

**North Avenue Redevelopment**

**General Plan Development**  
**PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT**  
**April 4<sup>th</sup>, 2006**

**COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS**

Direct Development et al requests that the zoning for the North Avenue Redevelopment project be changed from its multiple diverse zoning to a General Plan Development (GPD) in accordance with this submission.

This Owners Statement of Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the general plan development for this phase of the project:

Plan Sheets Index:

- GPD-0 Cover Sheet / Project Team / Sheet Index
- GPD-1 Vicinity Map (aerial photo)
- GPD-2 ALTA/Land Title Survey – Existing
- GPD-3 Proposed Site re-division Diagram
- GPD-4 Proposed Project Site Diagram
- GPD-5 Pictures of site and surrounding context
- GPD-6 Pictures of site and surrounding context

**OVERALL DEVELOPMENT CONCEPT**

Introduction

The multiple land parcels being requested to be re-zoned are in the process of a complex land swap and sale, which is anticipated to be completed at the end of April, 2006. Owners of the parcels being considered for re-zoning are Direct Development, Readco LLC, The City of Milwaukee, and Milwaukee County. The lead developer is Todd Davies, Direct Development, 5852 North Shore Drive, Milwaukee, WI, 53217, (414) 232-6500.

Development of this property will be in multiple phases. The first phase will be the construction of a student housing building for UWM (This building will be leased (long term) by the UWM Foundation, and operated by the UWM Student Housing Department). This first phase will have construction occur from July 2006 thru August 2007, with occupancy commencing in the fall semester of 2007. Capstone Direct Partners are the developers of the Student Housing phase of the project. Capstone Direct Partners are submitting a Detailed Plan Development for the UWM Student Housing Project concurrent with this general plan Development submittal. Development of the rest of the site will commence in summer of 2007, and will be completed at a general pace of one building per year, starting with the housing over retail building on North Avenue, then the market rate for sale housing building fronting Walworth Street, and then the adaptive re-use re-development of the Sign Effects building at 2323 N Stanley Place.

This will be a thoughtfully designed development that connects pedestrians in the upper neighborhood to the river and bike path through safe well maintained routes, connects vehicular traffic in a low volume way to the upper neighborhood, uses the natural resources respectfully, and has density, height, and quality of materials that are compatible with the exiting context of the surrounding neighborhood. Zoning particulars for the General Plan Development have been based generally on the parameters for I M zoning

**Overall project development factors:**

1. The site development will follow the City of Milwaukee Urban Design Principals.
2. The site is a brownfield redevelopment, with contaminants expected to be found at a former industrial site and bulk oil distribution site. Environmental issues are being address as part of the re-development.
3. The site has significant topographic differential, ranging from elevation 675 at Walworth Street down to elevation 618 at the east property boundary, and down to 590 at the river edge.
4. The site is sporadically vegetated, with scrub grass on flat lands and new growth brush and young common species trees on steeply sloped areas.
5. The main portion of the SignEffects building on Stanley Street is the only existing structure that has redevelopment potential (the southern non-historical additions might be removed as part of the re-development). The partially underground City garage building is dilapidated beyond repair, and has no characteristics that have redevelopment value.
6. The development is adjacent to an environmental corridor that encompasses the river edge.
7. The development will enhance the pedestrian & bike access from the existing neighborhood to the river, existing soft paved bike path, and proposed new hard paved bike path.
8. The development will provide a paved access from North Avenue to the existing and proposed new bike paths
9. The development will include a new City street that will provide vehicular connection to inner neighborhood
10. Development of city streets, sidewalks, street trees, building placement, and streetscape elements will be consistent with existing neighborhoods
11. Storm water will be managed to control rate of runoff and water quality. Storm water will be routed to the existing combined sewer.
12. The development will include market rate housing, for rent and for sale, neighborhood retail on the first floor of the building facing North Avenue, and supervised student housing.
13. Parking for residential owners and tenants will be internal, below the buildings that they serve. Parking for retail patrons and residential visitors will be on the development streets and surface parking lots. UWM is negotiating with owners of properties south of North Avenue for permission to lease additional student housing tenant parking on their surface lots.

**Site Development**

1. Commerce Street will be a new city street with curb and gutter construction. It will be 32' wide, like it is south of North Avenue, with two drive lanes and one parking lane (street parking will yield approximately 25 spaces). It will connect to existing Meinecke Street to the north.
2. Internal driveway and surface parking will be constructed with curbs, gutters, greenways, and sidewalks to be aesthetically compatible with city streets in adjacent neighborhoods.
3. The development will have a combination of on street and off street parking for visitors and retail patrons
4. The development will have street trees and other urban landscape elements.
5. The development will have street lighting and lighting of pedestrian ways.
6. The development will have paved connection for pedestrians and bikes
7. The development will have vehicular connection to inner neighborhood
8. The development will have pedestrian and bike connections from the existing inner neighborhood through the new development to the bike path and river

**Student Housing Building**

1. See Detailed Plan Development submittal
2. The student housing building will have 5 stories exposed on the west side (52' + roof elements), and 6.5 stories exposed on the east side (75' + roof elements).
3. The student housing building will be leased long term by the UWM Foundation
4. The student housing building will be operated by the UWM Student Housing Department
5. The student housing building have UWM Resident Assistants and Hall Director on site
6. The student housing building will have a food court, lounge, and laundry space in the building
7. The student housing building will have indoor bike and scooter parking

