

EXHIBIT A  
File No. 041369

**DETAILED PLAN PROJECT DESCRIPTION:**

**WESTPARK APARTMENTS  
PLANNED DEVELOPMENT  
4250 WEST HIGHLAND BOULEVARD**

**PREPARED BY:  
WORKSHOP ARCHITECTS, INC**

**April 1, 2005**

**WSA PROJECT #: 05-111**

## OWNER'S STATEMENT OF INTENT

It is my overall development concept to construct and then operate a high quality apartment building that is aesthetically consistent with the existing duplex, and brick apartments. This building will replace two six family buildings that have out lived their economic usefulness. The first had become a neighborhood nuisance, and the second building's foundation had settled and shifted. The new building, to be called 'The Westpark Apartments', will be marketed to area residents and people looking to move to Milwaukee that want the comforts of new construction. Units will provide individual heating and central air conditioning, modern kitchen layouts, and spacious cityscape views. This is a very solid neighborhood which needs redevelopment. This will be the first building that will attract residents that like the easy freeway access, proximity to Miller Park and Downtown. Area businesses like Miller Brewery and Harley Davidson will have additional options to offer the walk to work employees. My family and I have owned and operated apartment buildings in this neighborhood for over 25 years. I intend to develop with the project with private financing and own and operate the Westpark Apartments for years to come.

## DISTRICT STANDARDS

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

- 1: Single family dwelling
- 2: Two family dwelling
- 3: Multi family dwelling
- 4: Attached single family dwelling

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

C. DENSITY – Project is located in a Multi-family district.

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

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

F: SCREENING - There are no adjacent businesses or industrial uses.

G: OPEN SPACES - Open spaces are landscaped. Refer to the attached Landscape Plan. These spaces shall be landscaped so as not to create any nuisance or hazardous conditions.

H: CIRCULATION - Adequate access for pedestrian and public and private vehicles is provided.

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 s.295-409.

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.

## STATISTICAL DATA

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TOTAL LOT AREA:	24,666 SF
TOTAL PAVED AREA:	8,866 SF
TOTAL BUILDING FOOTPRINT	7,792 SF
TOTAL LANDSCAPED AREA:	8,008 SF
TOTAL NUMBER OF BUILDINGS:	1
TOTAL NUMBER OF DWELLING UNITS:	19
TOTAL NUMBER OF ONE BEDROOM DWELLING UNITS:	15
TOTAL NUMBER OF TWO BEDROOM DWELLING UNITS:	2
TOTAL NUMBER OF EFFICIENCY DWELLING UNITS:	2
TOTAL NUMBER OF OFF-STREET PARKING SPACES:	17
TOTAL NUMBER OF PARKING SPACES PER DWELLING:	.89

## PROJECT DESCRIPTION

The Westpark project consists of a 2 story 19 unit apartment building of roughly 15,500 SF. The site is located at 4250 West Highland Boulevard just south of Washington Park and around the corner from Miller Brewing and Harley Davidson. Vehicle and pedestrian access to the site would be via Highland Boulevard. Currently the site is vacant.

The proposed site design is an 'L' shaped building with adjacent surface parking. Pedestrian access to the site is via the front walk through a secure lobby. Vehicle access is via a drive on the north side of the building. 17 parking spaces including 1 ADA accessible space are provided. A trash enclosure is located at the rear of the lot. Access to the apartments is through a combination of single and shared entries. Shared & private patios & balconies are provided and the site will be landscaped per the attached Landscape Plan.

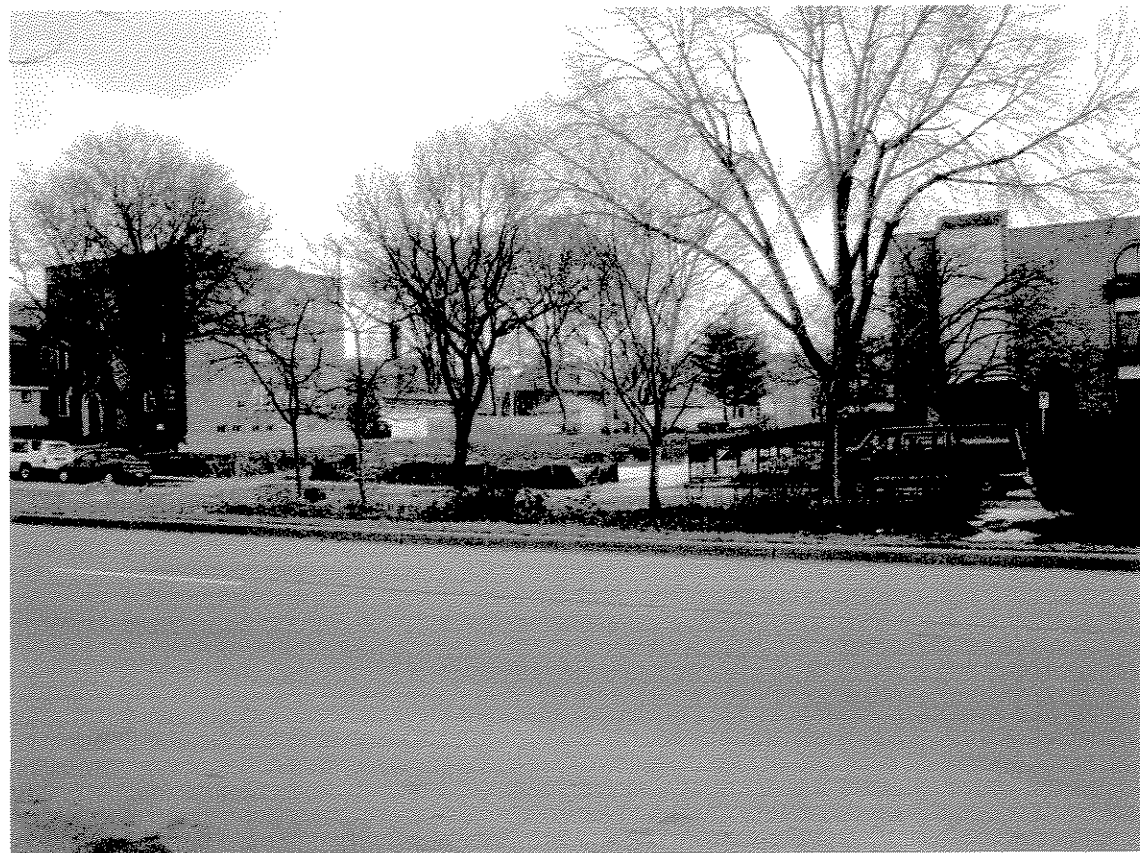
The Building itself will be wood framed with a masonry façade facing Highland Blvd. and painted cement board siding on the sides and rear. The front façade consists of 3 masonry elements. The wings flanking the entry will be clad in brick (4" Sand Castle Blend – County Materials Heritage Collection) with a smooth concrete brick base (6" Silver – Bend Industries). The base material continues up the building in the middle of the façade. The entry portico will also be a 6" concrete brick but in a rougher texture (Sienna-Bend Industries). The masonry base wraps around the entire building. The sides & rear of the building will be clad in painted cement board panel siding with battens. The windows & doors are prefinished aluminum thermal units (Wojan – Sand Beige). Miscellaneous metal trim, copings and gutters will match the window color. The roofs at the front and rear of the building will be low slope EPDM with a parapet, while the middle roof is pitched with asphalt shingles.

