

EXHIBIT A

File No. 041594

ZND/CC

DETAILED PLAN PROJECT DESCRIPTION:

**FIRST WARD YARD
PLANNED DEVELOPMENT
1915 NORTH HUMBOLDT AVENUE**

**PREPARED BY:
WORKSHOP ARCHITECTS, INC**

April 1, 2005

WSA PROJECT #: 04-119

STATEMENT OF INTENT

The Proposal is to restore the existing First Ward Yard Office and adapt it to the use of an eat-in quality food and/or retail establishment. An addition south of the existing building is proposed to be used together with the restored Ward Yard building. This activates an important corner in the City and creates an economically viable project.

DISTRICT STANDARDS

A: USES - The following is a list of permitted uses:

1. Specialty or Special Instruction School
2. Cultural Institution
3. General Office
4. Garden Supply or Landscape center
5. Artist Studio
6. Medical Office
7. Business Service
8. Catering Service
9. Laundromat
10. Dry Cleaning
11. Household Maintenance Service
12. Restaurant sit-down
13. Recreation Facility indoor
14. Health Club
15. Broadcasting or Recording Studio

B: DESIGN STANDARDS - Specific Design elements are specified in this detailed plan.

C: DENSITY - Not applicable.

D: SPACE BETWEEN STRUCTURES - Spaces between structures are greater than required by the building code.

E: SETBACKS - The development is less than 5 acres in size.

F: SCREENING - The proposed building faces away from the neighboring residential building. Refer to the attached Elevations.

G: OPEN SPACES - Open spaces are hardscaped and landscaped in character with the urban location. Refer to the attached Site Plan.

H: CIRCULATION - Adequate access for pedestrian & vehicles via sidewalks and street parking is available on Water St.

I: LANDSCAPING - All vegetation shall be of a quality consistent with the standards of the America association of Nurserymen (ANSI 260.1). All vegetation shall be maintained on an ongoing basis.

J: LIGHTING - All lighting shall conform with LB2 standards. Specific lighting is indicated on the plans.

K: UTILITIES - All utility lines shall be installed underground. Any transformers or substations will be screened from view.

L: SIGNS - All signs shall conform with the standards set forth in section 3 for LB2.

STATISTICAL DATA

TOTAL LOT AREA:	4,714 SF
TOTAL PAVED AREA:	1,587SF
TOTAL BUILDING FOOTPRINT & AREA	2,732 SF
TOTAL LANDSCAPED AREA:	395 SF
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF OFF-STREET PARKING SPACES:	2-3
TOTAL NUMBER OF ON SITE PARKING SPACES:	0

PROJECT DESCRIPTION

The existing building is the old office building for the First Ward equipment yard and is on the Historic Registry. The Ward Yard building at 700 SF is one of the smallest historic buildings in Milwaukee. Its size limits its functional use and feasibility as a commercial project. To this end it is being combined with an addition as 1 commercial/retail space. The original building will be renovated per Milwaukee historic preservation guidelines to maintain its historic character.

The addition consists of two parts: a tall glassy building with a curved roof and a low slung connector building that ties the new & historic together. The main entry is at the corner of Water and Humboldt. Secondary entries are on Humboldt & the Riverwalk. A service entry is located in the rear via a gated sidewalk. The open space will primarily be hardscaped with reused pavers from the original equipment yard and stamped colored concrete. A slender planter is located on between the sidewalk and addition. The plantings will consist primarily of perennial ornamental grasses.

The addition is a single story building with a basement that ties into the existing building. The building is steel framed with extensive glazing (Kawneer clear anodized storefront) on 3 sides. The west wall & roof consist of a curved standing seam metal roof (Una-Clad Slate Gray). The roof is support by curved wood & metal trusses. In addition to the extensive glazing, the Humboldt façade has 3 aluminum overhead doors that can be kept open in warmer months. Stained cedar column enclosures, base, and soffit frame the bays. The main entry element is also clad with cedar siding & trim. The Mechanicals are located on a mezzanine level that is screened from view by perforated metal panels that follow the curve of the roof.

The connector section is a low building that ties into the rear of the original Ward Yard office. It has a low slope roof with metal fascia, storefront, and cedar sided walls. The fire division wall between this project and the neighboring residential building is integral color ground face concrete masonry wall (Silver – Bend industries).

REFERENCE PLANS

- Context Photos
- Vicinity Map
- Survey
- Site Plan
- Floor Plan
- Elevations
- Section & Elevations
- Rendered Photo
- Color Elevation



