



W.VIEAU PL./24TH LOOKING SOUTH



S.24TH STREET LOOKING WEST



W.MINERAL ST, LOOKING NORTH



W.MINERAL /24TH, LOOKING NORTH



VICINITY PHOTOS



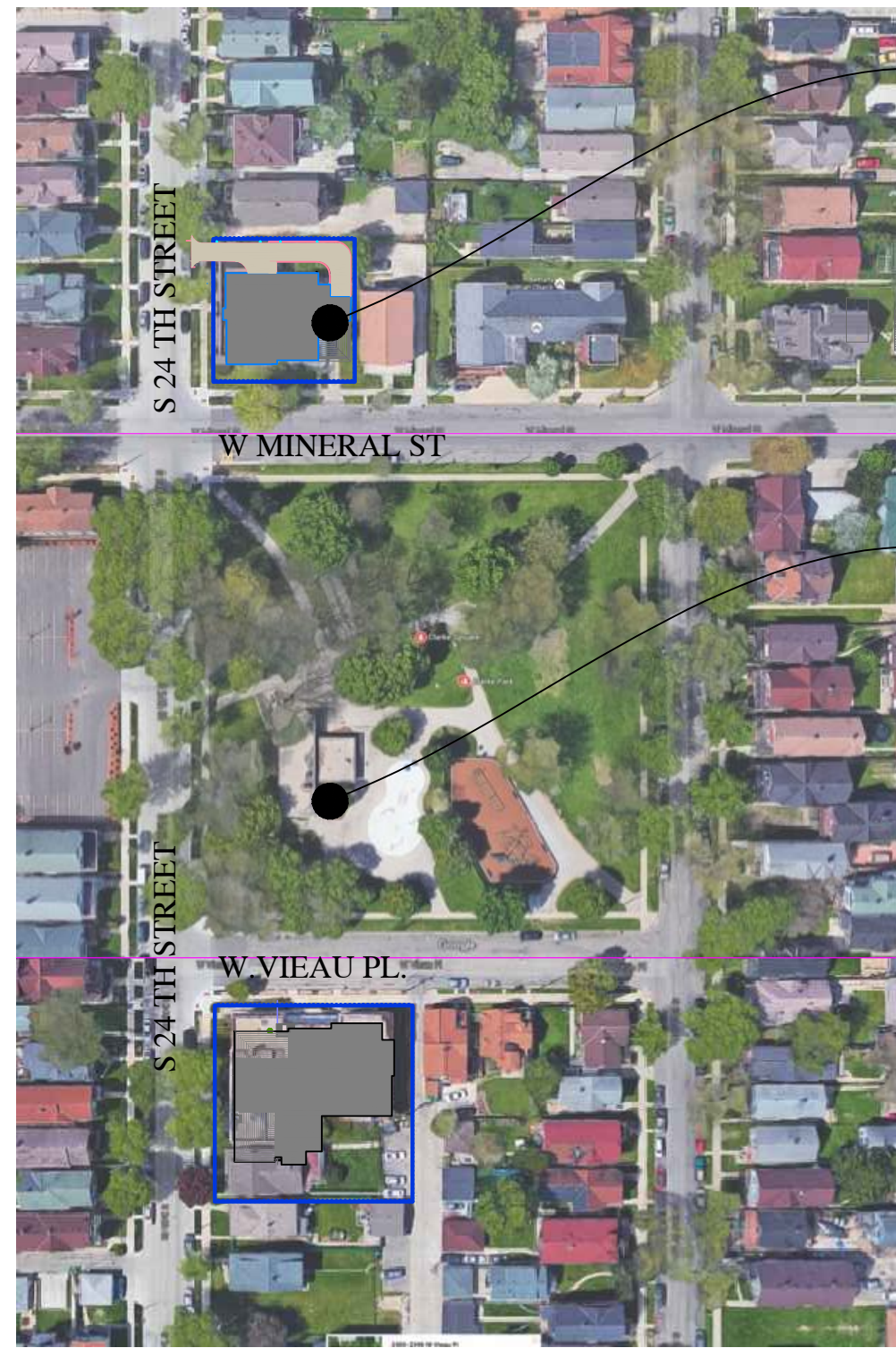
CLARKE SQUARE APARTMENTS

MILWAUKEE WI.

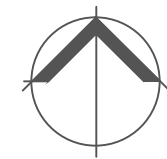
CITY OF MILWAUKEE
FILE #160918

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918 S. 24TH ST. AND 2330 W. MINERAL ST.
MILWAUKEE, WI



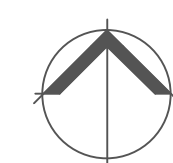
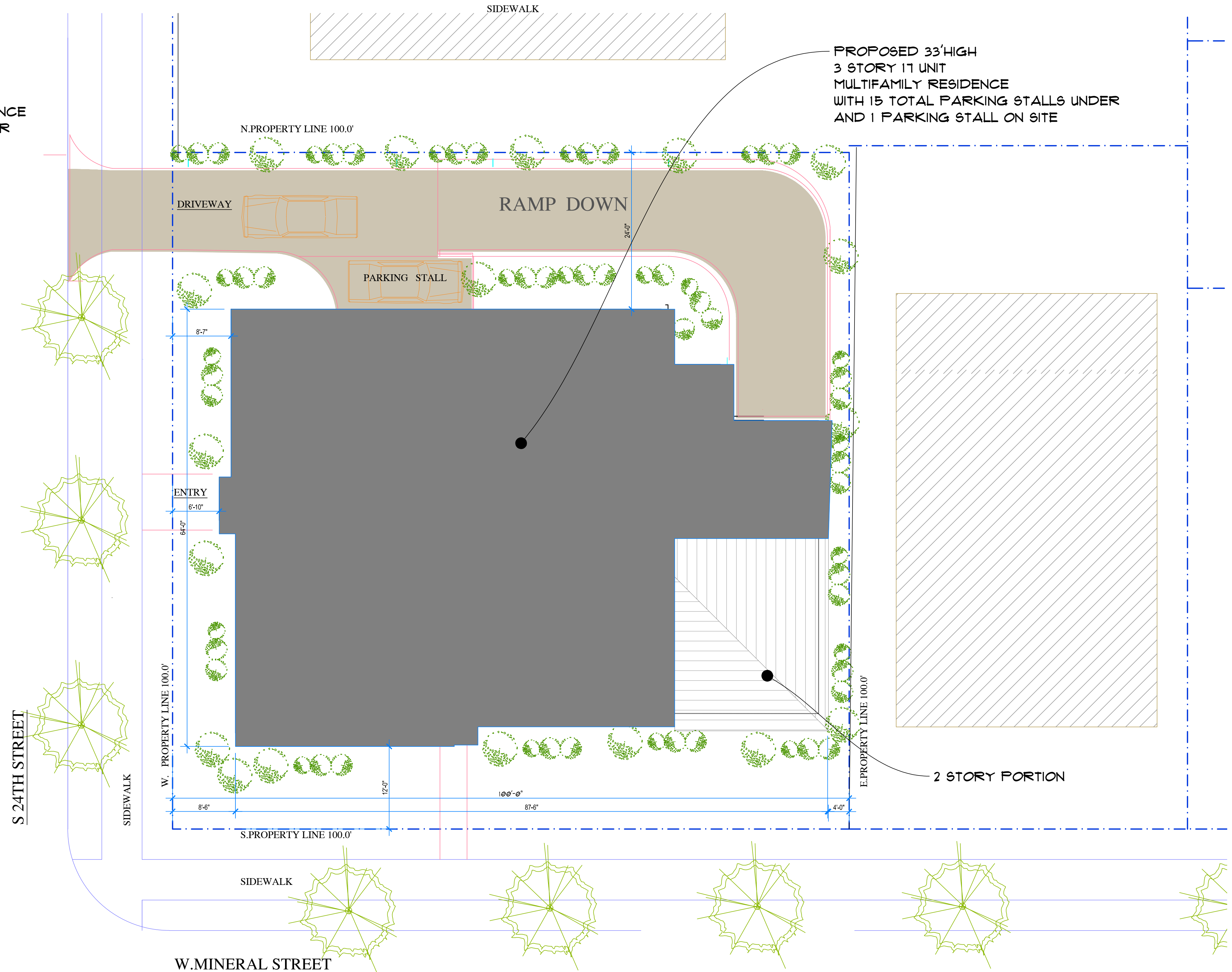
VICINITY MAP NTS

LANDSCAPING.

ALL PROPOSED LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF MILWAUKEE DESIGN STANDARDS, AND SHALL BE OF A QUALITY THAT IS CONSISTENT WITH THE STANDARD OF THE ASSOCIATION OF NURSERYMEN. PROPERTY MANAGEMENT WILL MAINTAIN ON AN ONGOING BASIS A PROGRAM OF VEGETATION REPLACEMENT AND RENEWAL. PLANT AND VEGETATION SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE LANDSCAPE STANDARDS.

PROPOSED 33' HIGH
3 STORY 17 UNIT
MULTIFAMILY RESIDENCE
WITH PARKING UNDER

CLARKE SQUARE



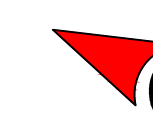
SITE PLAN 10,000 SF (0.2295 ACRES)
BUILDING FOOT PLATE 5275 SF.



CLARKE SQUARE APARTMENTS

MILWAUKEE WI.