## REFERENCE PLANS

Context Photos	First Floor Plan
Rendered Elevations	Second Floor Plan
Vicinity Map	Elevations
Survey	Sections
Grading Plan	
Site Utility Plan	
Landscape Plan	



**SOUTH VIEW**



**EAST VIEW**

**WORKSHOPARCHITECTS**



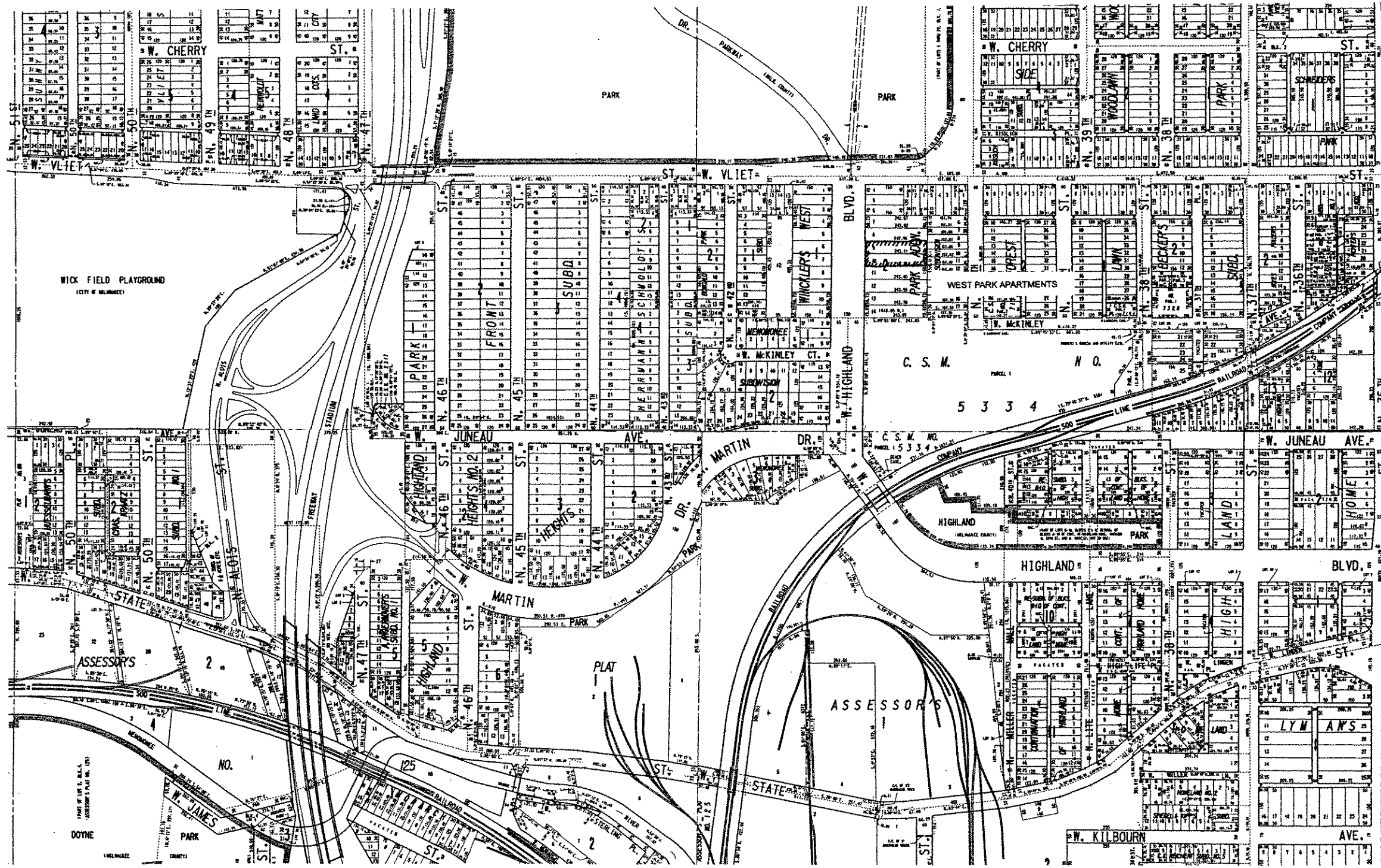
**WEST VIEW**



**NORTH VIEW**

**WORKSHOPARCHITECTS**





**WEST PARK APARTMENTS**  
MILWAUKEE, WI

WSA PROJECT NO. 05-111  
SCALE AS NOTED  
PHASE PLAN DEVELOPMENT SCHEME  
DATE 4-1-05

**WORKSHOP ARCHITECTS**  
814 N. BROADWAY MILWAUKEE, WI 53202  
VOICE 414.272.8822 FACSIMILE 414.272.8812

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# PLAT OF SURVEY WITH TOPOGRAPHIC DATA

KNOWN AS 4246-4254 WEST HIGHLAND BOULEVARD IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

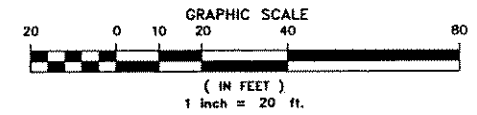
LOTS 9 AND 10 IN BLOCK 2 OF WINCKLER'S WEST PARK ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

DECEMBER 23, 2003

NIETS PROPERTY MANAGEMENT

SURVEY NO. 161446 - MHK

BEARINGS ARE REFERENCED TO THE EAST LINE OF WEST HIGHLAND AVENUE RECORDED AS NORTH ON THE PLAT OF WINCKLER'S WEST PARK ADDITION



NOTES

- THIS SURVEY WAS PREPARED BASED ON METROPOLITAN TITLE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NOS. 03010545 AND SV-3690244, RESPECTIVELY, EFFECTIVE DATES OF DECEMBER 31, 2002 AND OCTOBER 18, 2003, RESPECTIVELY, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
- RESTRICTIONS CONTAINED IN A WARRANTY DEED RECORDED ON JUNE 12, 1922 IN VOLUME 940 OF DEEDS AT PAGE 68, AS DOCUMENT NO. 1150886. SAID RESTRICTIONS WERE LAST REFERRED TO IN WARRANTY DEED RECORDED ON JULY 15, 1926 IN VOLUME 1153 OF DEEDS AT PAGE 519, AS DOCUMENT NO. 1448683. AFFECTS SITE BY LOCATION - BUILDING SETBACK LINE SHOWN
- ELEVATIONS REFER TO CITY OF MILWAUKEE DATUM.
- STARTING BENCHMARK: CHISELED CROSS IN TOP OF SOUTH FLANGE BOLT OF HYDRANT ON THE NORTH SIDE OF WEST JUNEAU AVENUE OPPOSITE WEST MARTIN DRIVE - ELEVATION = 95.30
- PARENTHESES INDICATE RECORDED DIMENSION.

LEGEND

- ⊕ SET 6" OFFSET CHISELED CROSS IN CONCRETE
- ⊙ POWER POLE
- ⊙ GUY POLE
- ⊙ STORM MANHOLE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ DECIDUOUS TREE
- OVER-HEAD WIRES

I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

STEPHAN G. SOUTHWELL  
REGISTERED WISCONSIN LAND SURVEYOR 5-1939

TICKET NO.'S 9114666 AND 9114672

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.

