

EXHIBIT A
FILE NO. 051591

May 2, 2006

Ms. Vanessa L. Koster
Assistant Planning Director – City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202-0324

RE: OWNER'S STATEMENT OF INTENT – 1768 WARREN AVE
1800 WARREN AVE
1802 WARREN AVE
1806 WARREN AVE

ASI General, Inc is acting as the owner's agent for DKBZ Investments, LLC, on the development of the above named parcels through the defined Detailed Plan Development process. Plans to develop these parcels into four individual, four unit condominiums was approved and permitted by the City of Milwaukee last year. The developer was encouraged by Alderman Michael D'Amato to consider alternate development schemes that might be viewed as more neighborhood friendly than the approved and permitted scheme.

We participated with the Architect and the Developer to produce alternate design schemes that were reviewed by the Alderman's Office as well as City of Milwaukee Planning Staff. The project as proposed is the end result of those meetings.

The development currently consists of a total of five buildings. Two three-story buildings are to face Warren Avenue and will consist of six, two-bedroom condominiums each. A row house appearance was desired and three entry locations from the street edge are shown. The two end porch entries are private entries to the first floor units. The center entry leads to a stair that access the units on the 2nd and 3rd floors.

There will be a shared entry driveway between the two buildings to access the parking located behind. Surface parking for thirteen vehicles is currently proposed. In addition to these parking stalls, three separate coach houses will be located behind the two larger buildings. Each of the coach houses consists of one-bedroom condominium located on the second floor. Garage parking for three cars will be provided beneath each of the condominiums.

A total of twenty-two parking stalls will be provided for the proposed fifteen condominiums.

If you have any questions, please feel free to contact me.

Respectfully,

Timothy S. Geschke
ASI General, Inc.

A Construction
Management Company

ASI General Inc • Design • Build • Development

WY238 N1660 Busse Rd. Suite 110, Waukesha, WI 53188 • 262-521-6509 • Fax: 262-521-0503 • www.acmgrouppinc.com

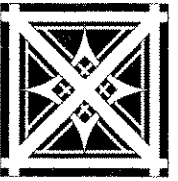


EXHIBIT A D515A1

TWO NEW BUILDING FOR:

WARREN AVENUE TOWNHOMES

1768 N. WARREN AVE.
MILWAUKEE, WISCONSIN 53202



Erik L. Madisen, AIA
ARCHITECTURE
CONSULTING

828 N. Broadway, Suite 206
Milwaukee, WI 53202
phone (414) 277-8000
fax (414) 283-9569

project title:

TWO NEW BUILDINGS:

WARREN
AVENUE
TOWNHOMES

N. WARREN AVE
MILWAUKEE, WI 53202

sheet title:

TITLE
SHEET

revisions:

date:
4/28/2006

drawn by:
ELM

file name:
line1
line 2

project number:
2006023

scale:
AS SHOWN

sheet number:

T1



EAST ELEVATION
1/4" = 1'-0"

UNIT SUMMARY	
TWO-BEDROOM APARTMENTS	12 UNITS
COACHHOUSE APARTMENTS	3 UNITS
TOTAL UNITS	15 UNITS

PARKING SUMMARY	
GARAGE PARKING	9 STALLS
SURFACE PARKING	12 STALLS
HANDICAP PARKING	1 STALL
TOTAL ON-SITE PARKING	22 STALLS

SITE AREA CALCULATIONS	
BUILDING	AREA
SIX-UNIT	3019 SQ. FT.
SIX-UNIT	3019 SQ. FT.
COACH HOUSE	792 SQ. FT.
COACH HOUSE	792 SQ. FT.
COACH HOUSE	792 SQ. FT.
PAVED AREA	6047 SQ. FT.
TOTAL IMPERVIOUS AREA	14,461 SQ. FT.
TOTAL SITE AREA	20,319 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA:	71.1%

TOTAL IMPERVIOUS AREA PREVIOUSLY APPROVED: 15,858 SQ. FT.

LIST OF DRAWINGS:

- T1 Title Sheet
- C1 Site Plan
- A1 First Floor Plan
- A2 Second Floor Plan
- A3 Third Floor Plan
- A4 Elevations
- A5 Coach House Floor Plans
- A6 Coach House Elevations

OWNER: GENERAL CONTRACTOR: ARCHITECT:

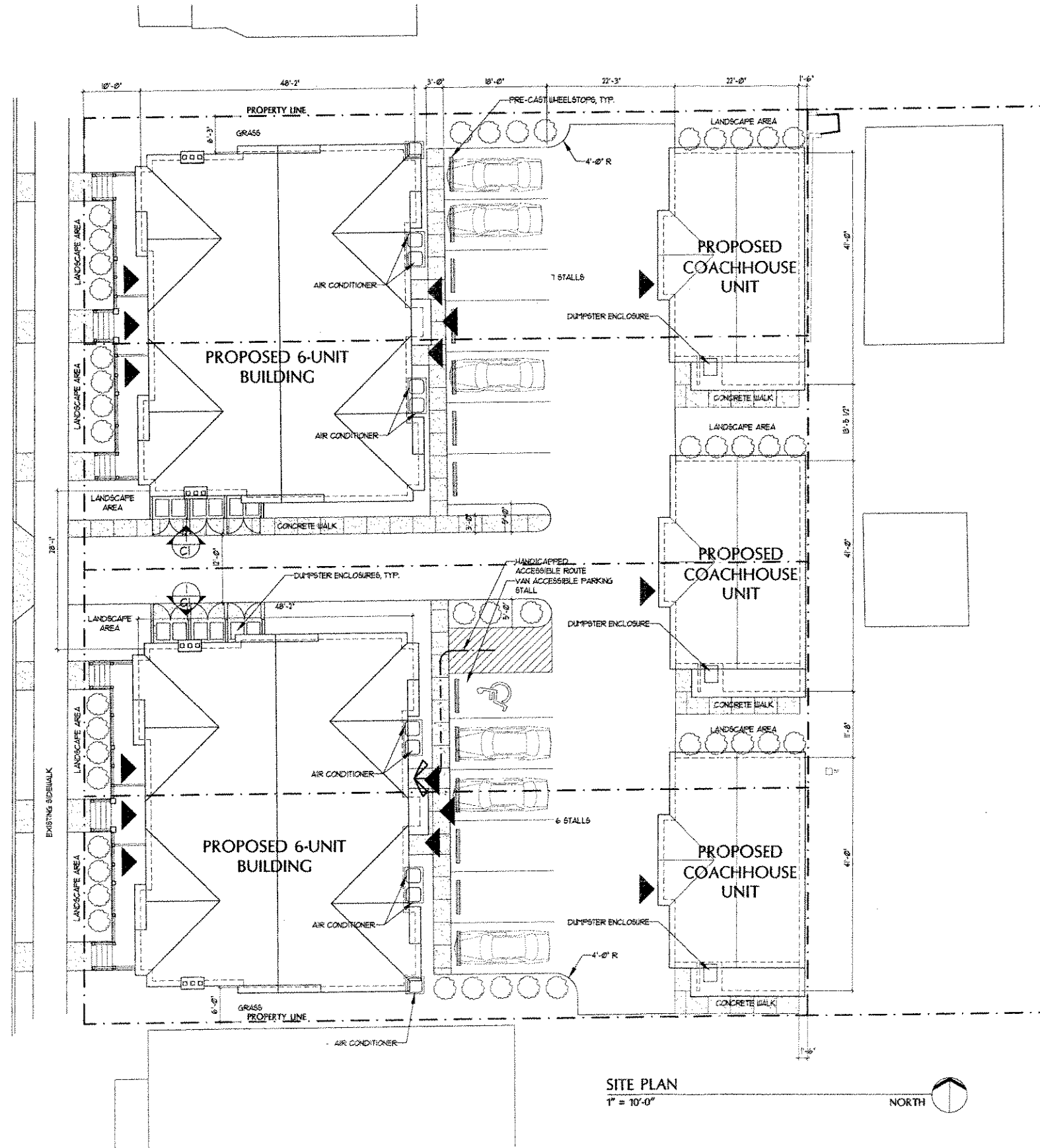
DKBZ Investments, LLC
6223 N720 Saratoga Drive
Suite 100
Waukesha, WI 53186
Telephone: (262) 521-0500
Fax: (262) 521-0503

ASI General, Inc.
6228 N660 Busse Road
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Waukesha, WI 53186
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Fax: (262) 521-0503

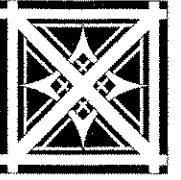
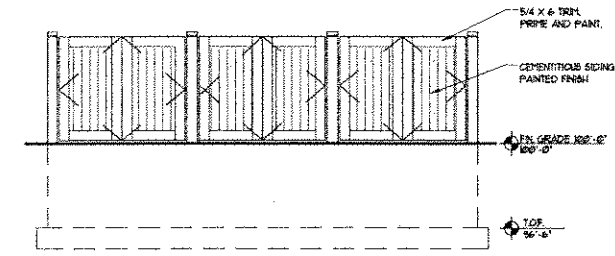
Erik L. Madisen, AIA
828 N. Broadway, Suite 206
Milwaukee, WI 53202
Telephone: (414) 277-8000
Fax: (414) 283-9569
Email: emadisen@excepcc.com

PRELIMINARY DRAWINGS

WARREN AVENUE (66')



SITE PLAN
1" = 10'-0"



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A NEW BUILDING:
WARREN
STREET
TOWNHOMES

