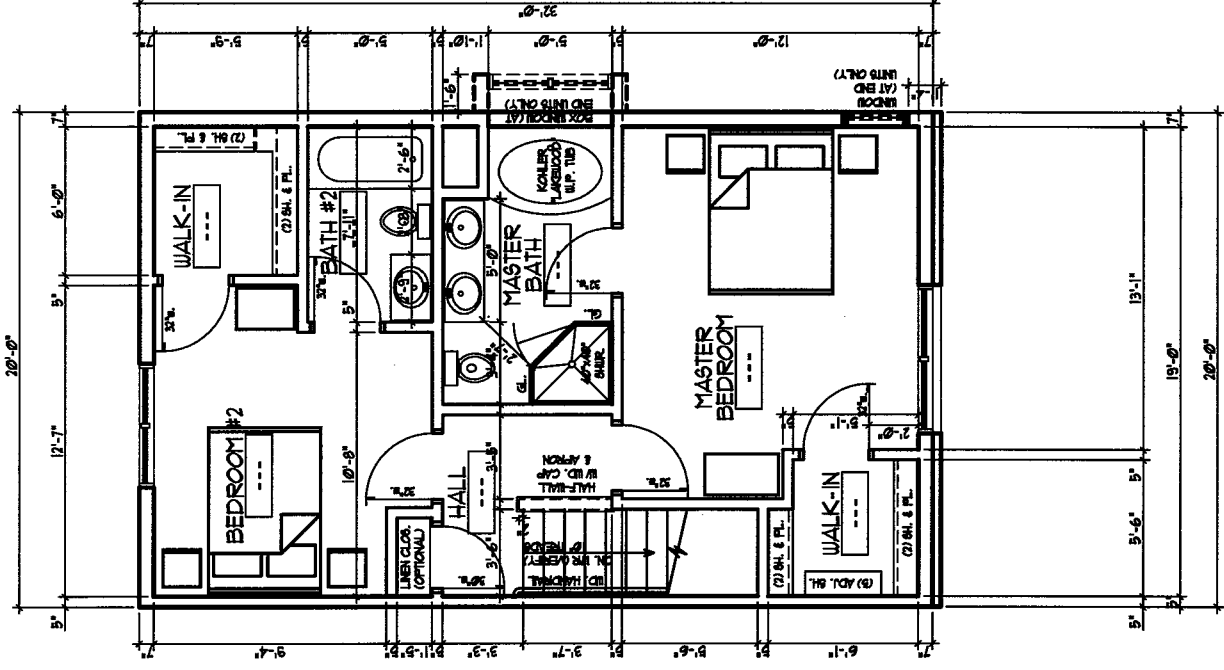




① FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



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

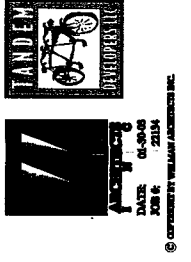


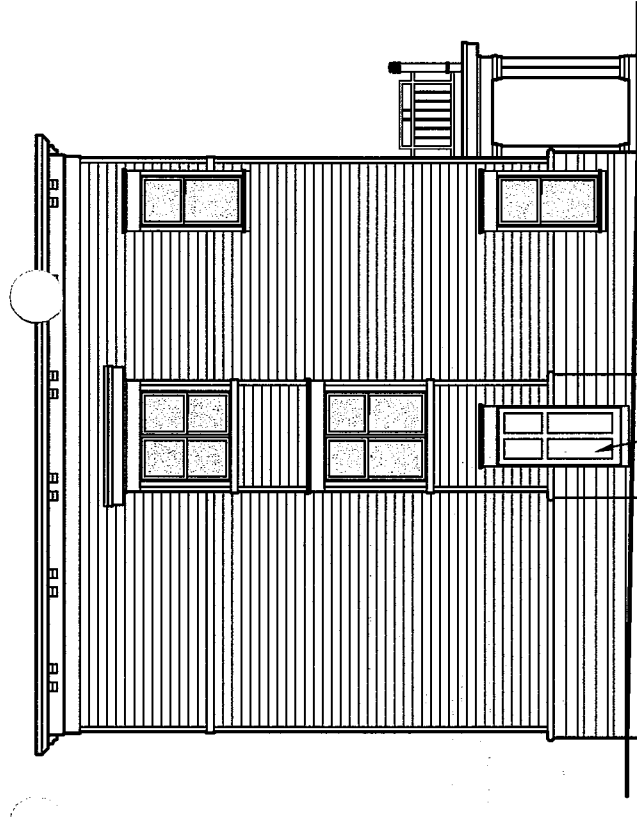
③ THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"

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.

