

**DETAILED PLAN PROJECT DESCRIPTION**

and

**OWNERS STATEMENT OF INTENT**

The overall project concept is to construct 24 individual family housing units, situated on a site located in a "High Density Multi-family Residential" neighborhood. This concept is to have homeowners living in a multi-family project, but having all the conveniences of individual units. Each unit will have 3 bedrooms, so that the size of the families living in these units will vary from 3 to 5 persons, which is consistent with the neighborhood. (See Vicinity Plan sheet V1)

The exterior design is similar in keeping with compliance to the rest of the neighborhood. Sloping shingled roofs, flat EPDM roofs, face brick, vinyl insulated windows, large aluminum storefront windows, vinyl siding, and an optional side deck. (See Exterior Elevations sheets A3)

The tract of land is greater than 14,000 S.F. (See Site Plan sheet A1)

There is space between the units that is acceptable by the WAC. (See Site Plan sheet A1)

Since the project is less than 5 acres, the setbacks are less than 25'. The front setback is "average" with a setback of 13'-0" at the south lot line. The side setbacks are 6'-0" on the west and 11'-2" on the east with a 21'-3" setback at the rear. (See Site Plan sheet A1)

Screening is provided on the east, south and west sides of the property, to screen from businesses adjacent to the property. (See Vicinity Map sheet V1)

The open spaces will be landscaped by the owner and will be well maintained. (See Landscape Plan sheet L1)

Adequate access to each unit for pedestrians and public & private vehicles has been provided. Each unit is accessible from the street at the front or the driveway at the rear, and has an attached garage at the rear to park one vehicle. There is access to the unit from the garage. (See Site Plan sheet A1)

The project will be landscaped at the front of each unit and will be of a quality consistent with the standards of the American Association of Nurserymen. This landscaping will be maintained on an ongoing basis. (See Landscape Plan sheet L1)

The lighting for the project will be such that the maximum illumination at the property line will be one foot-candle.

The utility lines to the project will be above ground, similar to the adjacent properties.

**EXHIBIT A**

File No. 050575

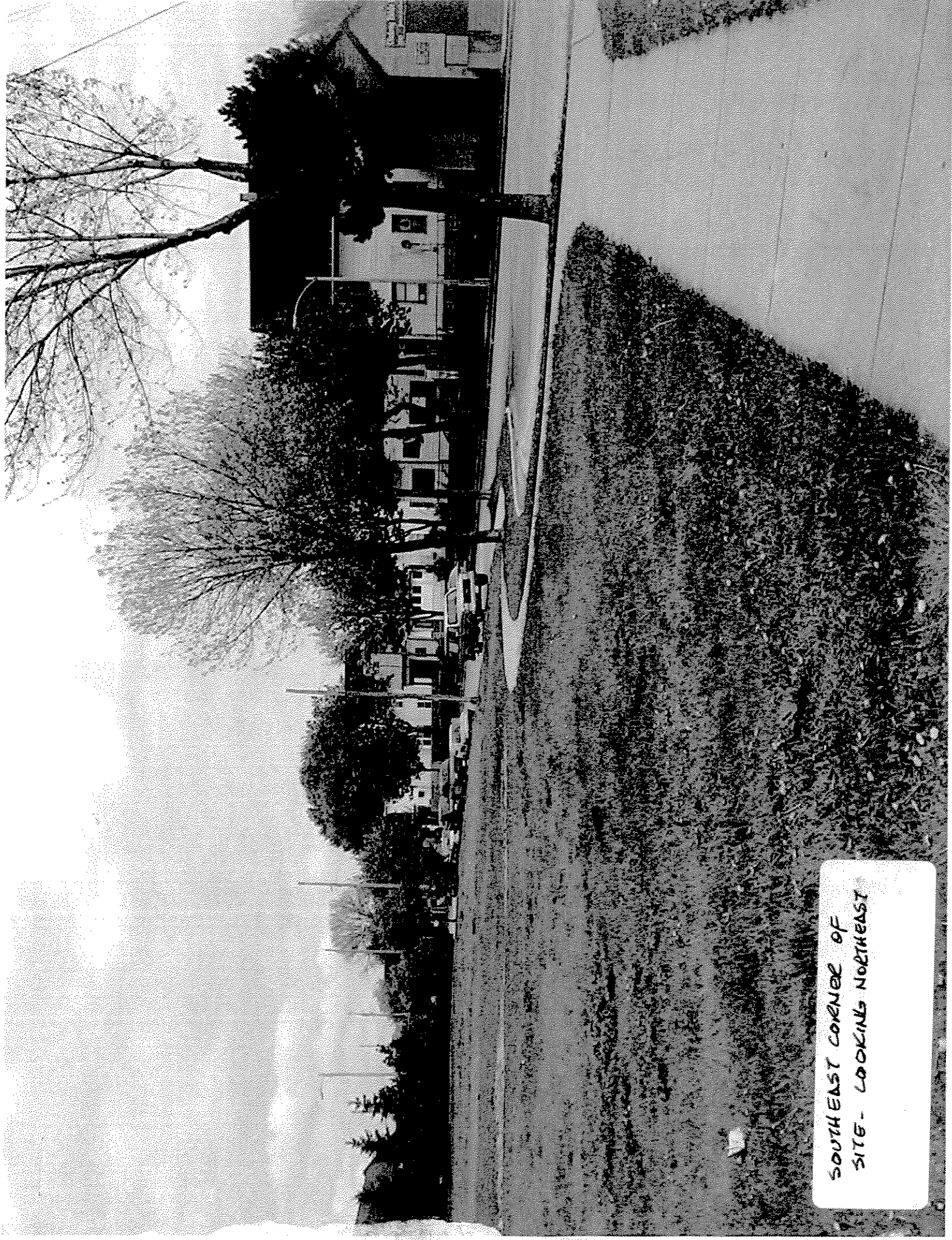
ZND/CC

A temporary identification sign will be erected pertaining to the construction of the building, no larger than 32 square feet. (See Sign Plan sheet SI1)

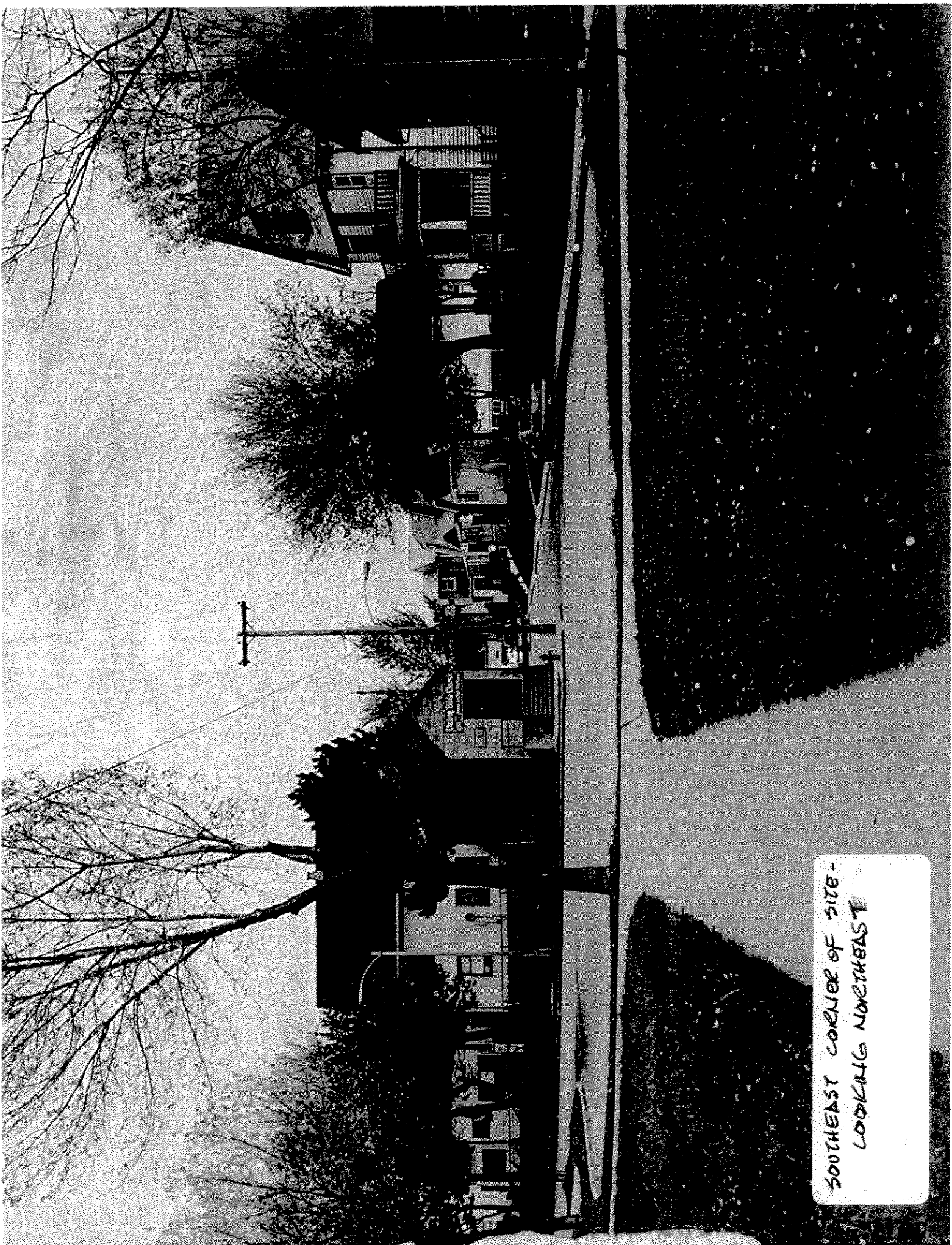
A temporary sign will be erected to advertise the sale of the units, no larger than 4 square feet. (See Sign Plan sheet SI1)