WEST VIEW

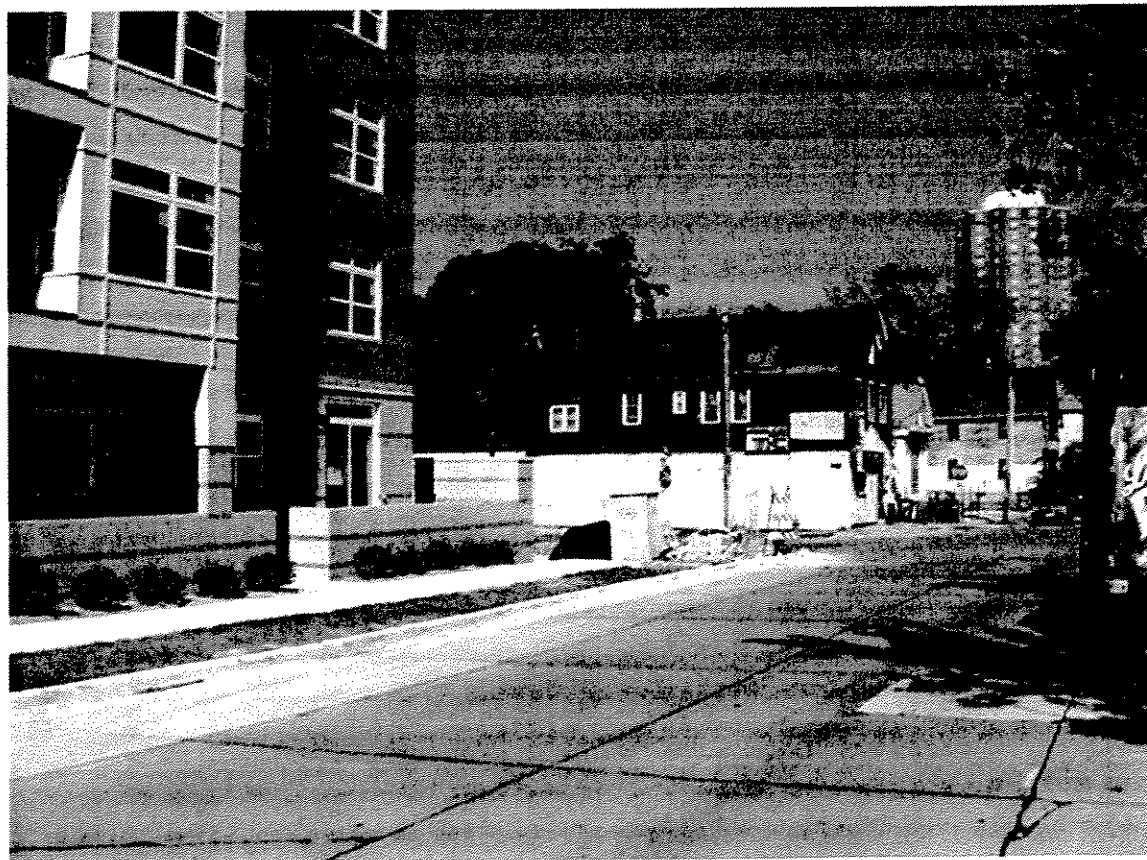


NORTH VIEW

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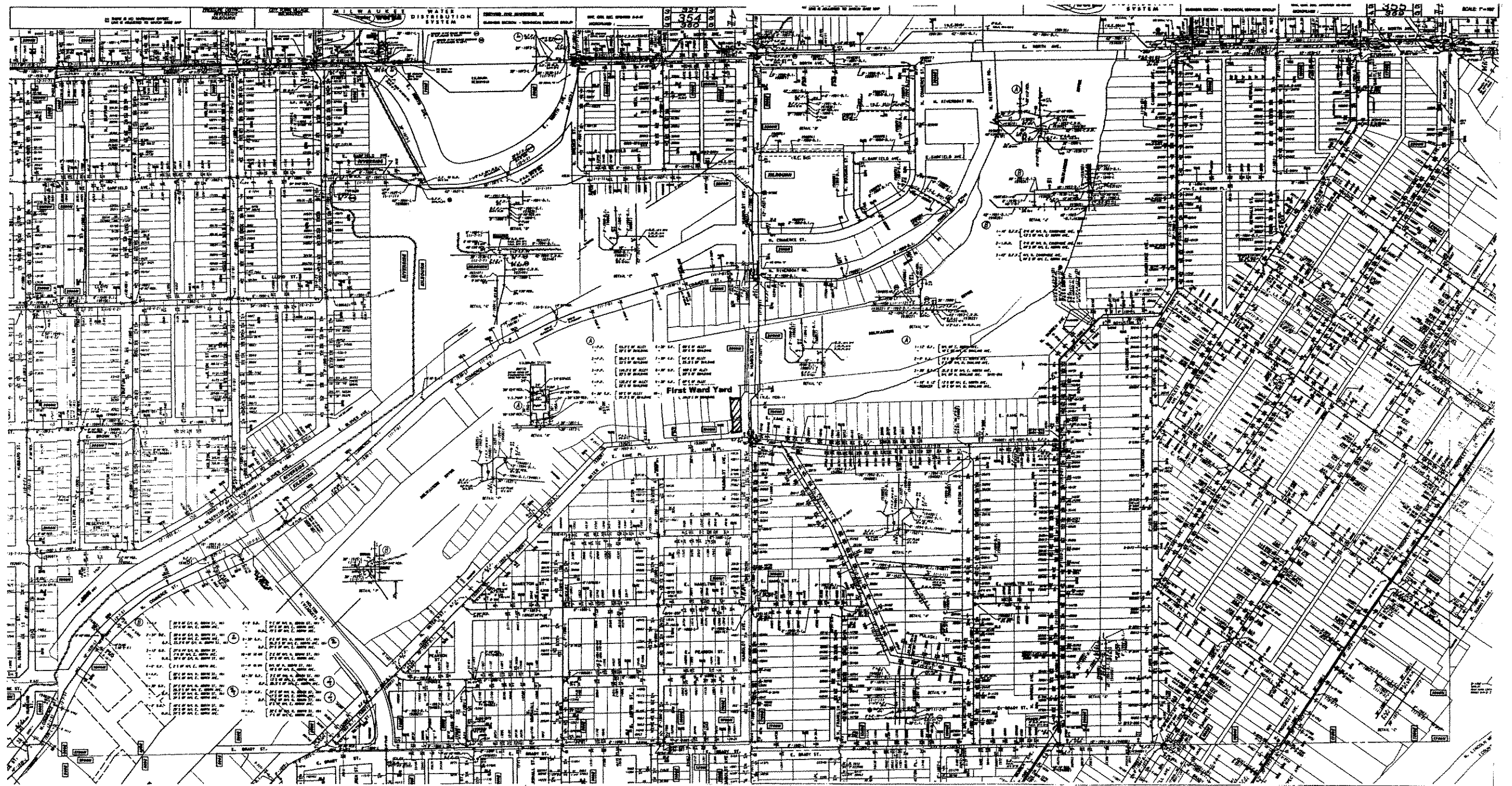


