

## Project Description and Owner's Statement of Intent

The fundamental objective of The BreakWater Condominiums is to provide high quality spacious units that are designed to accommodate today's lifestyles and take advantage of the spectacular views from this fantastic location at palatable prices.

Based upon our experience in past projects and the almost endless feedback we get from buyers and potential buyers, we set the following objectives and principles for The BreakWater Condominiums project:

- Our buyers want **quality**, all the way from the exterior of the building to the entrance lobby, to the parking areas, to the elevator lobbies and elevators, and to the units themselves.
- Our buyers want the best **acoustic separation** that can be achieved. In order to do this we essentially build concrete vaults utilizing 12" thick Spancrete on the floors and poured in place concrete walls separating all the units.
- Our buyers want layouts that **accommodate today's lifestyles** including spacious well equipped **combination kitchen and dining areas** that become the center of activity. All the kitchens include a U-shaped dining counter that is a full 24" deep – plenty of room to spread out a newspaper or to accommodate seven people dining. All the kitchens feature cut stone footrests.

All the kitchens include a **vegetable sink with disposal** in the island and a double sink next to the dishwasher in the back counter.

All the kitchens include a **full height pantry** with plenty of shelves and lots of cabinet storage space.

- Our buyers tell us that they want their units outfitted with **kitchen exhausts** that vent out through the roof so that when they cook a meal, it doesn't smell up the entire unit or more importantly, when your neighbor cooks a meal you don't know it.
- Our buyers are all installing **home theater systems** and we design our units so that they are pre-wired and can be easily accommodating. We also offer as an option a stone base for the entire home theater system that blends in with the other stone in the main living area.
- Our buyers want units that are **spacious** and not cramped. The main living area on a typical unit at The BreakWater is 30-feet by 30-feet – more than ample room for a living room home theater set up, a gracious dining area, and Renner Architects famous kitchen/dining areas. Ceiling heights reach almost 11-feet.

The BreakWater's living areas are large enough to accommodate large comfortable furniture and sizeable parties.

- Our buyers want to be able to create an **atmosphere** in their units. At The BreakWater every unit is outfitted with **track lights controlled by dimmer switches** wherever there is a wall that needs lighting. All the units at The BreakWater Condominiums include track lighting recessed into pockets in the ceiling.
- Our buyers tell us that they want large well equipped **walk-in closets**. All the units at The BreakWater Condominiums incorporate large walk-in closets that are fully outfitted and large enough to comfortably get dressed and undressed in.
- Our buyers want units that are filled with **natural light** in the living area and have large operable windows, but not floor to ceiling glass, in the bedrooms.
- Our buyers tell us that they want a **private deck** that is large enough to accommodate grilling, outdoor dining, entertainment, lounging in the sun, and growing a few plants. Every unit at The BreakWater includes a large 12-foot by 18-foot deck that includes stainless steel and glass rails that cut down the wind and extend the season. The deck rails are configured to allow an additional glass panel to be slid in from the top to provide further protection from the lake winds. The decks have enough room for comfortable dining, a gas connection for outdoor grilling, a hose bibb for watering the plants, and track lighting mounted on the deck above for night lighting. Each deck has a drainage system so if you water the plants you don't water the deck below, and almost all the decks have a deck above so you can enjoy outdoor life even if it is raining.
- Our buyers tell us they want **views with water**. The views from The BreakWater are going to be spectacular. Views looking east look directly out over Lake Michigan and views looking south look down the lakefront toward the Calatrava museum and the harbor. The block immediately south of The BreakWater is Milwaukee's most important and picturesque collection of historic mansions.
- Our buyers tell us that they want **quality finishes**, detailing, and a sense of style built into the unit. Standard finishes at The BreakWater include real ¾" rustic maple floors, matching rustic two-part maple base, door jambs and casings, and very high quality 1-3/4" maple panel doors and compatible hardware.

All the **bathrooms** at The BreakWater Condominiums include your choice of marble flooring and base. This is a shot of a typical BreakWater Condominium walk-in shower. You don't have to clean glass every time you take a shower. The bathrooms include matching nickel plated lighting fixtures, towel bars, cabinet knobs, toilet paper holders, and coat hooks to create a coordinated look.