Statistical Sheet

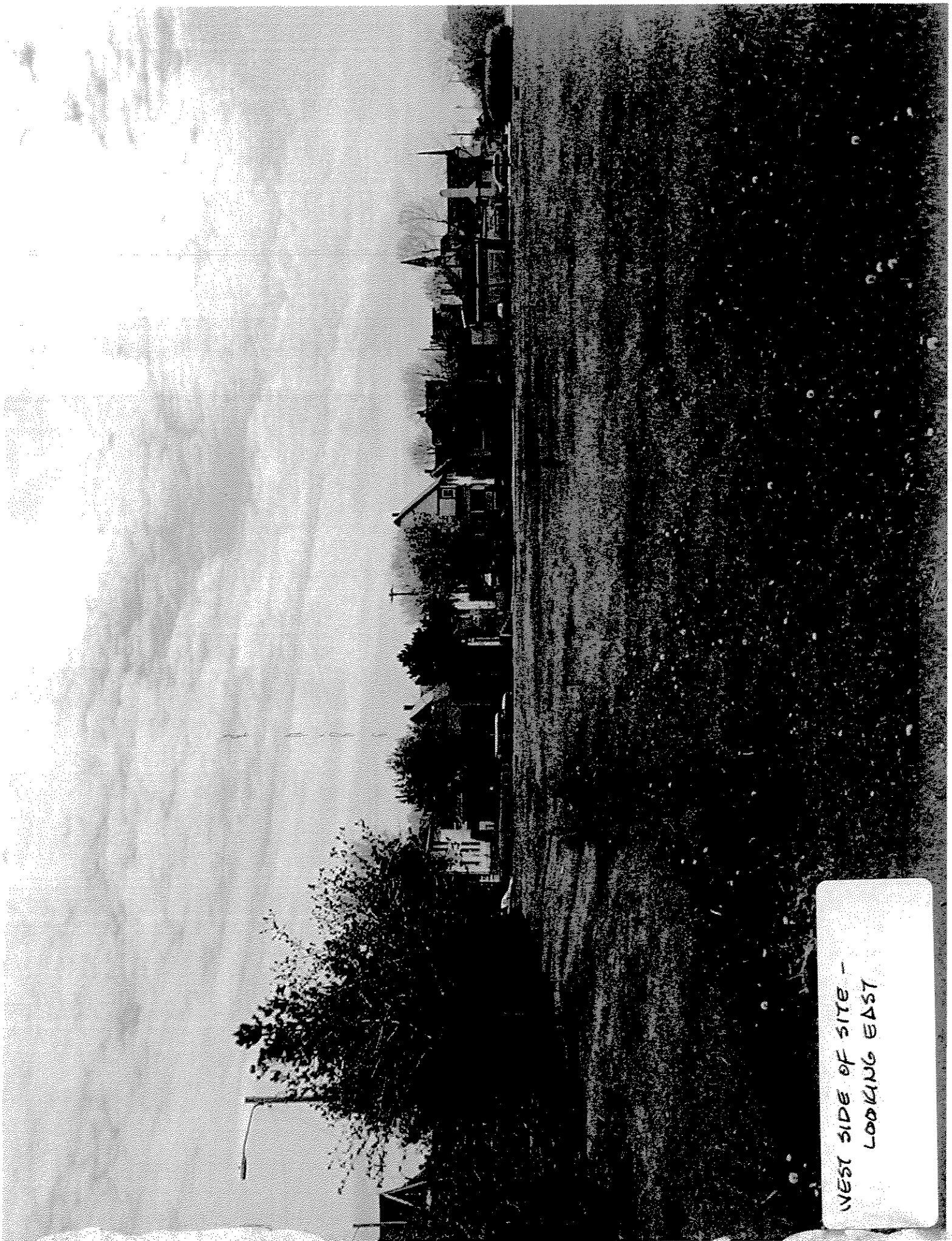
1. Gross Land Area:	70,698 S.F. (1.623 Acres)
2. Max Amount of Land Covered by Principal Building:	22,392 S.F. (0.51 Acres or 32% of tract)
3. Max Amount of Land Devoted to Parking, Drives, etc.:	10,318 S.F. (0.24 Acres or 15%)
4. Minimum Amount of Land Devoted to Landscape Open Space:	10,098 S.F. (0.23 Acres or 14%)
5. Maximum Proposed Dwelling Unit Density if Residential and/or Total S. F. Devoted to Non-Residential Use:	2,082 S.F./Unit, No Non-Residential
6. Proposed Number of Buildings:	24 Building
7. Max Number of Dwelling Units per Building:	1 Units
8. Bedrooms per Unit:	3 Bedrooms
9. Parking Spaces Provided, Whether Surface or in Structures, and Ratio per Unit if Residential, or per Thousand S. F. of Building Area if Non-Residential:	36 Parking Spaces/1.5 Spaces per Unit