8. The student housing building will have indoor car parking for 64 cars, 18 bicycles, and 9 motorcycles.
9. The Student Housing building will have access to public transportation as well as bus transportation operated by UWM.
10. The student housing building will have 119 student units (475 beds), 11 Resident Assistant units (11 beds), and 1 hall Director unit (2 beds)
11. The student housing building will have a paved connection from the bike storage area to the bike path
12. The student housing building will have green terrace connected to green space adjacent to bike path
13. The student housing building will have a high quality brick, glass and metal panel exterior design

#### **Market Rate Housing Buildings**

14. The Walworth Street building will have 3 stories (36' to roof edge + roof elements) exposed on the Walworth side, which is similar in height to the existing flats, and 5 stories (60' + roof elements) exposed on the south and east sides due to grade differential. The Stanley Place rehab building will have three stories added vertically to the existing one story building (existing 15' + 36' of added floors + roof elements). The added stories will be set back from the existing facade by 10' minimum. The Stanley Place building has two existing 15' basement levels exposed on the east side due to the grade differential, therefore, the height of the additions to the Stanley place additions on the east and south sides of the building will be existing 45' + 36' of added floors + roof elements. The North Avenue building will be 5 stories (60' + roof elements).
15. The Walworth Street and Stanley Place buildings will be for sale residential condominium developments.
16. The North Avenue building will be rental residential units over one story of retail.
17. All buildings will have indoor car parking
18. Exteriors will have quality brick, glass, metal panel, or residential siding exterior design that will be compatible with the existing neighborhood flats and industrial buildings.

#### **Detailed Context**

The neighborhood is a mix of industrial buildings, duplexes, single family, multi-family buildings and retail buildings. The industrial buildings continue to be used for industrial purposes. Most of the residential units are owner occupied and are well maintained. The retail uses on North Avenue are in newer one or two story buildings.

The environmental corridor along river will be adjacent to this development. Building construction activities will be kept out of the environmental corridor. Some paving activities, including the new bike path connection, will be conducted within the edge of the environmental corridor.

#### **Signage, Graphics and Wayfinding**

The site will have temporary informational and directional signage during construction. This temporary signage will generally be in the form of temporary banners or 4 x 8 painted plywood signs on wood posts.

Permanent Signage will include building name and address on the housing buildings, and retail store names on the retail building. Site signage will include parking use parameter signage in the surface parking lots. Signage design will comply with City of Milwaukee ordinances, and details on the design of signage will be provided during future detailed building design review for the market rate housing and retail buildings. Signage design for the student housing building is included with the Detailed Plan Development submittal.

#### **COMPLIANCE WITH STANDARDS**

The proposed GPD development rezoning complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

1. Principal Façades will have landscaping and streetscape treatments designed to enhance the pedestrian experience.
2. Screening (295-907.3.f.) Urban Landscape Treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of circulation

facilities will be Type "A" Landscaping (standard parking lot landscaping), Type "B" landscaping (standard hard urban edge landscaping), and Type "C" Landscaping (modified hard urban edge landscaping) conforming to Section 295-405.1. Facilities such as mechanical equipment or enclosures, will be screened per Section 295.405.1.b-7, Type "G" Landscaping (object screening). Fencing and walls shall be in accordance with Table 295-405.1-c, Fence/Wall and Landscaping Requirements for Landscape Types, and Section 295-405.1.c-5.

3. Open Spaces (295-907.3.g.). Open spaces will include facilities for pedestrian circulation, including paved paths and seating areas; landscaped and garden areas with walls and fencing. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.
4. Circulation Facilities (295-907.3.h.). The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as drop-off and loading facilities, are identified on plans. Loading facilities shall be located near the uses they support and will be adequately screened.
5. Landscaping (295-907.3.i.). Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). Landscaping shall meet the requirements of Section 295-405.1.c, for planting materials, fencing and walls. Landscape features may encroach into the public right-of-way, with City approval, in accordance with Section 295-405.1.C-8.
6. Lighting (295-907.3.j.). New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences.
7. Utilities (295-907.3.k.). All new utility lines will be installed underground. New transformers and substations will be installed within buildings or otherwise screened from view.
8. Signs (295-907.3.l.). New signs will be developed in accordance with the specific requirements of Section 295-605-5, Milwaukee Code or Ordinances, and other requirements of the City of Milwaukee Ordinances.
9. Survey (295-907). The ALTA/ASCM Land Title Survey shows topography at 1-foot intervals.
10. Minor Modifications. Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. No modifications will be undertaken that would be regulated by Section 295-907.2.i-1 through 7, without submittal of a revised plan. Minor improvements of the site may be allowed without submittal and approval of a general plan if sufficient detail is shown on the approved GPD.