National Survey & Engineering

Telephone 262-781-1000  
Facsimile 262-787-7373  
18745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-5938  
www.nseae.com  
562-446-7111, 18745 W. Bluemound Road, WI 53005



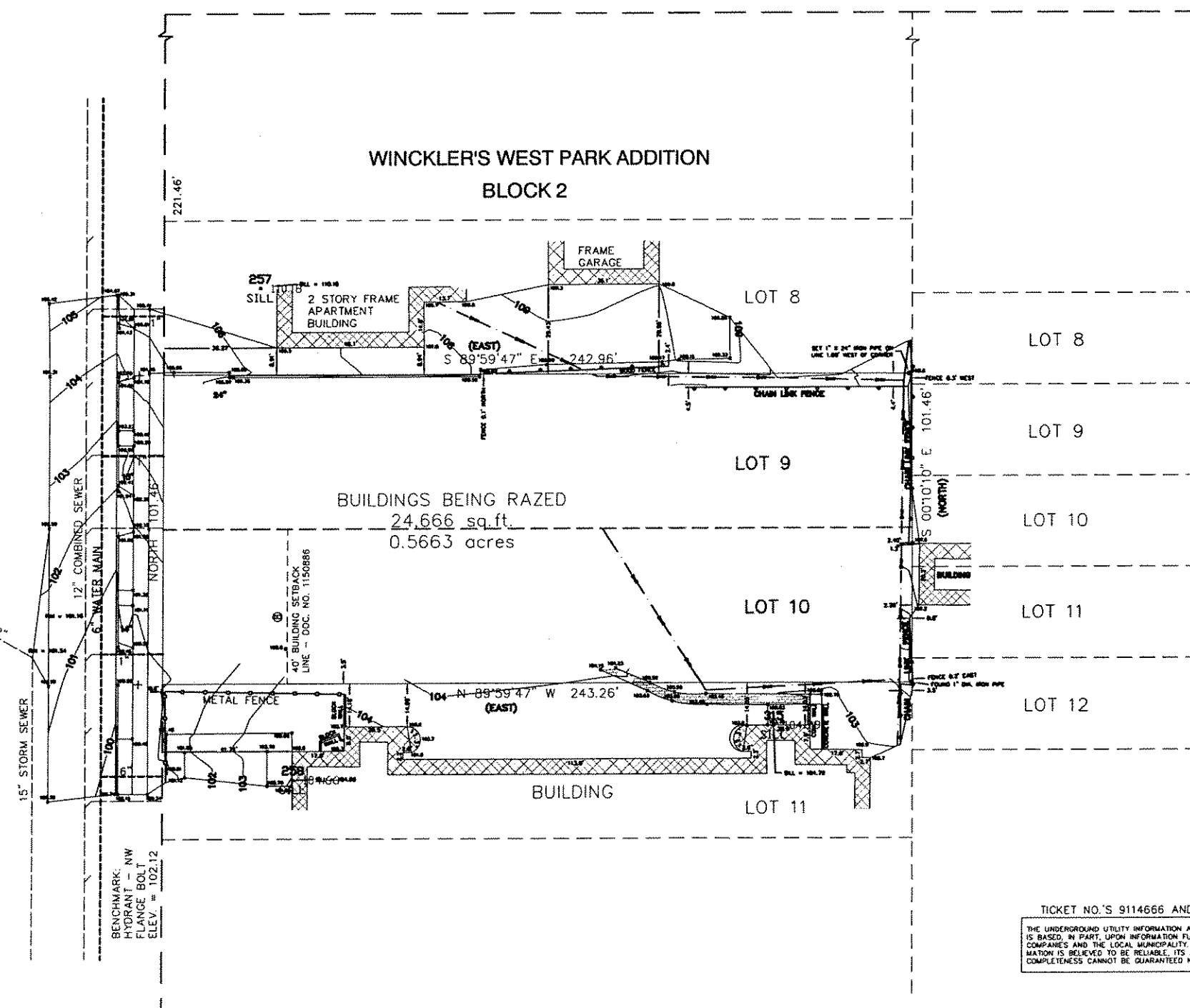
National Survey & Engineering

WEST VLIET STREET

WINCKLER'S WEST PARK ADDITION  
BLOCK 2

WEST HIGHLAND BOULEVARD

ADELIN SUBDIVISION

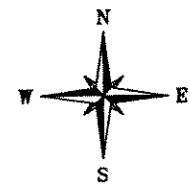


6" WATER MAIN  
130' WIDE P.R.O.W.  
12" COMBINED SEWER  
PUBLIC STREET

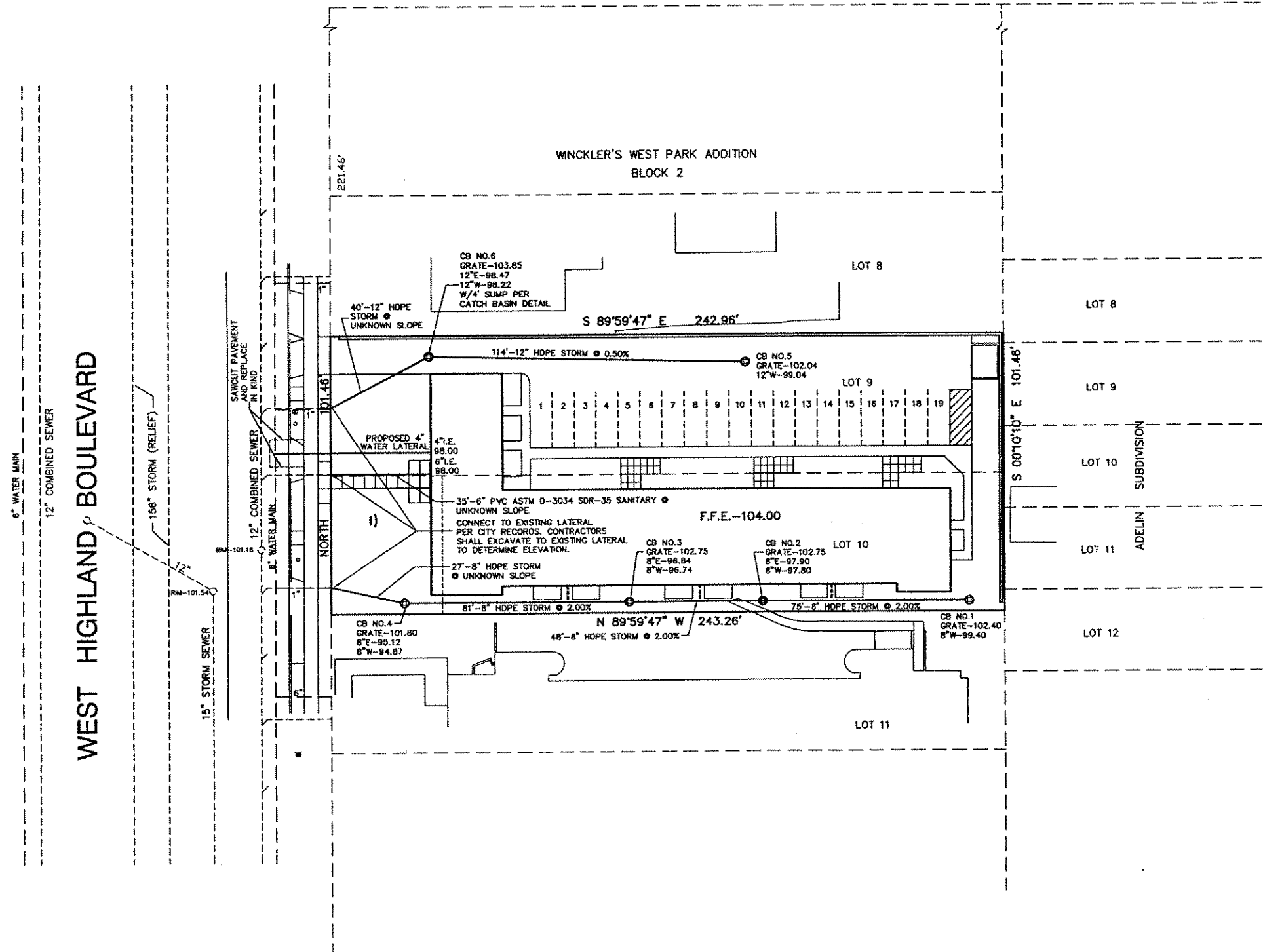
BENCHMARK:  
HYDRANT - NW  
FLANGE BOLT  
ELEV. = 102.12

40' BUILDING SETBACK  
LINE - DOC. NO. 1150886

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WEST VLIET STREET



- NOTES:
1. CONNECT ANY SOUTH SIDE ROOF DRAINS TO THE STORM SEWER ON THE SOUTH SIDE OF THE PROPOSED BUILDING.
  2. NORTH SIDE ROOF DRAINS MAY DISCHARGE TO GRADE OR BE CONNECTED TO THE STORM SEWER IN THE PARKING LOT.
  3. CATCH BASIN NUMBER 6 SHALL HAVE A 4" SLUMP PER THE DETAIL.
  4. ALL OTHER CATCH BASINS SHALL BE INLETS WITH NO SLUMP.
  5. INLETS AND CATCH BASINS SHALL BE CONSTRUCTED IN A WATER TIGHT AND SUBSTANTIAL MANNER OF PRECAST REINFORCED CONCRETE OR OTHER CITY APPROVED MATERIAL.
  6. INLETS, CATCH BASINS, STORM SEWERS, BUILDING SEWERS AND BUILDING SERVICES SHALL CONFORM TO THE CONSTRUCTION REQUIREMENTS AND DIMENSIONS PER THE CITY OF MILWAUKEE PLUMBING CODE.

WEST HIGHLAND BOULEVARD

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc.



CALL BIGGERS HOTLINE  
1-800-642-8511  
TOLL FREE

HIGHLAND APARTMENTS  
UTILITY PLAN  
FOR: VENTURE DEVELOPMENT  
PART OF THE SW.1/4 OF SEC.24, T7N, R21E  
CITY OF MILWAUKEE, MILWAUKEE CO. WI.

**JAHNKE & JAHNKE ASSOCIATES INC.**  
PLANNERS & PROFESSIONAL ENGINEERS  
711 W. MORELAND BLVD.-WALKESHA, WI. 53188  
TEL (262) 542-3797 FAX (262) 542-7898