SOUTHEAST CORNER OF  
SITE - LOOKING NORTHEAST



SOUTHEAST CORNER OF SITE -  
LOOKING NORTHEAST



WEST SIDE OF SITE -  
LOOKING EAST

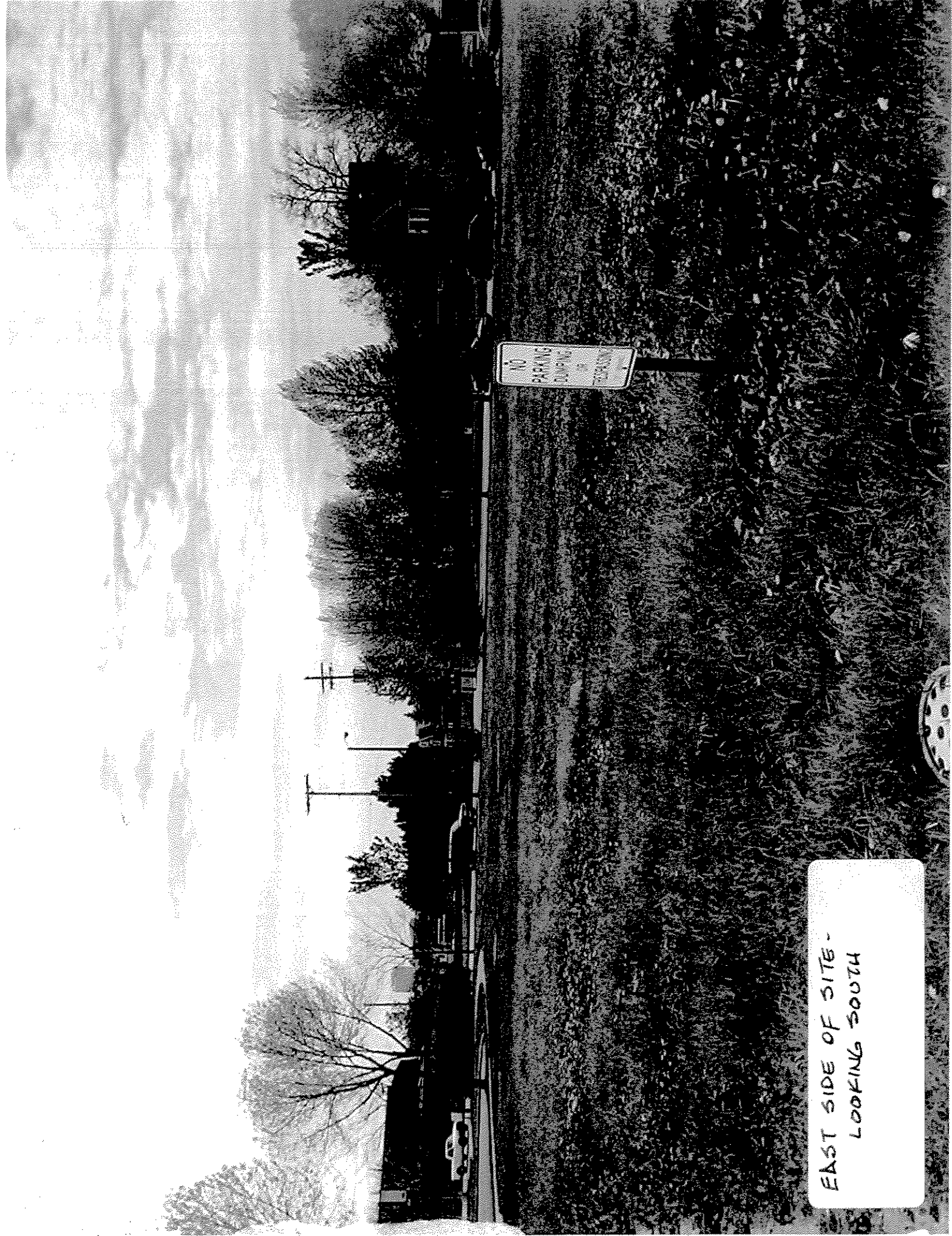


WEST SIDE OF SITE -  
- BLIS OF BLS 155M  
LOOKING SOUTHEAST



WEST SIDE OF SITE -  
LOOKING SOUTH



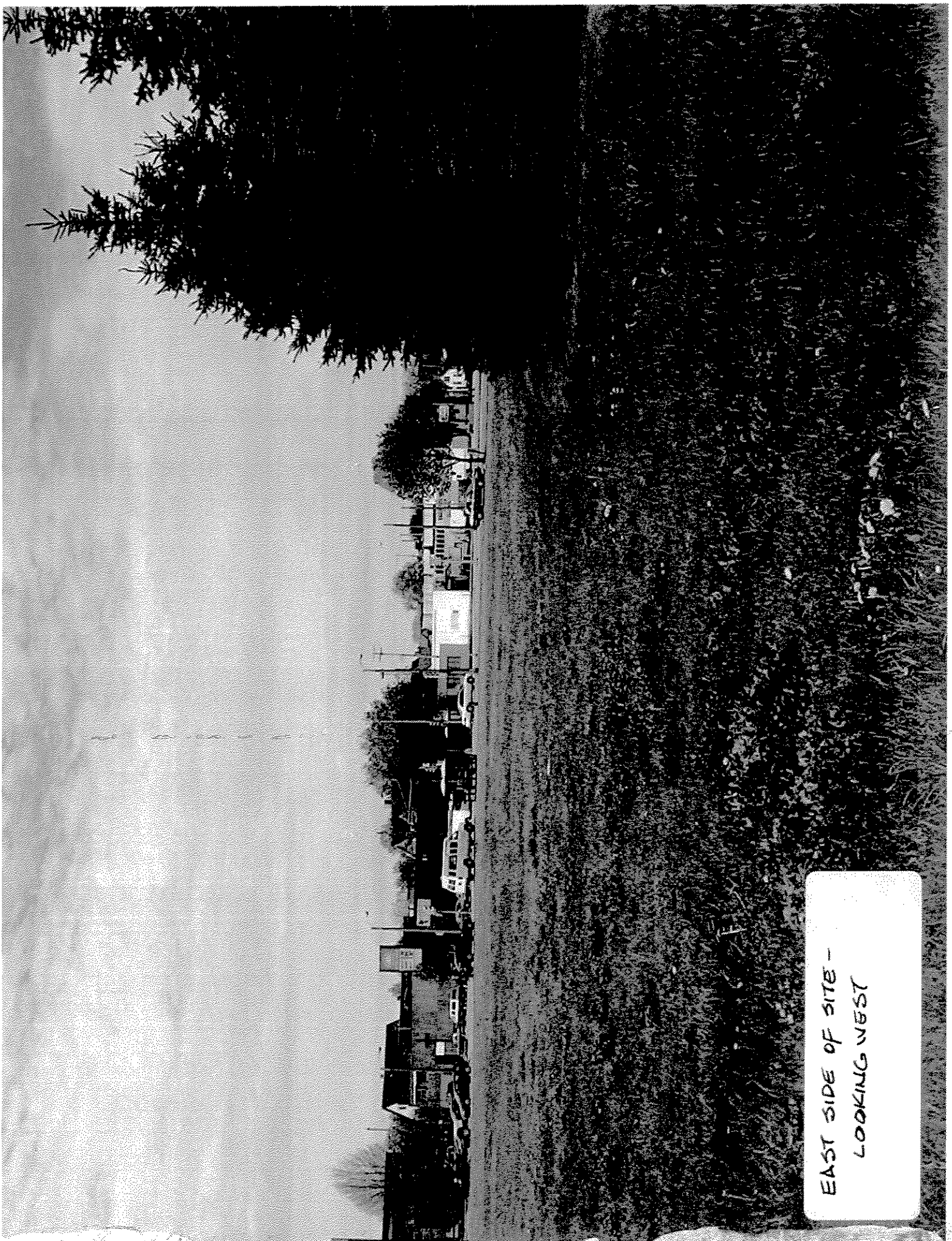