**"STATISTICAL SHEET" INFORMATION – EXHIBIT A**

- |  |   |
|--|---|
| 1. Gross land area:  | Parcel 1: 3.05 Acres<br>Parcel 2: 1.40 Acres<br>Parcel 3: 1.02 Acres<br>Parcel 4: 1.61 Acres              |
| 2. Land covered by principal buildings:                    | Parcel 1: 2.13 Acres<br>Parcel 2: .66 Acres<br>Parcel 3: 0 Acres (street ROW)<br>Parcel 4: 0 Acres (park) |
| 3. Land devoted to parking, drives and parking structures: | Parcel 1: .43 Acres<br>Parcel 2: .18 Acres<br>Parcel 3: .50 Acres<br>Parcel 4: 0 Acres (park)             |
| 4. Land devoted to landscaped open space:                  | Parcel 1: .49 Acres<br>Parcel 2: .39 Acres<br>Parcel 3: .19 Acres<br>Parcel 4: 1.61 Acres                 |

5. Proposed dwelling unit density if residential and/or total square footage devoted to nonresidential uses:  
Parcel 1: 65.6 units per Acre  
Parcel 1: 25,000 square feet retail  
Parcel 2: 93.6 units per Acre  
Parcel 3: no buildings (street ROW)  
Parcel 4: no buildings (park)
6. Proposed number of buildings:  
Parcel 1: 3 buildings  
Parcel 2: 1 building  
Parcel 3: no buildings (street ROW)  
Parcel 4: no buildings (park)
7. Dwelling units per building:  
Walworth Building: 100 units.  
Stanley Place Building: 50 units.  
North Avenue Building: 50 units.  
Student housing building: 131 units.
8. Bedrooms per unit:  
Walworth Building: 1, 2 & 3 bedroom units.  
Stanley Place Building: 1, 2, & 3 bedroom units.  
North Avenue Building: 1, 2, & 3 bedroom units. Student housing building: 1 and 2 bedroom units.
9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential:  
Walworth Building: Indoor stalls provided, 1.5 stalls per unit.  
Stanley Place Building: Indoor stalls provided, 1.5 stalls per unit.  
North Avenue Building: Indoor stalls provided, 1 stall per unit. Surface lot stalls for patrons provided, 40 stalls (1 space per 625 sf of retail use)  
Student housing building: 64 indoor stalls provided, .49 stalls per unit.



**EPPSTEIN UHEN**  
 ARCHITECTS  
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 Milwaukee, Wisconsin 53202  
 W 414 271 5350 fax 414 271 7754  
 madison 222 West Washington Ave, Suite 630  
 Madison, Wisconsin 53703  
 W 608 442 5350 fax 608 442 6690

# GENERAL PLANNED DEVELOPMENT

PROJECT  
**NORTH AVENUE  
 REDEVELOPMENT PROJECT**

**NORTH AVENUE  
 MILWAUKEE, WISCONSIN 53212**

## PROJECT TEAM

### DEVELOPER

**DIRECT DEVELOPMENT**  
 5852 North Shore Drive  
 Milwaukee, WI 532317  
 (414) 232-6500  
**CAPSTONE DIRECT**  
 431 Office Park Drive  
 Birmingham, AL 35223  
 (205) 414-6440

### DESIGN ARCHITECT

**DESIGN COLLECTIVE, INC.**  
 100 East Pratt Street, Suite 1400  
 Baltimore, MD 21202  
 (410) 685-6655

### ARCHITECT OF RECORD

**EPPSTEIN UHEN ARCHITECTS**  
 333 E Chicago Street  
 Milwaukee, WI 53202  
 (414) 271-5350

### CIVIL ENGINEERS

**GRAEF, ANHALT, SCHLOEMER & ASSOCIATES INC.**  
 125 South 84th Street, Suite 401  
 Milwaukee, Wisconsin 53214-1470  
 (414) 266-9270

### LANDSCAPE ARCHITECT

**KEN SAIKI DESIGN**  
 303 South Peterson Street, Suite 1  
 Madison, WI 53703  
 (608) 251-3600

### GENERAL CONTRACTOR

**KBS CONSTRUCTION, INC**  
 4425 West Mitchell Street  
 Milwaukee, WI 53214  
 (414) 383-6100

## SHEET INDEX

GPD-0	COVER SHEET / PROJECT TEAM / SHEET INDEX
GPD-1	VICINITY MAP
GPD-2	ALTA / LAND TITLE SURVEY - EXISTING
GPD-3	PROPOSED SITE RE-DIVISION DIAGRAM
GPD-4	PROPOSED PROJECT SITE DIAGRAM
GPD-5	EXISTING SITE PHOTOS
GPD-6	EXISTING SITE PHOTOS