- Our buyers tell us that they brush their teeth and use deodorant and that they have all kinds of stuff that they would prefer to keep in a **medicine cabinet**. All the bathroom lavatories in The BreakWater Condominiums will feature a large mirrored inside and out medicine cabinet with an internal electrical outlet. Each medicine cabinet can be personalized by selecting your own picture frame to dress it up.
- Our buyers tell us that they want **potty parody**. Each large master bathroom at The BreakWater features two equally sized vanity areas.
- Most of our buyers tell us they want a **laundry room** large enough to accommodate a side by side washer and dryer and the other cleaning supplies necessary for life.
- Our buyers tell us they want large **master bedrooms** and they want all the bedrooms to have windows to the outdoors.
- All of our buyers tell us that they want spacious, heated, secure indoor **parking**. At The BreakWater Condominiums the minimum parking space is 9-feet wide – 10-feet wide when a parking space is next to a wall. There are four different types of indoor parking provided at The BreakWater:
  - Individual open parking spaces with wall mounted storage cabinets “above the hood.”
  - Individual open parking spaces with large approximately 9-ft by 5-ft storage lockers.
  - Indoor heated two-car private garages.
- All of our buyers tell us that they want to be able to select **options** and want to know what the corresponding costs are. At The BreakWater Condominiums eight different interior look and image concepts will be offered for the main living area, including: 1) Tuscany Contemporary, 2) Tuscany Traditional, 3) Maple Contemporary, 4) Rustic Alder, 5) England Traditional, 6) Paris, 7) Cognac Contemporary, or for a snappier look 8) Café – a scheme that incorporates a round dining counter and matching stools.

BreakWater unit buyers can also select from a long list of **unit upgrade options** including:

- Upgraded kitchen appliance packages.
- Traditional glass rack.
- Contemporary stainless steel glass rack.
- Upgraded plumbing fixtures.

- Luxury shower options.
  - Bathroom stone options.
  - Medicine cabinet surround options.
  - Drapery options?
- All of our buyers tell us they want **good value** for the dollar and want to make a **good investment** that will appreciate in value.

There are basically **five types of condominium units** available at The BreakWater:

- 2-bedroom 2-bath corner units that vary between 1,900 and 2,100 square feet.
- 1-bedroom 1.5-bath units.
- 2-bedroom 2-bath penthouse units.
- 3-bedroom 3-bath corner units located on the east half of the building on floors 16, 17, 18, and 19.
- 4-bedroom 4-bath penthouse units which can be utilized as 2 bedrooms, an office, and a rec room as shown.

The refined exterior look and image speaks for itself.

The BreakWater Condominiums will include a well proportioned Old World sort of **clubhouse/party room** that is accessed directly off the lobby and includes a large catering kitchen/bar area, and separate restrooms. The clubhouse will have an old world paneled look and character. It is envisioned that Tuesday night will be bridge night in the clubhouse, Wednesday night will be wine tasting night, and Thursday night poker - otherwise available for private parties or meetings to anybody who lives at The BreakWater.

The BreakWater will include a professionally equipped **work out room**.

The **elevator lobbies** at The BreakWater Condominiums will be a continuation of the lobby look and character with a heavy stone base and border, stone surrounds around the door, vaulted up-lit ceilings, and artwork that features "watercolor illustrations of the decorative mansions in the nearby east side neighborhood."

**Specific responses to the Milwaukee Development Center's application guideline for planned unit development:**

1. Uses: 104 to 108 residential units.
2. Design standards: see plans.
3. Density: see checklist.

4. Space between structures: n/a.
5. Setbacks: the development is less than five-acres – n/a.
6. Screening: landscaped screening areas are provided along the west and north property lines.
7. Open spaces: all open spaces will be landscaped and maintained.
8. Circulation, parking, and loading:
  - All vehicular access and egress will be via the overhead doors that are on Knapp Street – loading and unloading will also be through these overhead doors.
  - The pedestrian entrance is at the main entrance on Franklin Street.
9. Landscaping: all landscaping will be of a quality consistent with the standards of the American Association of Nursery Men (ANSI 260.1). All the vegetation will be maintained on an ongoing basis by the Condominium Association. This includes seasonal tree and plant replacement.
10. Lighting: no light source should be visible from an adjoining property or the public right-of-way and the maximum lumination at the property line shall not exceed one foot candle.
11. Utilities: all the utilities will be underground and the transformers and substation will be within the building.
12. Signs: the desired signage is shown on the Detailed Plan Development submittal.