

September 22, 2008

Ms. Vanessa Koster
City of Milwaukee
Department of Community Development
809 N. Broadway, 2nd Floor
Milwaukee, WI 53202

Re: Project Description
Story Hill Place Condominiums

Dear Ms. Koster

We respectfully submit the attached Certified Survey Map and Detailed Planned Development application for your review and placement on the next available meeting agenda.

As you will recall, the subject site was previously occupied by a vacant greenhouse operation consisting of multiple deteriorating buildings and a small parking lot. A couple of years ago, we developed a plan, and received the necessary approvals, for a six-lot residential single-family subdivision. Under that approval, we were required to strictly control the architecture of the proposed homes in order to maintain continuity with the surrounding neighborhood. Since then, market conditions have been very soft and interest in the lots has been minimal. For that reason, we respectfully request consideration of the revised plan.

The property is now proposed to be developed as residential duplex (side-by-side) condominiums. There will be a total of three (3) duplex condominium structures with attached garages at the back of the units. To accommodate the proposed plan, the six single-family lots will be combined by the attached certified survey map into one lot. The following table provides the Site Plan Data for the proposed development plan:

- Gross Land Area: 44,206 sq. ft.
- Building Area (total): 13,584 sq. ft.
- Driveway Area (total): 6,173 sq. ft.
- Street Area (existing): 6,347 sq. ft.
- Grass Areas (total): 18,102 sq. ft.
- Building Height 28 feet

Development of this property will include primarily building and driveway construction. Utilities, street and stormwater detention were all approved and constructed under the previous development plan. Said items will still accommodate the proposed layout.

The Buildings will all have approximately 2300 sq ft. They will have 3 bedrooms or 2 bedrooms and a den, 3 baths, 1st floor master bedroom and laundry, full basement and a 2 car plus garage.

We feel that this proposed development fits well with the surrounding neighborhood and we have worked very diligently with the neighbors to come up with a plan that addresses their aesthetic concerns while meeting the our marketability and sales needs. We would expect to begin construction in the Fall of 2008 upon completion of the necessary approvals. We look forward to your review and approval of this application.

If you have any questions or comments, feel free to give me a call at (414) 616-4880.

Sincerely,
McCLURE ENGINEERING ASSOCIATES, INC.

Justin L. Johnson, P.E.
Senior Project Manager