SOUTH VIEW



EAST VIEW

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FIRST WARD YARD
1915 N. HUMBOLT

WSA PROJECT NO. 04-119
SCALE AS NOTED
PHASE PLAN DEVELOPMENT
DATE 4-1-05

WORKSHOPARCHITECTS
614 N. BROADWAY MILWAUKEE, WI 53202
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LEGAL DESCRIPTION - WARD YARD

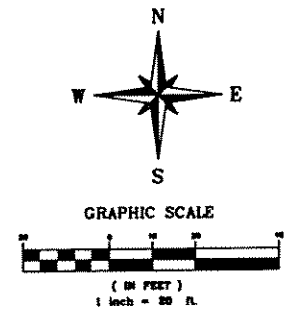
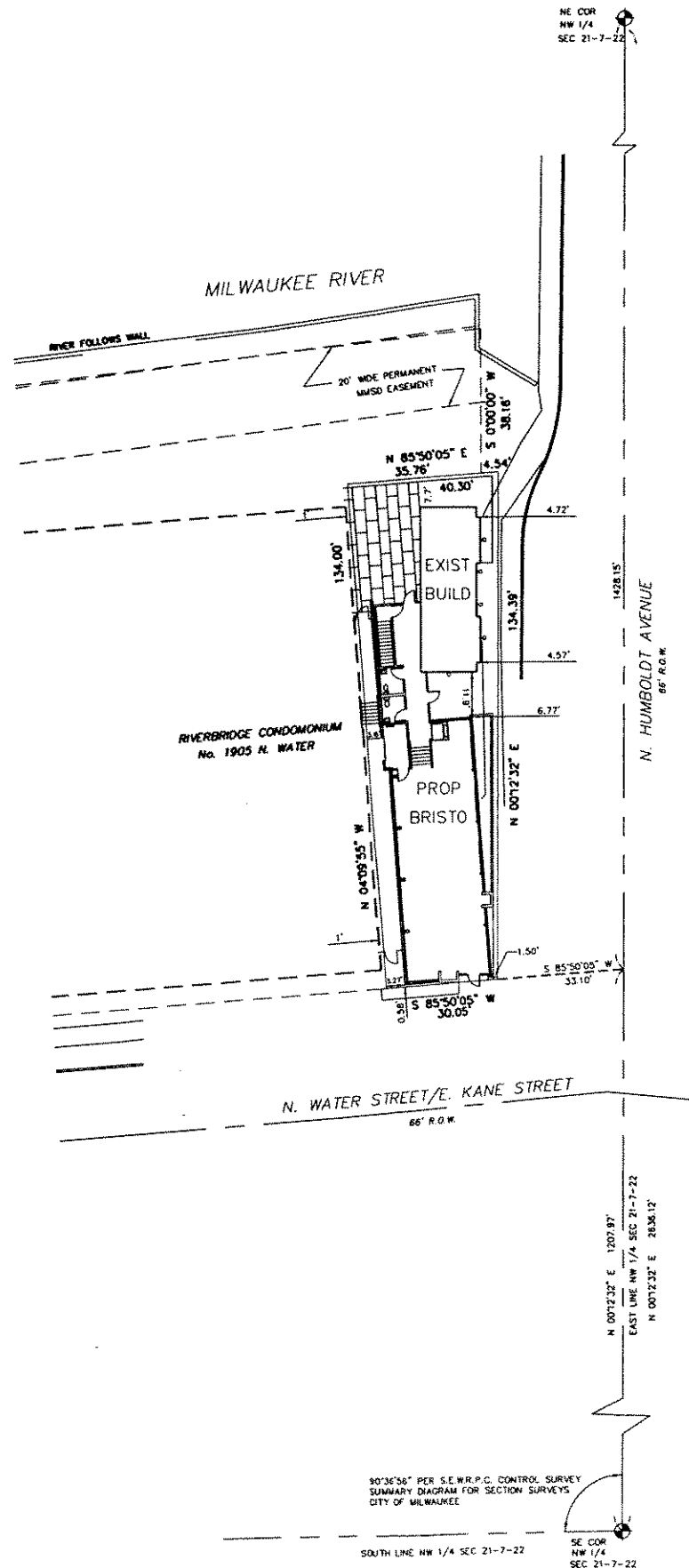
All of Lot 1 of Water Lots on Milwaukee River of the Hubbard and Pearson's Addition in Fractional Lot 5 and the lands lying between said lots and the Milwaukee River in the Northwest Quarter (NW ¼) of Section 21, Township 7 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin bounded and described as follows: Beginning at the intersection of the west right-of-way line of N. Humboldt Avenue and the north right-of-way line of E. Kane Place said intersection being North 00°12'32" East 1207.97 feet and South 85°50'05" West 37.15 feet from the Southeast corner of said Northwest Quarter (NW ¼); thence South 85°50'05" West along the north right-of-way line of East Kane Street 26.00 feet; thence North 04°09'55" West 134.00 feet; thence North 85°50'05" East 35.76 feet; thence South 00°00'00" West along the west right-of-way line of N. Humboldt Avenue 134.36 feet to the place of beginning. Containing 4,138 square feet or 0.0949 acres of land.