CITY OF MILWAUKEE
FILE #160918

 **CARDINAL**

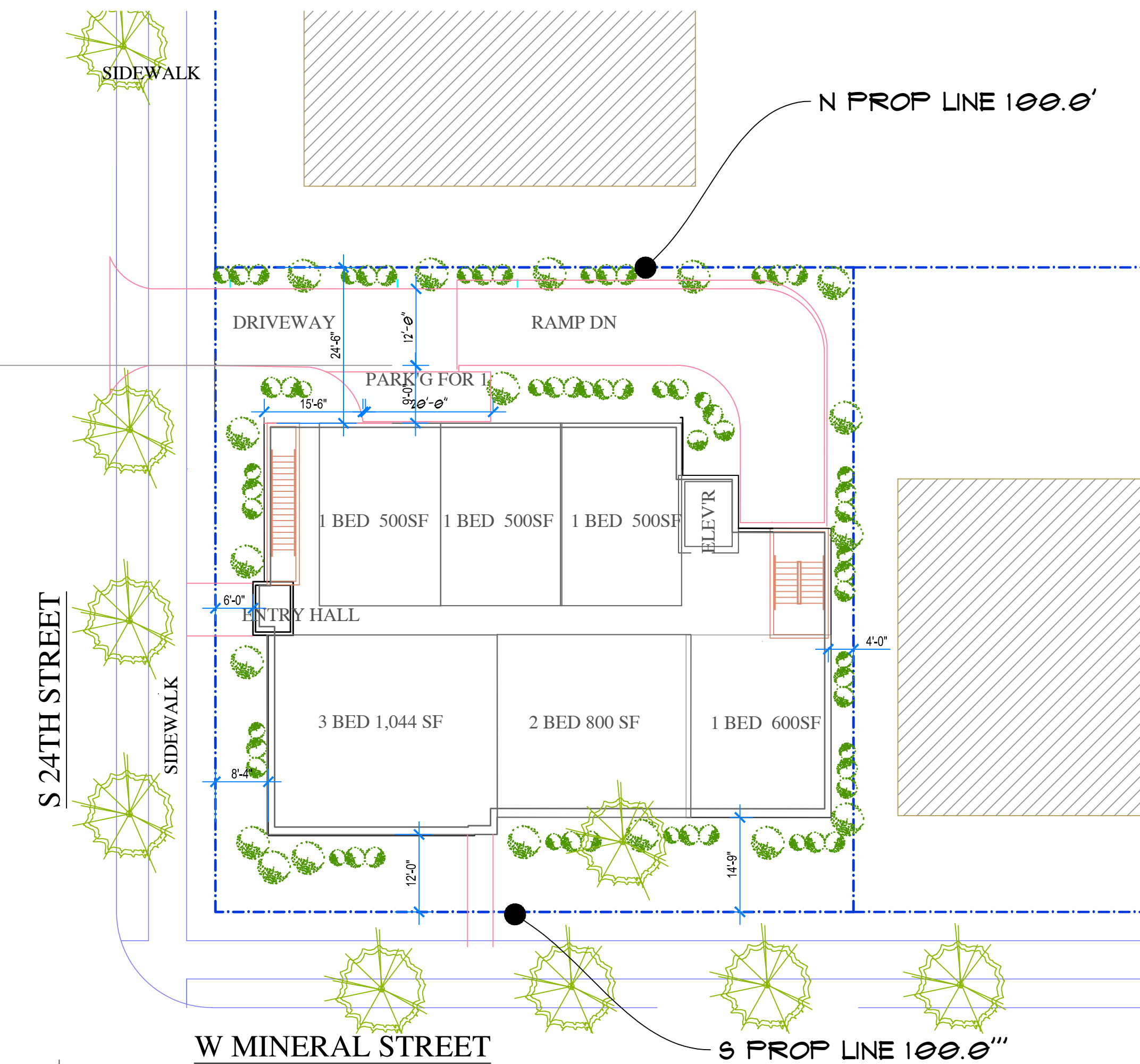
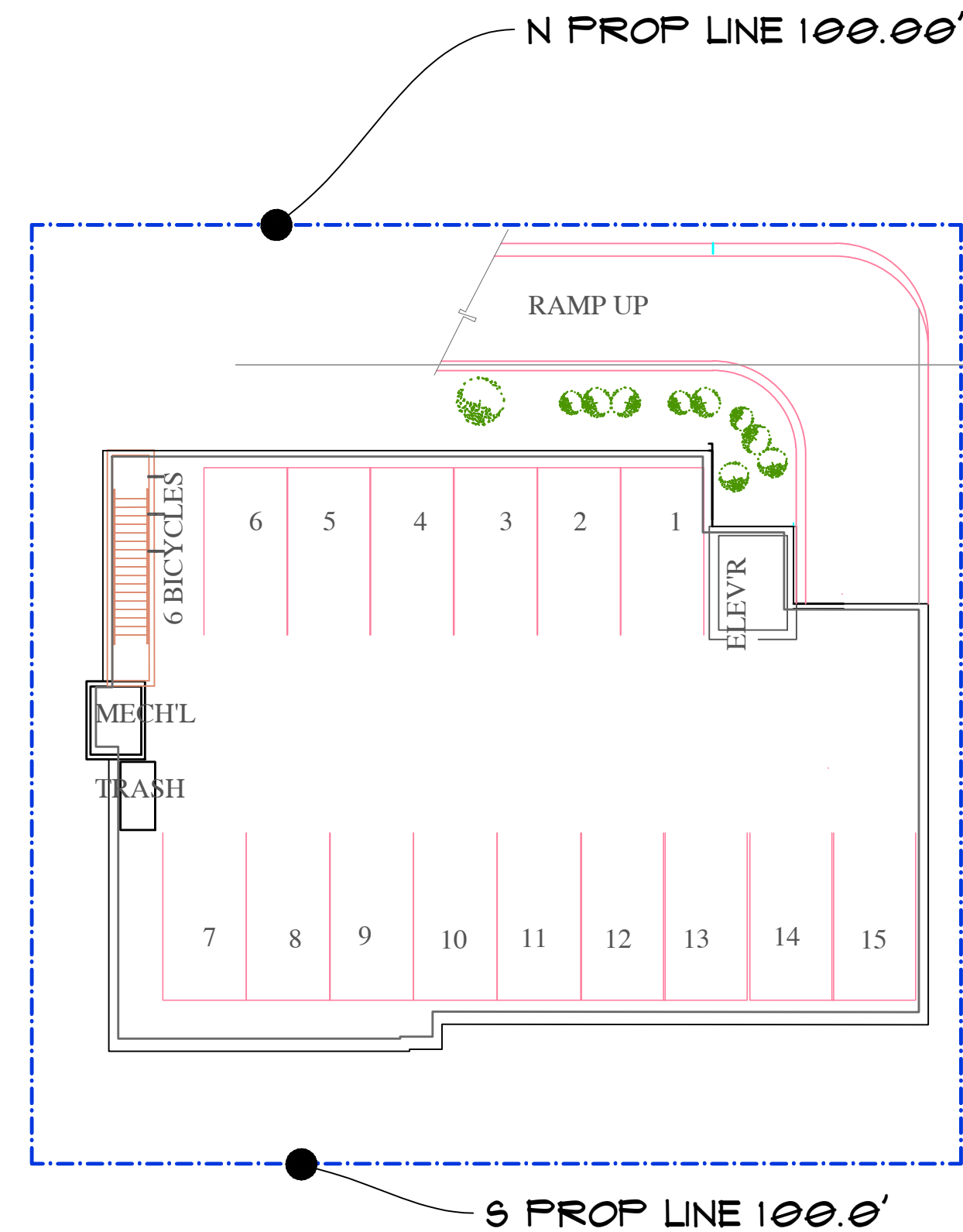
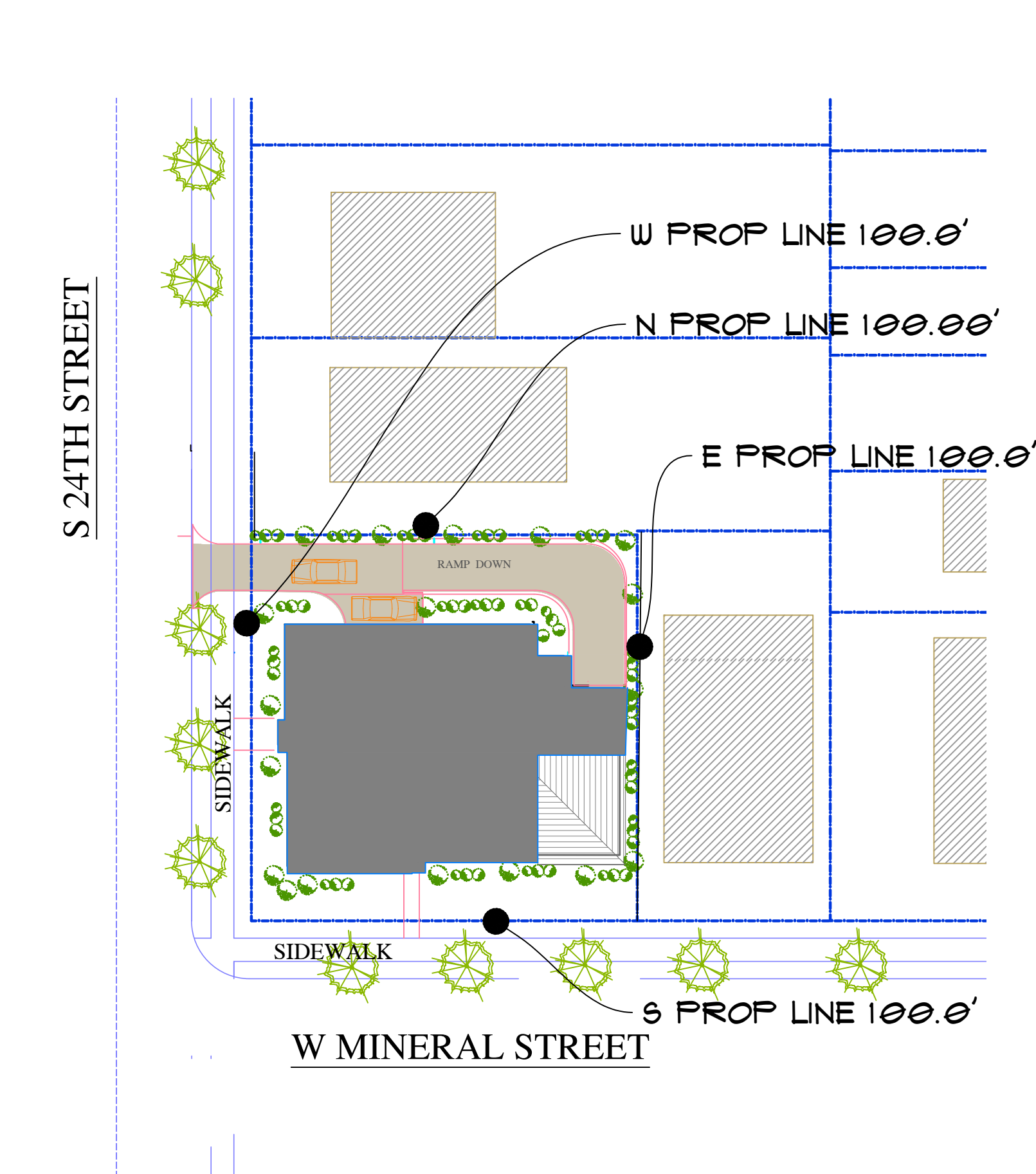
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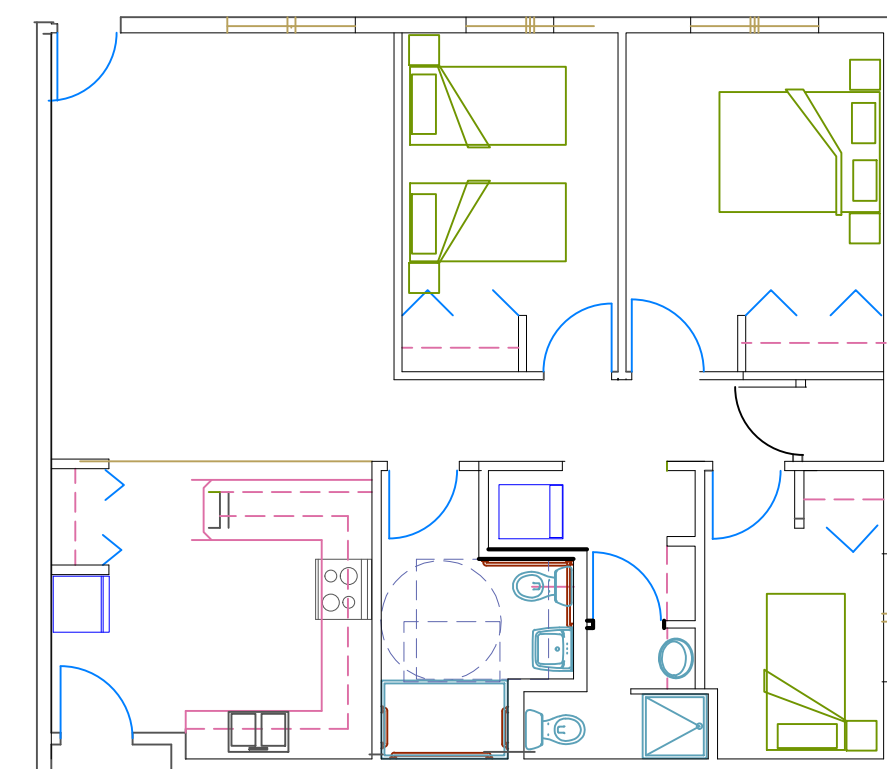