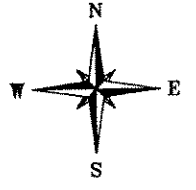
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DRAWN BY: W.W. CHECKED BY: H.D.H. FILE NO.: MILWAUKEE 718  
BOOK NO.: JOB: S-8870 SHEET 2 OF 2

FILE NAME: S8870.DWG; S6870.DWG



- NOTES:
1. All construction practices to comply with the City of Milwaukee and the Wisconsin Construction Site Best Management Practice Handbook.
  2. All disturbed area are to be top soiled (4" thick), seeded, fertilized and mulched.
  3. All construction traffic is to enter/exit the site over the tracking pad. All public streets are to be kept clean at all times.
  4. Install Filter Fabric in all Catch Basins/Inlets after Construction.
  5. Silt fence and catch basin filter fabric shall be removed and disposed of properly by the contractor only after receiving approval from the City that the site is sufficiently stabilized.
  6. The seed mixture shall be 65% Kentucky Bluegrass, 20% Fine Fescues, 15% Perennial Rye grass at the rate of 3-4 lbs/1000 sq. ft. up to September 15. Areas seeded after this date shall be seeded with winter wheat at a rate of 3 lbs/1000 sq. ft. This temporary cover shall be fertilized at the same rate and mixture as permanent and mulched. Permanent seed shall then be placed prior to June 1st of the following year.
  7. Fertilize soil with 10 lbs/1000 sq. ft. of 20-10-10 fertilizer.
  8. Temporary stabilization is required for any area left inactive for 7 days. Temporary soil stockpiles shall be surrounded by silt fence and seeded within 7 days of layup.

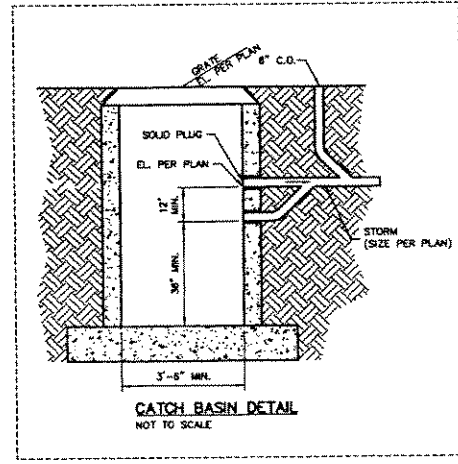
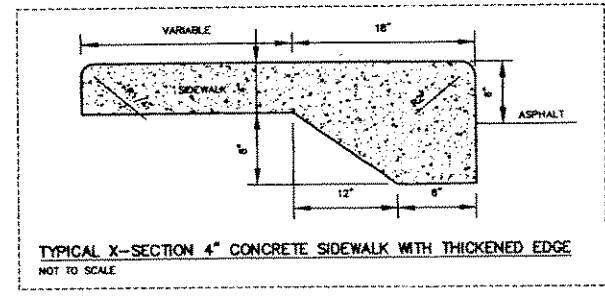
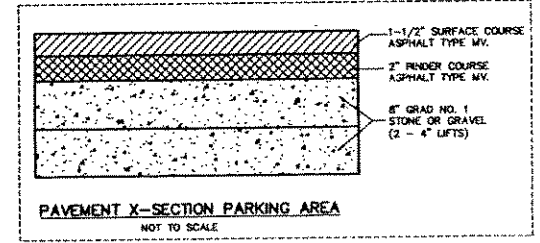
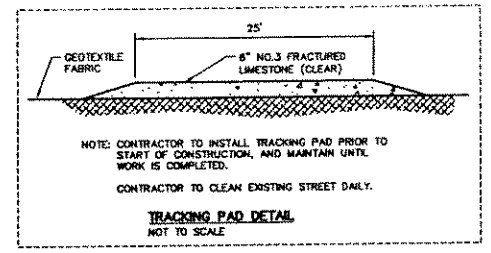
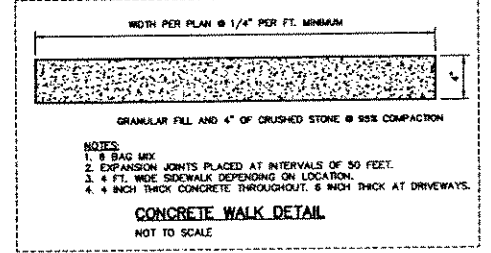
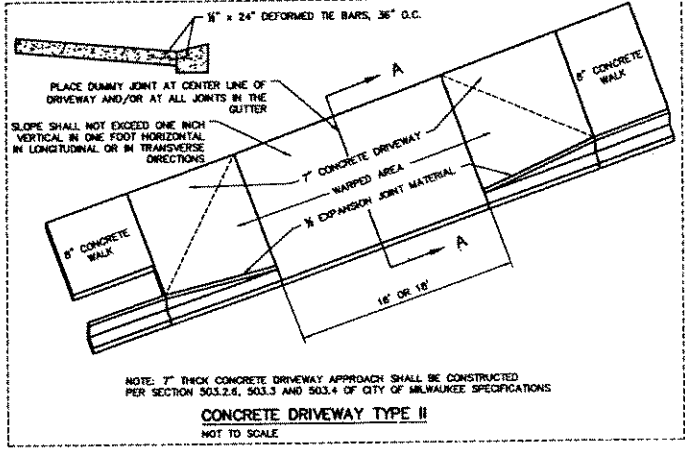
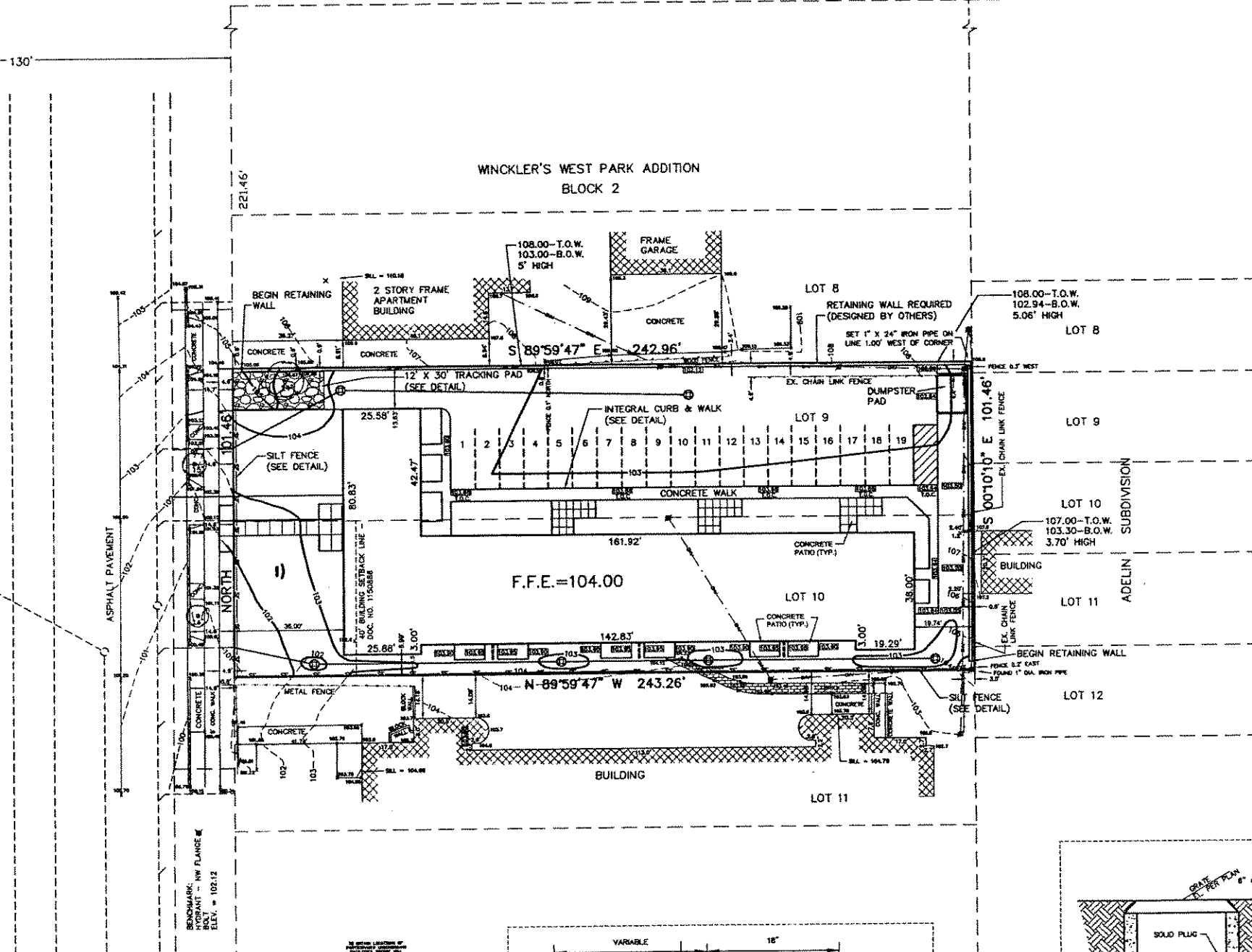
CONSTRUCTION OF A SILT FENCE