EAST SIDE OF SITE -  
LOOKING SOUTH

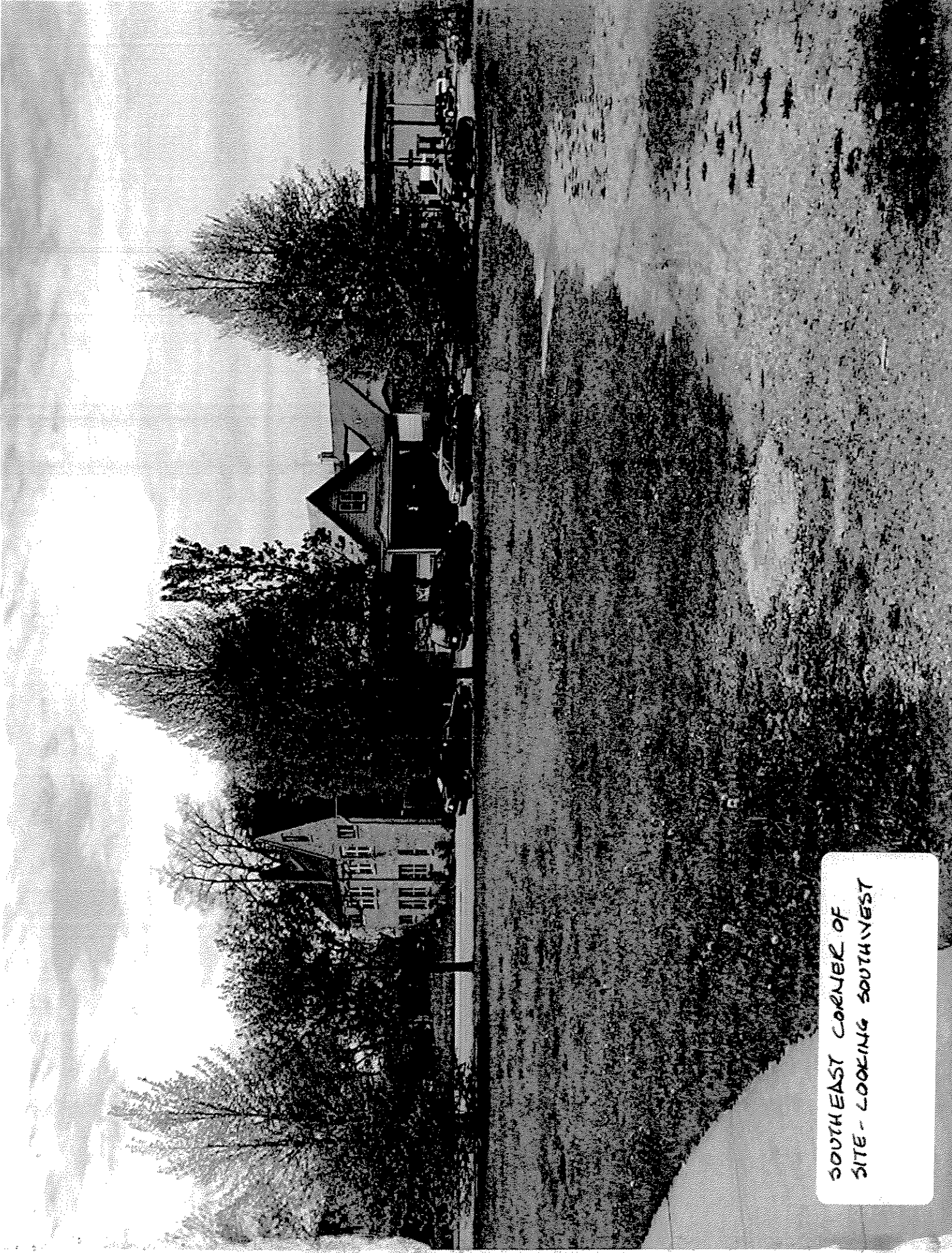
NO PARKING  
DOUBLE



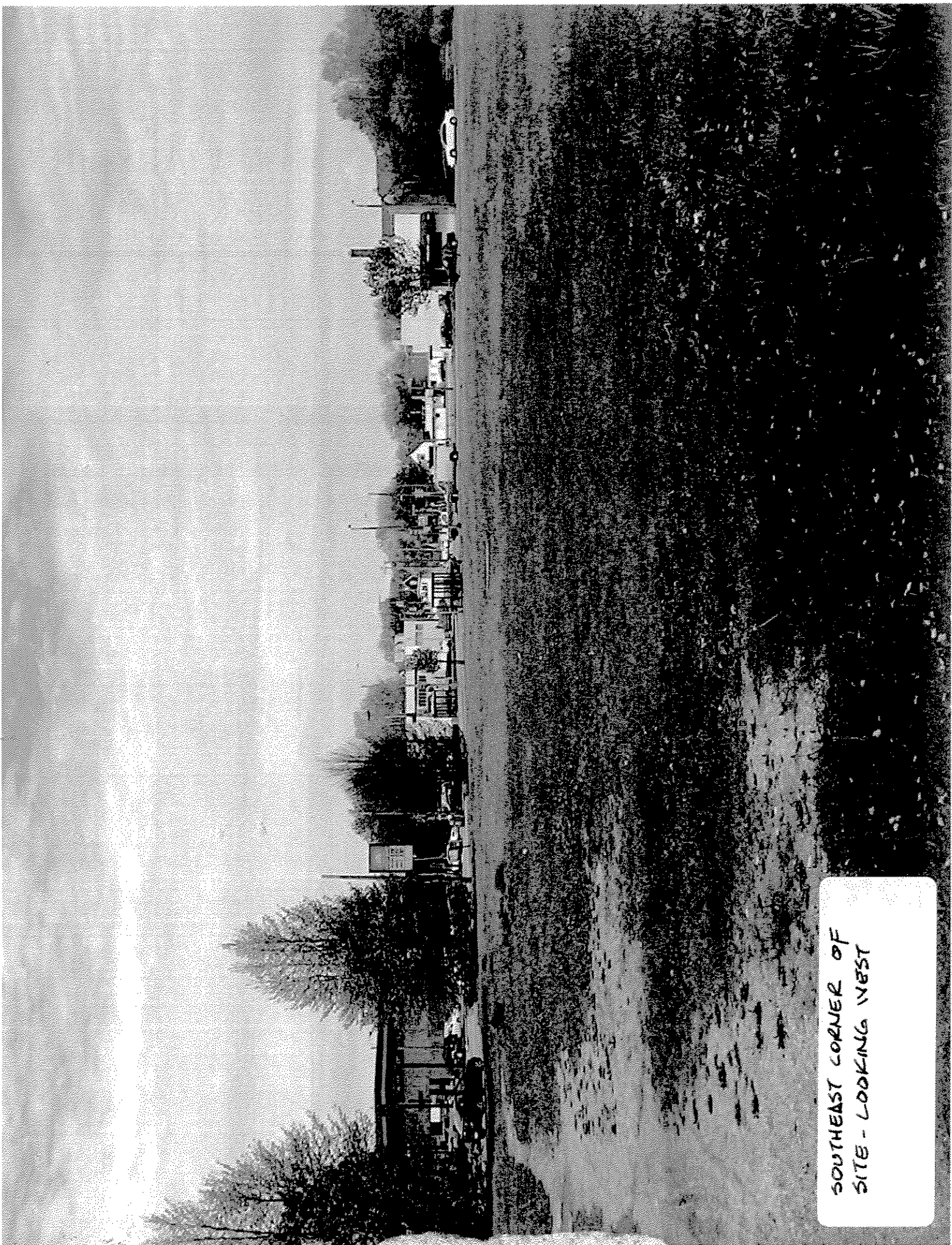
EAST SIDE OF SITE -  
LOOKING SOUTHWEST



EAST SIDE OF SITE -  
LOOKING WEST

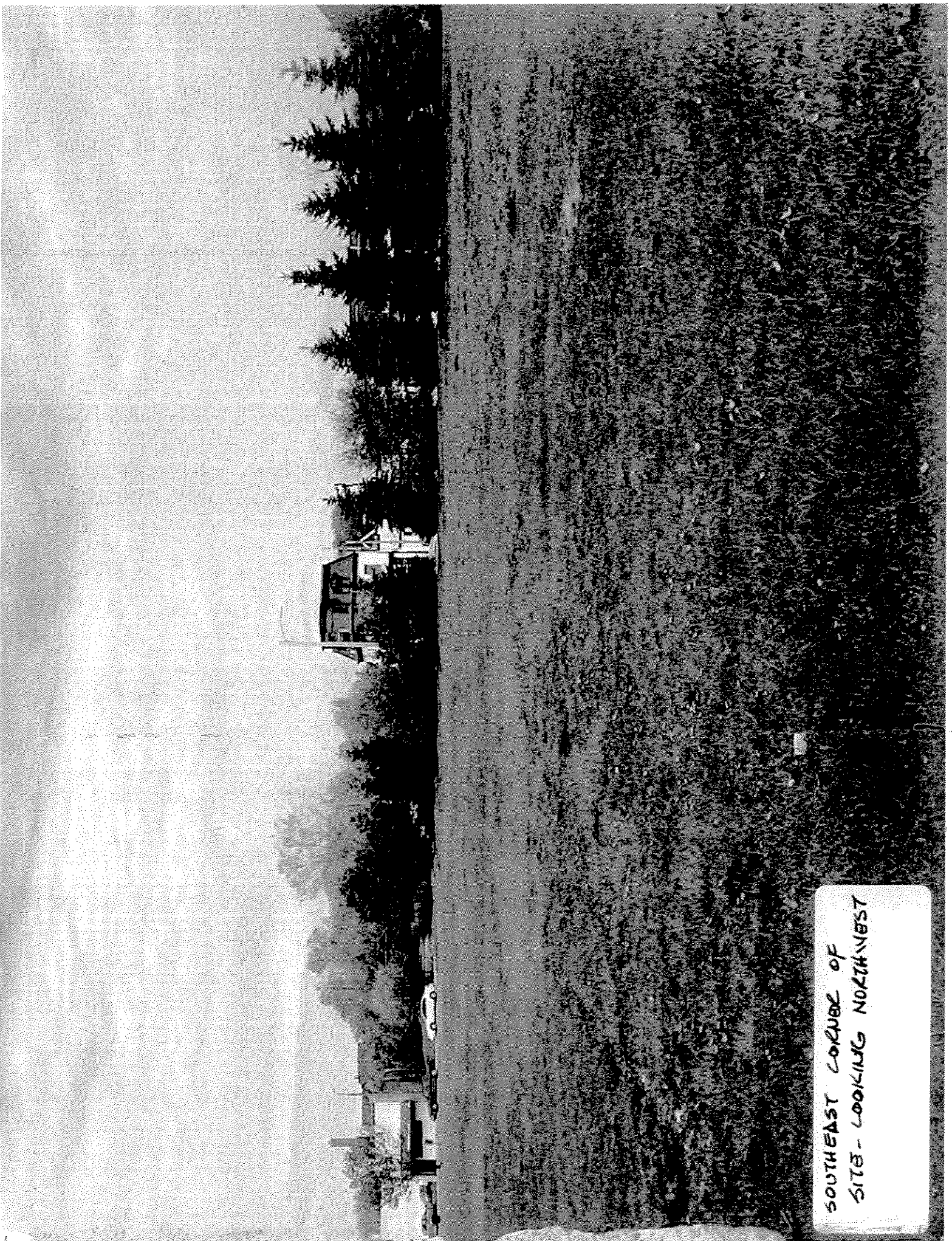


SOUTHEAST CORNER OF  