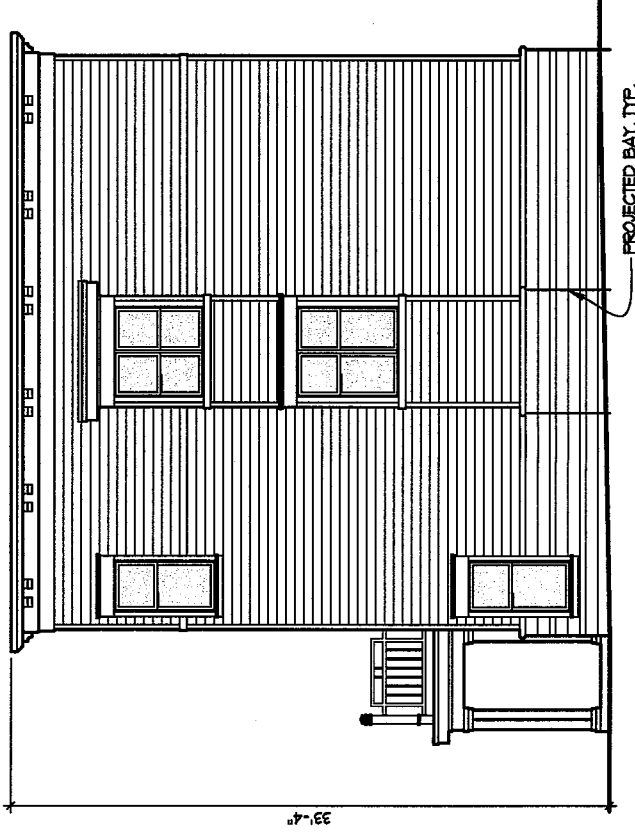


TYPICAL UNIT FLOOR PLANS  
BREWERS HILL COMMONS - PHASE 2

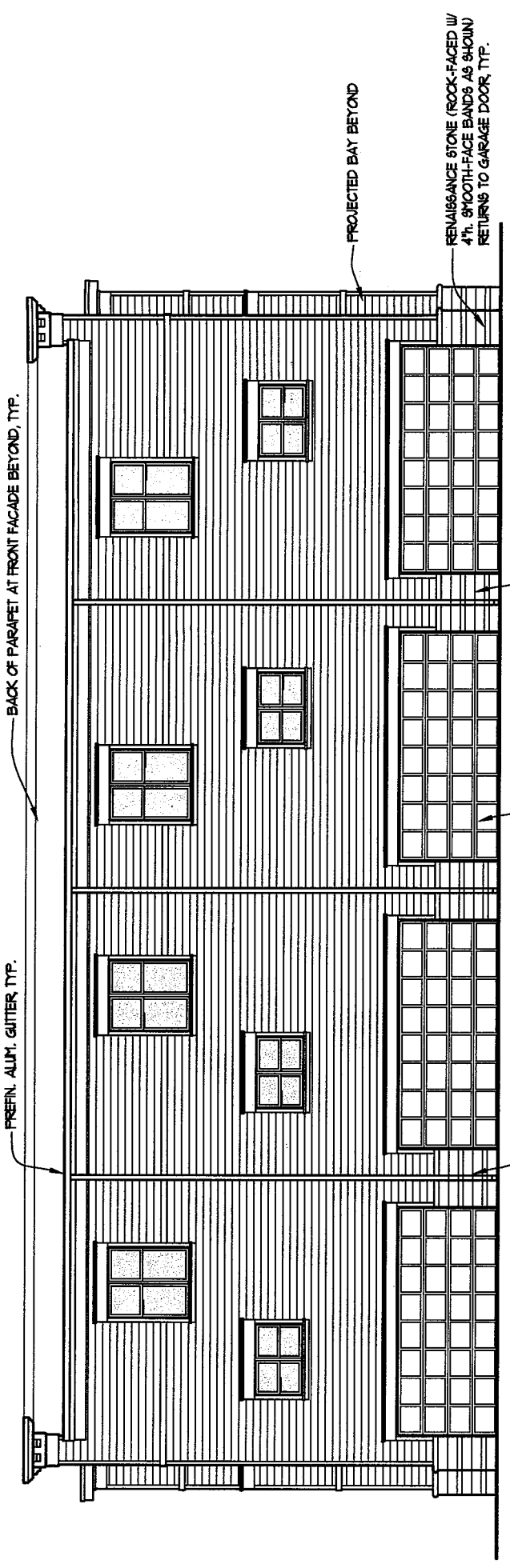




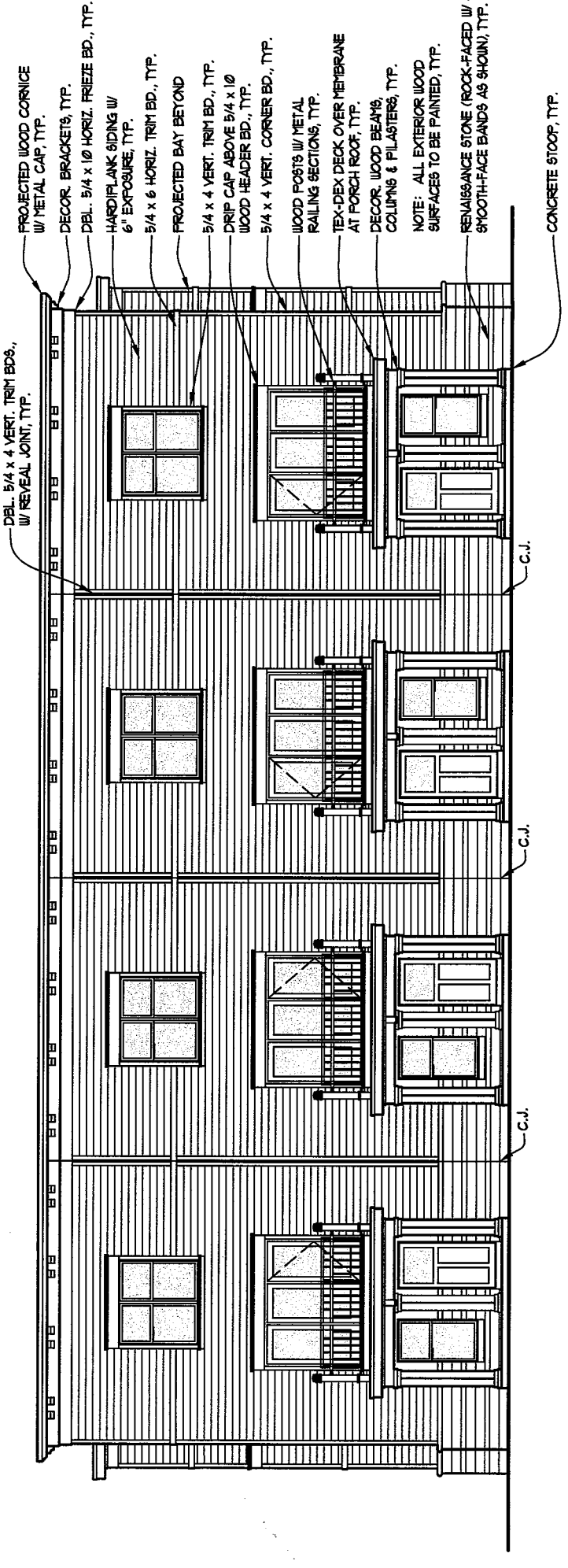
NORTH ELEVATION



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, NSBL. O.H. DOOR TYP.

