

DOVER ELEMENTARY SCHOOL
Teacher Housing



Seawall
Development Company

November 25, 2013

To whom it may Concern,

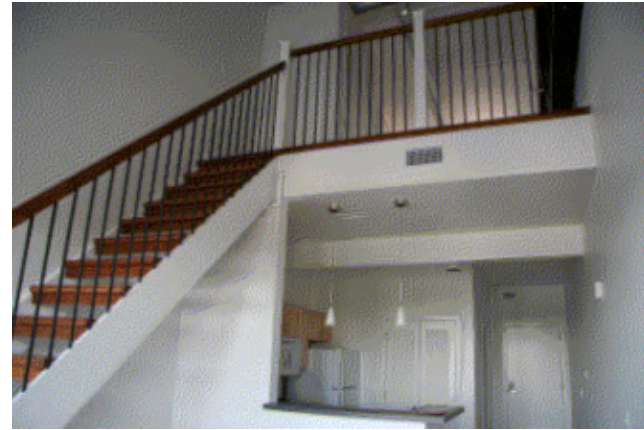
Seawall Development is pleased to be working with CommonBond Communities and Maures Development to help address the need for teacher housing in Milwaukee. I was fortunate to connect with Amanda, Ellen and Melissa when they came to tour our Miller's Court and Union Mill projects in Baltimore this summer.

We are the creators of the Center for Educational Excellence model which provides stunning apartments for teachers and office space for education focused nonprofits, all at discounted rates. We have done over \$100,000,000 of transformative projects to date and believe Milwaukee to be the perfect city to replicate the model in. Time and time again we have seen the powerful impact that taking great care of our teachers can have to their commitment to the children they teach. We look forward to working with CommonBond to implement a successful financing structure and bring strong partners, such as Teach for America, to the Dover school redevelopment. With our teacher housing expertise and CommonBond and Maures' Milwaukee market knowledge and local relationships, MPS' goal for teacher housing can be attained.