SITE - LOOKING SOUTHWEST

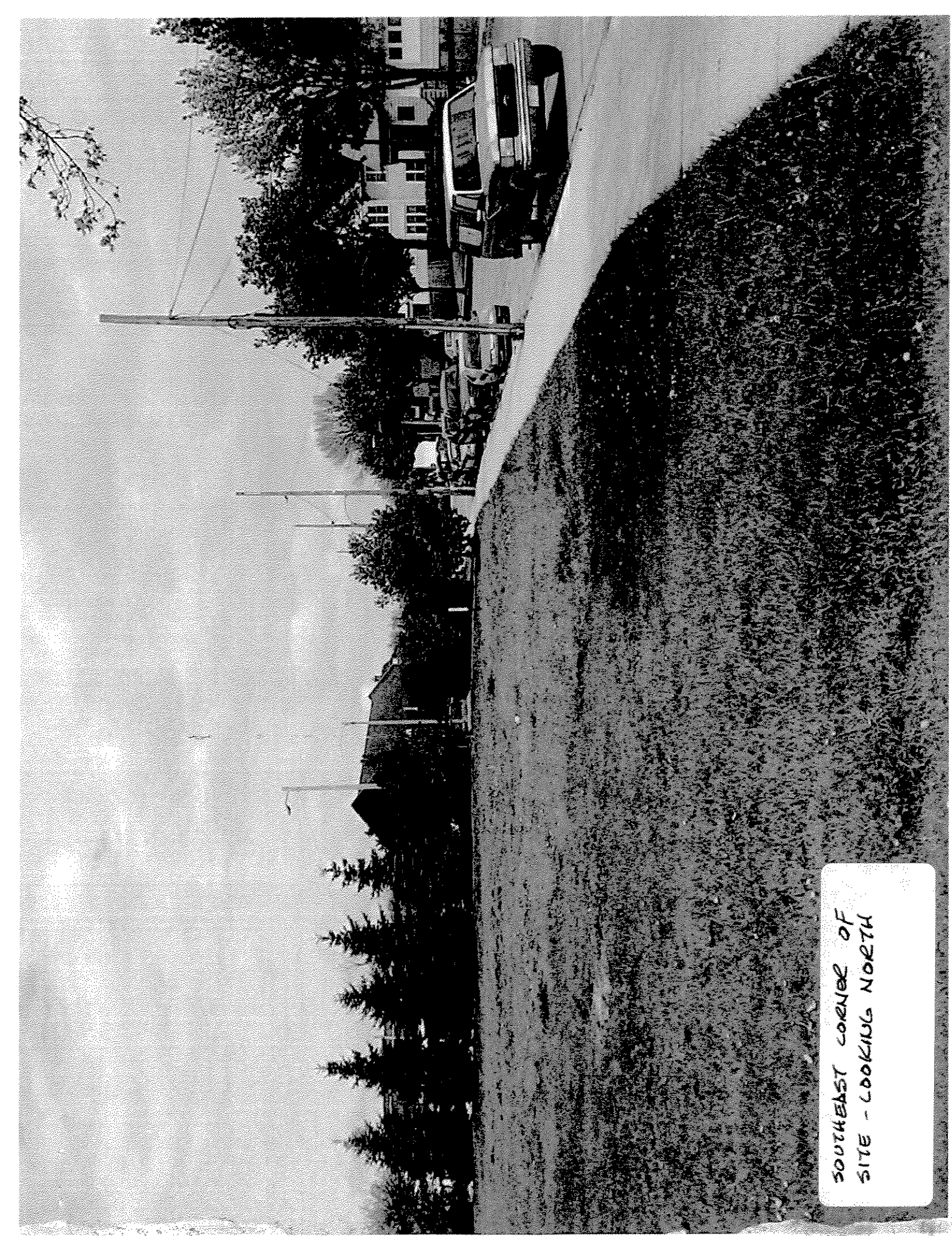


SOUTHEAST CORNER OF  
SITE - LOOKING WEST

SOUTHEAST CORNER OF  
SITE - LOOKING NORTHWEST



SOUTHEAST CORNER OF  
SITE - LOOKING NORTH



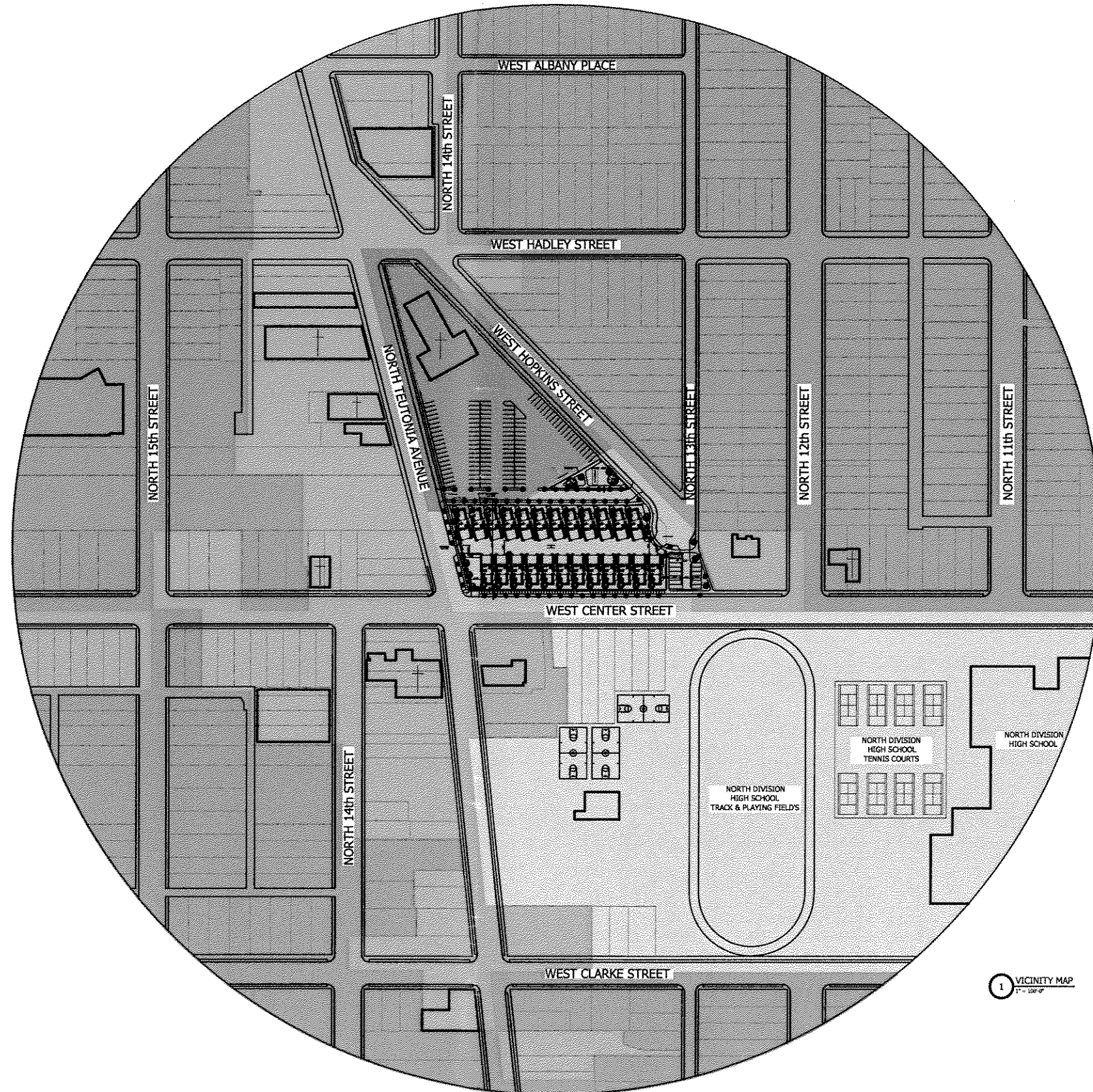
Project Title  
 PROPOSED HOUSING  
 for  
**WAY OF THE CROSS  
 CHURCH**