WEST VLIET STREET

WEST HIGHLAND BOULEVARD  
130' WIDE P.R.O.W.  
PUBLIC STREET

WINCKLER'S WEST PARK ADDITION  
BLOCK 2



NOTE: NO FIELD WORK PERFORMED BY JAHNKE & JAHNKE ASSOCIATES. EXISTING CONDITIONS SHOWN PER SURVEY DONE BY OTHERS.



CALL DIGGERS HOTLINE  
1-800-246-6511  
TOLL FREE

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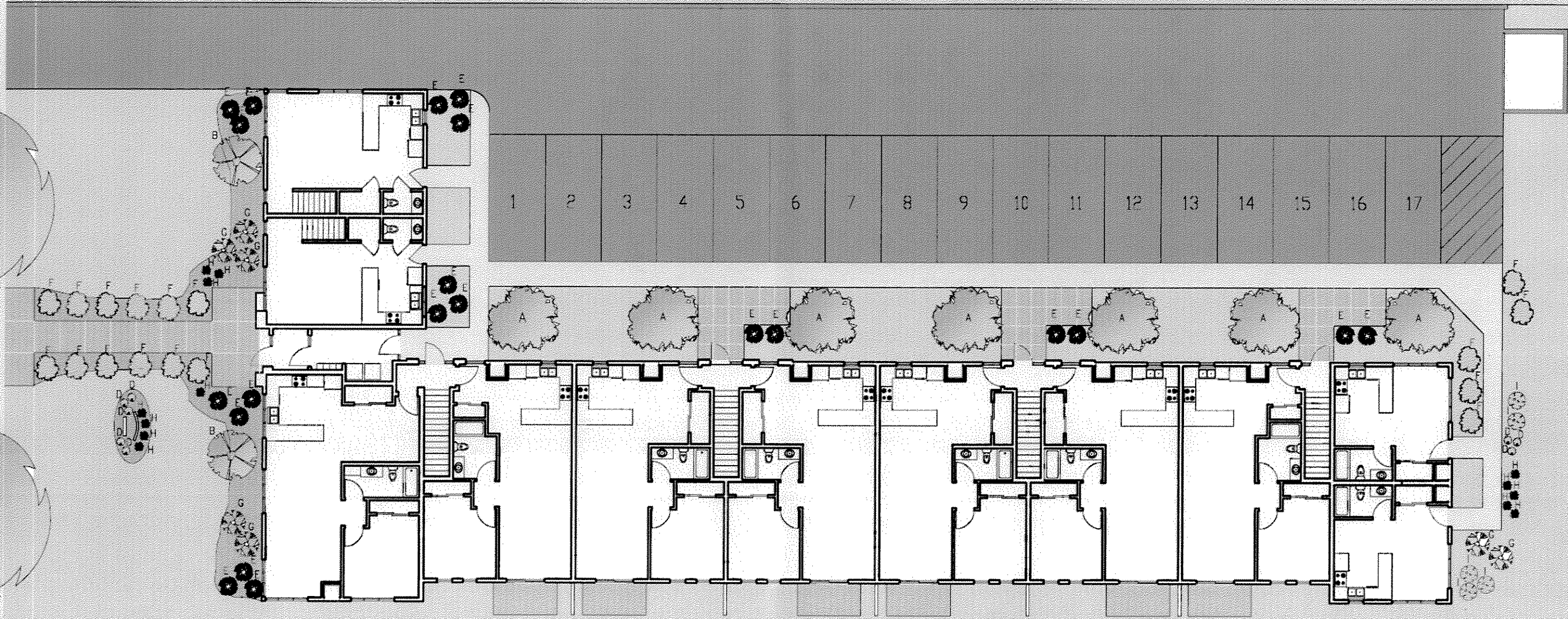
HIGHLAND APARTMENTS  
GRADING & EROSION CONTROL PLAN  
FOR: VENTURE DEVELOPMENT  
PART OF THE SW.1/4 OF SEC.24, T7N, R21E  
CITY OF MILWAUKEE, MILWAUKEE CO. WI.