3 BED-1 1/2 BATH 1,044 SQ.FT. 2 BED 800 SQ.FT. 1 BED -A- 500 SQ.FT. 1 BED- B- 600 SQ.FT. 15 PARKING	UNIT DATA.				
	W MINERAL ST.				
	3 BED	2 BED	1-A- BED	1-B- BED	
4,623 SQ.FT.	3 RD.	1	1	3	5
5,275 SQ.FT.	2 ND.	1	1	3	1
5,275 SQ.FT.	1 ST.	1	1	3	1
15,173 SQ.FT.		3	3	9	2
5,275 SQ.FT. PARKING					
10,100 SQ.FT. LOT AREA					

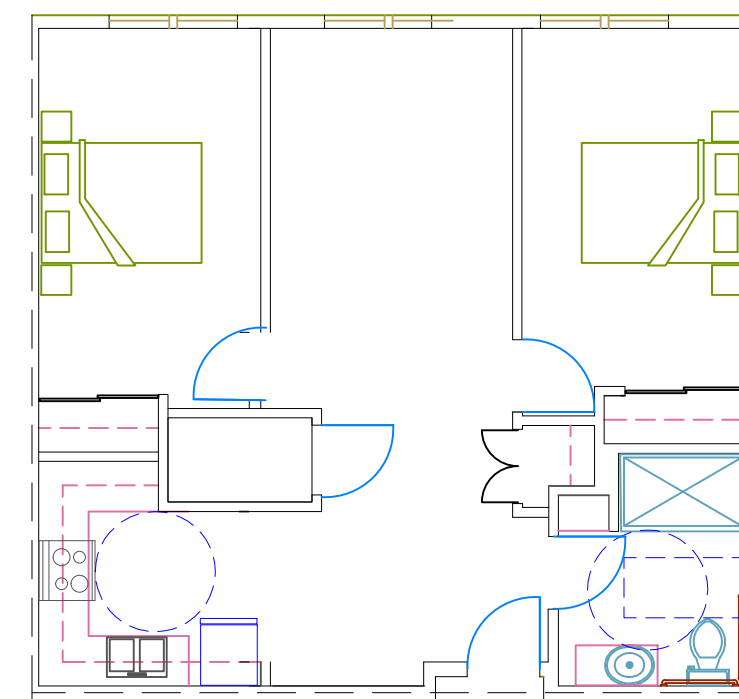
SITE PLAN 10,000 SF (0.2295 ACRES)

PARKING LEVEL PLAN 5,275 SF.

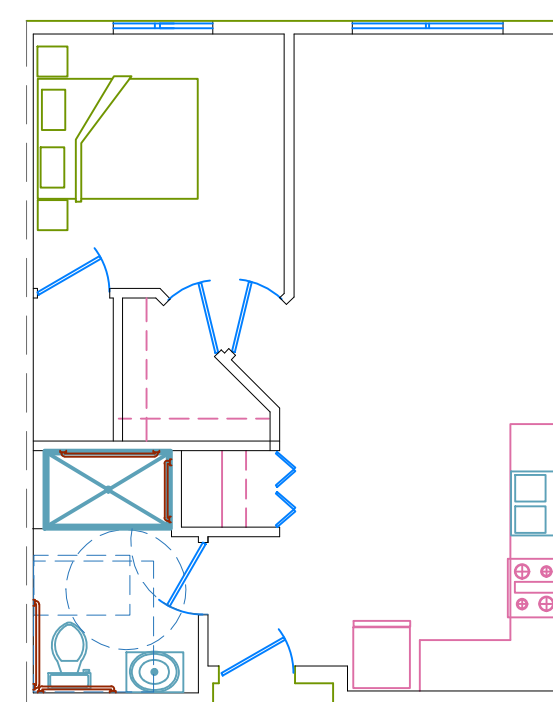
1ST FLOOR PLAN 5,275 SF.



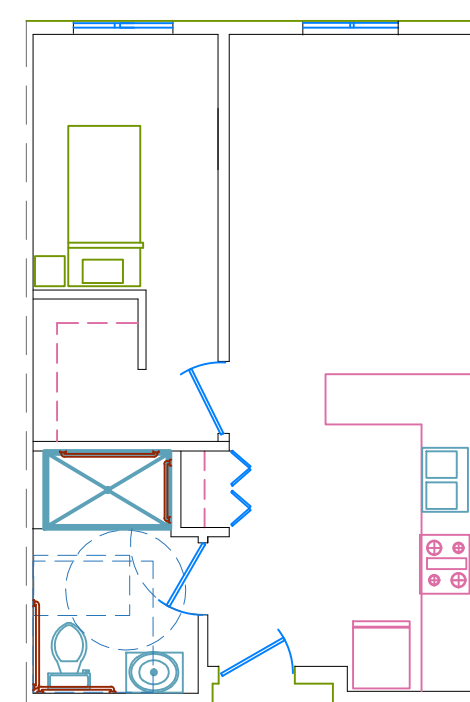
3 BED UNIT 1044 SF.