1330 W CENTER STREET  
 MILWAUKEE, WI 53206

Project Number  
 495

Date of Issue  
 1 SEPTEMBER, 2005

Rev Dates



Filename  
 SitePlan

Design  
 RMT  
 Draw  
 RMT  
 Check  
 -  
 Approved  
 -

PROJECT TEAM  
  
**CADRE MANAGEMENT &  
 RT-A**  
 1300 N. FOURTH ST.  
 MILWAUKEE, WI 53212  
 PHONE: 414 224-7793  
 FAX: 414 224-7765

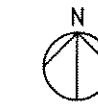
Drawing Description  
 SITE PLAN

Sheet Number

**A1**

- RT4 RESIDENTIAL SINGLE-FAMILY
- LB1 & 2 LOCAL BUSINESS
- RM3 RESIDENTIAL MULTI-FAMILY
- RM4 RESIDENTIAL MULTI-FAMILY
- RM5 RESIDENTIAL MULTI-FAMILY
- TL INSTITUTIONAL

1 VICINITY MAP  
 1" = 100' 0"





# SITE PLAN

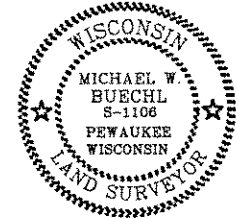
Parcel 1 of Certified Survey Map No. 4188, Parcel 2 of Certified Survey Map No. 4989, and the South 24 feet of Certified Survey Map No. 4989, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYED BY  
**MICHAEL W. BUECHL, INC.**  
 233 OAKTON AVE.  
 PEWAUKEE, WISCONSIN 53072  
 PHONE  
 1-262-891-4444  
 FAX  
 1-262-891-4486

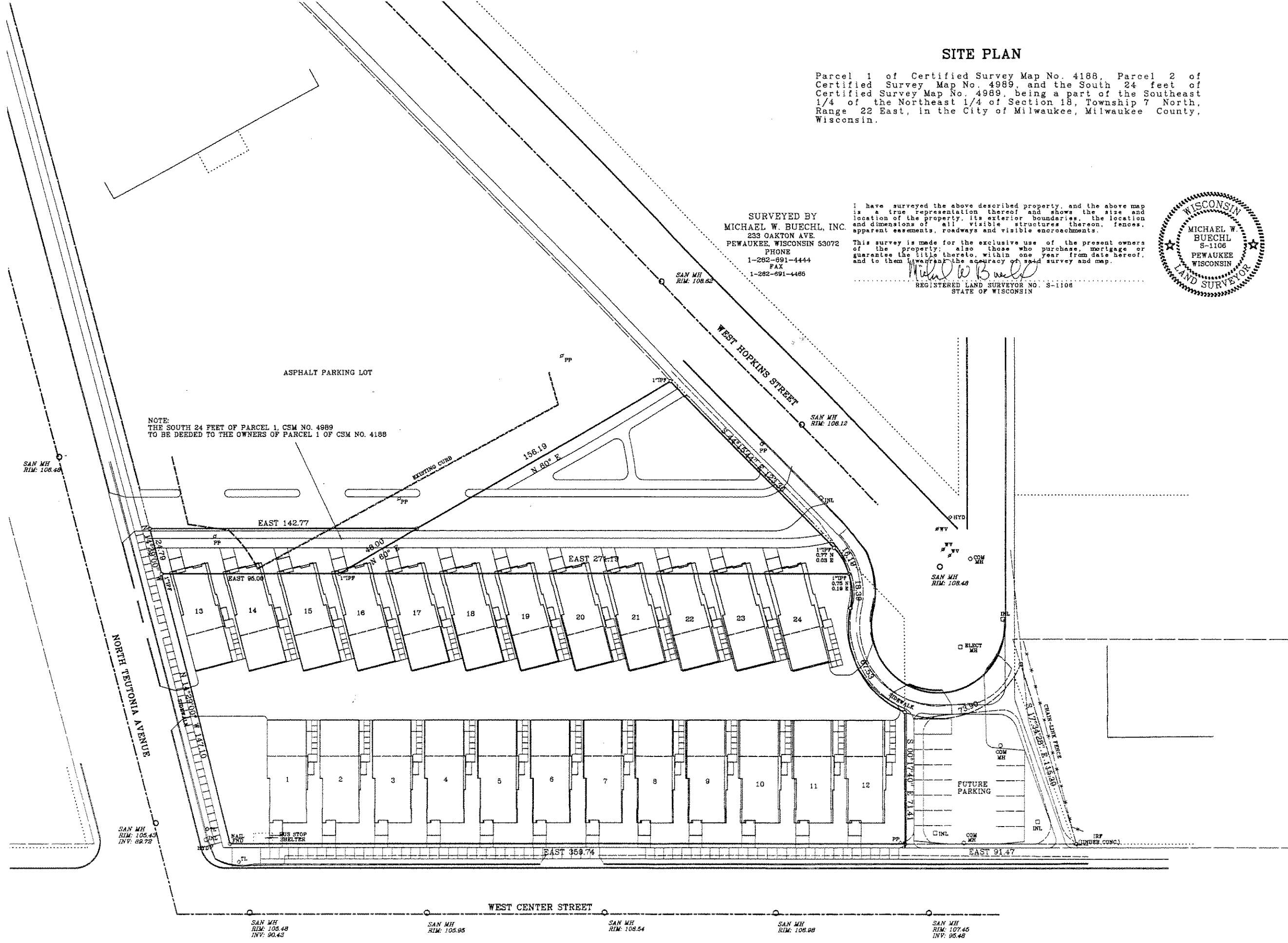
I have surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property, also those who purchase, mortgage or guarantee the title thereto, within one year from date hereof, and to them I warrant the accuracy of said survey and map.

*Michael W. Buechl*  
 REGISTERED LAND SURVEYOR NO. S-1108  
 STATE OF WISCONSIN



NOTE:  
 THE SOUTH 24 FEET OF PARCEL 1, CSM NO. 4989  
 TO BE DEEDED TO THE OWNERS OF PARCEL 1 OF CSM NO. 4188



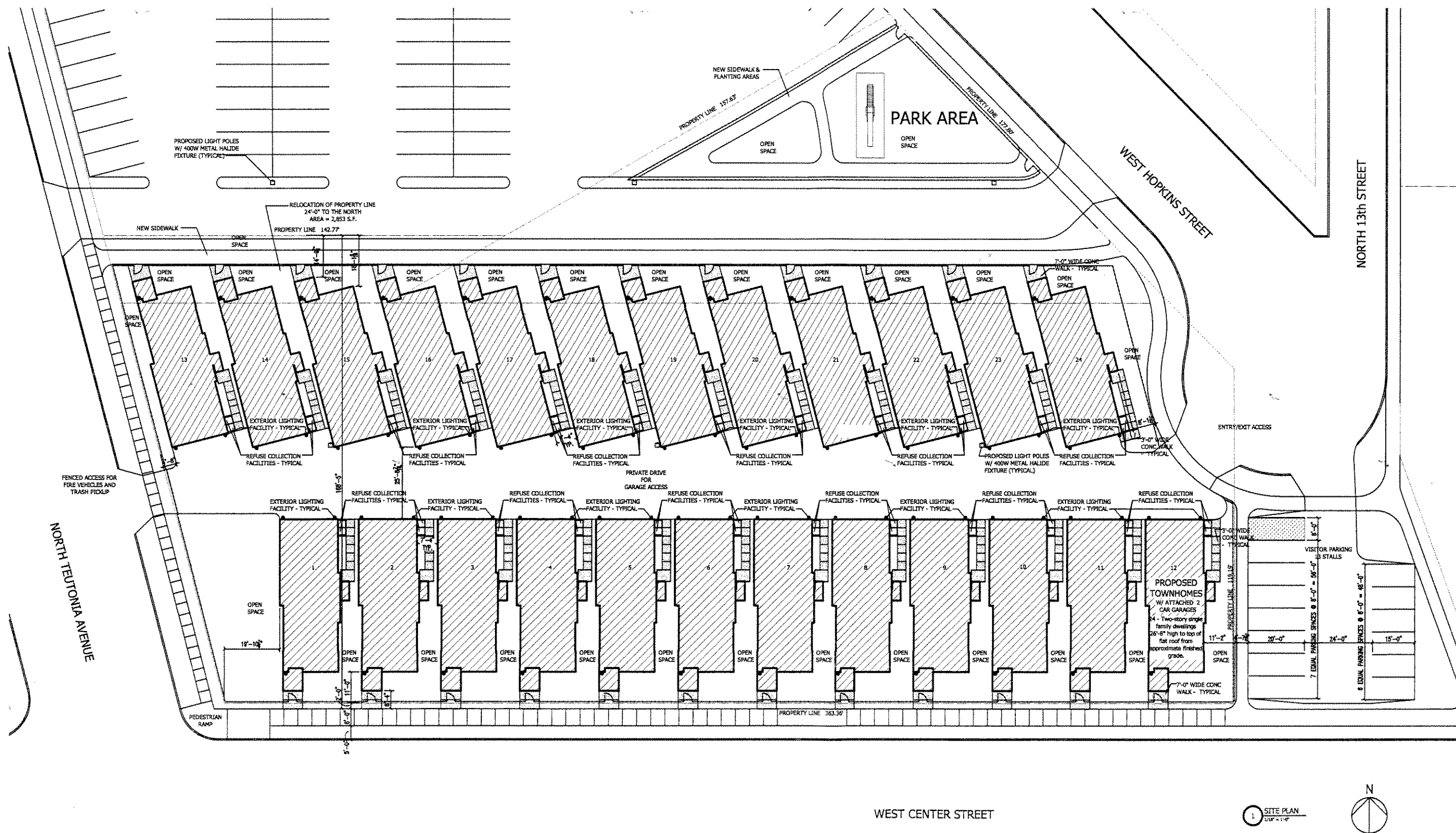
Project Title  
 PROPOSED HOUSING  
 for  
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 CHURCH