REFERENCE BEARING: Bearings are referenced to the east line of the NW 1/4 of Section 21, T7N, R22E, which has a described bearing of NORTH (Per the recorded plat of HUBBARD & PEARSONS ADD.)

NOTE: Iron pipes were not placed as a part of this survey.

STATE OF WISCONSIN }
 COUNTY OF WAUKESHA } ss
 WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 12th DAY OF November 2004
 REVISED THIS 17th DAY OF December 2004



THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



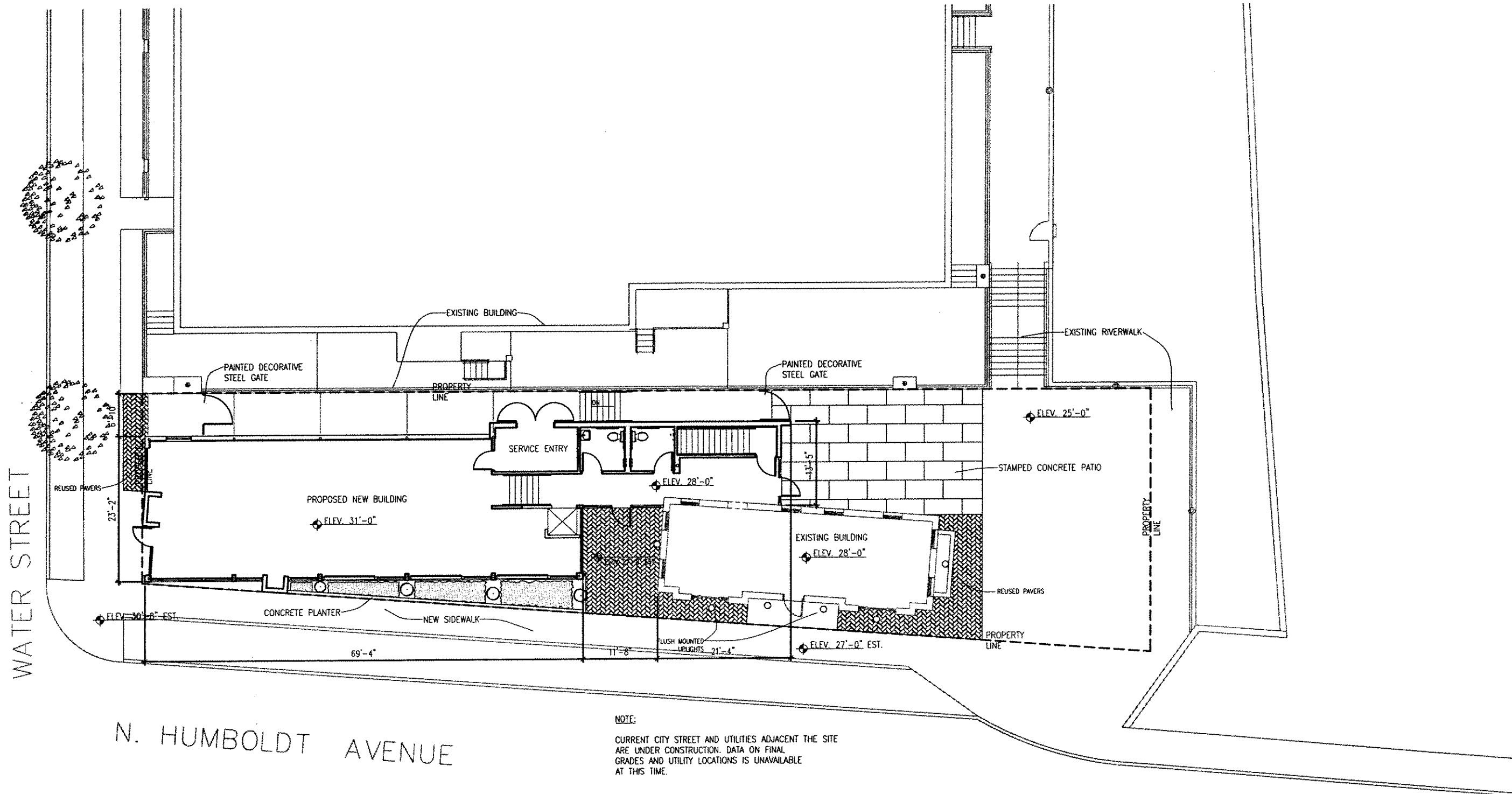
CALL BIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
 WIS STATUTE 182.0175(1974)
 REQUIRES MIN. 3 HOUR DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILWAUKEE AREA 259-1181