Warm Regards,

Thibault Marsolin
Seawall Development

Miller's Court



The Union Mills



Oxford Mills





EXISTING STREET VIEW 1







E. DOVER STREET LOOKING WEST AT EXISTING DOVER STREET SCHOOL.





E. DOVER STREET AT DOVER STREET SCHOOL ENTRANCE.

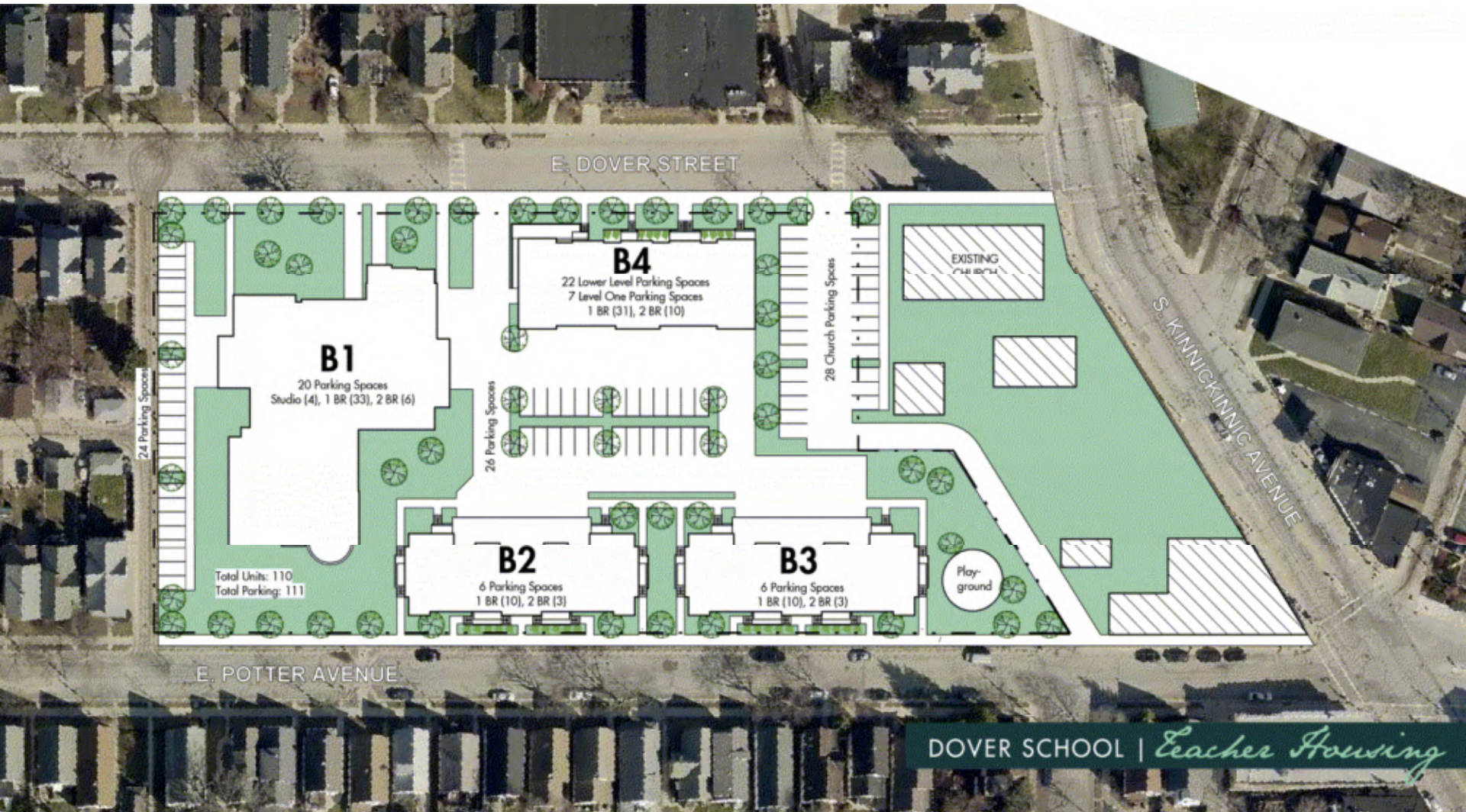




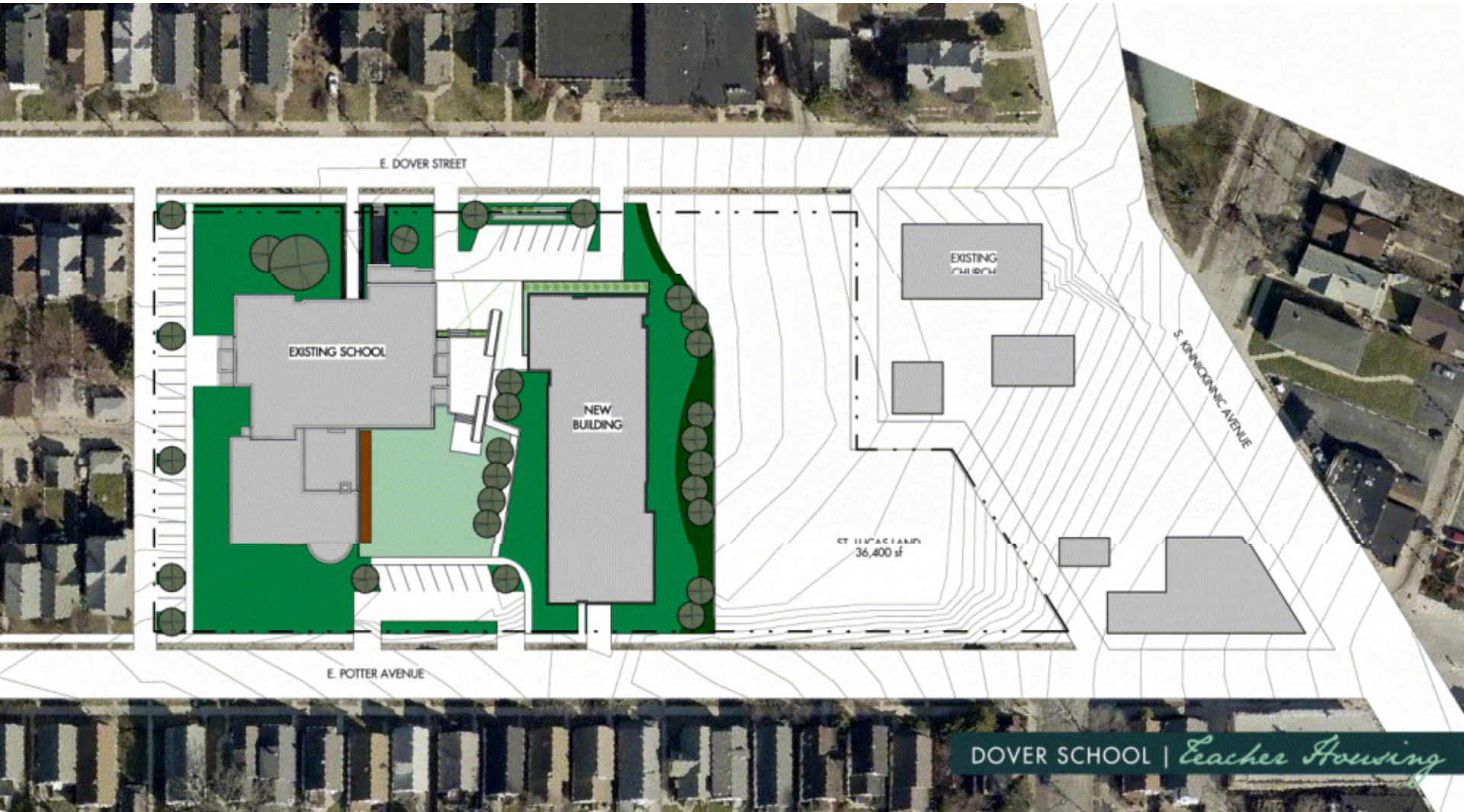
E. DOVER STREET LOOKING WEST AT ST. LUCAS LUTHERAN CHURCH



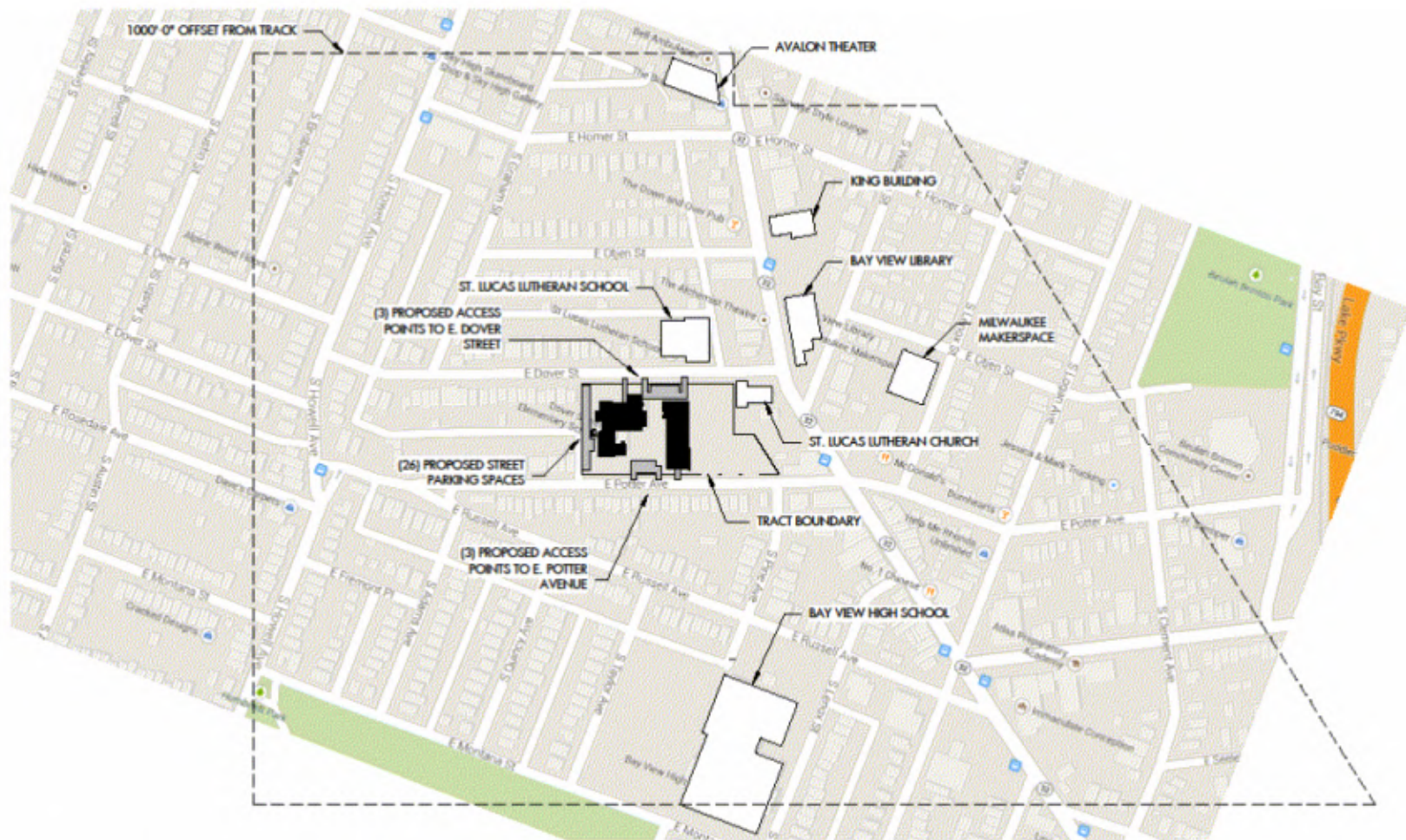
OLD SITE PLAN



NEW SITE PLAN







DOVER TEACHER HOUSING

VICINITY MAP

Scale: 1" = 300' 0"