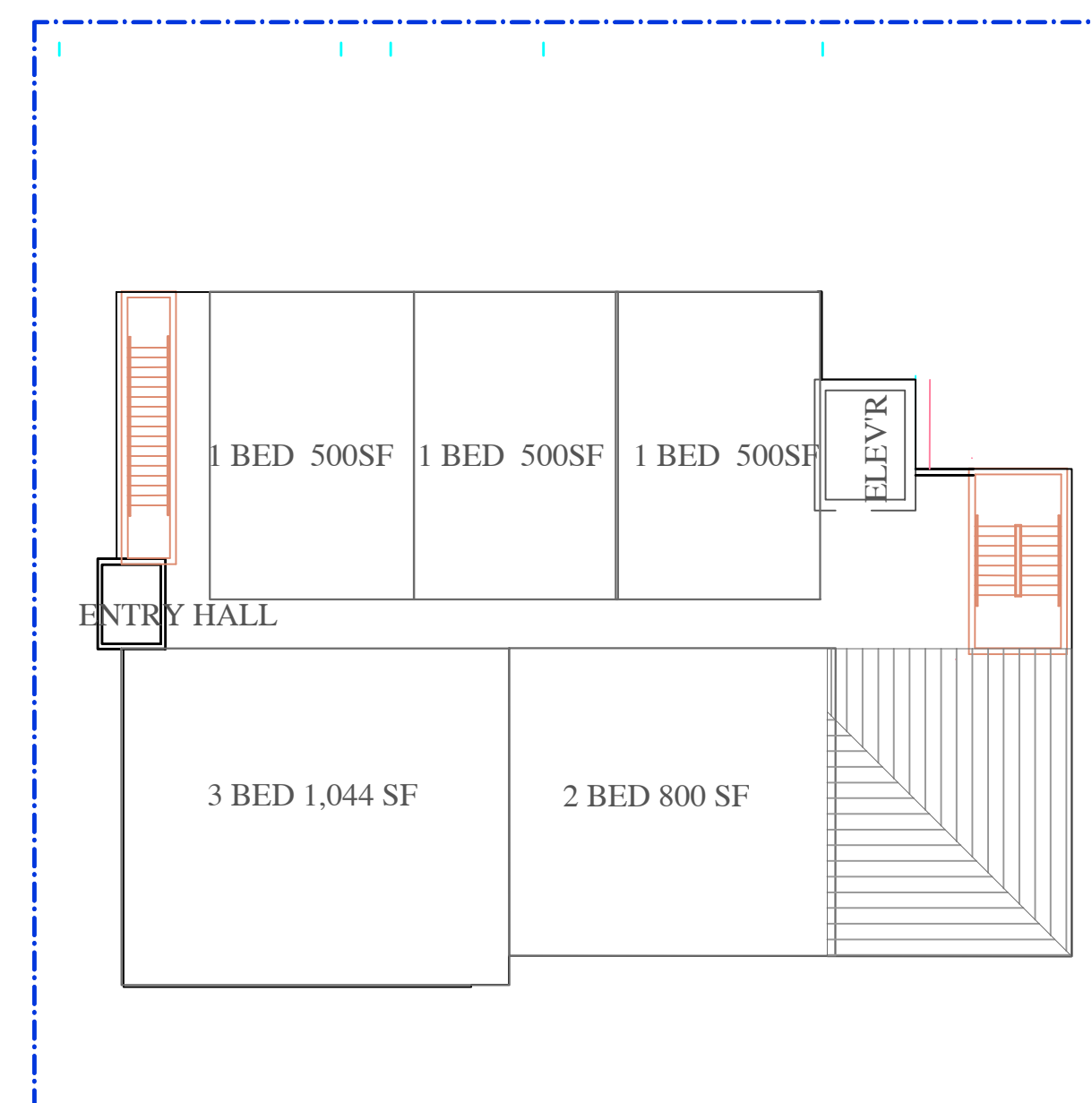
2 BED UNIT 800 SF.



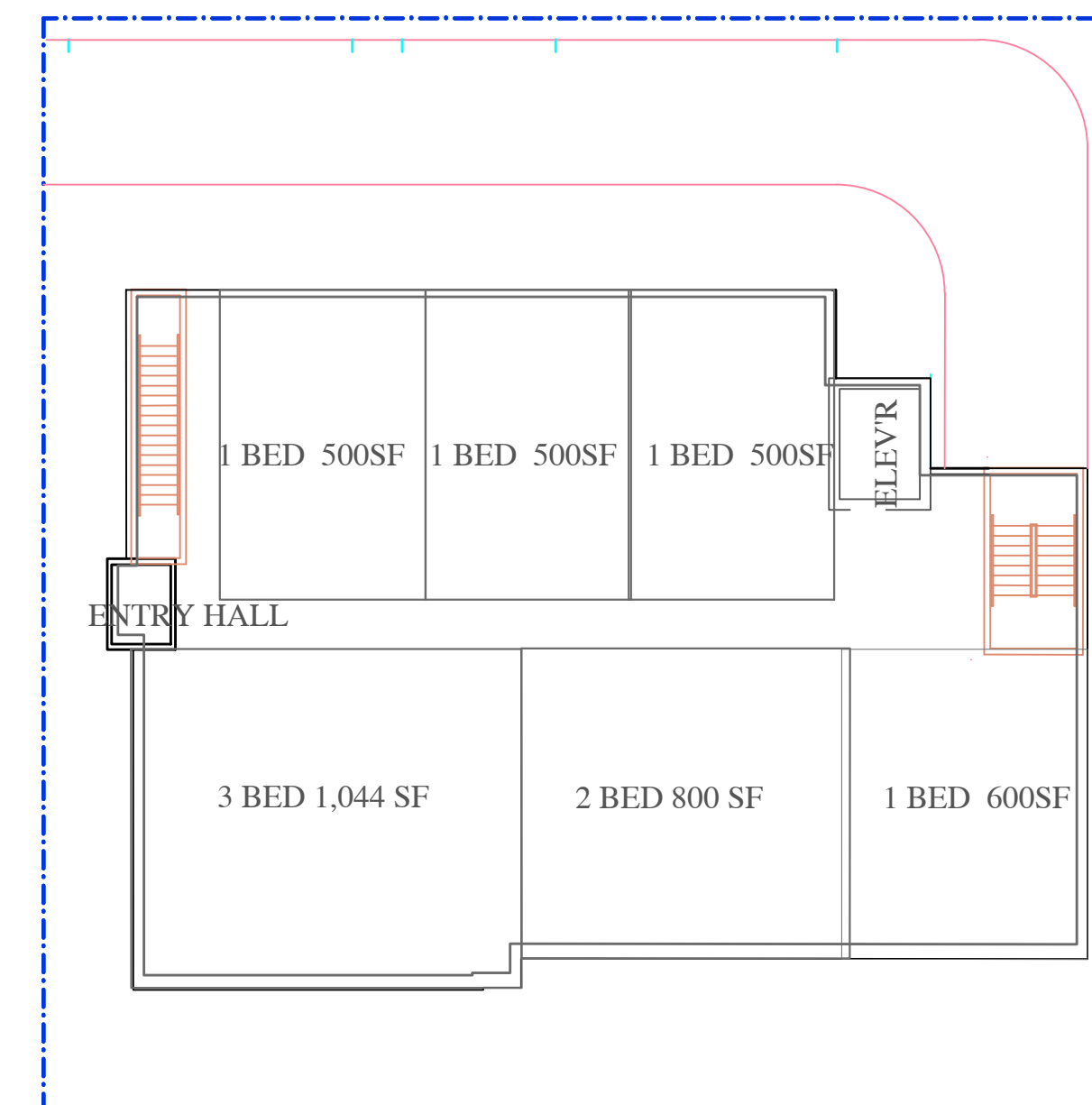
1 BED UNIT 600 SF.



1 BED UNIT 500 SF.



3RD FLOOR PLAN 4,623 SF.



2ND FLOOR PLAN 5,275 SF

SITE DATA.	
318 S. 24TH ST. AND 2330 W. MINERAL ST. MILWAUKEE, WI	
GROSS LAND AREA	10,000 SQ. FT.
PRINCIPAL BUILDING AREA	5,275 SQ. FT.
SITE PARKING AND DRIVE AREA	1,651 SQ. FT.
LOWER LEVEL PARKING AREA	5,275 SQ. FT.
LANDSCAPE AND OPEN SPACES AREA	3,074 SQ. FT.
UNIT DENSITY (LOT AREA/UNIT)	588.2 SQ. FT./DWL
PROPOSED NUMBER OF BUILDINGS	1
UNITS PER BUILDING	17
BEDROOMS PER UNIT	1, 2, AND 3
PARKING SPACES PROVIDED	16 SPACES

CITY OF MILWAUKEE
FILE #160918



CLARKE SQUARE APARTMENTS

MILWAUKEE WI.

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12-09-2016
12-02-2016

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ALTA/NSPS
LAND TITLE SURVEY

CLIENT
Cardinal Capital Management, Inc.

SITE ADDRESS
918 S. 24th St. and 2330 W. Mineral St, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
PARCEL II:
The West 50 feet of Lots 11 and 12, Block 18 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.
PARCEL III:
The West 50 feet of the East 100 feet of Lots 11 and 12, Block 18 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the North line of the West Mineral Street which is assumed to bear N88°14'07"E.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-814569-MAD, effective date of August 16, 2016 which lists the following easements and/or restrictions from schedule B-11:

1, 2, 3 & 5 visible evidence shown, if any.

4, 6, 7, 14, 15, 16, 17, 18, 19, 20, & 21 not survey related.

8, 9, 10, 11, 12, 13, & 22 related to Parcel 1.

PARKING SPACES
There are no parking spaces marked on this site.