PREFIN. ALUM. DOWNPOUT, TYP.

BACK OF PARAPET AT FRONT FACADE BEYOND, TYP.

PREFIN. ALUM. GUTTER, 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.

DBL. 5/4 x 4 VERT. TRIM BDS. W/ REVEAL JOINT, TYP.

C.J.

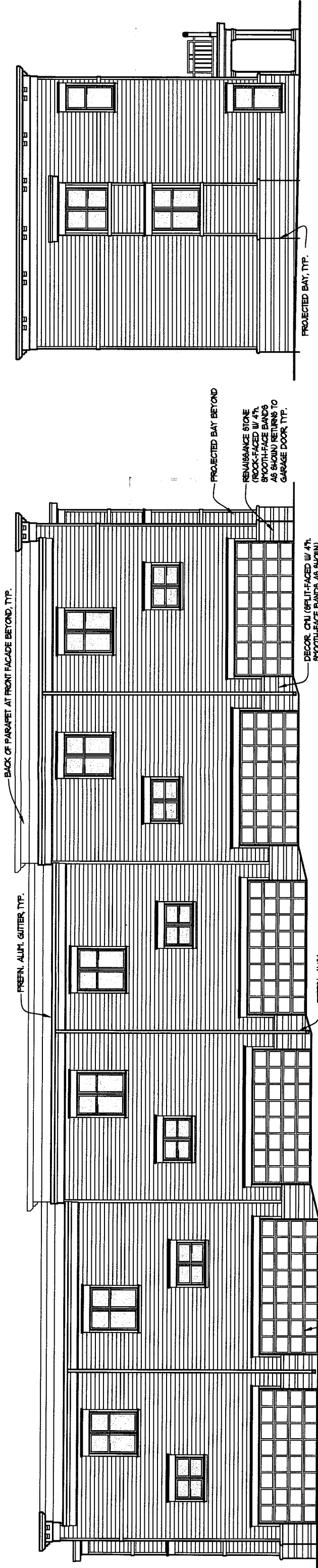
C.J.

C.J.

EXTERIOR ELEVATIONS  
 SCALE: N.T.S.