**JAHNKE & JAHNKE ASSOCIATES INC.**  
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711 W. MORELAND BLVD. - MILWAUKEE, WI 53188  
TEL. (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 20' DATE: 3/30/2005  
DRAWN BY: W.W. CHECKED BY: H.D.H. FILE NO.: MILWAUKEE 718  
BOOK NO.: JOB: S-6870 SHEET 1 OF 2

FILE NAME: SSB70.DWG, SSB70.DWG





**1** LANDSCAPE PLAN  
1/16"=1'-0"

**PLANT SCHEDULE**

Name	Size	Quantity	Mature Size	Key
Korean Maple	5-10 ft	7	12-18 ft.	A
Serviceberry (tree form)	2 in.	2	10-20 ft.	B
Cherry Meidiland Rose	15-18 in.	8	3 ft.	D
Alpine Currant	18-24 in.	21	3 ft.	E
Runyan Yew	15-18 in.	17	3 ft.	F
Yankee Doodle Lilac	3-4 ft.	7	8 ft.	G
Dwarf Mugho Pine	24 in.	13	5 ft.	H
Dwarf Burning Bush	36 in.	5	4 ft.	I

**WEST PARK APARTMENTS**  
MILWAUKEE, WI

WSA PROJECT NO.  
SCALE  
PHASE  
DATE

05-111  
AS NOTED  
PLANNED DEVELOPMENT SUBMITTAL  
4-1-05

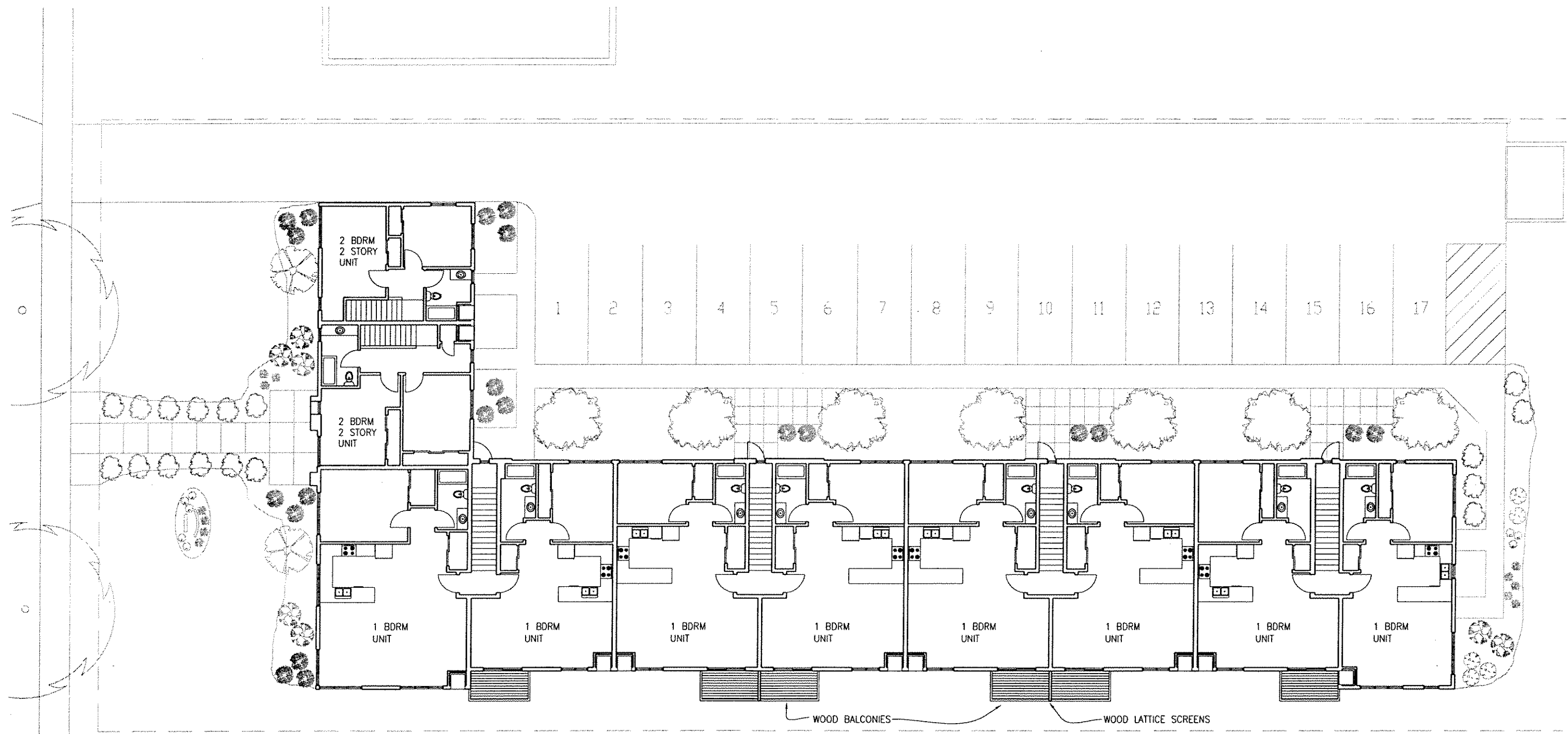
**WORKSHOP ARCHITECTS**

614 N. BROADWAY MILWAUKEE, WI 53202  
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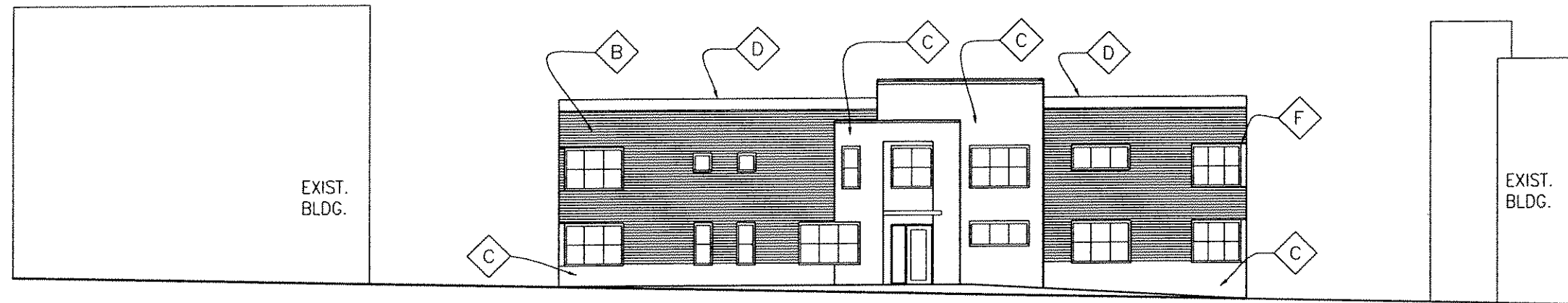
**1 SECOND FLOOR PLAN**  
1/8"=1'-0"

**WEST PARK APARTMENTS**  
MILWAUKEE, WI

WSA PROJECT NO. 05-111  
SCALE AS NOTED  
PHASE PLANNED DEVELOPMENT SUBMITAL  
DATE 4-1-05

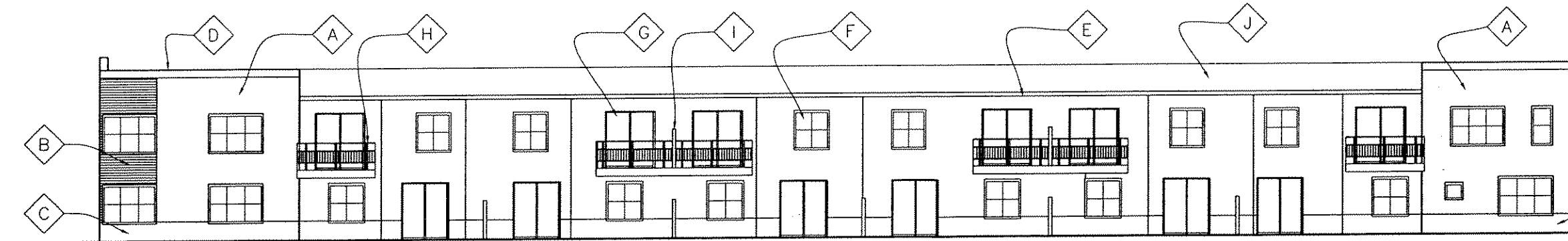
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3 WEST ELEVATION