### ISSUANCE AND REVISIONS

DATE	DESCRIPTION

### GENERAL PLAN DEVELOPMENT

SHEET TITLE  
**COVER SHEET / PROJECT  
 TEAM / SHEET INDEX**

APPROVAL			
SPACE PLAN	DD	CC	FFE
DATE			
NAME			
DEPARTMENT			

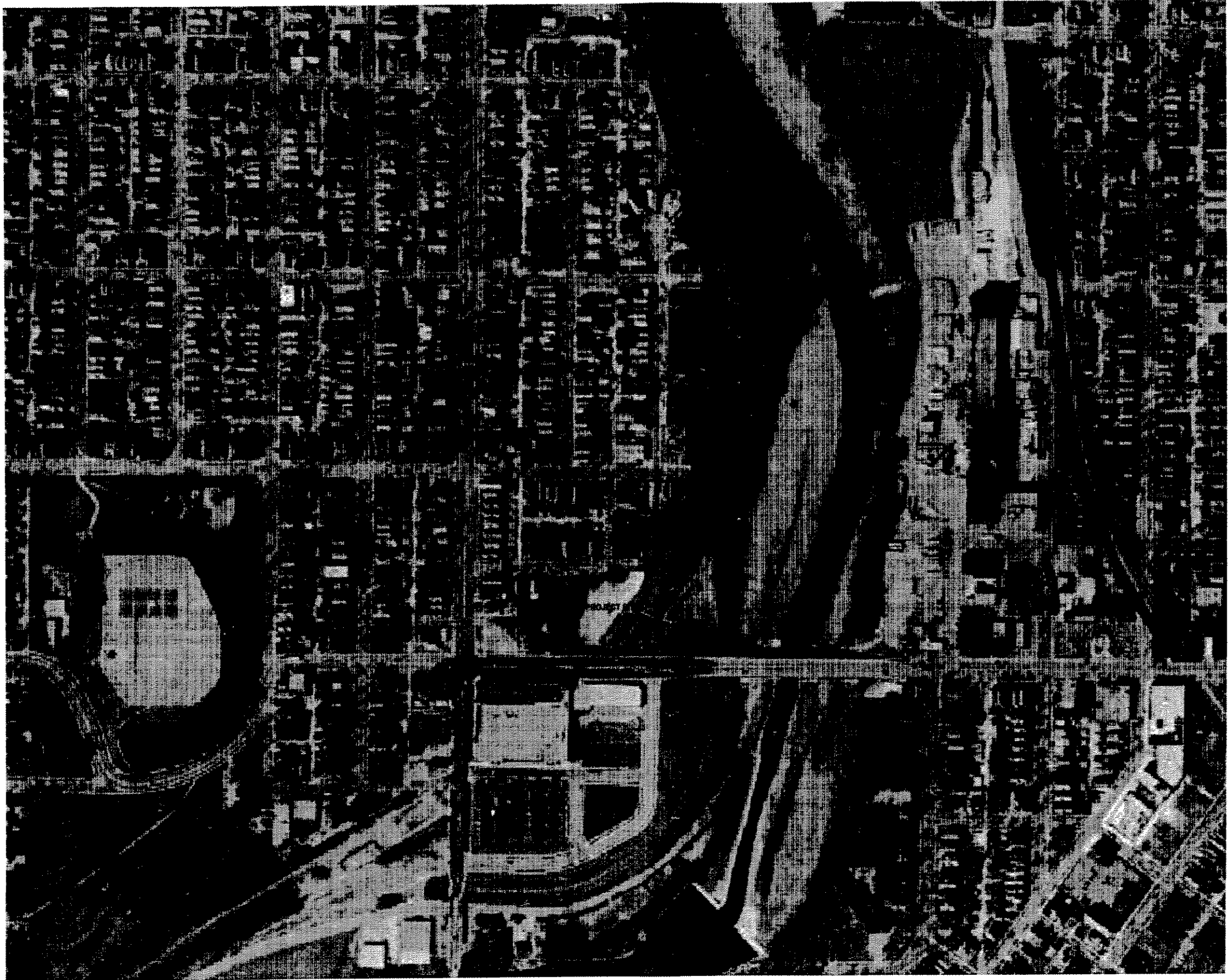
PROJECT MANAGER JP

PROJECT NUMBER 105327-CG

DATE APRIL 04, 2006

SHEET NUMBER

**GPD-0**



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**madison** 222 West Washington Ave., Suite 650  
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Tel 608 442 5350 fax 608 442 6680

PROJECT  
**NORTH AVENUE  
REDEVELOPMENT PROJECT**

**NORTH AVENUE  
MILWAUKEE, WISCONSIN 53212**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

**GENERAL PLAN  
DEVELOPMENT**  
SHEET TITLE  
**VICINITY MAP (AERIAL  
PHOTO)**

APPROVAL		
SPACE PLAN (SCALE APPROPRIATE)	DD	DD FFE
DATE		
NAME		
DEPARTMENT		

PROJECT MANAGER JP  
PROJECT NUMBER 105327-CG  
DATE APRIL 04, 2006  
SHEET NUMBER



EPPSTEIN UHEN  
ARCHITECTS

MILWAUKEE 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5300 Fax 414 271 7794

MADISON 222 West Washington Ave., Suite 600  
Madison, Wisconsin 53703  
Tel 608 442 5300 Fax 608 442 6680