N. WARREN ST.
MILWAUKEE, WI 53202

sheet title:

PRELIMINARY
SITE PLAN

revisions:

date:
4/28/2006

drawn by:
ELM

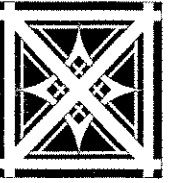
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C1

PRELIMINARY DRAWINGS



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N. WARREN AVE
MILWAUKEE, WI 53202

sheet title:

FIRST FLOOR
PLAN

revisions:

date:
4/28/2006

drawn by:
ELM

file name:
line1
line 2

project number:
2006.023

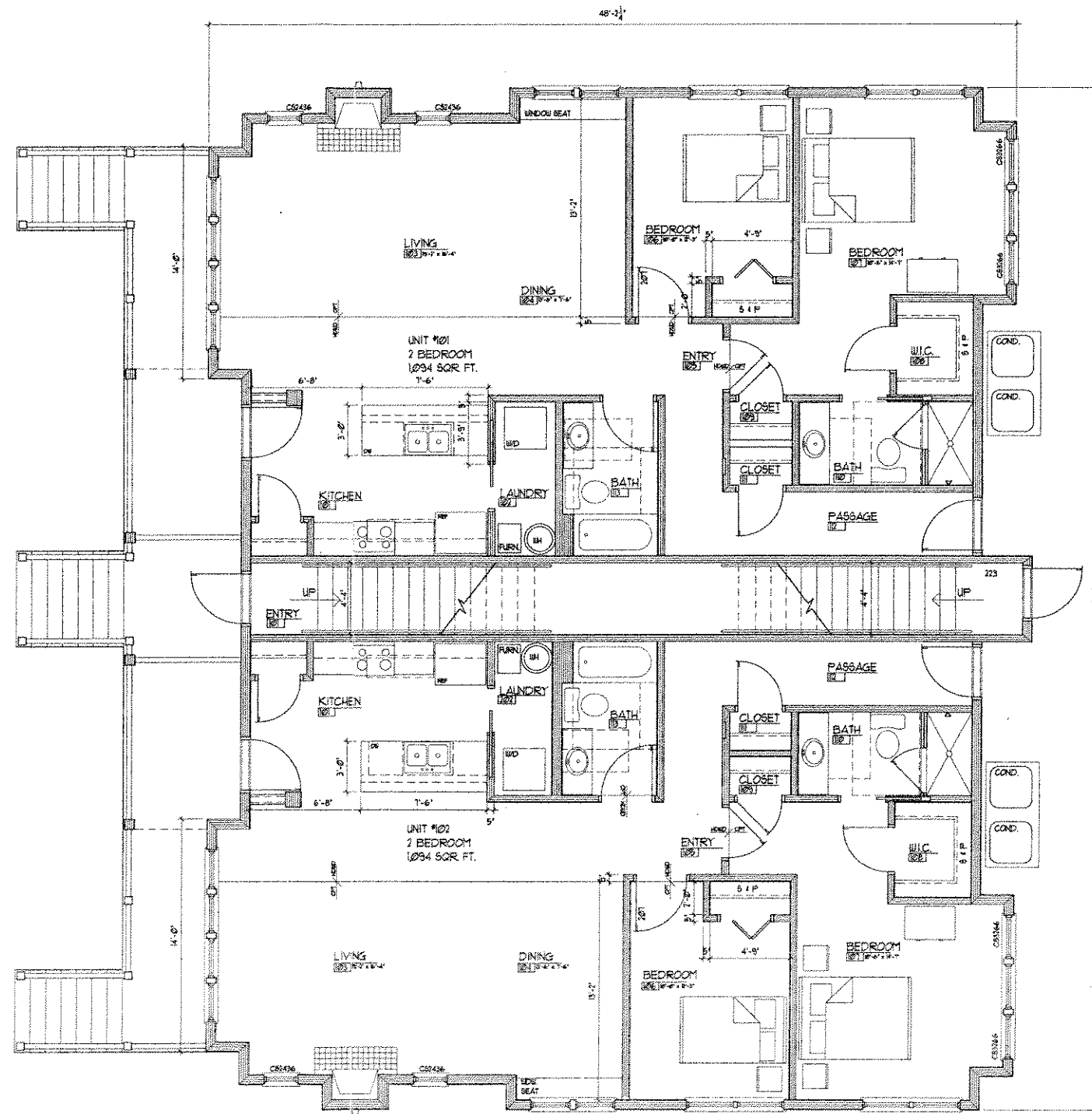
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LEGEND