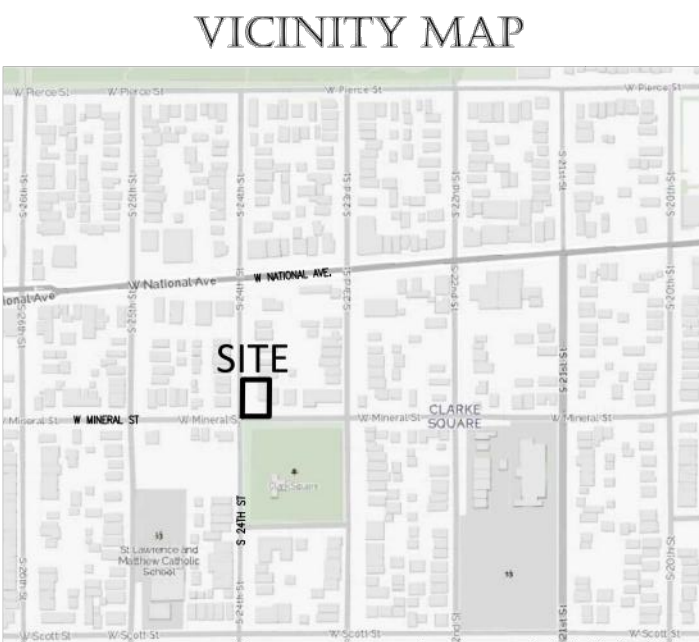
FLOOD NOTE
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0089E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
Municipal Code: Sec. 295-503-2.
Site is zoned: RT-4 (Residential District)
Front setback: Average but never more than 20 feet
North or West Side setback: 1.5 feet
South or East Side setback: 3.5 feet
Rear setback: 10 feet
Maximum building height: 45 feet

LAND AREA
The Land Area of the subject property is 10,000 square feet or 0.2295 acres.

TABLE "A" ITEMS
11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20163910845 & 20163910829. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.

Vertical datum is based on National Geodetic Vertical Datum of 1929
Note: Elevations area adjusted to the City of Milwaukee Vertical Datum, which is NGVD - 580.603



TO: Cardinal Capital Management, Inc.
First American Title Insurance Company

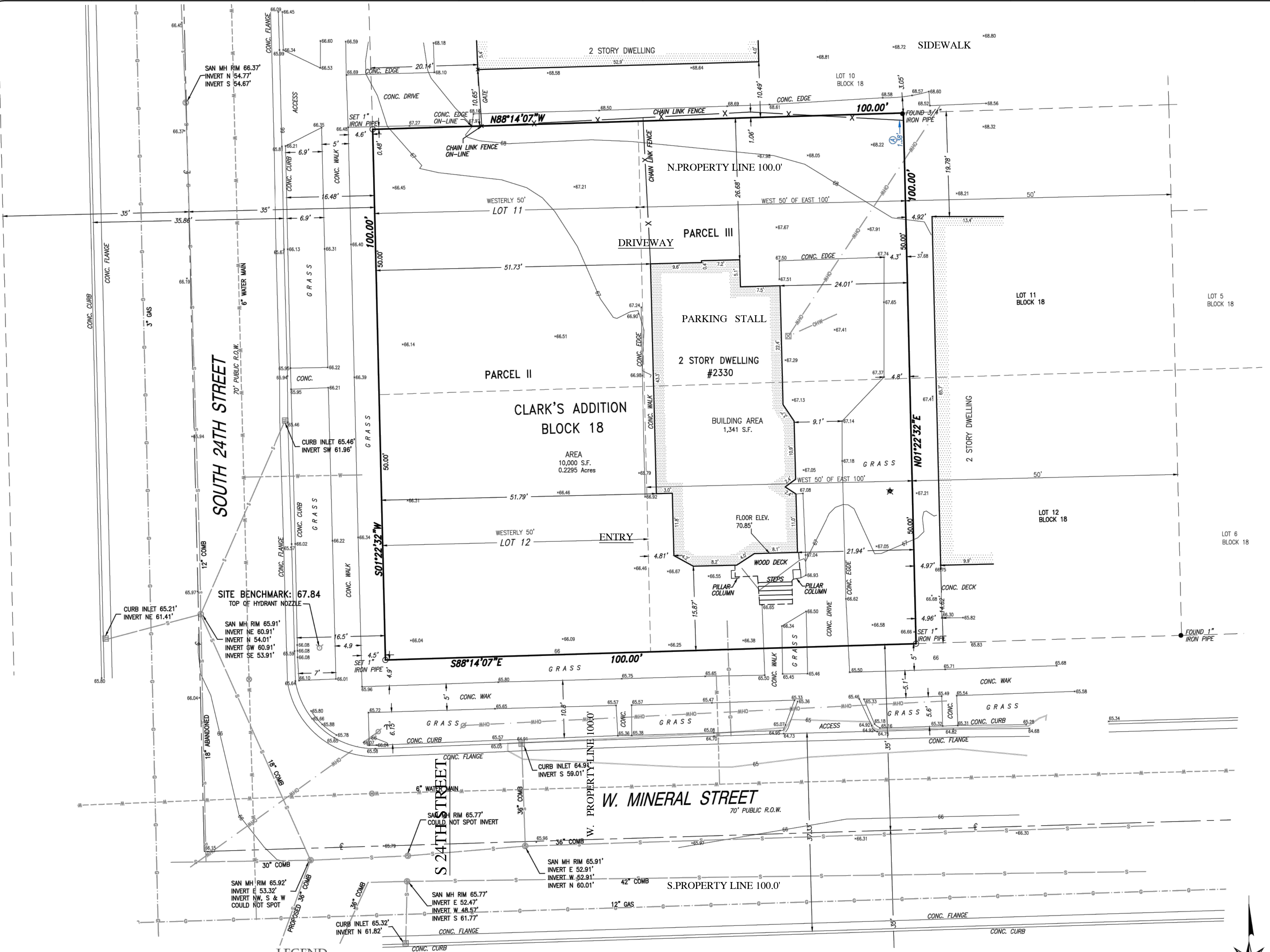
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 20, 21, and 22 of Table A thereof. The field work was completed on Sep 29, 2016.

Date of Map: October 12, 2016.

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

DONALD C. CHAPUT
S-1316
MILWAUKEE, WI
Professional Land Surveyor
Registration Number S-1316

CITY OF MILWAUKEE
FILE #160918

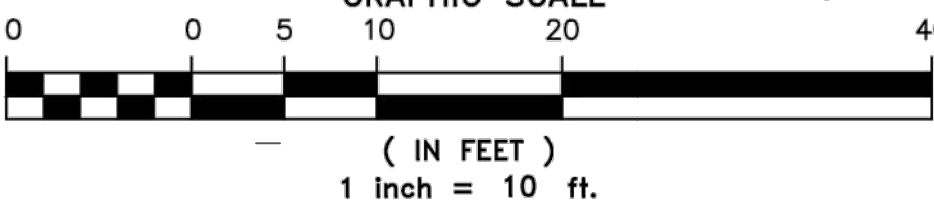


- LEGEND**
- INDICATES FOUND 1" IRON PIPE
 - INDICATES SET 1" IRON PIPE
 - ⊕ INDICATES FOUND CHISELED CROSS
 - ⊙ SANITARY MANHOLE
 - ⊙ SANITARY CLEANOUT OR VENT
 - ⊙ M.I.S. MANHOLE
 - ⊙ UNKNOWN MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ INLET (ROUND)
 - ⊙ INLET (SQUARE)
 - ⊙ CURB INLET
 - ⊙ STORM SEWER END SECTION
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ WATER VALVE
- ⊙ HYDRANT
 - ⊙ WATER MANHOLE
 - ⊙ WATER SERVICE CURB STOP
 - ⊙ WELL HEAD
 - ⊙ STAND PIPE
 - ⊙ WALL INDICATOR VALVE
 - ⊙ POST INDICATOR VALVE
 - ⊙ LIGHT POLE
 - ⊙ SPOT/YARD LIGHT
 - ⊙ UTILITY POLE
 - ⊙ GUY POLE
 - ⊙ GUY WIRE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ CABLE PEDESTAL
 - ⊙ CONTROL BOX
 - ⊙ FIBER OPTIC SIGN
 - ⊙ TRAFFIC LIGHT
 - ⊙ COMMUNICATION MANHOLE
 - ⊙ BOLLARD
 - ⊙ SOIL BORING/MONITORING WELL
 - ⊙ WATER SURFACE
 - ⊙ WETLANDS FLAG
 - ⊙ MARSH
 - ⊙ FLAGPOLE
 - ⊙ PARKING METER
 - ⊙ SIGN
- ⊙ MAILBOX
 - ⊙ RAILROAD CROSSING SIGNAL
 - ⊙ HANDICAP SPACE
 - ⊙ CONIFEROUS TREE
 - ⊙ DECIDUOUS TREE
 - ⊙ SANITARY SEWER
 - ⊙ STORM SEWER
 - ⊙ WATERLINE
 - ⊙ MARKED GAS MAIN
 - ⊙ MARKED ELECTRIC
 - ⊙ OVERHEAD WIRES
 - ⊙ MARKED TELEPHONE
 - ⊙ MARKED CABLE TV LINE
 - ⊙ MARKED FIBER OPTIC
 - ⊙ FENCE

ENCROACHMENT TABLE

A	CHAIN LINK FENCE 1.38" ON PROPERTY LINE
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SITE SURVEY 10,000 SF (0.2295 ACRES)



CLARKE SQUARE APARTMENTS
MILWAUKEE WI.