PROJECT  
NORTH AVENUE  
REDEVELOPMENT PROJECT

NORTH AVENUE  
MILWAUKEE, WISCONSIN 53212

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

GENERAL PLAN  
DEVELOPMENT

SHEET TITLE  
PROPOSED SITE  
RE-DIVISION PLAN

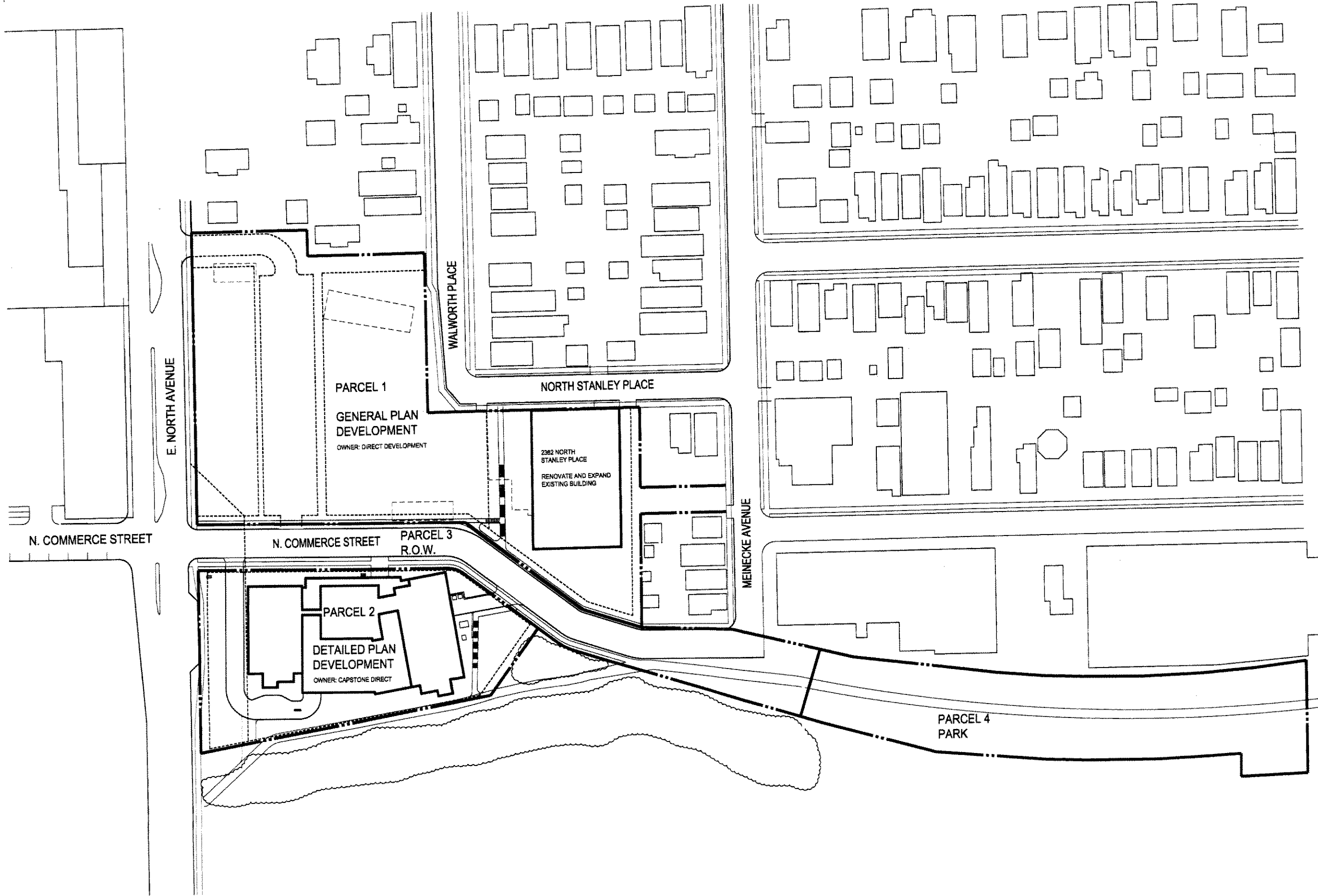
APPROVAL		
SPACE PLAN SPECIFICATIONS	DD	CD FFE
DATE		
NAME		
DEPARTMENT		

PROJECT MANAGER JP

PROJECT NUMBER 105327-CG

DATE APRIL 04, 2006

SHEET NUMBER



23

PROPOSED SITE RE-DIVISION PLAN

1" = 50'-0"

GPD-3



HUMBOLT AVENUE

DESCRIPTION OF PROPERTY SURVEYED

PARCEL A: LOTS 1, 2, 3, 4, 5, 6, AND 7, IN BLOCK 2 IN MARINER'S SUBDIVISION OF A PART OF LOT 18, IN THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

ALSO: ALL THAT PART OF THE LOT 18, IN SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SAID LOT 18, 128.63 FEET WEST OF A POINT WHERE THE NORTHWESTERLY LINE OF RIGHT-OF-WAY OF CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD CROSSES SAID NORTH LINE; RUNNING THENCE WEST ALONG SAID NORTH LINE, 30 FEET TO A POINT; THENCE SOUTH 123.40 FEET TO A POINT; THENCE EAST 30 FEET TO A POINT; THENCE NORTH 123.40 FEET TO THE PLACE OF BEGINNING. EXCEPT THAT PART TAKEN FOR STREET PURPOSES.

NOTE: TAX KEY NO.: 320-0927-111-1 ADDRESS: 2362 N. STANLEY PLACE

PARCEL B: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL A AS SET FORTH IN EASEMENT AGREEMENT, DATED MARCH 25, 1986 AND RECORDED APRIL 4, 1986 ON REEL 301, IMAGE 1269 AS DOCUMENT NO. 4246689.