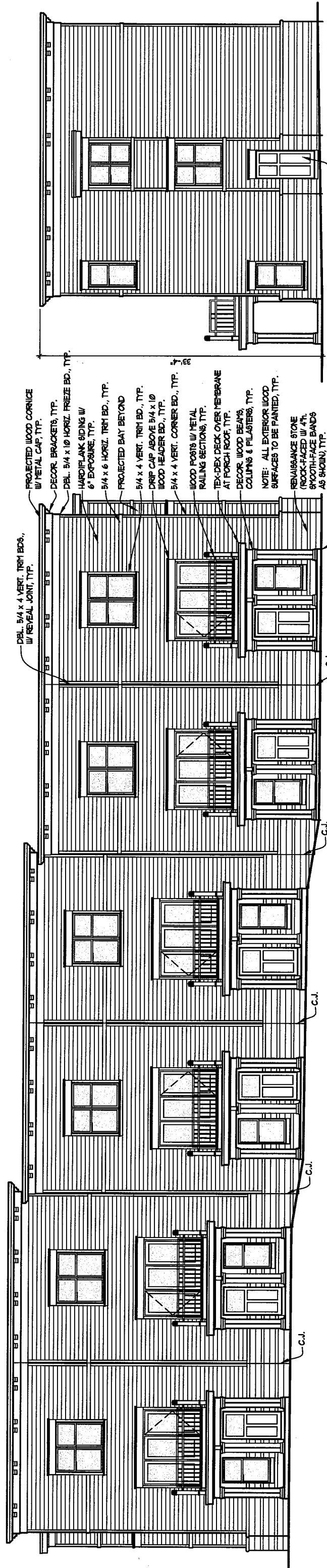
4 - UNIT BUILDING  
 BREWERS HILL COMMONS - II





SOUTH ELEVATION

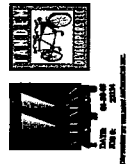