- WOOD STUD PARTITION
- CUI PARTITION
- NEW DOOR
- ELEVATION ARROW
- WALL TYPE
- KEYED NOTE

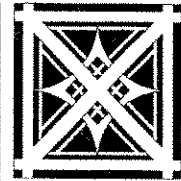


FIRST FLOOR PLAN
1/4" = 1'-0" NORTH

PRELIMINARY DRAWINGS

LEGEND

-  NEW MTL. STUD PARTITION
-  NEW CMU PARTITION
-  NEW DOOR
-  ELEVATION ARROW
-  WALL TYPE
-  KEYED NOTE



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TWO NEW BUILDINGS:
**WARREN
AVENUE
TOWNHOMES**

N. WARREN AVE.
MILWAUKEE, WI 53202

sheet title:

**SECOND
FLOOR PLAN**

revisions:

date:
4/28/2006

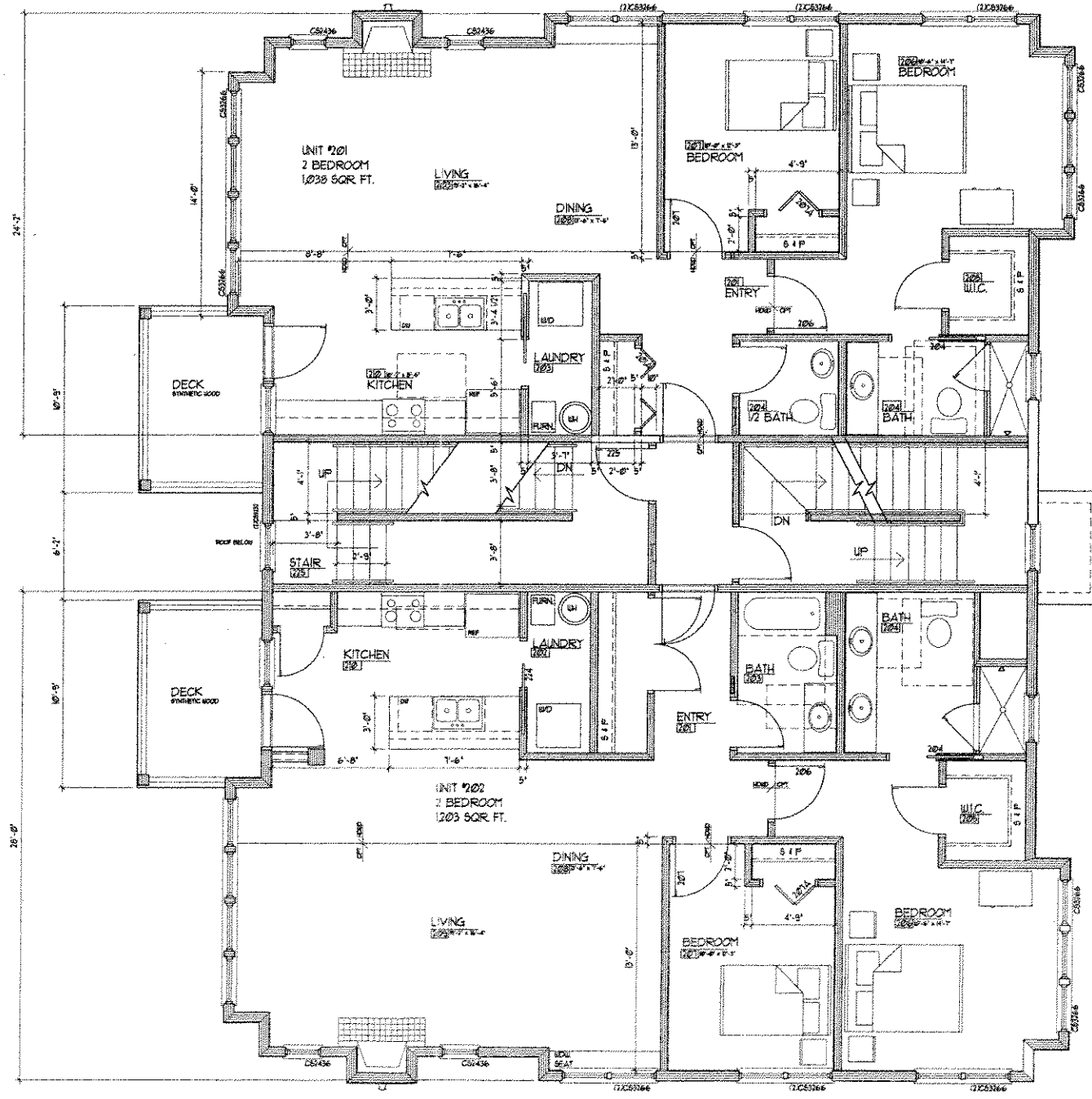
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




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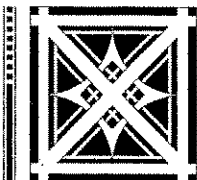


SECOND FLOOR PLAN
1/4" = 1'-0" NORTH

PRELIMINARY DRAWINGS

LEGEND

-  NEW MTL. STUD PARTITION
-  NEW CMU PARTITION
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-  WALL TYPE
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TOWNHOMES**