Engberg Anderson Project No. 142325



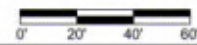
True North



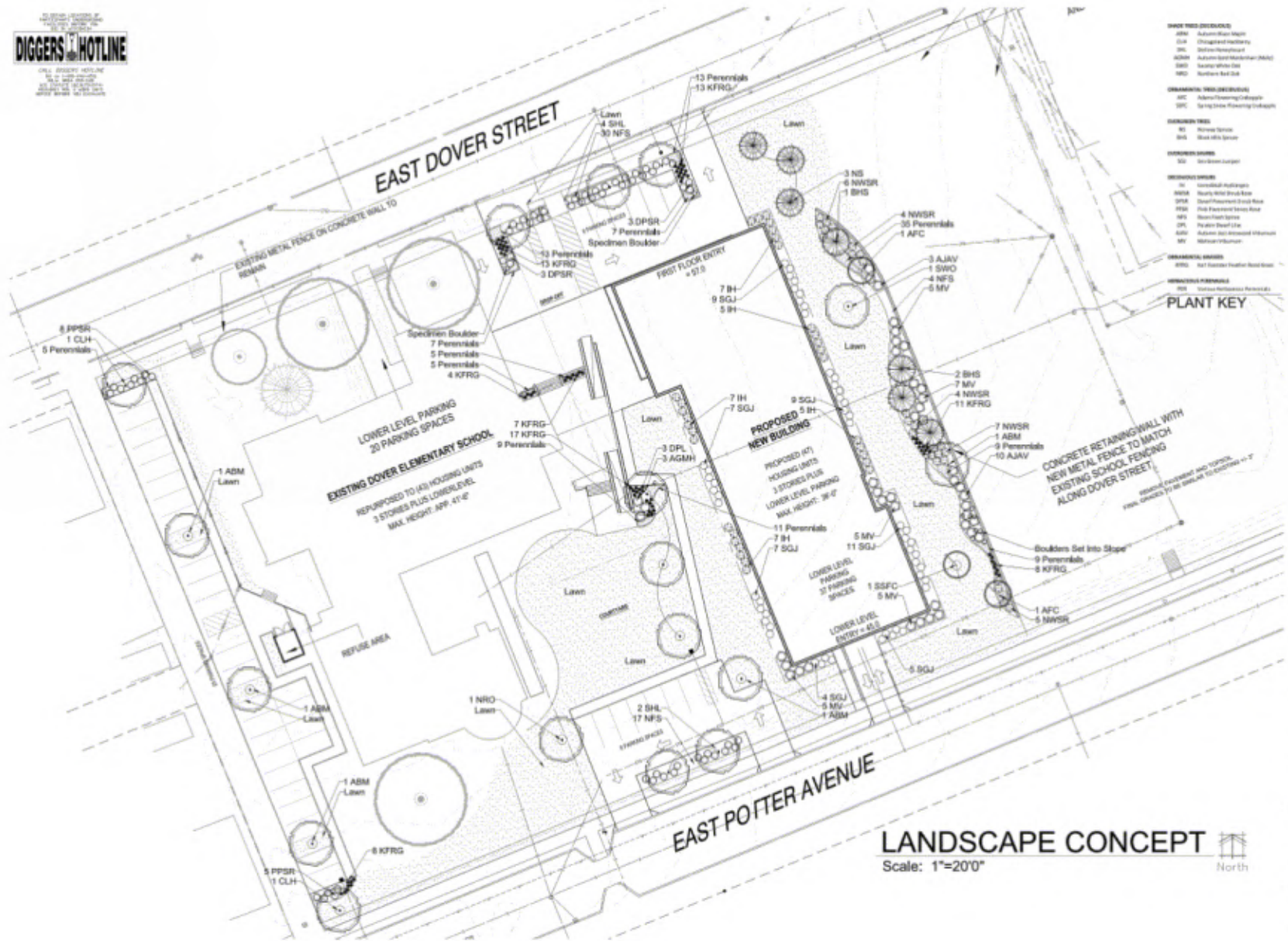
DOVER TEACHER HOUSING

SITE PLAN
 Scale: 1" = 40'-0"
 April 11, 2014

Engberg Anderson Project No. 142325



True North



- PLANT KEY**
- SPR: Spruce
 - FR: Fir
 - DO: Dogwood
 - HA: Hawthorn
 - MA: Magnolia
 - OR: Ornamental Red Maple
 - OR: Ornamental Yellow Maple
 - OR: Ornamental White Maple
 - OR: Ornamental Red Oak
 - OR: Ornamental Yellow Oak
 - OR: Ornamental White Oak
 - OR: Ornamental Red Pine
 - OR: Ornamental Yellow Pine
 - OR: Ornamental White Pine
 - OR: Ornamental Red Spruce
 - OR: Ornamental Yellow Spruce
 - OR: Ornamental White Spruce
 - OR: Ornamental Red Fir
 - OR: Ornamental Yellow Fir
 - OR: Ornamental White Fir
 - OR: Ornamental Red Dogwood
 - OR: Ornamental Yellow Dogwood
 - OR: Ornamental White Dogwood
 - OR: Ornamental Red Hawthorn
 - OR: Ornamental Yellow Hawthorn
 - OR: Ornamental White Hawthorn
 - OR: Ornamental Red Magnolia
 - OR: Ornamental Yellow Magnolia
 - OR: Ornamental White Magnolia
 - OR: Ornamental Red Maple
 - OR: Ornamental Yellow Maple
 - OR: Ornamental White Maple
 - OR: Ornamental Red Oak
 - OR: Ornamental Yellow Oak
 - OR: Ornamental White Oak
 - OR: Ornamental Red Pine
 - OR: Ornamental Yellow Pine
 - OR: Ornamental White Pine
 - OR: Ornamental Red Spruce
 - OR: Ornamental Yellow Spruce
 - OR: Ornamental White Spruce
 - OR: Ornamental Red Fir
 - OR: Ornamental Yellow Fir
 - OR: Ornamental White Fir

HELLER & ASSOCIATES, LLC
 1000 W. 10TH STREET
 SUITE 200
 MILWAUKEE, WI 53233
 TEL: 414.224.1100
 FAX: 414.224.1101
 WWW.HELLERANDASSOCIATES.COM

DATE	DESCRIPTION
11/15/2011	ISSUE
11/15/2011	FOR APPROVAL
11/15/2011	FOR PERMIT
11/15/2011	FOR SD
11/15/2011	FOR CONGT

DOVER TEACHING HOUSE
 915 E. DOVER STREET
 MILWAUKEE, WI 53207
 OWNER: PRIVATE ENGINEERING GROUP
 1000 W. 10TH STREET
 SUITE 200
 MILWAUKEE, WI 53233