EAST ELEVATION



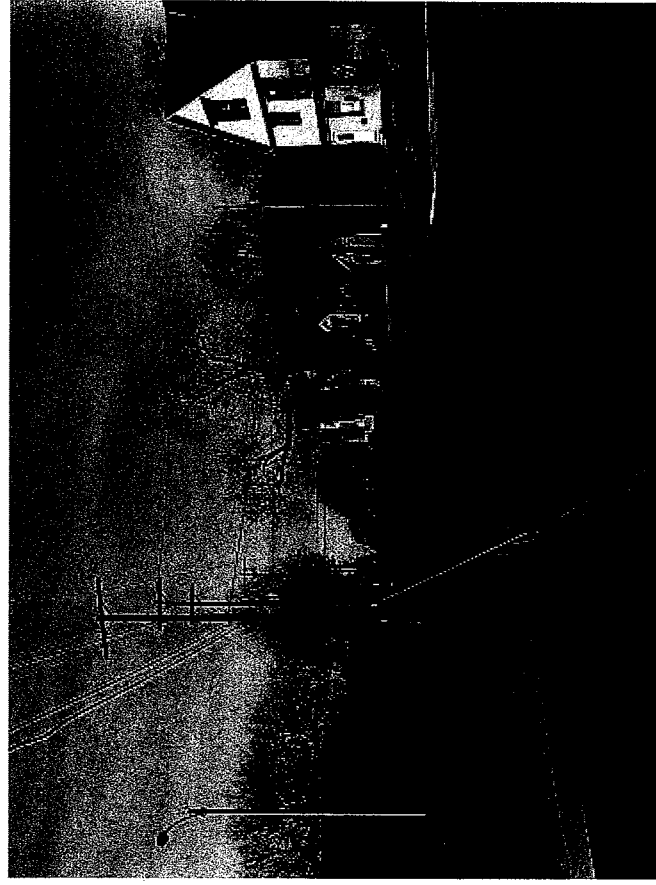
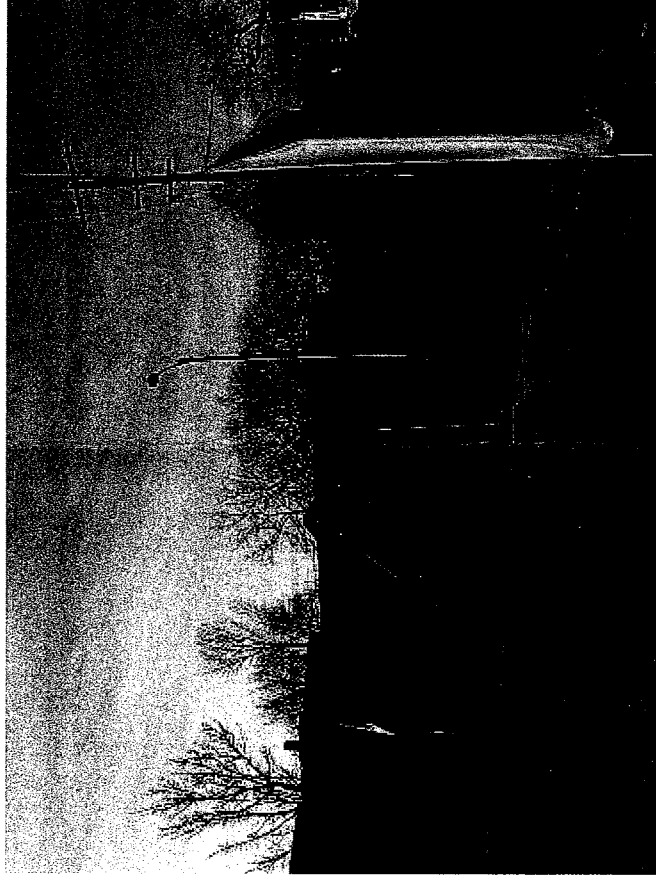
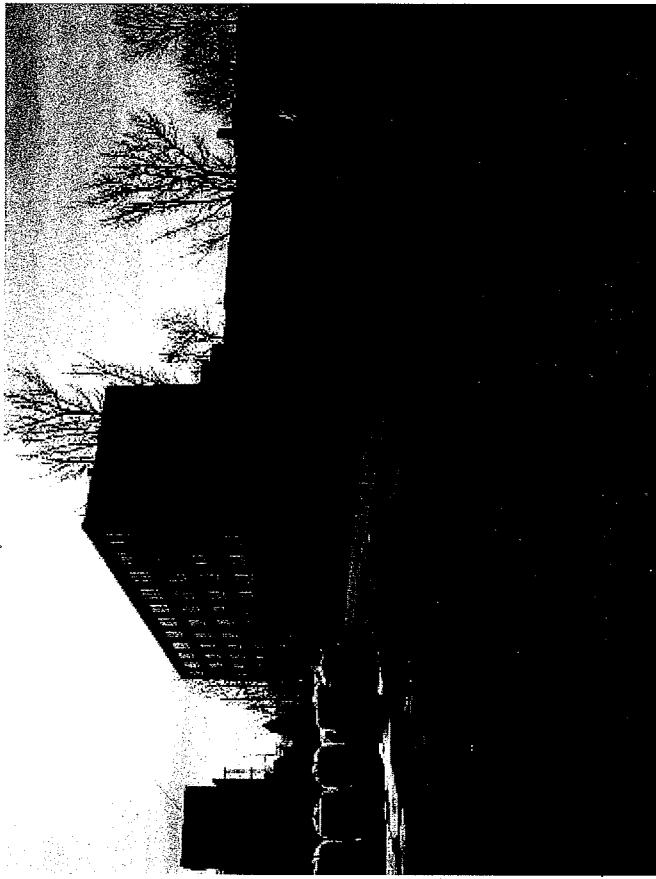