PARCEL C: LOTS 1 TO 8 INCLUSIVE AND LOTS 28 TO 30, EXCEPT THE SOUTH 2 FEET THEREOF, INCLUSIVE, IN BLOCK 1, IN WALWORTH'S SUBDIVISION OF LOT 17 IN SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

NOTE: TAX KEY NO.: 320-1401-110-1 ADDRESS: 1136-1148 E. NORTH AVENUE

PARCEL D: ALL THAT PART OF THE FORMER CMC HEARTLAND PARTNERS' RIGHT-OF-WAY, RUNNING THROUGH AND ACROSS LOTS 17, 18, 19 AND 20 PLUS 31 FEET, MORE OR LESS, NORTH ADJOINING LOT 20, AS ORIGINALLY PLATTED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY LINE OF SAID RIGHT-OF-WAY, SAID POINT BEING A DISTANCE OF 37.00 FEET, MORE OR LESS, NORTHERLY OF THE SOUTH LINE OF SAID LOT 17, THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1370 FEET, MORE OR LESS, TO A POINT; ALSO BEING THE CENTERLINE OF E. WRIGHT ST.; THENCE EASTERLY ALONG THE CENTERLINE OF E. WRIGHT STREET, A DISTANCE OF 134 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 31 FEET, MORE OR LESS, TO A POINT; THENCE WESTERLY A DISTANCE OF 5 FEET, MORE OR LESS, TO A MORE OR LESS, TO A POINT; THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 296 FEET, MORE OR LESS, TO A POINT; THENCE WESTERLY A DISTANCE OF 30 FEET, MORE OR LESS, ALONG THE SOUTHERLY LINE OF SAID LOT 20, TO A POINT; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT 37 FEET MORE OR LESS, NORTHERLY OF THE SOUTH LINE OF SAID LOT 17; THENCE WESTERLY A DISTANCE OF 100 FEET, MORE OR LESS, TO THE POINT OF COMMENCEMENT.

TAX KEY NO. 320-0927-112-X ADDRESS: 1164 E. NORTH AVENUE

PARCEL E: ALL THAT PART OF LOT 17 IN SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, WHICH LIES BETWEEN THE MILWAUKEE RIVER ON THE EAST AND THE EAST LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT OF WAY ON THE WEST, EXCEPT THOSE PARTS THEREOF DESCRIBED IN QUIT CLAIM DEED RECORDED ON DECEMBER 22, 1918 IN VOLUME 808 OF DEEDS ON PAGE 628 AS DOCUMENT NO. 1013370, AND IN QUIT CLAIM DEED RECORDED ON NOVEMBER 4, 1991 ON REEL 2844, IMAGE 1053, AS DOCUMENT NO. 658753 AND THE EAST 1.33 ACRES OF LOT 18 IN THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. ALSO DESCRIBED AS LOTS 17 AND 18 OF GOVERNMENT LOTS, EXCEPT STREETS, ALL EAST OF RIGHT-OF-WAY IN THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE:

State of Wisconsin ) SS County of Milwaukee )

I have surveyed the above shown land and the map hereon is a true representation thereof, to the best of my knowledge and belief.

Date: Patrick D. Starkiewicz, Registered Land Surveyor, S-2503

Legend table with symbols for various features like walls, fences, easements, etc.

GENERAL NOTES

- 1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 22 EAST WAS USED AS NORTH 89°04'24" EAST (SEWRPC JANUARY 2005 DATUM).
2. SURVEY BASED ON COMMITMENT NO. 1210937 /COM DATED FEBRUARY 3, 2006 AT 7:00 A.M.
3. UNDERGROUND UTILITIES ARE BASED ON FIELD LOCATION BY DIGGER'S HOTLINE ON DECEMBER 8, 2005, PER TICKET NO. 20060702548
4. PROJECT CONVERSION FACTOR: GRID/99991717 = GROUND
5. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1927, SUBTRACT 580.6 TO PLACE ELEVATIONS IN CITY OF MILWAUKEE DATUM.
6. FIELD SURVEY PERFORMED BY TERRATEC ENGINEERING, LLC ON FEBRUARY 21-27, 2006.
7. UNDERGROUND UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL DIGGER'S HOTLINE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
8. EASEMENT DOCUMENT NUMBER 827617 NOTED IN COMMITMENT NO. 1210937 /COM CAN NOT BE LOCATED, POOR COPY.
9. EASEMENT DOCUMENT NUMBER 423259 NOTED IN COMMITMENT NO. 1210937 /COM CAN NOT BE LOCATED, POOR COPY.

SURVEYOR'S REPORT

PROPERTY BOUNDARY IS BASED ON THE DEED DESCRIPTION IN ALTA COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 1210937 /COM DATED FEBRUARY 3, 2006, AT 7:00 A.M., AND FIELD EVIDENCE. BEARINGS BASES ROTATED TO MATCH CURRENT S.E.W.R.P.C. DATUM (FEBRUARY 2005). OVERLAPS AND GAPS NOTED ON DRAWING.



Toll Free (800) 242-8511 Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com

"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 thereto."

"This plan represents the design based on information received from various sources. It is therefore the responsibility of the surveyor/layout personnel and contractor to field verify the information contained on this plan with the plans of other design professionals including the Architect and also with the field conditions. Any discrepancies shall be reported to the engineer prior to proceeding with the work."