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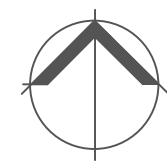
12-09-2016
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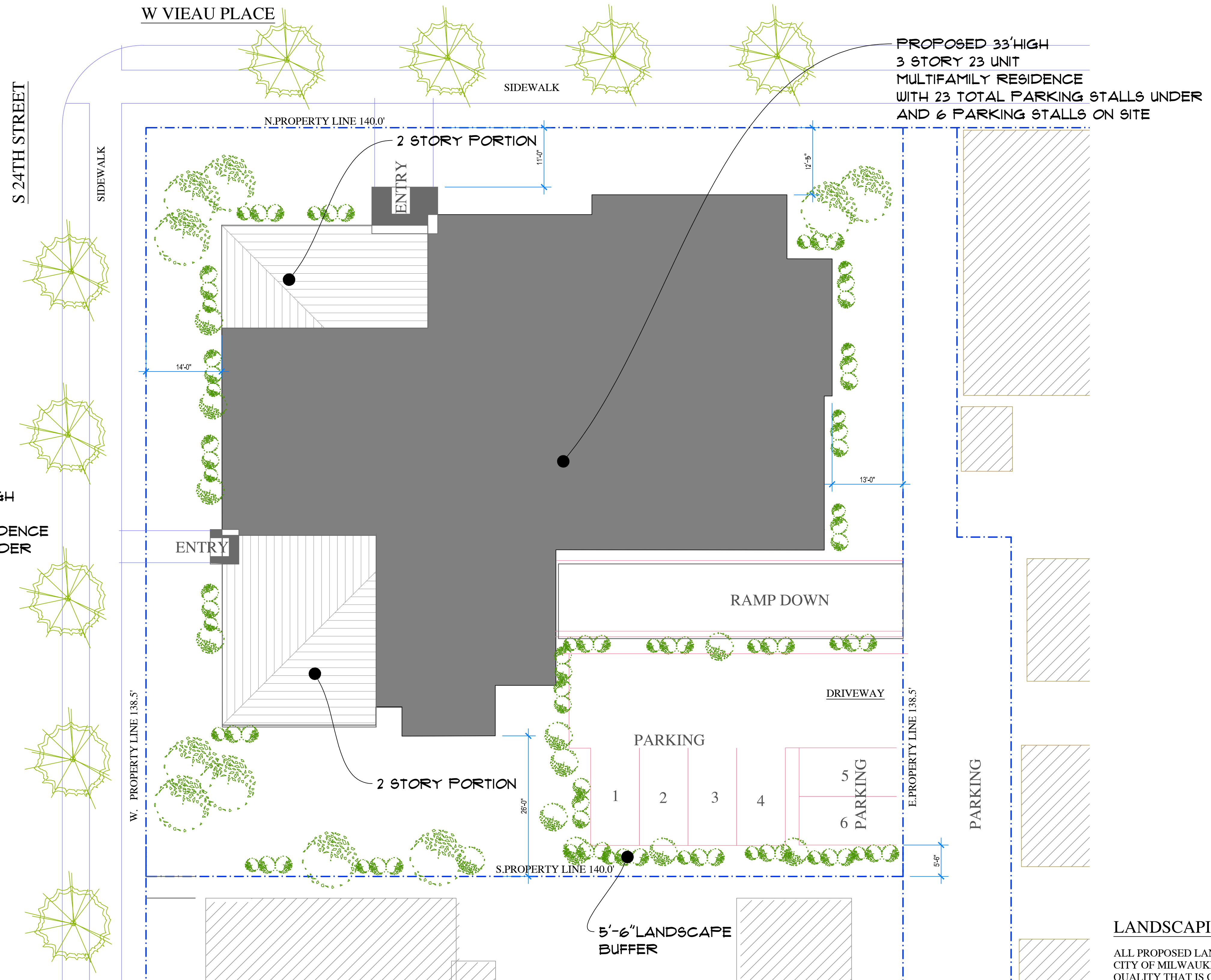
2331 W.VIEAU PL. AND 1114 S.24TH ST.
MILWAUKEE, WI



VICINITY MAP
NTS

CLARKE SQUARE

PROPOSED 33' HIGH
3 STORY 23 UNIT
MULTIFAMILY RESIDENCE
WITH PARKING UNDER



SITE PLAN 19,390 SF (0.4451 ACRES)
BUILDING FOOT PLATE 8,900SSF.
SCALE 1/16"=1'0"

LANDSCAPING.

ALL PROPOSED LANDSCAPING SHALL BE AS REQUIRED BY THE CITY OF MILWAUKEE DESIGN STANDARDS, AND SHALL BE OF A QUALITY THAT IS CONSISTENT WITH THE STANDARD OF THE ASSOCIATION OF NURSERYMEN. PROPERTY MANAGEMENT WILL MAINTAIN ON AN ONGOING BASIS A PROGRAM OF VEGETATION REPLACEMENT AND RENEWAL. PLANT AND VEGETATION SPECIES SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE LANDSCAPE STANDARDS.

CITY OF MILWAUKEE
FILE #160918



CLARKE SQUARE APARTMENTS

MILWAUKEE WI.

