

**Detailed Plan Project Description and  
Owner's Statement Of Intent  
For  
Gordon Knoll  
1220 E. Locust Street  
Milwaukee, Wisconsin**

Gordon Knoll is presented as the latest in quality residential condominiums being developed for the City of Milwaukee. It is proposed for development as a Detailed Plan Development.

Situated on a .973 acre site along the north side of Locust Street just west of the Milwaukee River in the Riverwest neighborhood, Gordon Knoll will portray an urban design characteristic of some of Milwaukee's older, established neighborhoods. From this location, owners may visit Gordon Park (to the south) or view the river while walking the Locust Street Bridge on your way to Riverside Park.

The building will feature four floors of custom condominium units with an eastern exposure of the lower level parking structure, which will provide secure parking for 51 vehicles. The exterior facades of the building will be clad in masonry with the principal material of face brick yielding to accent bands of cut stone along with a stone clad base anchoring the structure to its site. Steel balconies are engaged on all four sides of the building affording views and fresh air to the owners.

Forty condominium units will be contained with the building's four floors ranging in size from approximately 1,300 to 2,800 square feet. Four units feature a two-level design. An elevator will carry owners from the parking level to their respective floor levels and to their units. All condominium units feature two bedrooms, two full baths, living room, dining area, kitchen, laundry, storage, and balconies.

The site contains approximately 42,382 square feet of land comprised of the principal site of 35,502 square feet plus approximately 6,880 square feet of land currently with the Locust Street right-of-way. The process to vacate the land contained within the city owned right-of-way has been initiated.

The building footprint will be 17,518 square feet plus 8,361 square feet of asphalt pavement for parking areas and driveways. In addition to 51 internal parking stalls, there will be 11 on-grade stalls yielding a total of 62 parking stalls for 40 units or 1.55 stalls per unit. The balance of the site's 16,503 square feet of open area will be landscaped to create buffers to neighboring homes along the western property line as well as a decorative fence to provide for added privacy. The southwest corner of the site will feature an urban garden retreat with a seating area surrounded by ornamental shrubs, trees and perennial plantings. The building entry area will also be embellished with the colors of ornamental plants and punctuated with an array of blooming perennials. To draw attention to the entry during evening and night hours, the building facade will be illuminated and the landscaping enhanced by up-lighting tree canopies and accent lighting planting beds.

July 30, 2001

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