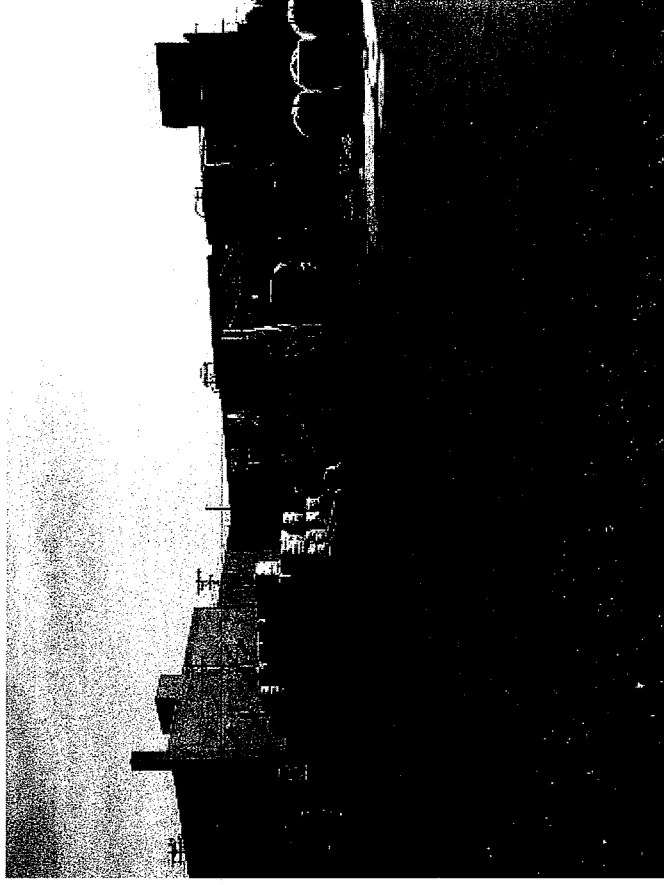
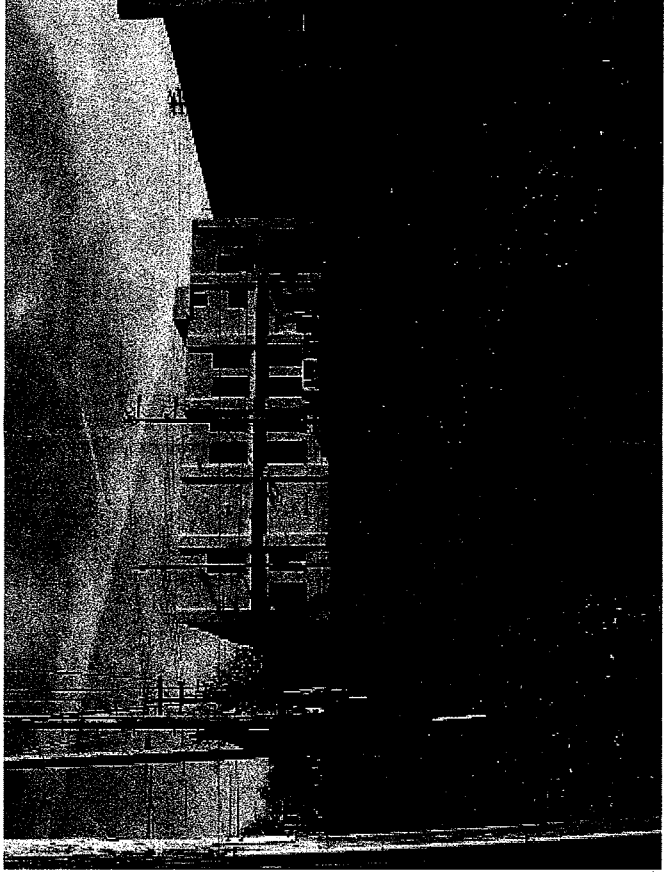
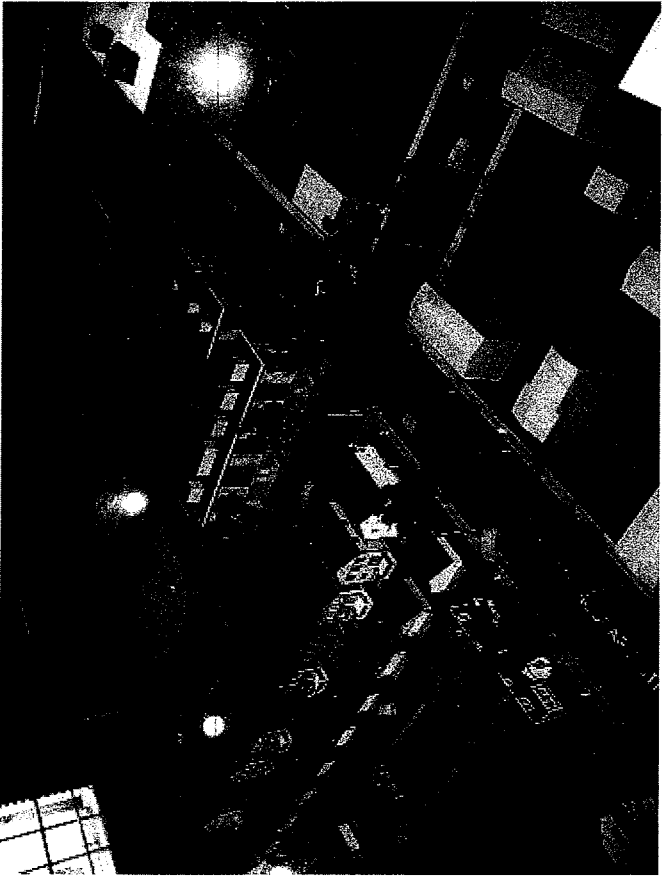
NORTH ELEVATION