N. WARREN ST.
MILWAUKEE, WI 53202

sheet title:
**THIRD FLOOR
PLAN**

revisions:

date:
4/24/2006

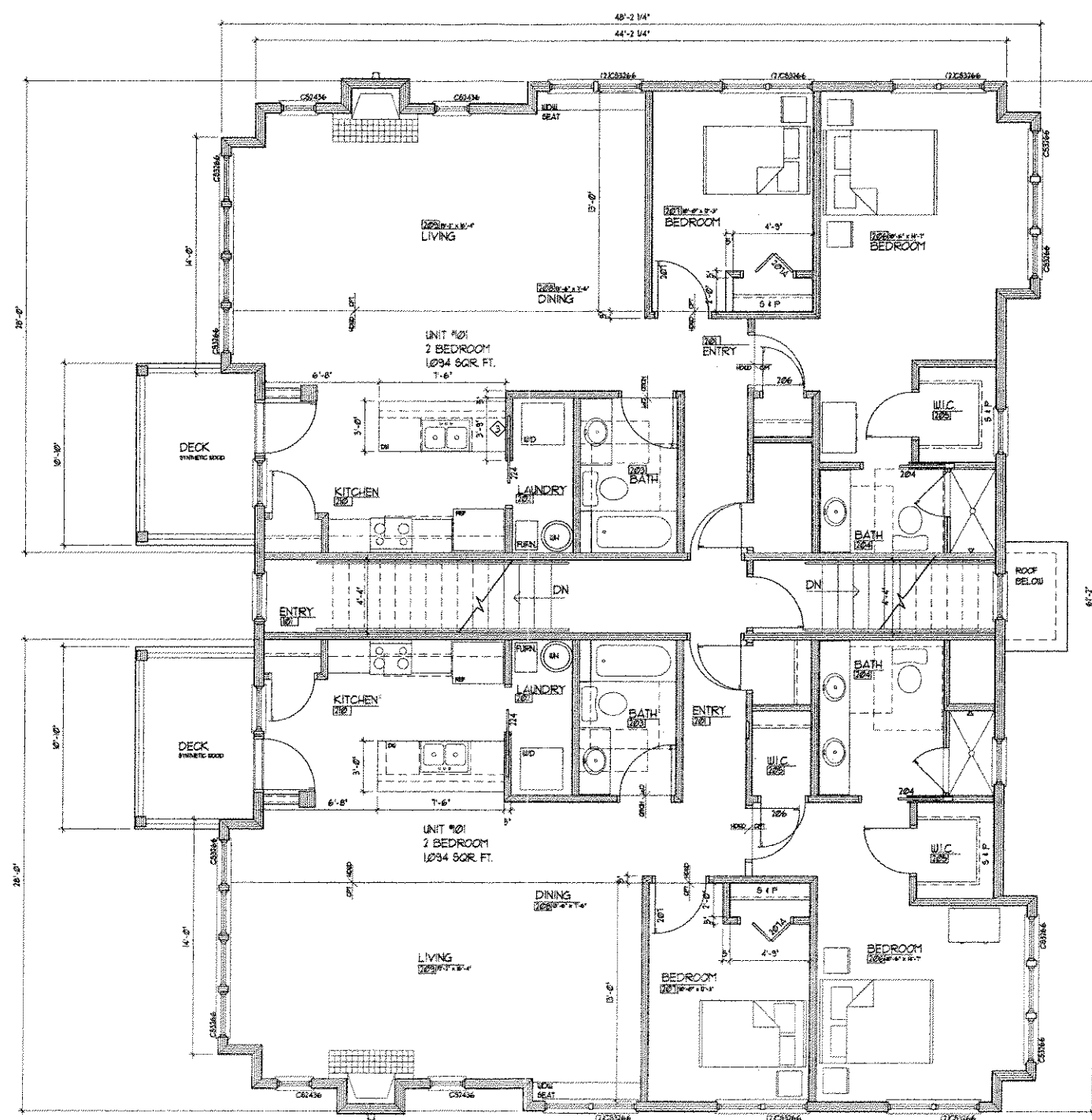
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2006-023