JOB NO. 11-01
 DATE 11/15
 FILE

OWNER APPROVAL

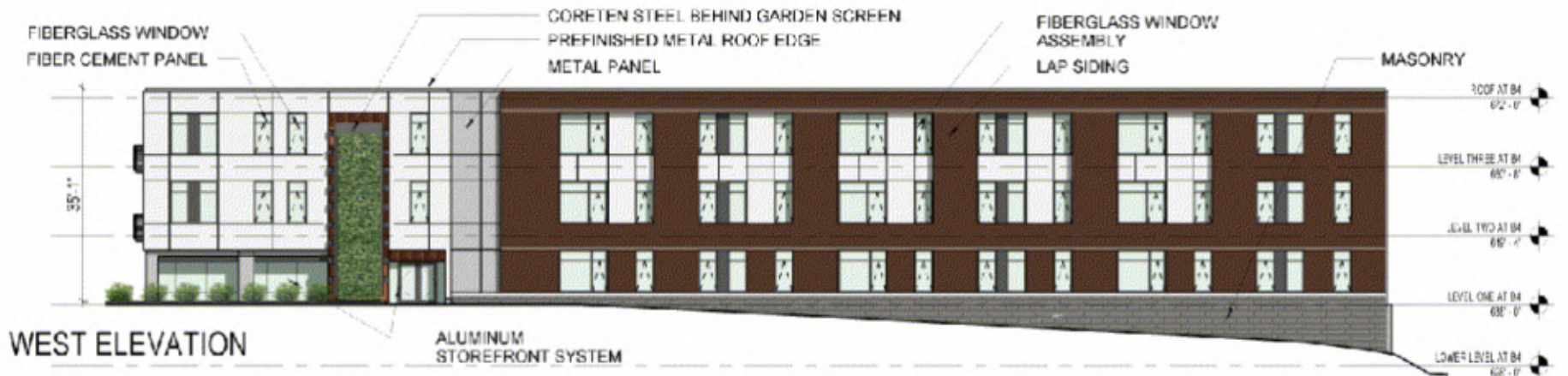
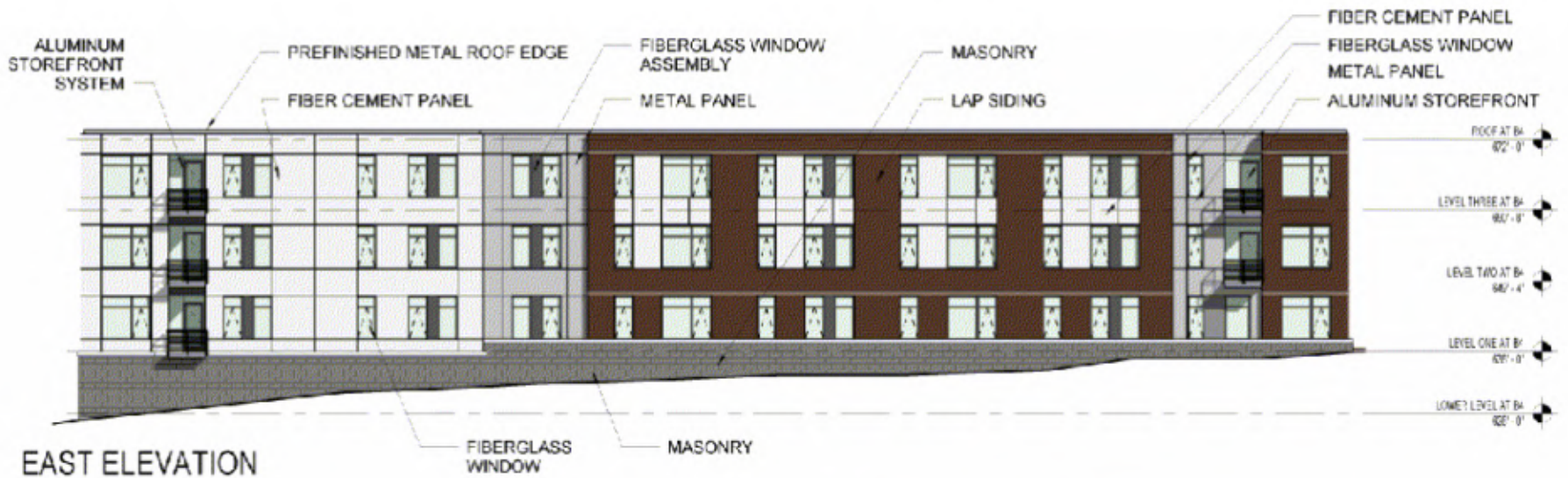
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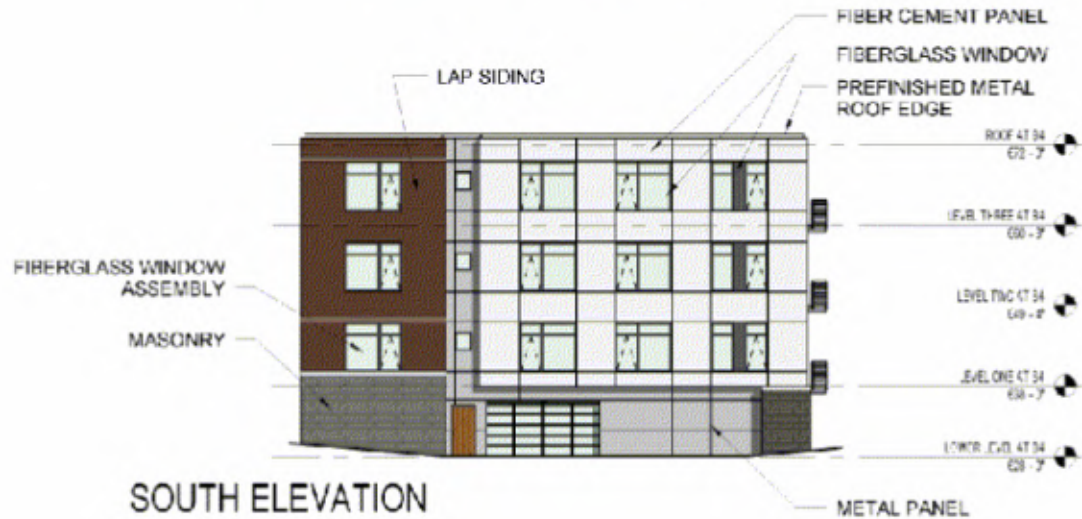
SHEET TITLE
Overall Landscape Concept

SHEET NUMBER
L-1

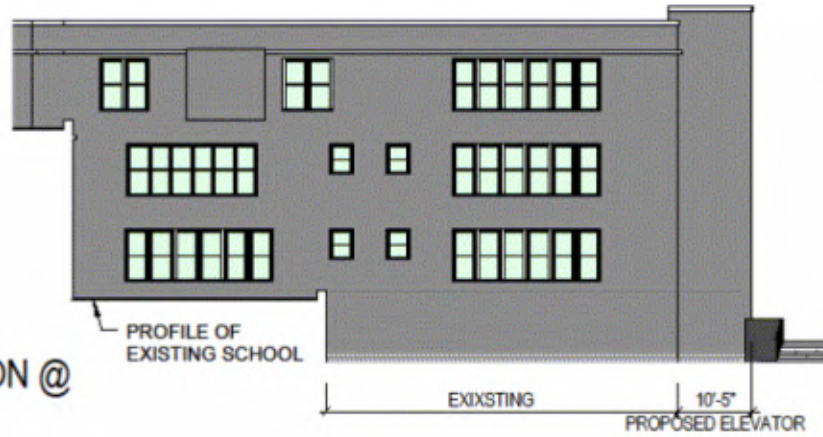
LANDSCAPE CONCEPT
 Scale: 1"=20'0"