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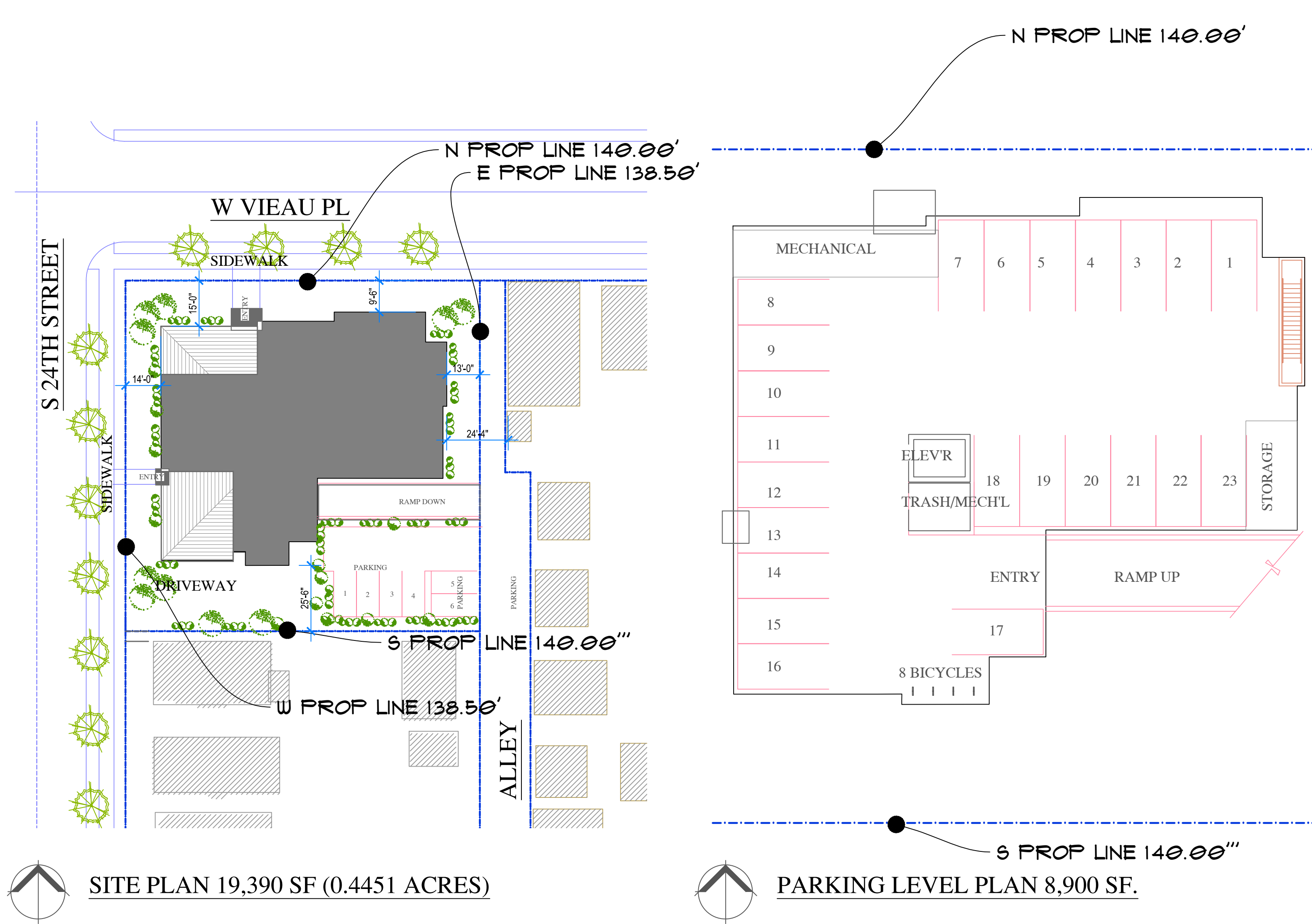
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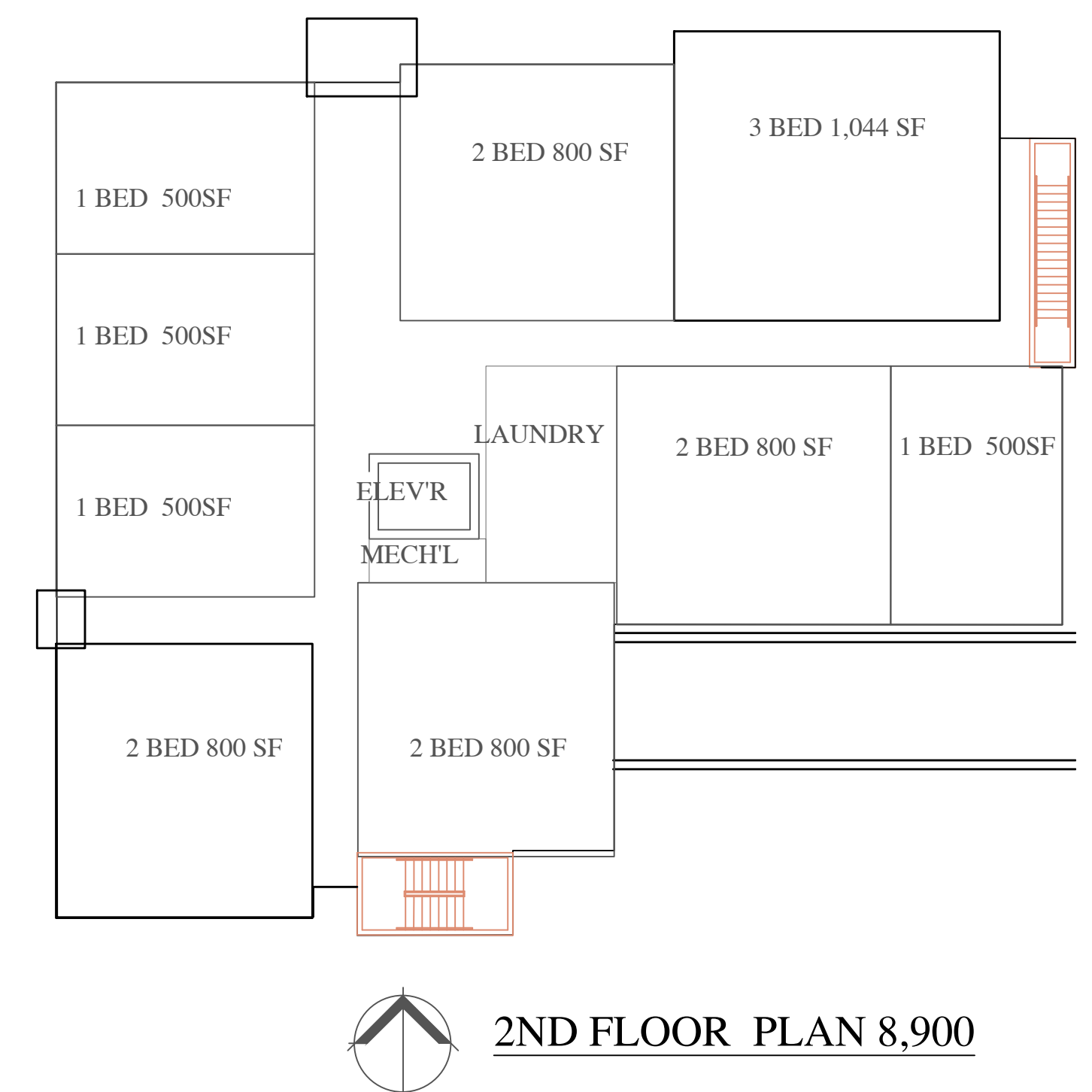
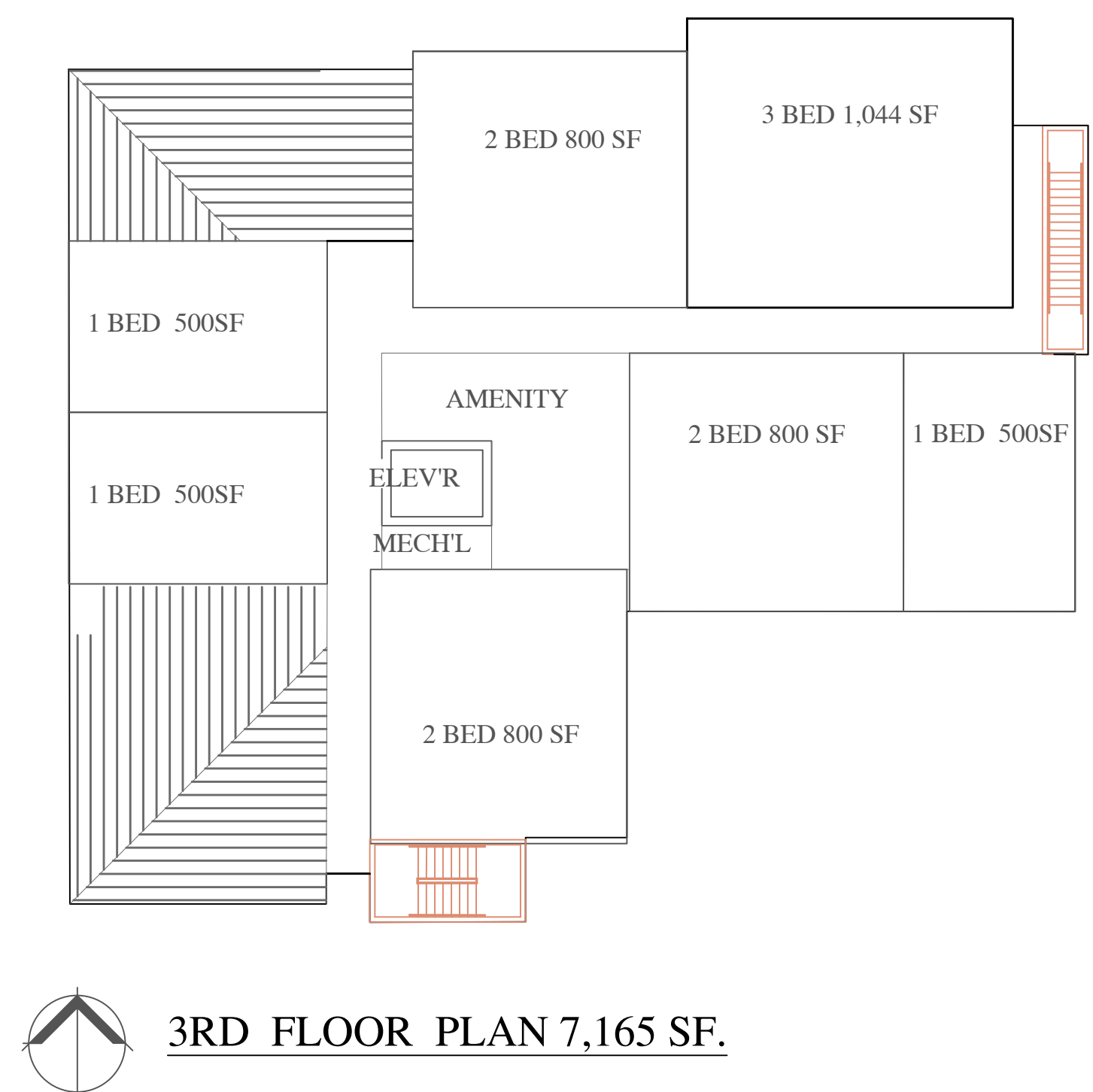
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12-09-2016
12-02-2016

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3 BED-1 1/2 BATH 1,044 SQ.FT. 2 BED 800 SQ.FT. 1 BED -A- 500 SQ.FT.	UNIT DATA. W VIEAU PL ST.				
		3 BED	2 BED	1-A-BED	
23 PARKING +6 ON SITE					
7,615 SQ.FT.	3 RD.	1	3	3	7
8,900 SQ.FT.	2 ND.	1	4	4	9
8,900 SQ.FT.	1 ST.	1	3	3	7
24,965 SQ.FT.		3	10	10	23
8,900 SQ.FT. PARKING					
19,390 SQ.FT. LOT AREA					



SITE DATA. 2331 W VIEAU PL. AND 1114 S 24TH STREET MILWAUKEE, WI	
GROSS LAND AREA	1,9390 SQ.FT.
PRINCIPAL BUILDING AREA	8,900 SQ.FT.
SITE PARKING AND DRIVE AREA	3,232 SQ.FT.
LOWER LEVEL PARKING AREA	8,900 SQ.FT.
LANDSCAPE AND OPEN SPACES AREA	7,258 SQ.FT.
UNIT DENSITY (LOT AREA/UNIT)	841 SQ.FT./DWL
PROPOSED NUMBER OF BUILDINGS	1
UNITS PER BUILDING	23
BEDROOMS PER UNIT	1,2, AND 3
PARKING SPACES PROVIDED	23 SPACES

**CITY OF MILWAUKEE
FILE #160918**



CLARKE SQUARE APARTMENTS

MILWAUKEE WI.

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12-09-2016
12-02-2016
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MANAGEMENT

ALTA/NSPS
LAND TITLE SURVEY

CLIENT
Cardinal Capital Management, Inc.

SITE ADDRESS
2331 W Vieau Pl. and 1114 S 24th St, City of Milwaukee, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
PARCEL I:
The North 35 feet of Lot 9 in Block 31 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, excepting therefrom that part conveyed to the City of Milwaukee by Quit Claim Deed in Volume 1215 of Deeds at page 529 as Document No. 1567043.

AND
Lots 7 and 8 in Block 31 in Clark's Addition, in the Southwest 1/4 of Section 31, in Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, together with the South 3.5 feet of vacated Vieau Place abutting Lot 7; excepting therefrom that part conveyed to the city of Milwaukee by Quit Claim Deed in Volume 1215 of Deeds at page 530 as Document No. 1567046.