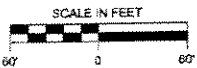


Table with project details: BOUNDARY AND UTILITIES, DESIGNED BY, APPROVED BY, DATE, REVISIONS, TERRATEC PROJECT NO., SHEET NO., OF





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ARCHITECTS

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
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madison 222 West Washington Ave. Suite 600  
Madison, Wisconsin 53705  
tel 608 442 5350 fax 608 442 6685

PROJECT  
NORTH AVENUE  
REDEVELOPMENT PROJECT

NORTH AVENUE  
MILWAUKEE, WISCONSIN 53212

ISSUANCE AND REVISIONS

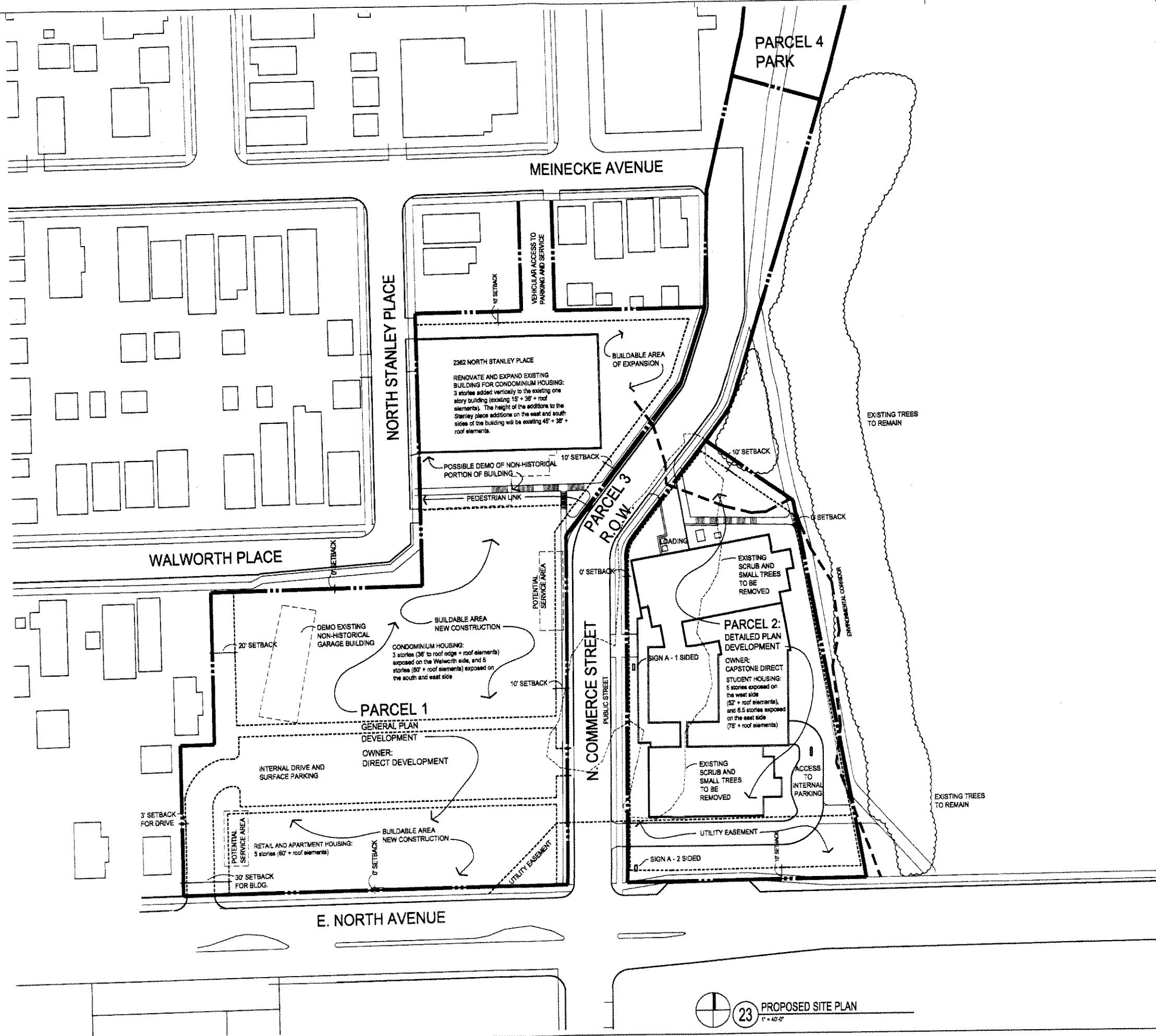
DATE	DESCRIPTION
04-04-06	GENERAL PLANNED DEVELOPMENT SUBMITTAL

GENERAL PLAN  
DEVELOPMENT

SHEET TITLE  
PROPOSED PROJECT SITE  
DIAGRAM

APPROVAL		
SPACE PLAN DESIGNER	DD	CC PFE
DATE		
NAME		
DEPARTMENT		

PROJECT MANAGER JP  
PROJECT NUMBER 105327-CG  
DATE APRIL 04, 2006  
SHEET NUMBER





**EPPSTEIN UHEN**  
ARCHITECTS

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
Tel 414 271 5280 Fax 414 271 7794  
madison 222 West Washington Ave. Suite 600  
Madison, Wisconsin 53703  
Tel 608 442 5250 Fax 608 442 6800