NORTH ELEVATION @
ELEVATOR



EAST ELEVATION @
ELEVATOR





DOVER TEACHER HOUSING

AERIAL RENDERING

Scale:

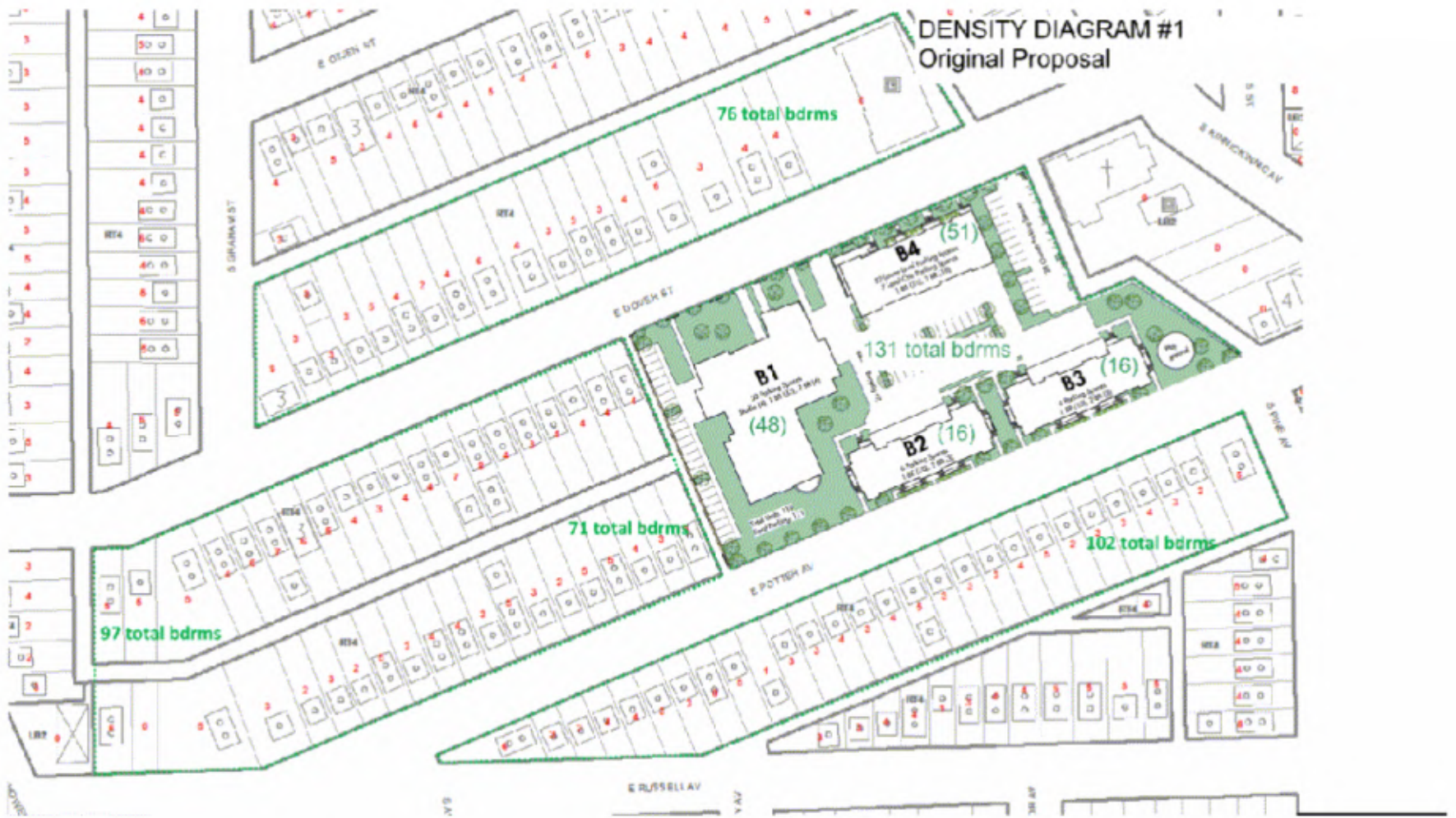
April 11, 2014

Engberg Anderson Project No. 142325



See Volume Six





Source: I/PROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 1
Scale: NTS
April, 2004
Engberg Anderson Project No. 142325