WEST ELEVATION

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

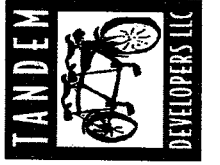
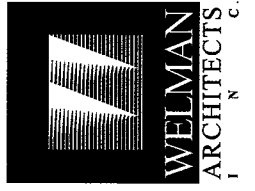


© 2008 [Firm Name]

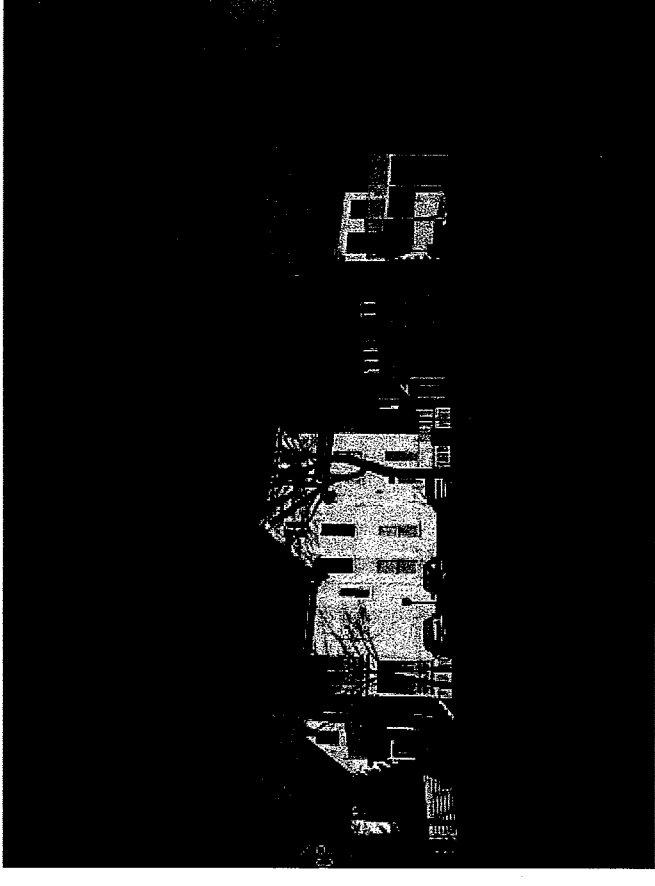
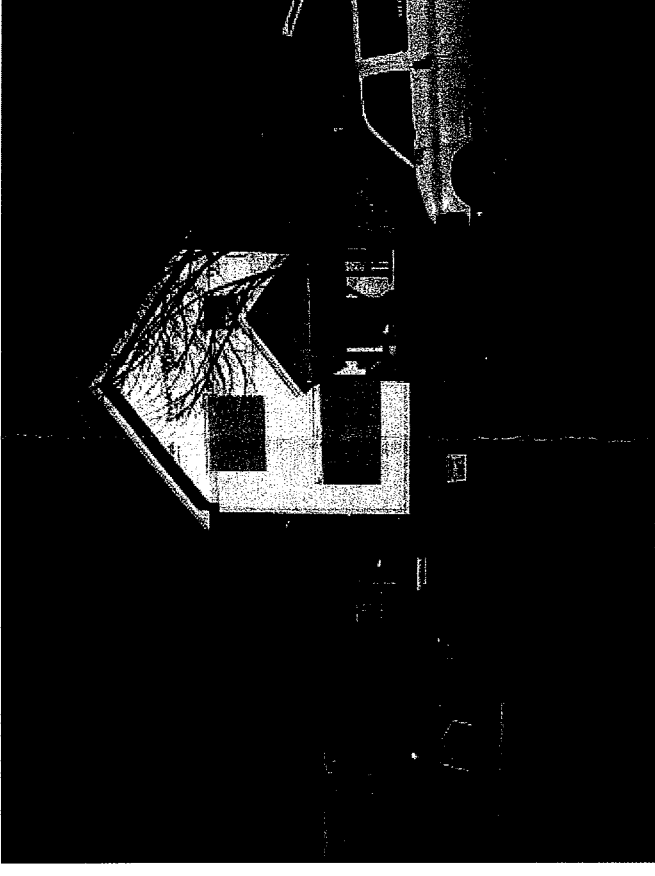