1330 W CENTER STREET  
 MILWAUKEE, WI 53206

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Check  
 -

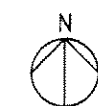
Approved  
 -



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 MILWAUKEE, WI 53212  
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Drawing Description  
 SITE PLAN

1 SITE PLAN  
 1/8" = 1'-0"



Sheet Number

A1

Project Title  
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1330 W CENTER STREET  
 MILWAUKEE, WI 53206

Project Number  
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Date of Issue  
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Rev Dates

Filename  
 UtilityPlan

Design  
 RMT  
 Draw  
 RMT  
 Check  
 -  
 Approved  
 -

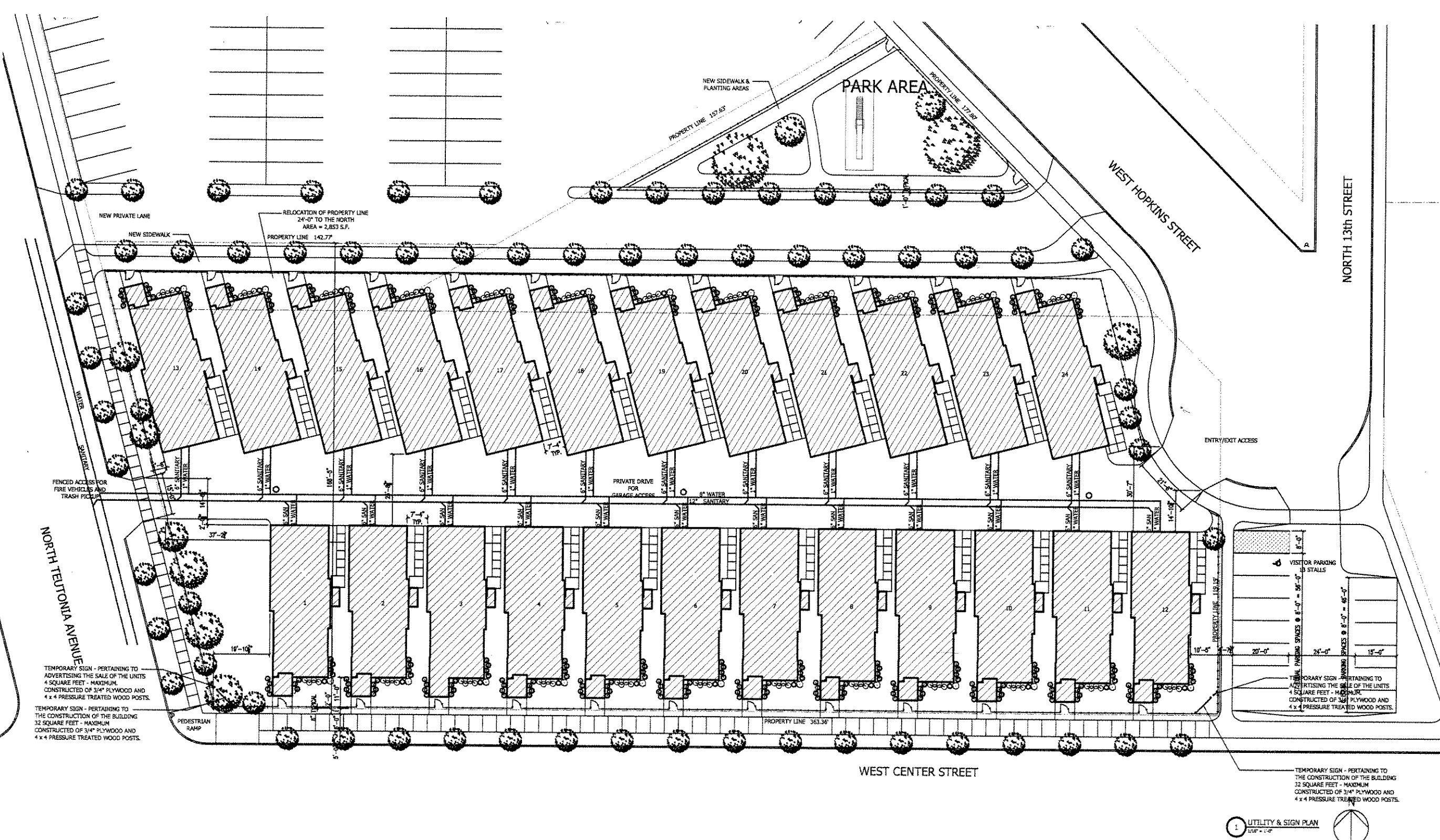


CADRE MANAGEMENT &  
 RT-A  
 1300 N. FOURTH ST.  
 MILWAUKEE, WI 53212  
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 FAX: 414 224-7765

Drawing Description  
 UTILITY & SIGN PLAN

Sheet Number

U1



1 UTILITY & SIGN PLAN  
 1/8\"/>

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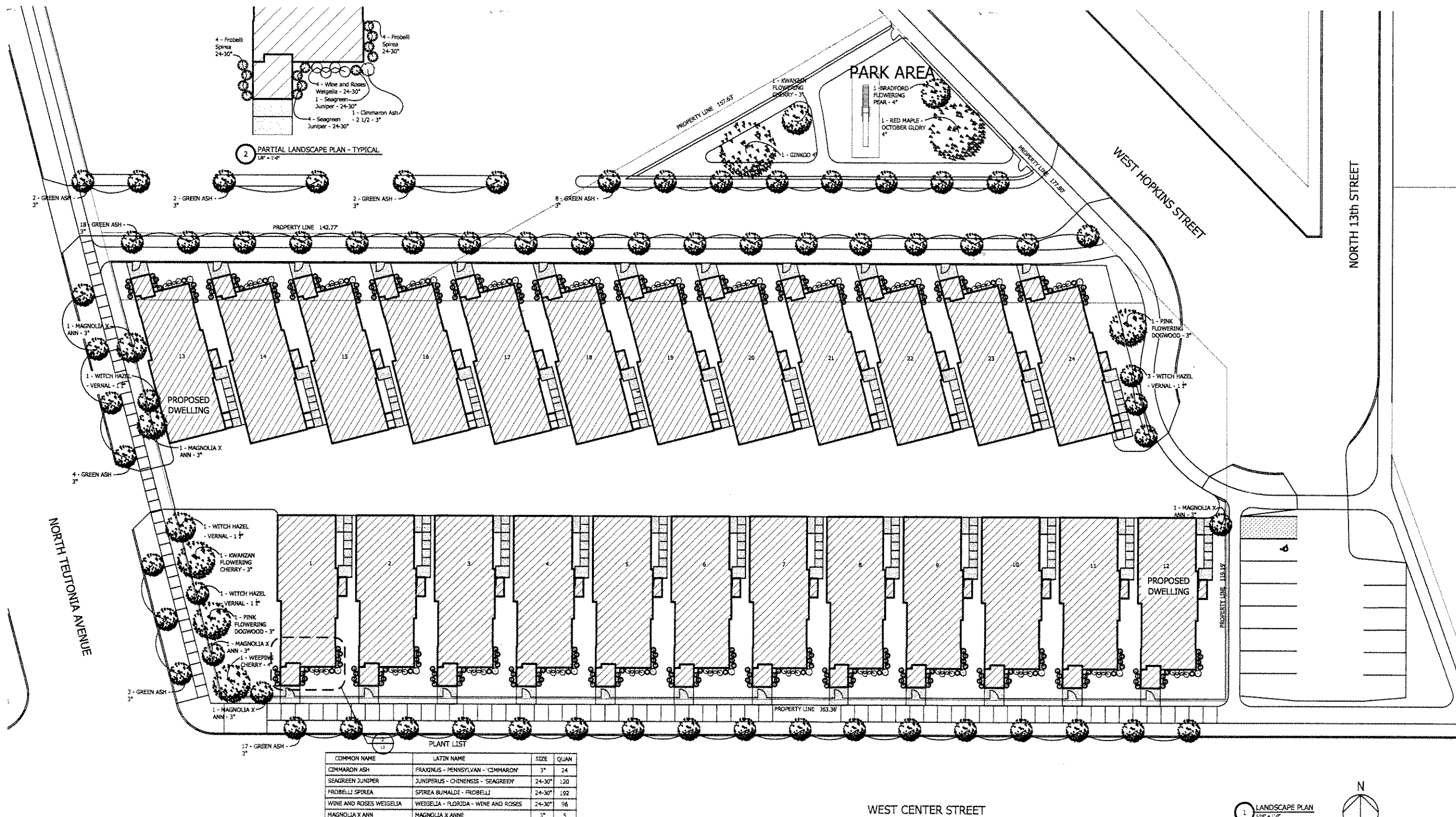
Project Title  
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Filename  
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Design  
 Draw RMT  
 Check RMT  
 Approved -