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sheet number:
A3



THIRD FLOOR PLAN
1/4" = 1'-0" NORTH 

PRELIMINARY DRAWINGS



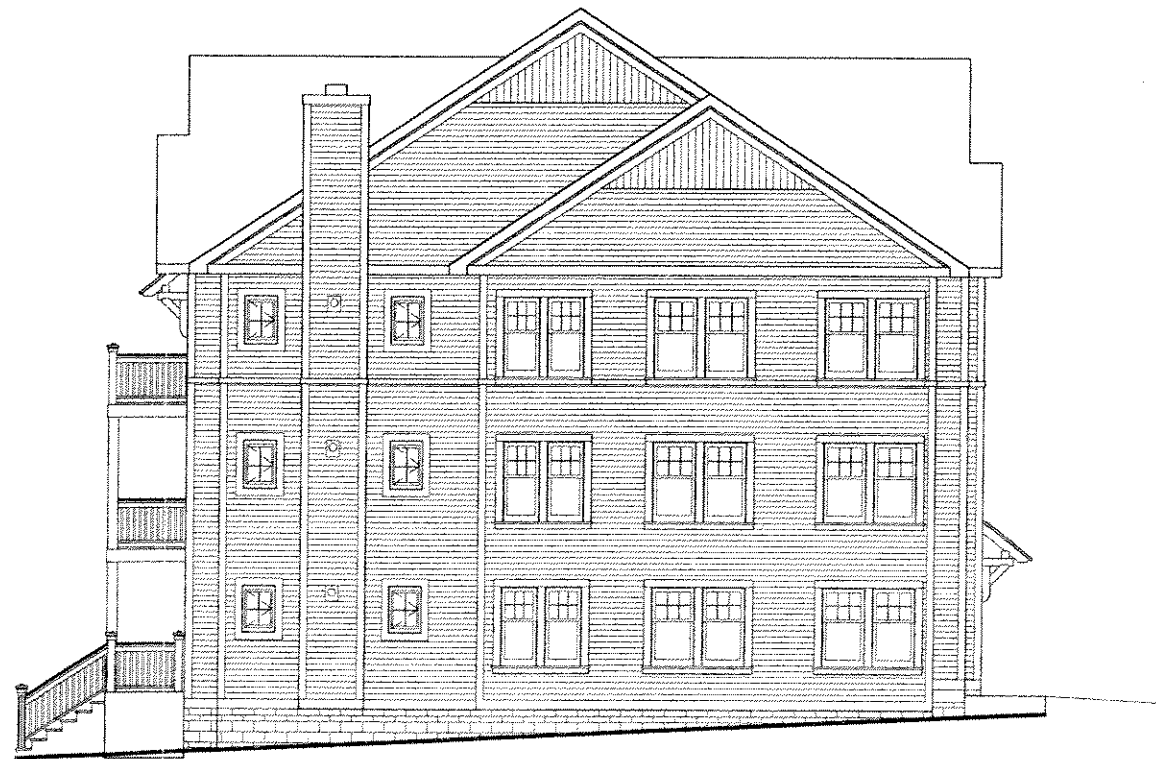
4 EAST ELEVATION
3/16" = 1'-0"



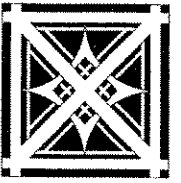
2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"



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A NEW BUILDING:
WARREN
STREET
TOWNHOMES

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MILWAUKEE, WI 53202

sheet title:

SIX-UNIT
BUILDING
ELEVATIONS

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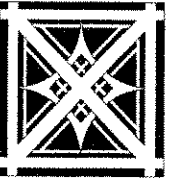
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PRELIMINARY DRAWINGS



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TWO NEW BUILDINGS:

**WARREN
 AVENUE
 TOWNHOMES**

N. WARREN AVE.
 MILWAUKEE, WI 53202

sheet title:

**COACH HOUSE
 FLOOR PLANS**

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 4/28/2006

drawn by:
 ELM

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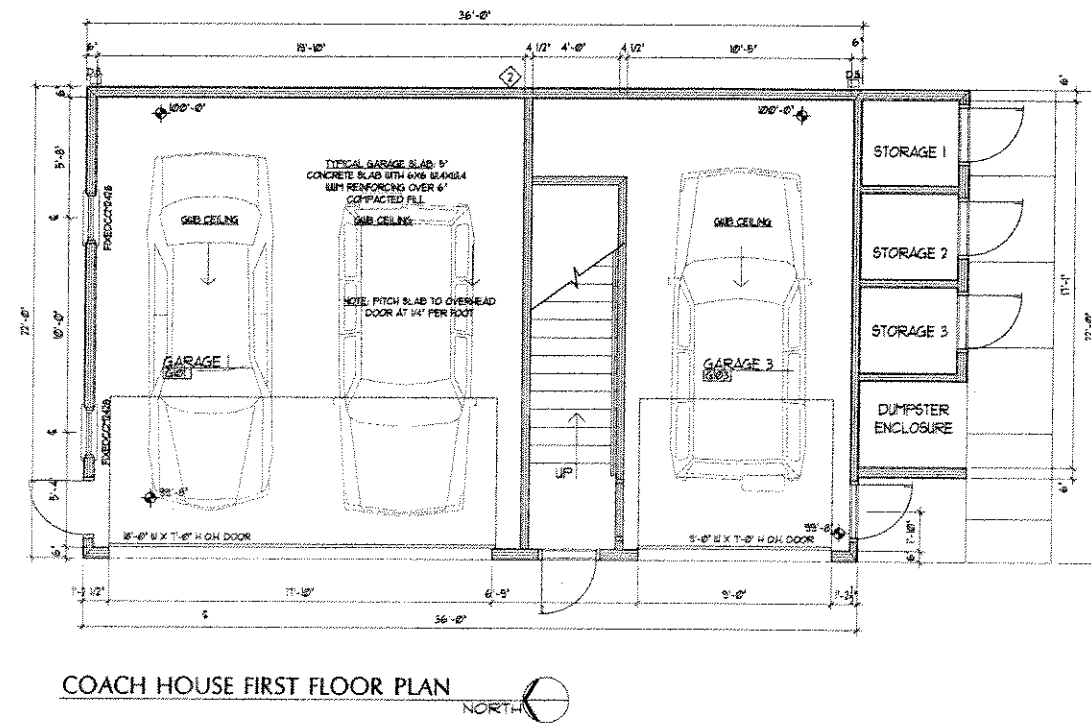
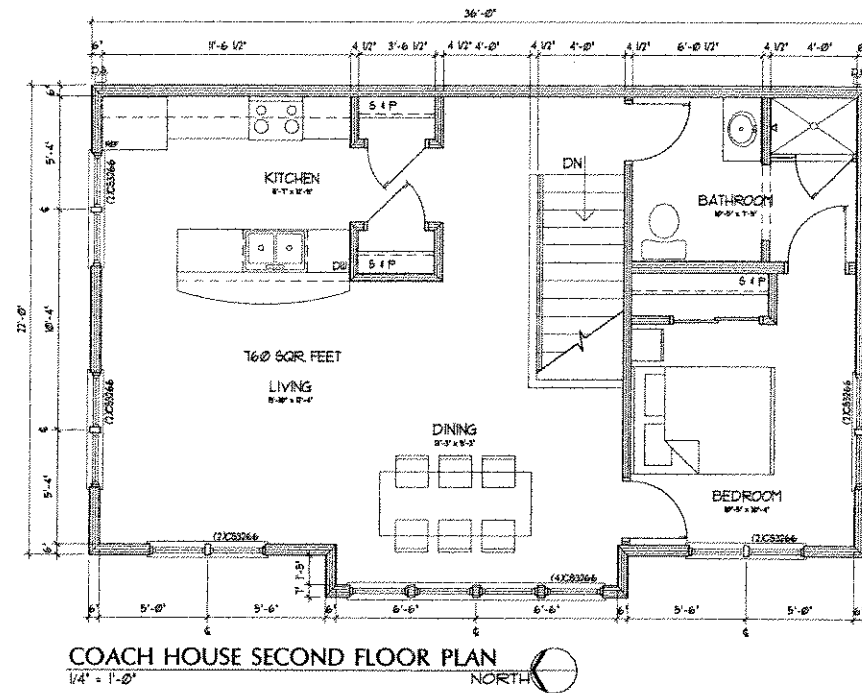
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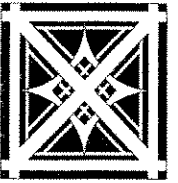
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PRELIMINARY DRAWINGS





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sheet title:

COACH HOUSE
ELEVATIONS

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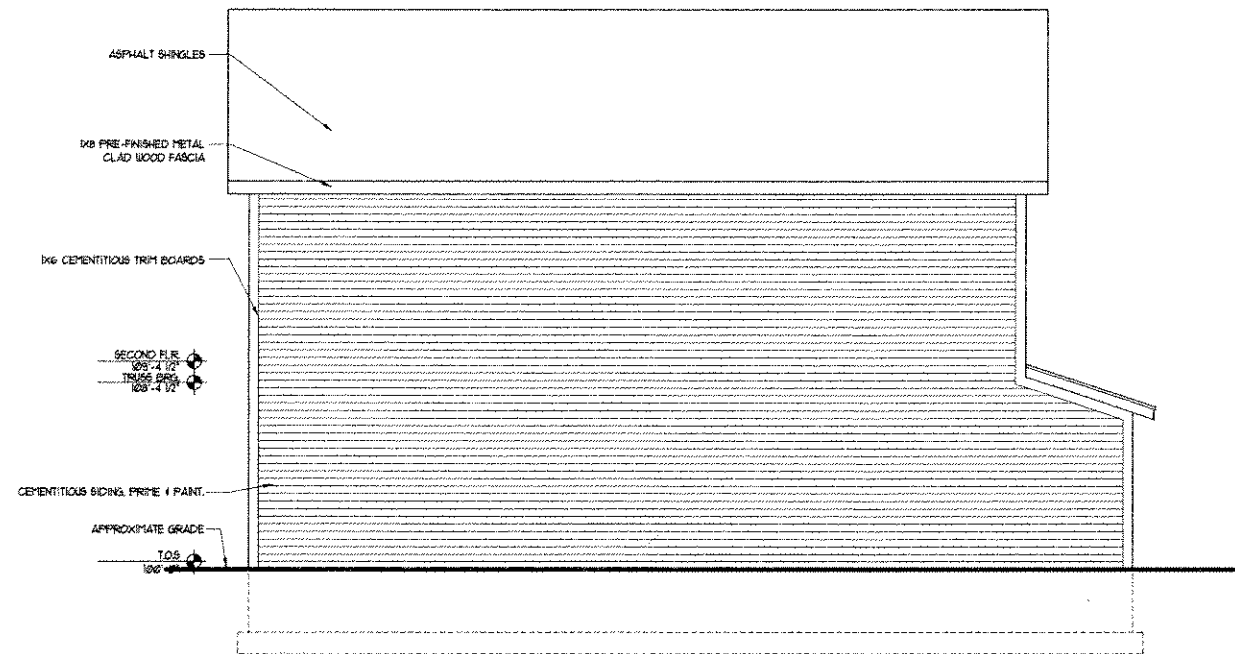
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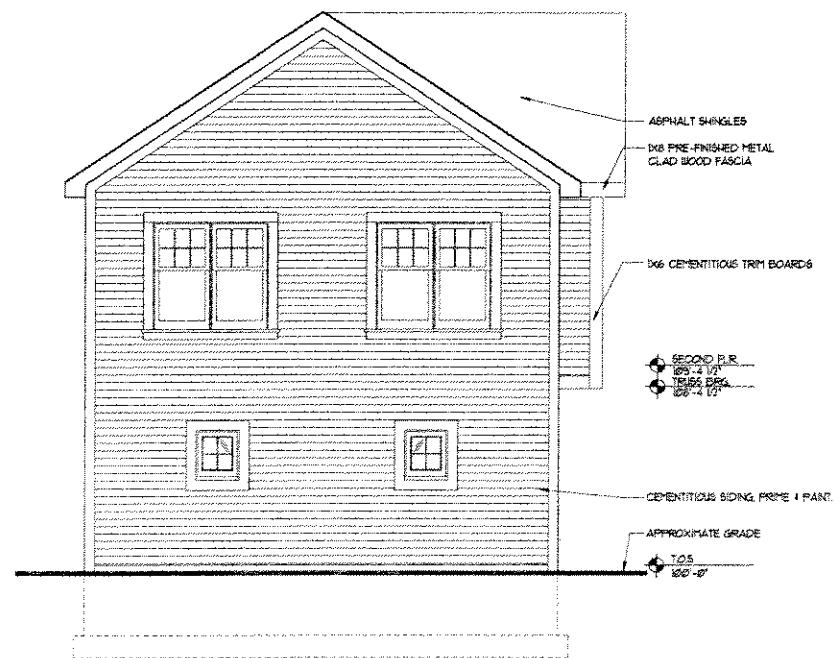
PRELIMINARY DRAWINGS



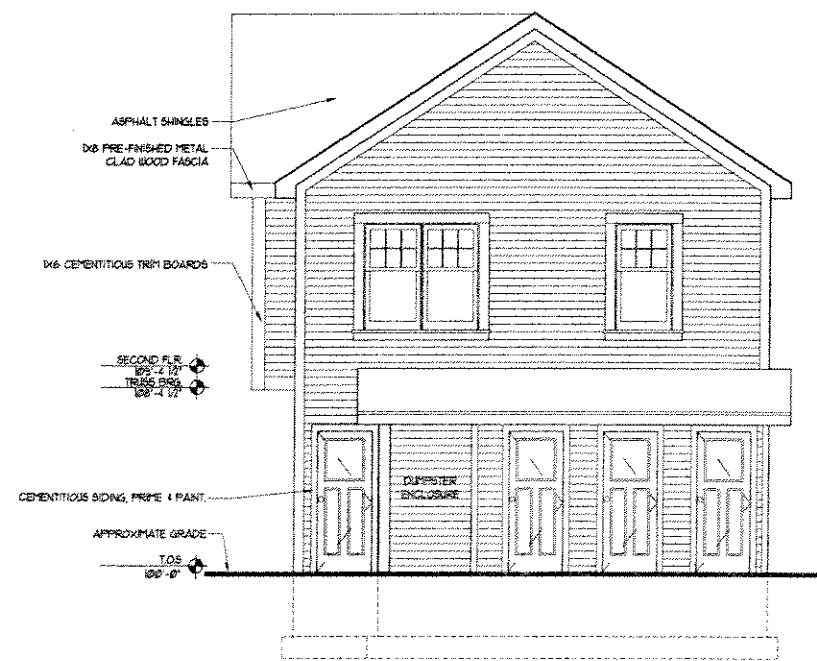
4 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"