PLAT OF SURVEY
 FOR: NEWLAND ENTERPRISES RE: WARD YARD
 PART OF NW 1/4 SECTION 21, T7N, R22E
 CITY OF MILWAUKEE, MILWAUKEE COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES INC.
 PLANNERS & PROFESSIONAL ENGINEERS
 711 W. MORELAND BLVD. - WAUKESHA, WI 53188
 TEL No. (262) 542-5797 FAX (262) 542-7688 (E-MAIL kthomas@jahnkeandjahnke.com)

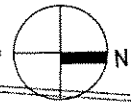
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 DRAWN BY: K.L.T. CHECKED BY: J.R.S. FILE NO.: MILWAUKEE 389-BRISTO
 BOOK NO. ML71Pg.63-64/DC JOB: S - 4875 SHEET 1 OF 1

FILE NAME: \PROJECTS\34875\DWG\BRISTO2_2.DWG



NOTE:
 CURRENT CITY STREET AND UTILITIES ADJACENT THE SITE
 ARE UNDER CONSTRUCTION. DATA ON FINAL
 GRADES AND UTILITY LOCATIONS IS UNAVAILABLE
 AT THIS TIME.

3 SITE PLAN
 1/16"=1'-0"

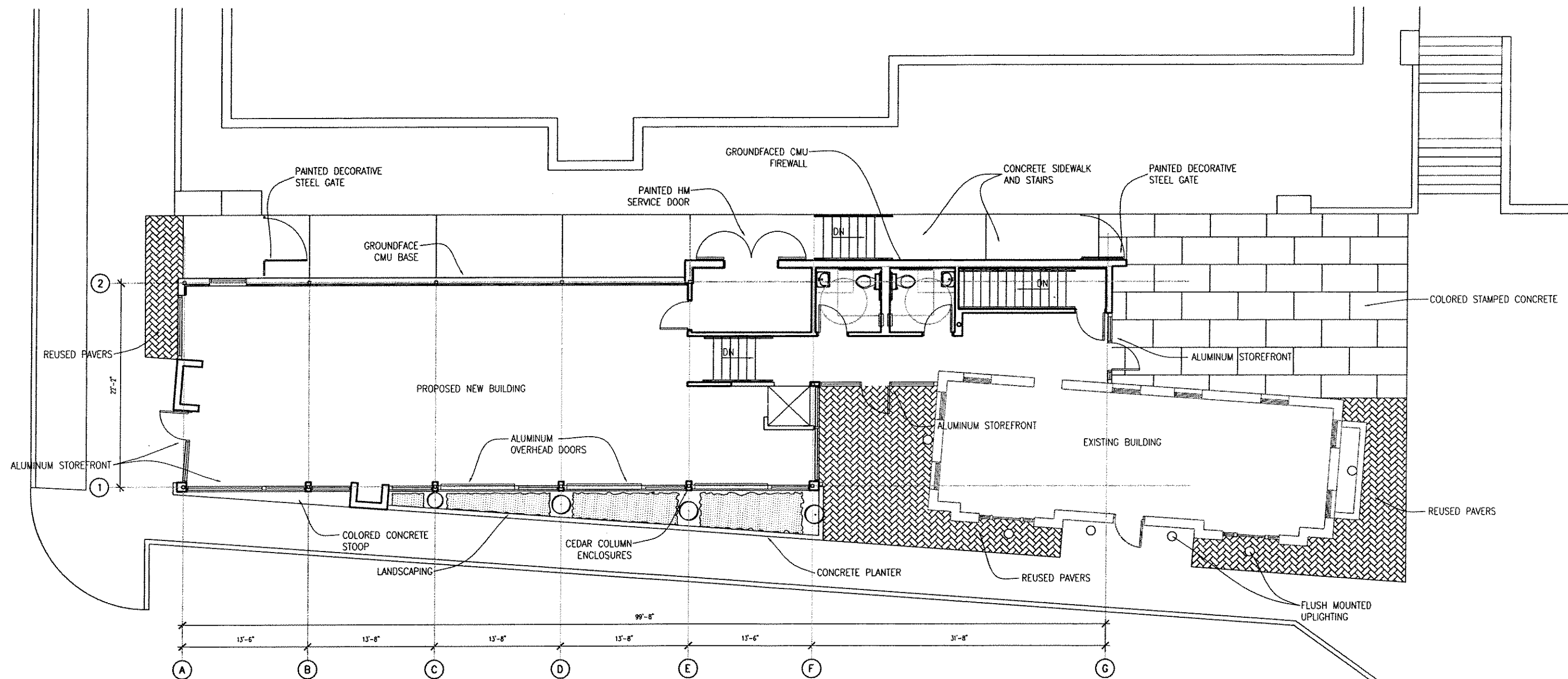


FIRST WARD YARD
 1915 N. HUMBOLT

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 PHASE PLAN DEVELOPMENT SUBMITAL
 DATE 4-1-05

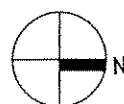
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4 FLOOR PLAN

3/32"=1'-0"



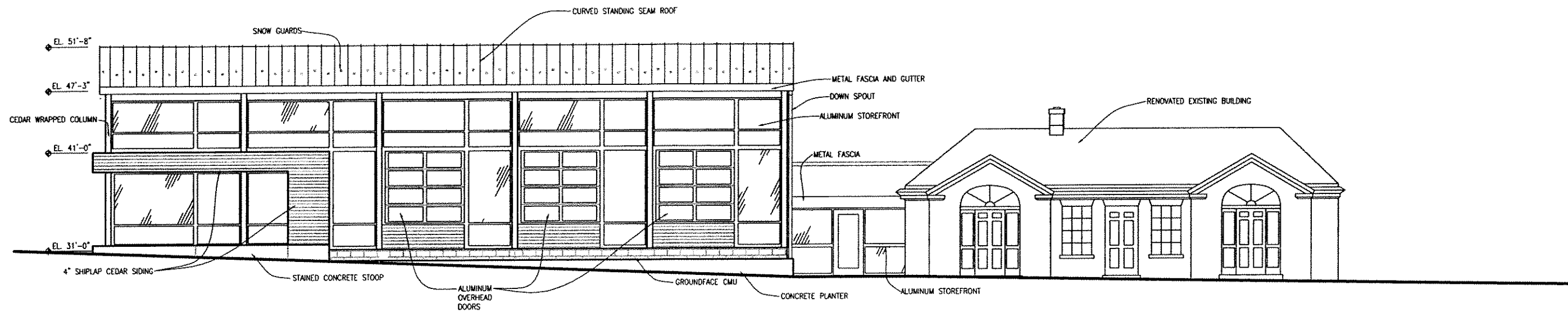
FIRST WARD YARD
1915 N. HUMBOLT

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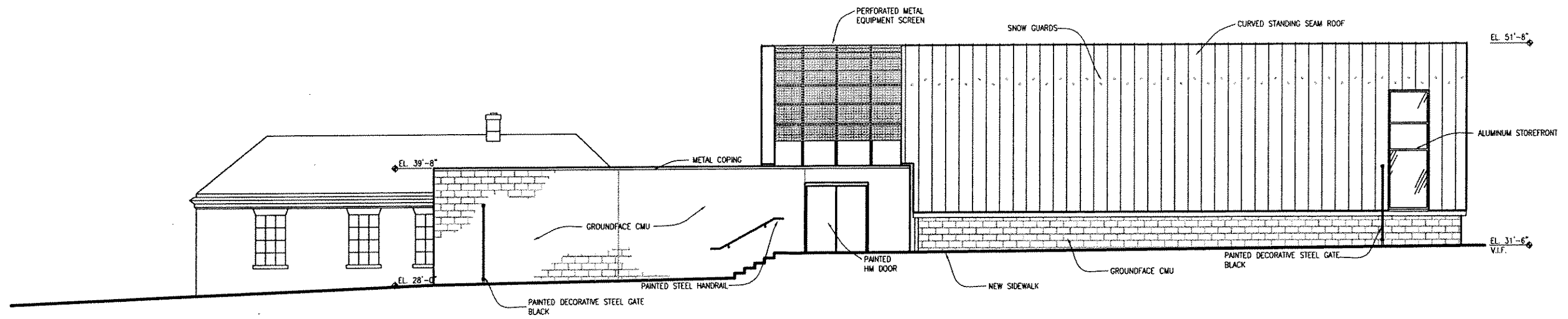
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5 EAST ELEVATION
3/32"=1'-0"