1/16"=1'-0"



4 SOUTH ELEVATION

1/16"=1'-0"

- A PAINTED CEMENT BOARD SIDING
- B FACE BRICK
- C FACE BLOCK
- D PRE FINISHED METAL COPING
- E PRE FINISHED ALUMINUM FACIA AND GUTTER
- F PRE FINISHED ALUMINUM WINDOW
- G PRE FINISHED ALUMINUM DOOR
- H PAINTED COMPOSITE WOOD BALCONY
- I WOOD LATTICE SCREEN
- J ASPHALT SHINGLE ROOF

**WEST PARK APARTMENTS**  
MILWAUKEE, WI

WSA PROJECT NO.  
SCALE  
PHASE  
DATE

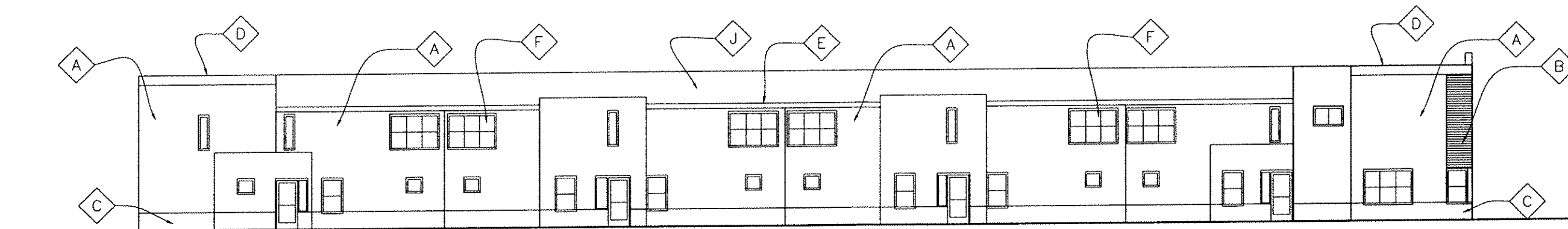
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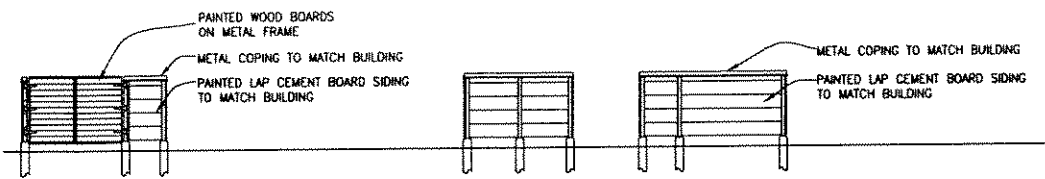




**1** NORTH ELEVATION  
1/16"=1'-0"



**2** East Elevation  
1/16"=1'-0"



**3** TRASH ENCLOSURE  
1/16"=1'-0"

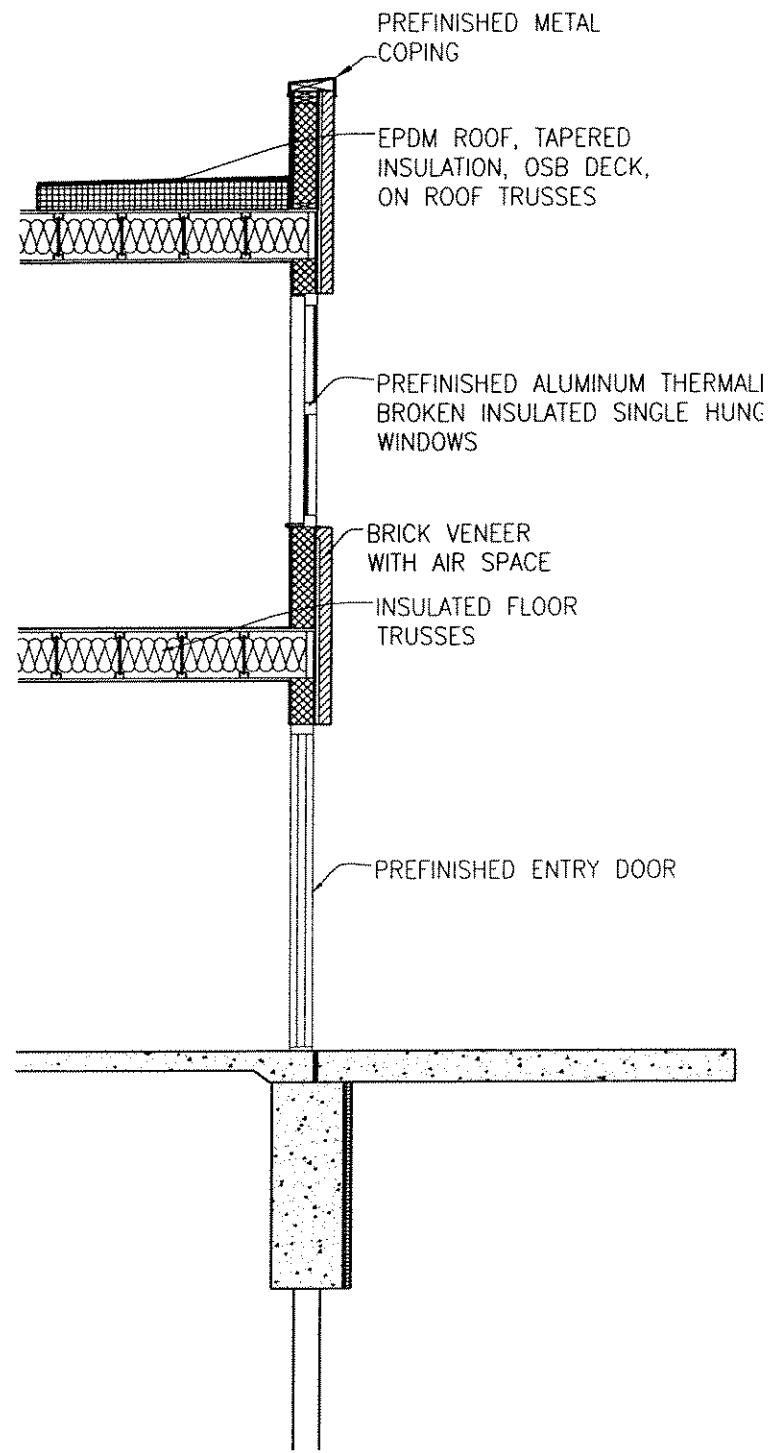
- A** PAINTED CEMENT BOARD SIDING
- B** FACE BRICK
- C** FACE BLOCK
- D** PRE FINISHED METAL COPING
- E** PRE FINISHED ALUMINUM FACIA AND GUTTER
- F** PRE FINISHED ALUMINUM WINDOW
- G** PRE FINISHED ALUMINUM DOOR
- H** PAINTED COMPOSITE WOOD BALCONY
- I** WOOD LATTICE SCREEN
- J** ASPHALT SHINGLE ROOF