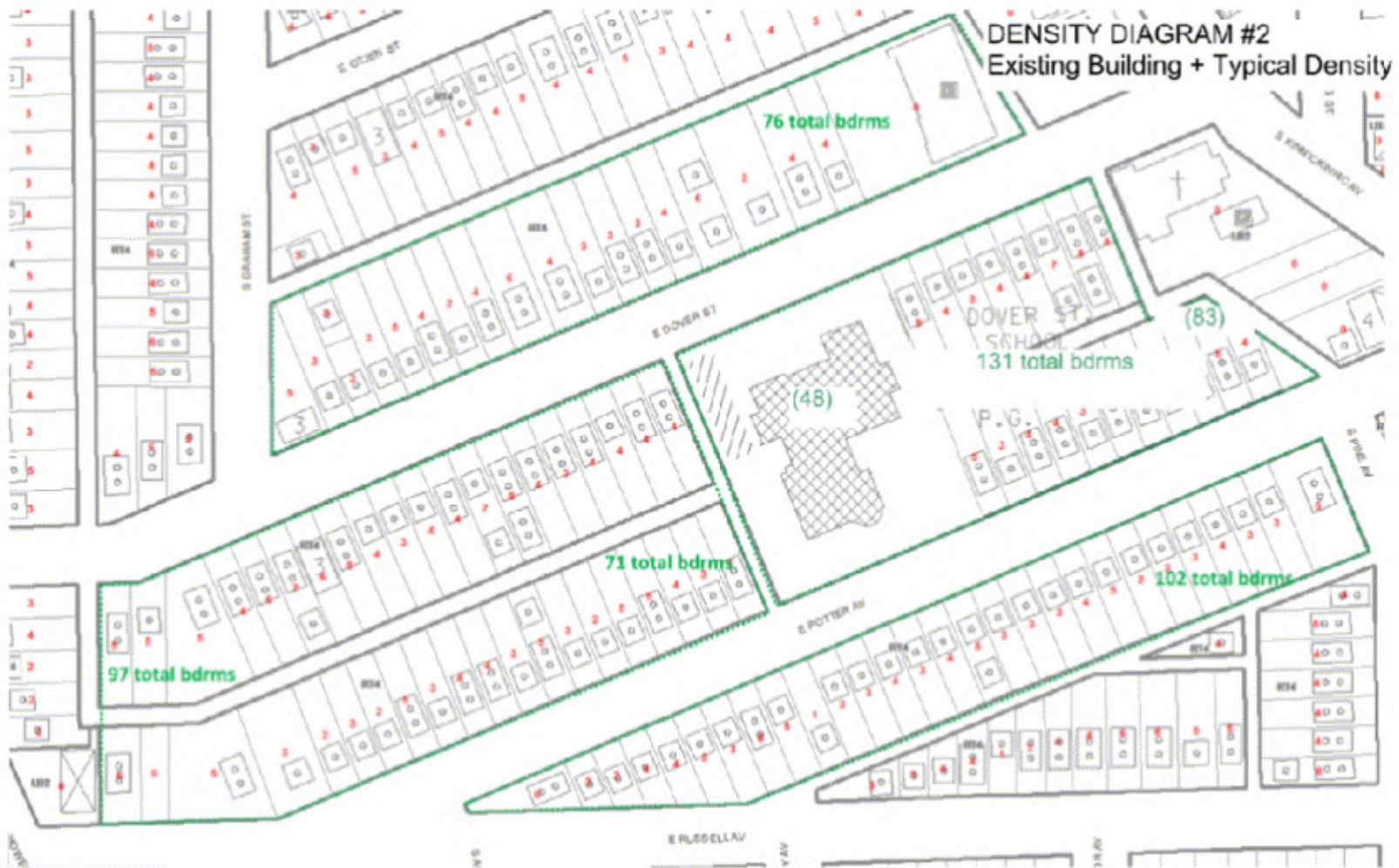


Source: MPROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 4
Scale: NTS
April, 2011
Engberg Anderson Project No. 142325



Source: MFROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 2
Scale: NTS
April, 2011
Engberg Anderson Project No. 142325