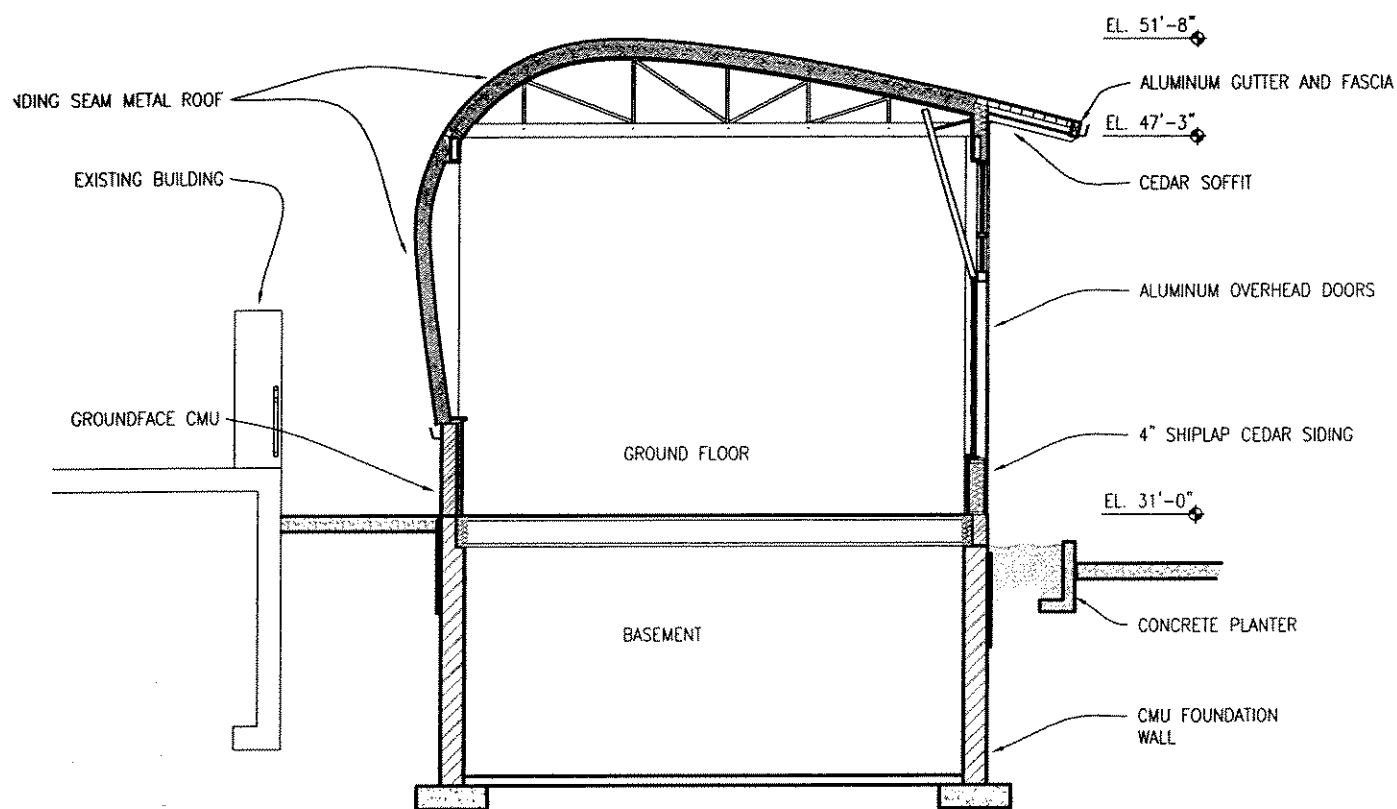
6 WEST ELEVATION
3/32"=1'-0"