**WEST PARK APARTMENTS**  
MILWAUKEE, WI

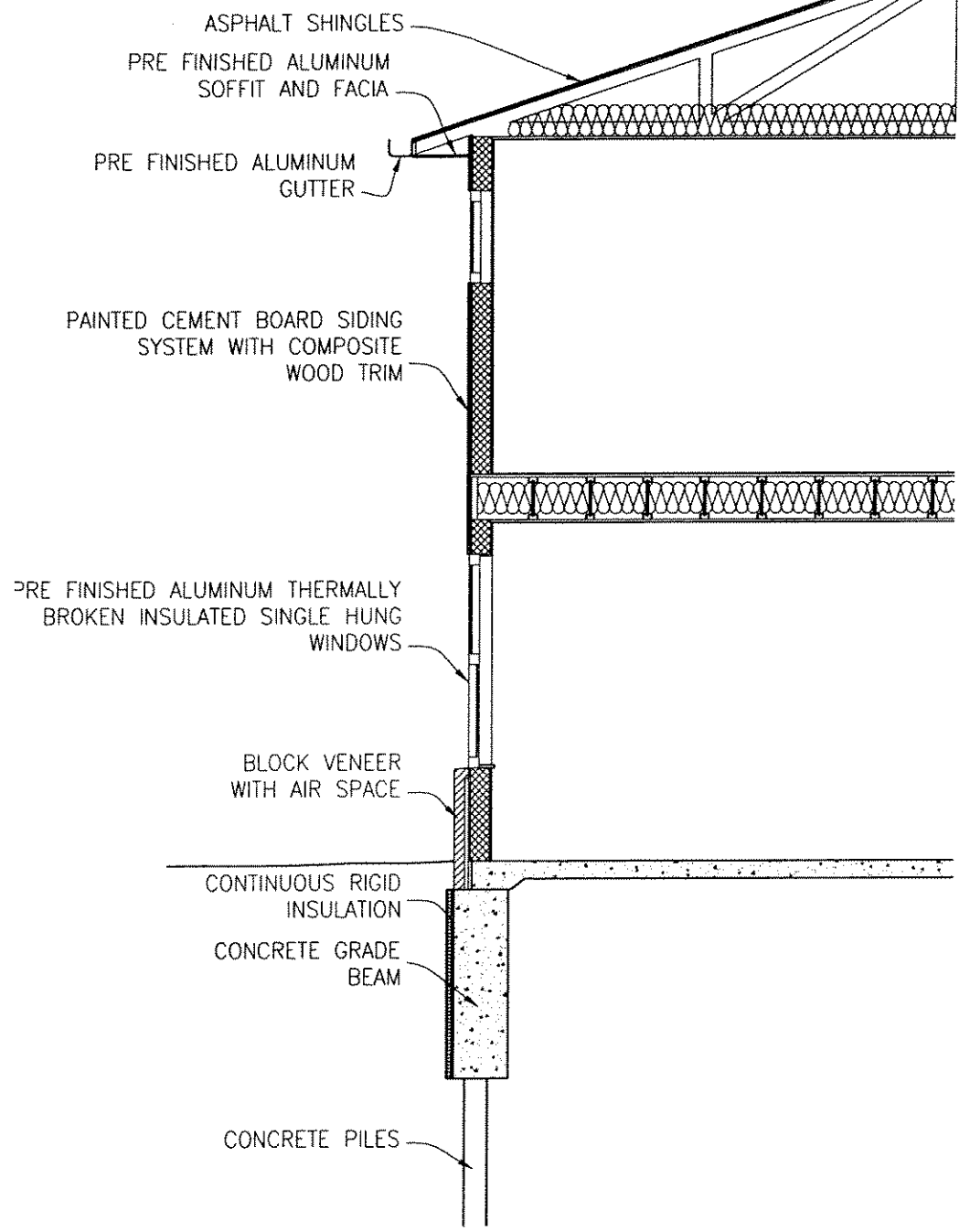
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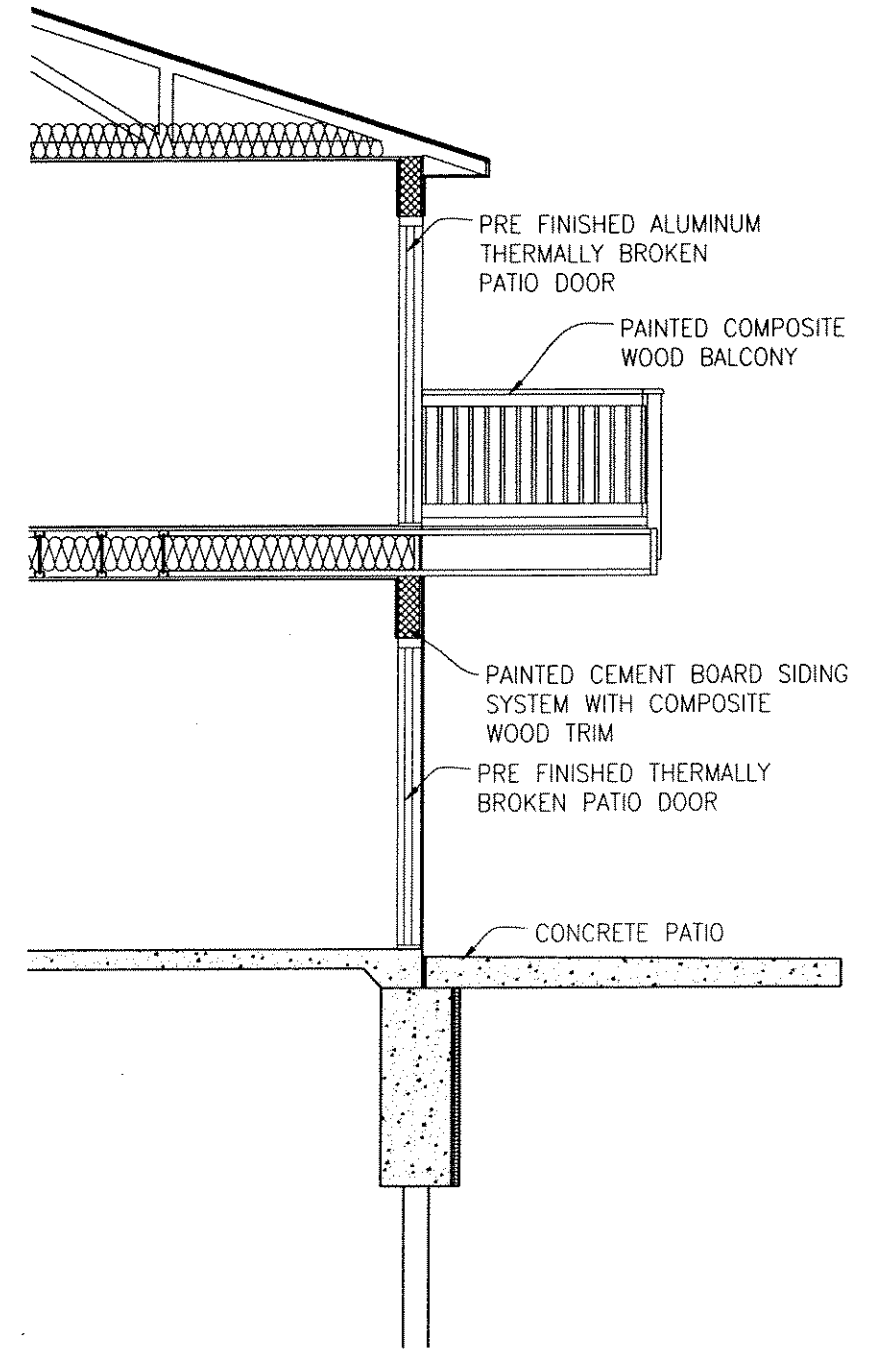
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1 BUILDING SECTION  
1/4"=1'-0"



2 BUILDING SECTION  
1/4"=1'-0"



3 BUILDING SECTION  
1/4"=1'-0"

**WEST PARK APARTMENTS**  
MILWAUKEE, WI

WSA PROJECT NO. 05-111  
 SCALE AS NOTED  
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 DATE 6-1-05

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