Source: MPROP



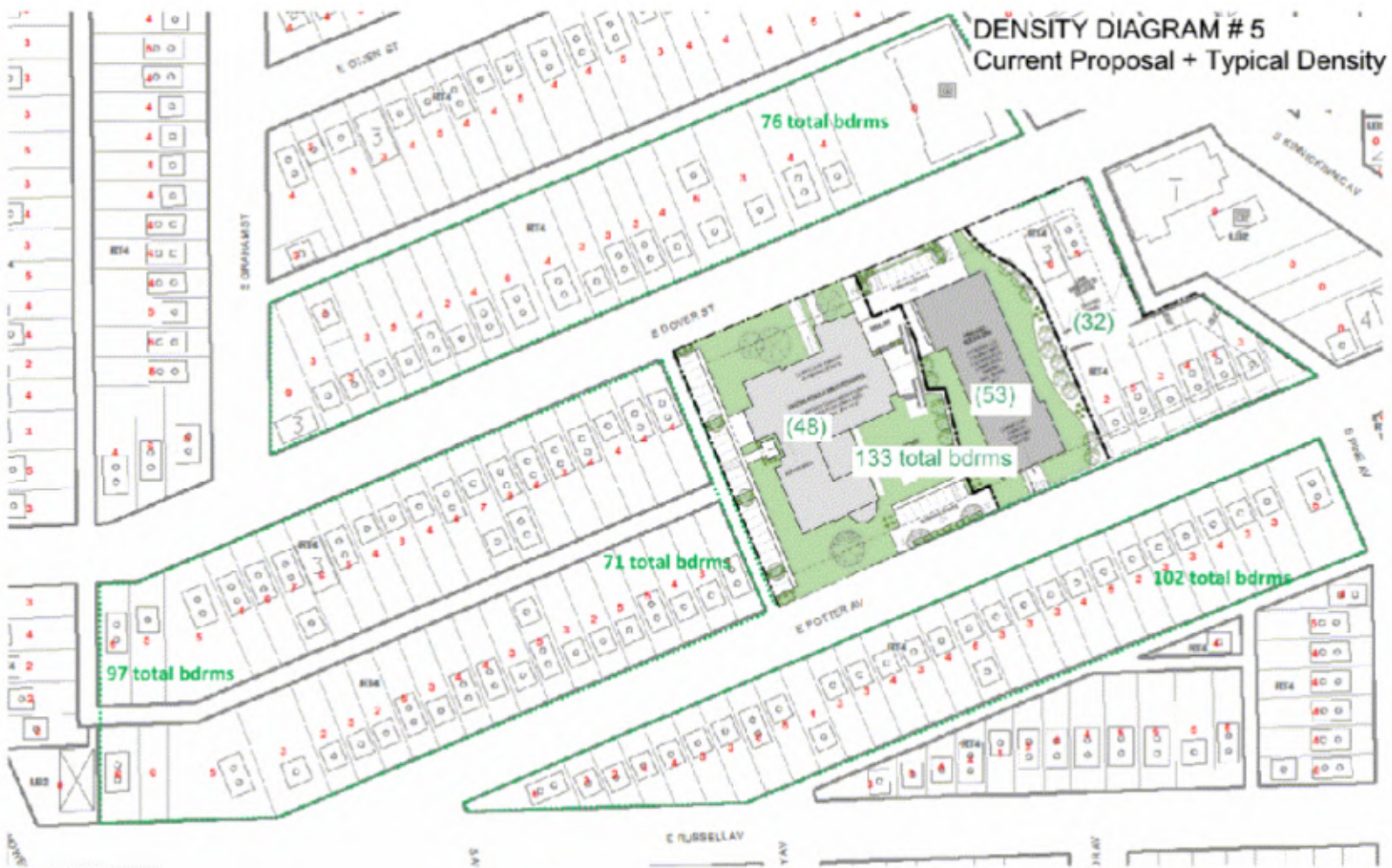
DOVER TEACHER HOUSING

DENSITY DIAGRAM 3

Scale: NTS

Engberg Anderson Project No. 142325

DENSITY DIAGRAM # 5
Current Proposal + Typical Density

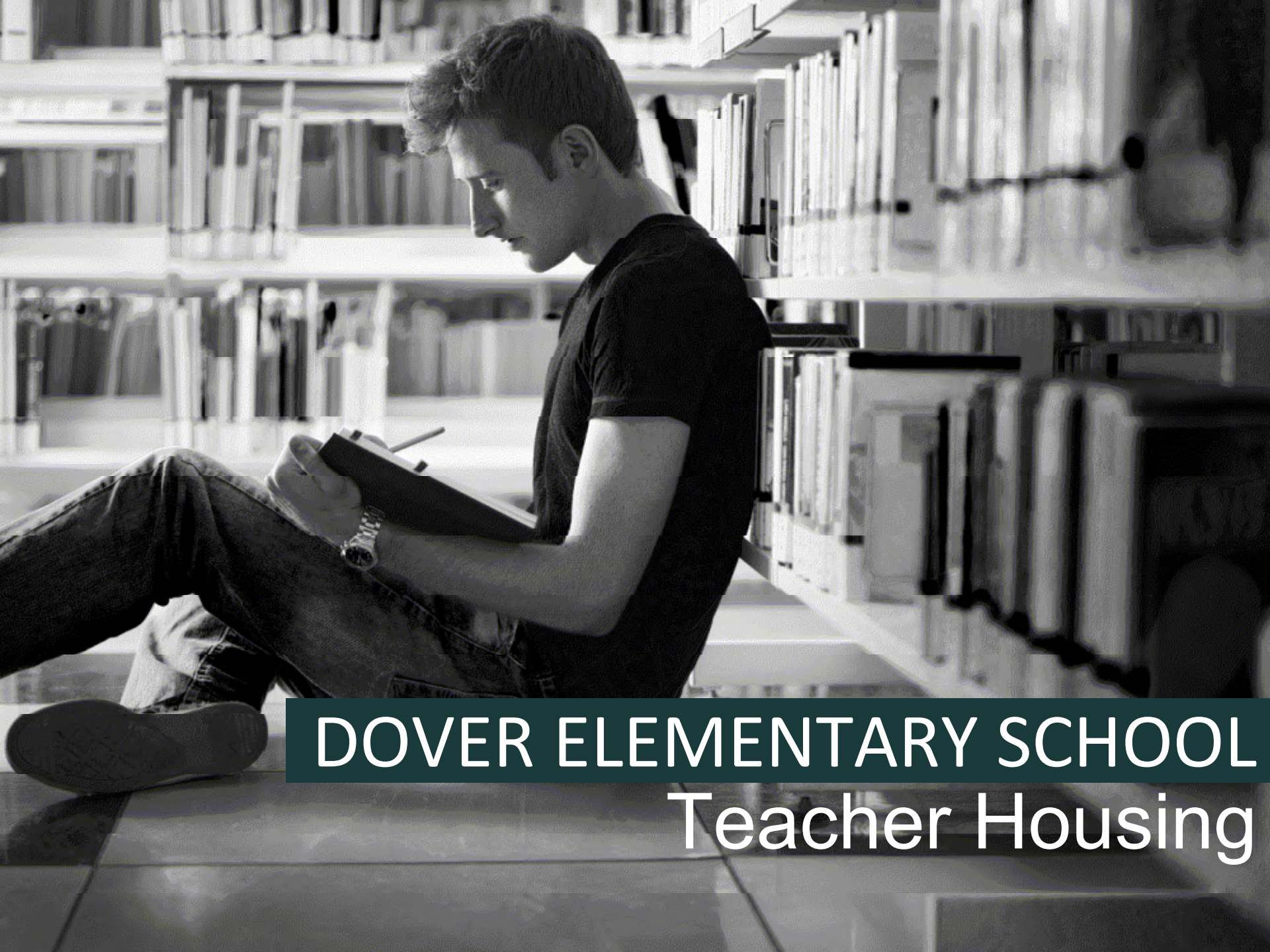


Source: MPROP



DOVER TEACHER HOUSING

DENSITY DIAGRAM 5
 Scale: NTS
 Engberg Anderson Project No. 142325



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Teacher Housing