**WEST FACADE, 2362 N. STANLEY**

PROJECT  
**NORTH AVENUE  
REDEVELOPMENT PROJECT**

**NORTH AVENUE  
MILWAUKEE, WISCONSIN 53212**



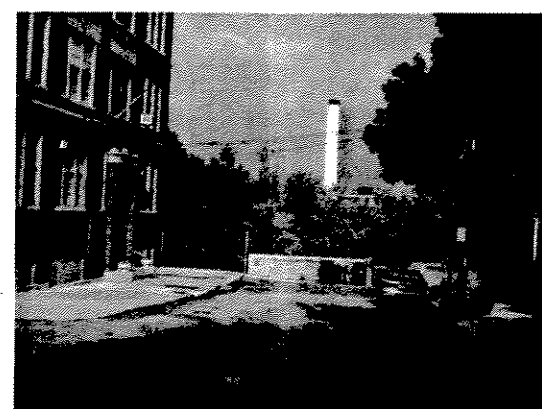
**NORTH ALLEY ACCESS TO 2362 N. STANLEY**



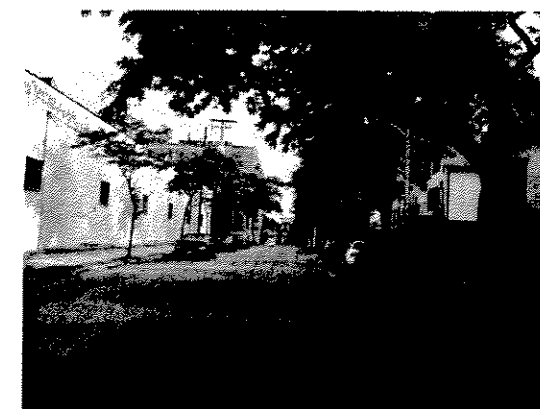
**VIEW SOUTH TO EXISTING BIKE PATH**

ISSUANCE AND REVISIONS

DATE	DESCRIPTION



**MEINECKE AVENUE LOOKING WEST**



**NEIGHBORHOOD CONTEXT,  
GORDON PLACE LOOKING SOUTH**

**GENERAL PLAN  
DEVELOPMENT**

SHEET TITLE  
**SITE AND SURROUNDING  
CONTEXT PHOTOS**

APPROVAL			
SPACE PLAN	DD	CD	FFE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER JP

PROJECT NUMBER 105327-CG

DATE APRIL 04, 2006

SHEET NUMBER



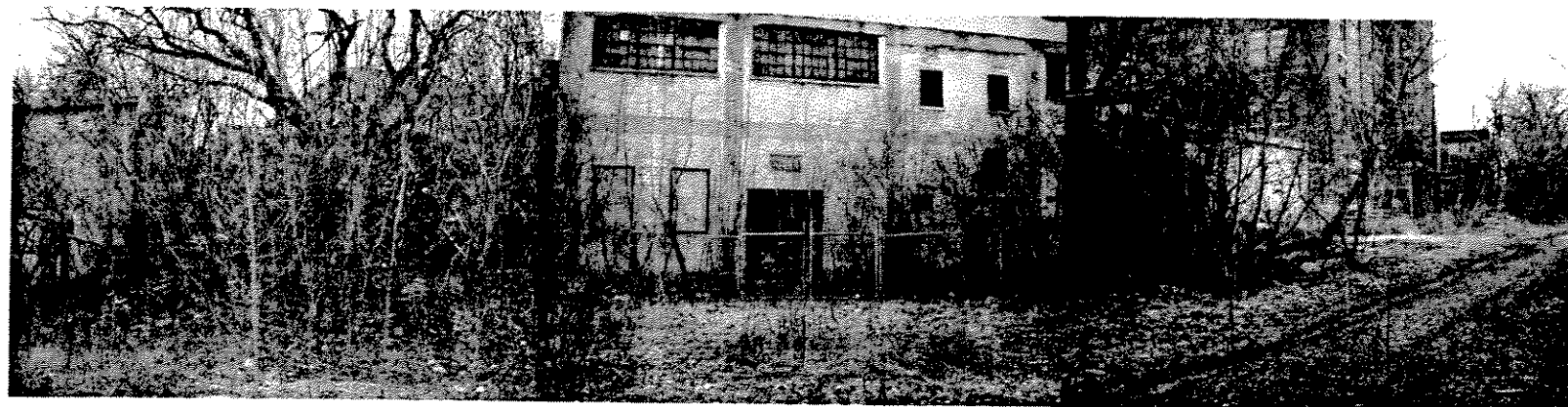
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PANORAMIC VIEW LOOKING WEST

PROJECT  
**NORTH AVENUE  
REDEVELOPMENT PROJECT**

**NORTH AVENUE  
MILWAUKEE, WISCONSIN 53212**



PANORAMIC VIEW OF SITE, EAST FACADE OF 2362 N. STANLEY

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

GENERAL PLAN  
DEVELOPMENT

SHEET TITLE  
**SITE AND SURROUNDING  
CONTEXT PHOTOS**

APPROVAL			
SPACE PLAN DATE:	DC	CO	FFE
DATE			
NAME			
DEPARTMENT			

PROJECT MANAGER JP  
PROJECT NUMBER 105327-CG  
DATE APRIL 04, 2006  
SHEET NUMBER



PANORAMIC VIEW OF SITE, LOOKING WEST, NORTH AND EAST