FIRST WARD YARD
1915 N. HUMBOLT

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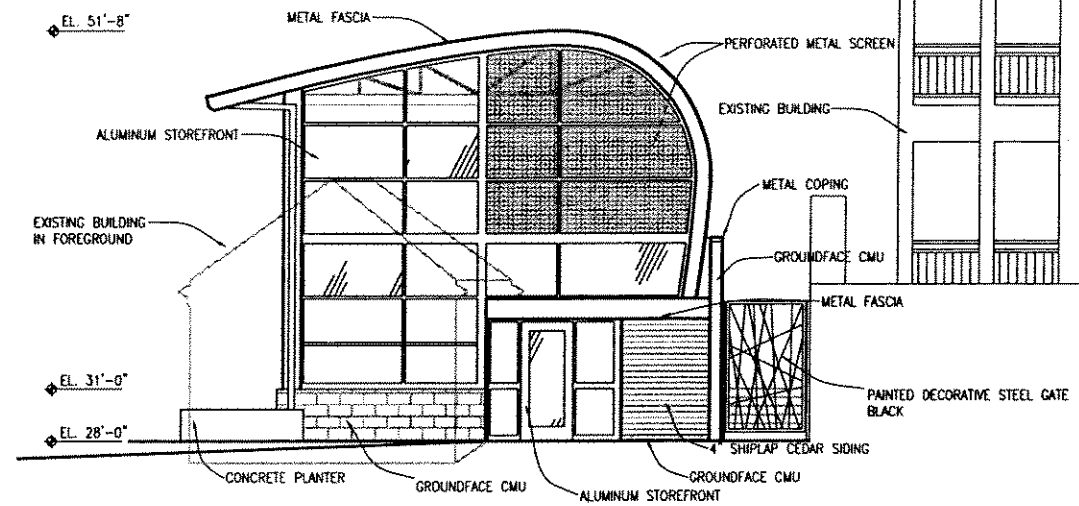
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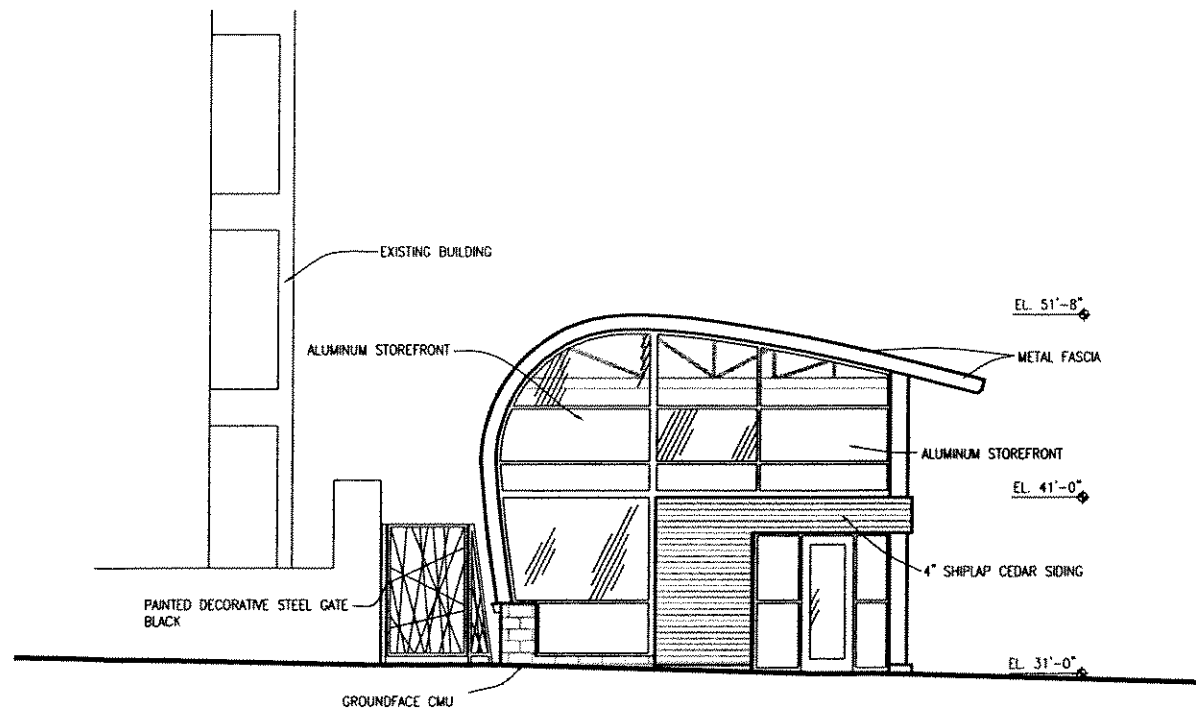
9 CROSS SECTION

1/8"=1'-0"



7 NORTH ELEVATION

3/32"=1'-0"



8 SOUTH ELEVATION

3/32"=1'-0"

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1915 N. HUMBOLT

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10 N. HUMBOLT VIEW

NO SCALE

FIRST WARD YARD
1915 N. HUMBOLT

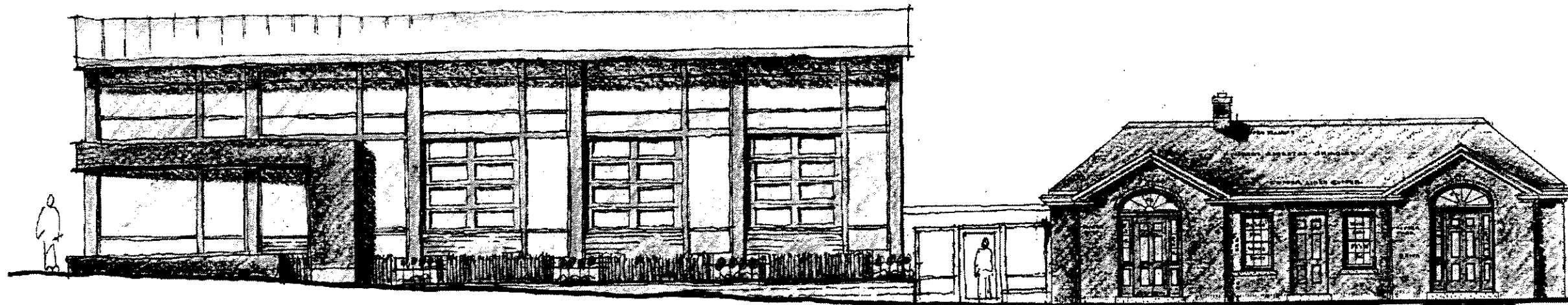
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11 EAST ELEVATION
NO SCALE

FIRST WARD YARD
1915 N. HUMBOLT

NSA PROJECT NO.
SCALE
PHASE
DATE

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PLAN DEVELOPMENT SUBMITAL
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