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 MILWAUKEE, WI 53212  
 PHONE: 414 224-7793  
 FAX: 414 224-7765  
 Drawing Description  
 LANDSCAPE PLAN

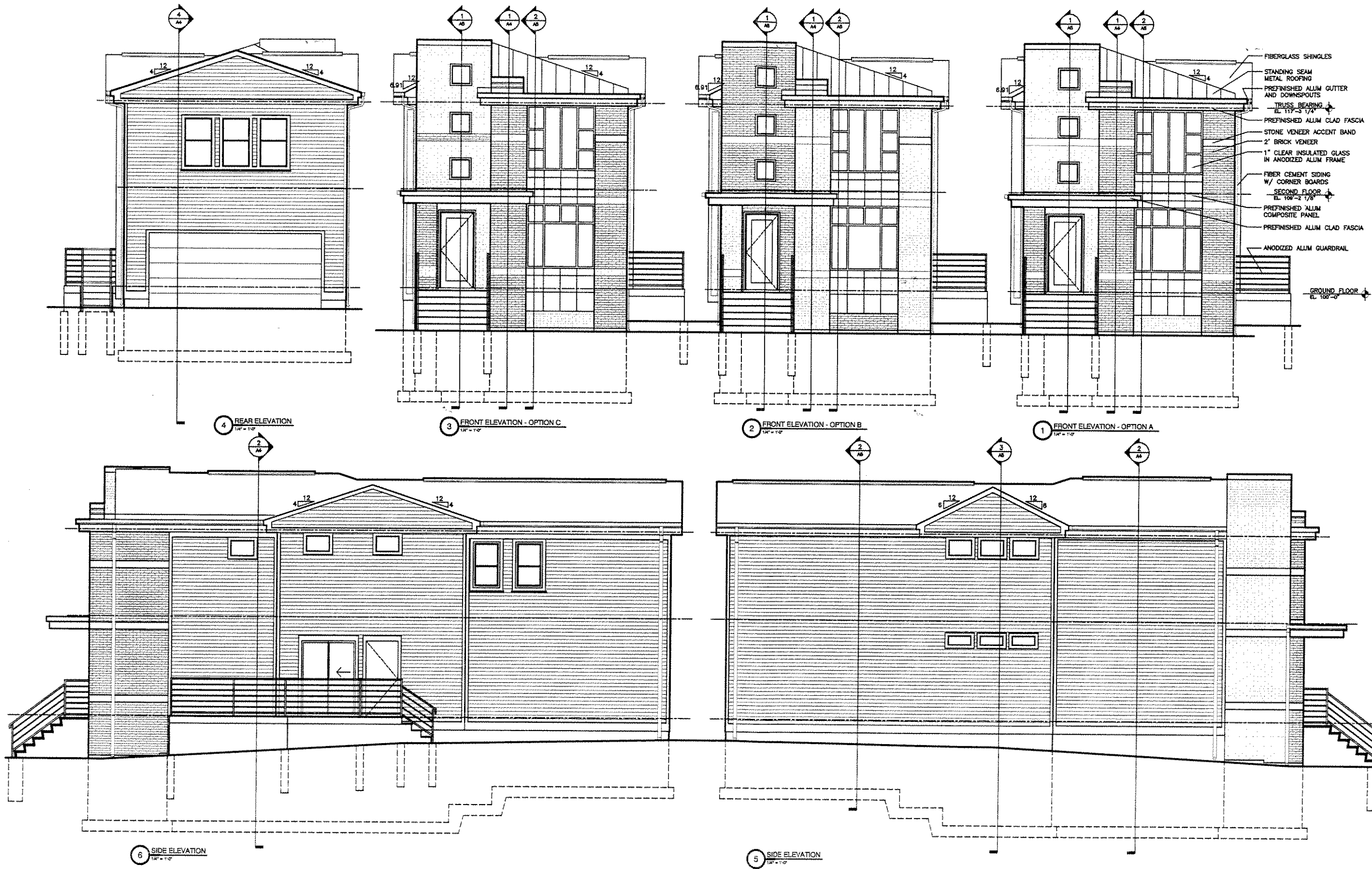
Sheet Number  
 L1



PLANT LIST

COMMON NAME	LATIN NAME	SIZE	QUAN
CINNABON ASH	FRAXINUS - PENNSYLVANICA - CINNABON	3"	24
SEAGREEN JUNIPER	JUNIPERUS - CHINENSIS - SEAGREEN	24-30"	120
FROBELL SPIREA	SPIREA BUNALDI - FROBELL	24-30"	192
WINE AND ROSES WEIGELIA	WEIGELIA - FLORIDA - WINE AND ROSES	24-30"	96
MAGNOLIA X ANN	MAGNOLIA X ANNE	3"	5
WEeping CHERRY	PRUNUS SUBHIRTELLA - PENDULA	4"	1
PINK FLOWERING DOGWOOD	CORNUS FLORIDA F. RUBA	3"	2
WITCH HAZEL - VERNAL	HAMAMELIS VERNALIS	1 1/2"	6
KWANZAN FLOWERING CHERRY	PRUNUS SERRULATA - KWANZAN	3"	2
RED MAPLE - OCTOBER GLORY	ACER RUBRUM - OCTOBER GLORY	4"	1
GINGKO	GINGKO BILOBA	4"	1
BRADFORD FLOWERING PEAR	PYRUS CALLERYANA - BRADFORD	4"	1
GREEN ASH	FRAXINUS - PENNSYLVANICA	3"	56

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- FIBERGLASS SHINGLES
- STANDING SEAM METAL ROOFING
- PREFINISHED ALUM GUTTER AND DOWNSPOUTS
- TRUSS BEARING EL. 117'-3 1/4"
- PREFINISHED ALUM CLAD FASCIA
- STONE VENEER ACCENT BAND
- 2" BRICK VENEER
- 1" CLEAR INSULATED GLASS IN ANODIZED ALUM FRAME
- FIBER CEMENT SIDING W/ CORNER BOARDS
- SECOND FLOOR EL. 109'-2 1/8"
- PREFINISHED ALUM COMPOSITE PANEL
- PREFINISHED ALUM CLAD FASCIA
- ANODIZED ALUM GUARDRAIL

GROUND FLOOR  
 EL. 100'-0"

Filename  
 Elevations

Design  
 RMT  
 Draw  
 RMT  
 Check  
 -  
 Approved  
 -

PROJECT TEAM  
**PARC**  
 PEOPLE'S ACTION  
 REDEVELOPMENT CORPORATION  
 CADRE MANAGEMENT &  
 RT-A  
 1300 N. FOURTH ST.  
 MILWAUKEE, WI 53212  
 PHONE: 414 224-7793  
 FAX: 414 224-7765  
 Drawing Description  
 EXTERIOR ELEVATIONS

Sheet Number  
**A3**

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