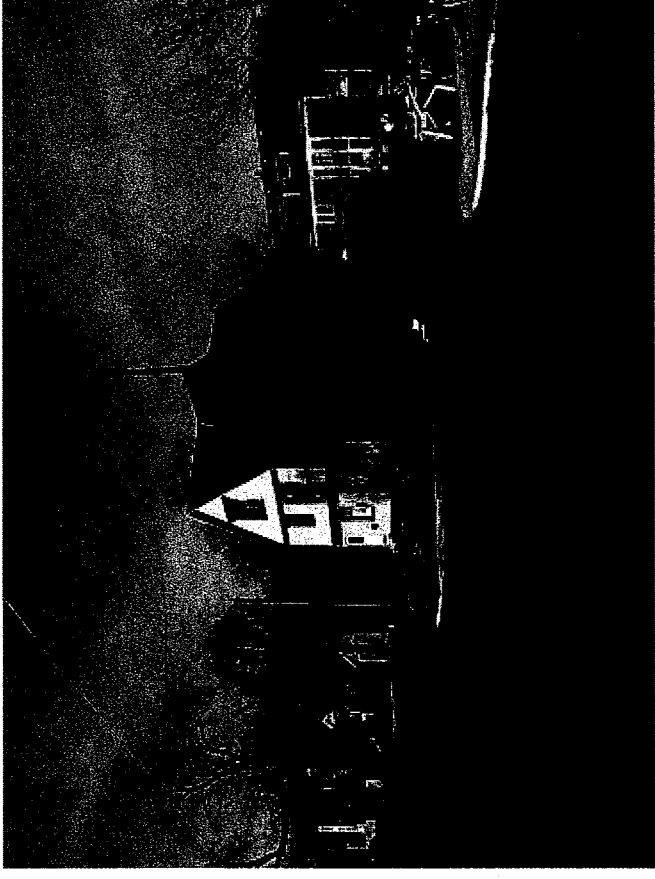
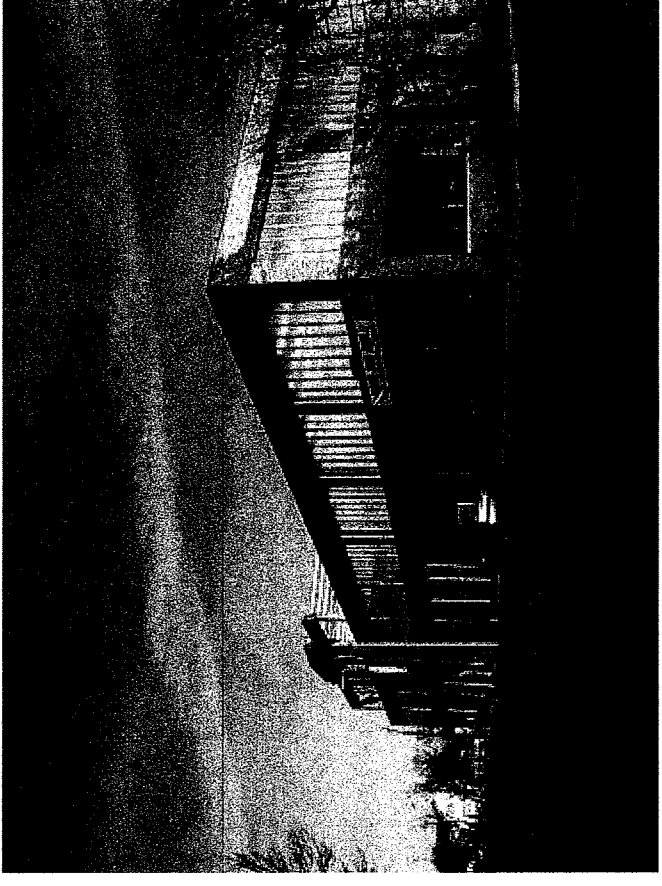
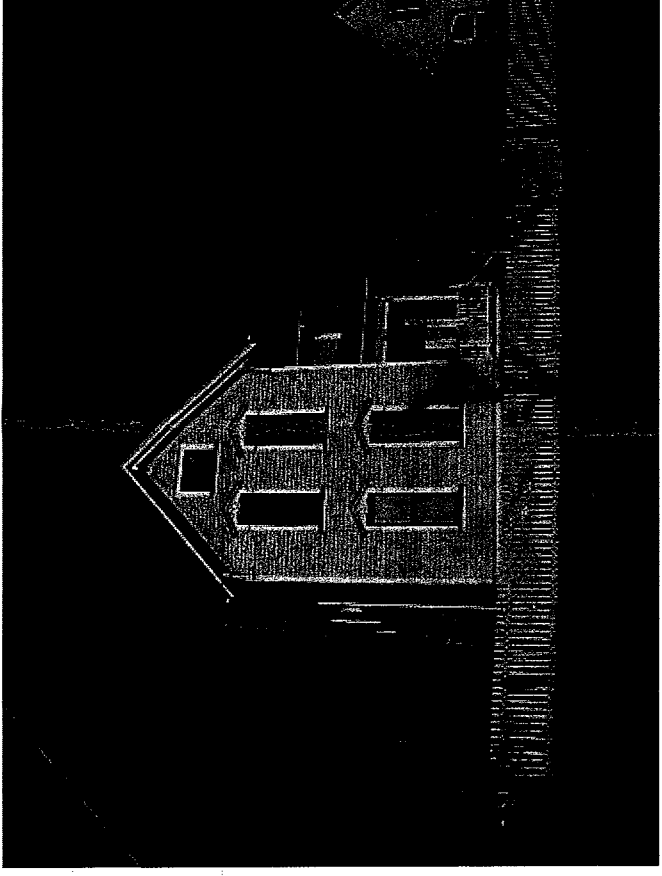
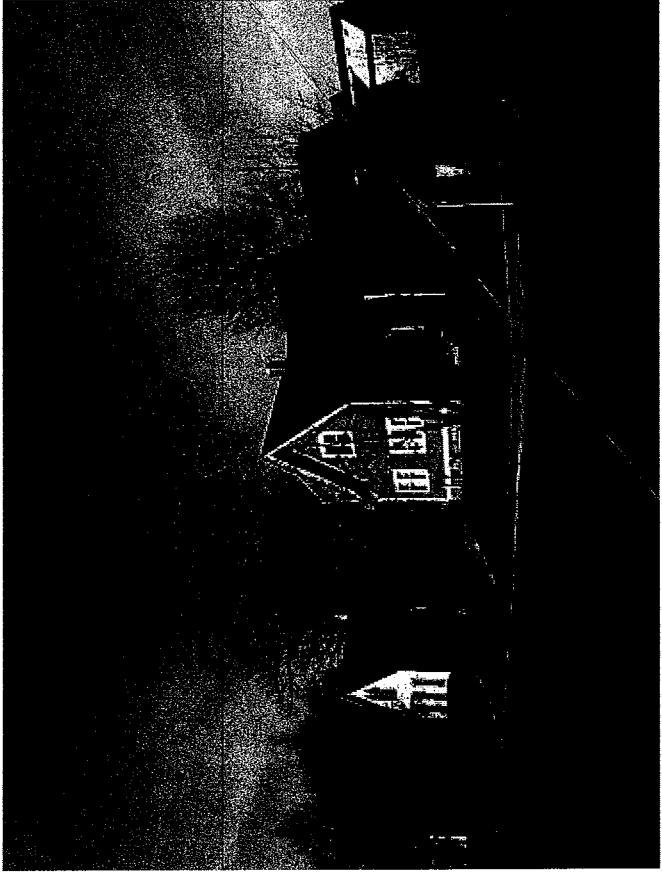


SITE PHOTOS

# Brewers Hill Commons - Phase 2







SURROUNDING CONTEXT PHOTOS

# Brewers Hill Commons - Phase 2