BASIS OF BEARINGS
Bearings are referenced to the East line of the South 24th Street which is assumed to bear S01°19'24"W

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-814569-MAD, effective date of August 16, 2016 which lists the following easements and/or restrictions from schedule B-III:
1, 2, 3 & 5 visible evidence shown, if any.
4, 6, 7, 12, 13, & 22 not survey related.
14, 15, 16, 17, 18, 19, 20, & 21 related to Parcel II & III.

8. Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the insured premises lying within vacated public ways, pursuant to Section 66.1005(2) (a) Wisconsin Statutes.
NOTE: Resolution for West Vieau Place street vacation recorded on June 8, 1981 as Document No. 5480513. *Affects property by location, shown.*

9. Easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded on May 26, 1961 as Document No. 3881010. *Affects property by location, shown.*

10. Restriction covenant and use restriction contained in Warranty Deed recorded on November 12, 1992 as Document No. 6688570. *Affects property by location, blanket type.*

11. Order to Raze and Remove Build recorded on October 9, 2014 as Document No. 10402303. *Affects property by location, blanket type.*

PARKING SPACES
There are no parking spaces marked on this site.

FLOOD NOTE
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C00189E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
Municipal Code: Sec. 295-503-2.
Site is zoned: RT-4 (Residential District)
Front setback: Average but never more than 20 feet
North or West Side setback: 1.5 feet
South or East Side setback: 3.5 feet
Rear setback: 10 feet
Maximum building height: 45 feet

LAND AREA
The Land Area of the subject property is 19,390 square feet or 0.4451 acres.

Vertical datum is based on National Geodetic Vertical Datum of 1929
Note: Elevations area adjusted to the City of Milwaukee Vertical Datum, which is NGVD - 580.603

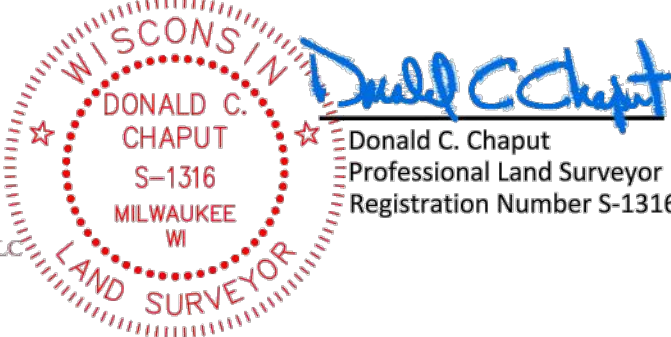
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TO: Cardinal Capital Management, Inc.
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11, 20, 21, and 22 of Table A thereof. The field work was completed on October 10, 2016.

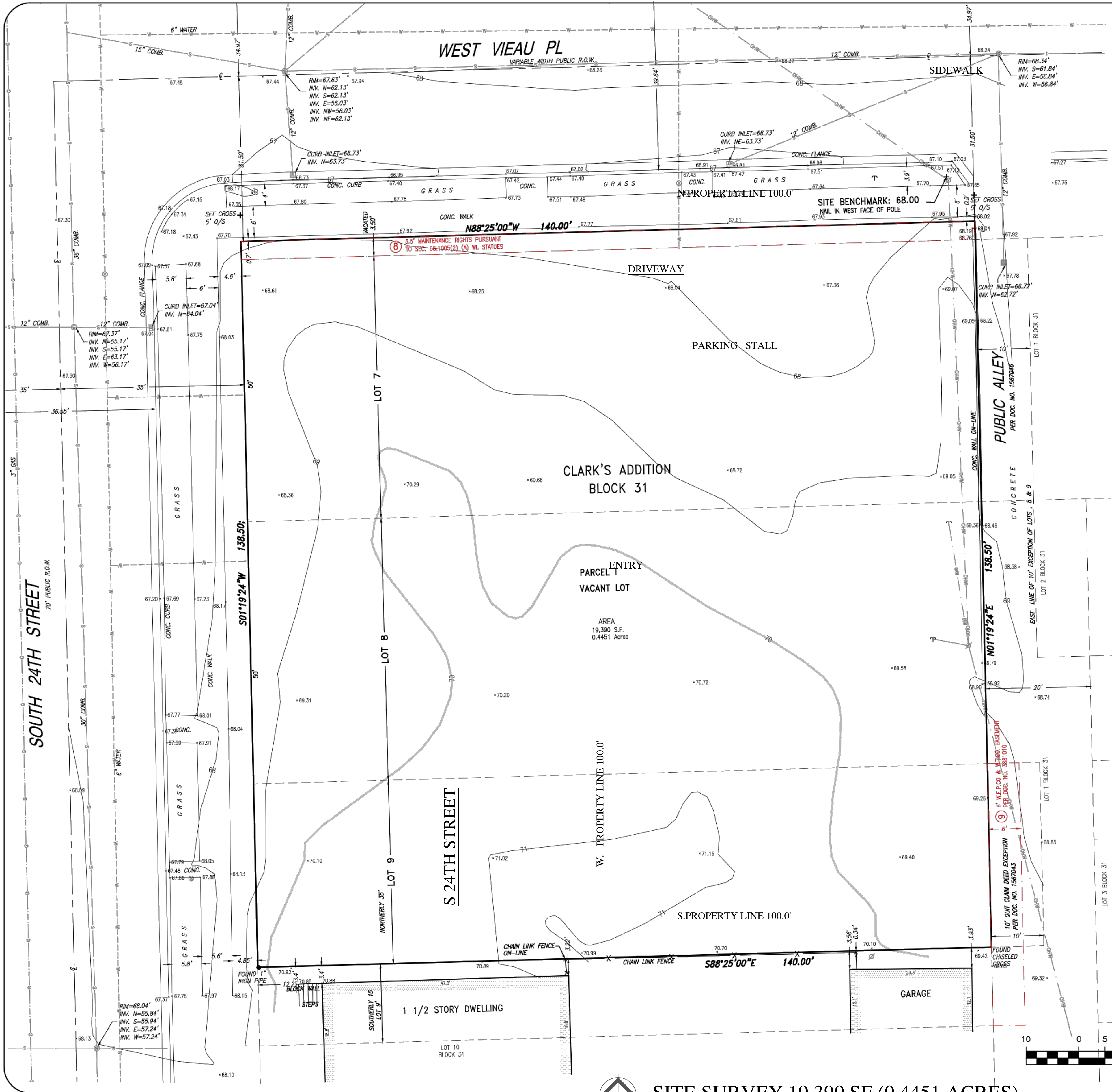
Date of Map: October 13, 2016.

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

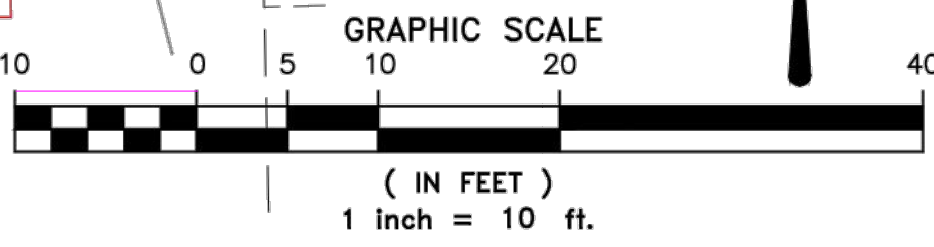
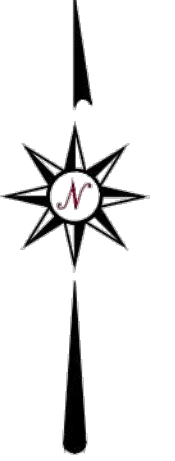


Drawing No. 2416/far

CITY OF MILWAUKEE
FILE #160918



- LEGEND
- INDICATES FOUND 1" IRON PIPE
 - INDICATES SET 1" IRON PIPE
 - + INDICATES FOUND CHISELED CROSS
 - SANITARY MANHOLE
 - ◇ SANITARY CLEANOUT OR VENT
 - M.I.S. MANHOLE
 - UNKNOWN MANHOLE
 - STORM MANHOLE
 - INLET (ROUND)
 - INLET (SQUARE)
 - CURB INLET
 - STORM SEWER END SECTION
 - GAS VALVE
 - GAS METER
 - WATER VALVE
 - HYDRANT
 - WATER MANHOLE
 - WATER SERVICE CURB STOP
 - WELL HEAD
 - STAND PIPE
 - WALL INDICATOR VALVE
 - POST INDICATOR VALVE
 - LIGHT POLE
 - SPOT/YARD LIGHT
 - UTILITY POLE
 - GUY POLE
 - GUY WIRE
 - ELECTRIC MANHOLE
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - TELEPHONE MANHOLE
 - TELEPHONE PEDESTAL
 - CABLE PEDESTAL
 - CONTROL BOX
 - FIBER OPTIC SIGN
 - TRAFFIC LIGHT
 - COMMUNICATION MANHOLE
 - BOLLARD
 - SOIL BORING/MONITORING WELL
 - WATER SURFACE
 - WETLANDS FLAG
 - MARSH
 - FLAGPOLE
 - PARKING METER
 - SIGN
 - MAILBOX
 - RAILROAD CROSSING SIGNAL
 - HANDICAP SPACE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
- SANITARY SEWER
 - STORM SEWER
 - WATERLINE
 - MARKED GAS MAIN
 - MARKED ELECTRIC
 - OVERHEAD WIRES
 - MARKED TELEPHONE
 - MARKED CABLE TV LINE
 - MARKED FIBER OPTIC
 - FENCE



SITE SURVEY 19,390 SF (0.4451 ACRES)



CLARKE SQUARE APARTMENTS
MILWAUKEE WI.

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