

EXHIBIT A

File No.

September 20, 2004

John Hyslop
Manager of Planning Administration
City of Milwaukee -Department of City Development
809 North Broadway
Milwaukee, Wisconsin 53202

Re: Niets Apartment Building
4642 West Highland Avenue
Planned Development - Minor Modification Request

Mr. Hyslop:

We are planning the aforementioned project for our client, Robert D. Stein of Niets Property Management. As we initiated the documentation portion of the project, it was decided that the unit type mix needed to be diversified to attract a larger tenant base. The thirty-two, one-bedroom unit building was adapted to include efficiency and two-bedroom units.

Therefore we are requesting, on the owner's behalf, approval of a minor modification to the previously approved Detailed Planned Development. This modification will not alter the count of units (32) and slightly modified the window placement on the exterior of the building. The foot print of the building and the proposed amount of parking will not be changed.

The following statistical summary compares the approved arrangement with the proposed revised arrangement.

| <u>Statistical Information</u> | <u>Approved DPD</u> | <u>Proposed Revised DPD</u> |
|---|-------------------------|---------------------------------|
| Total Number of Dwelling Units | 32 | 32 |
| Total number of Total Bedrooms | 32 | 40 |
| One Bedroom Units | 32 | 16 |
| Efficiency Units | 0 | 8 |
| Two Bedroom Units | 0 | 8 |
| Total number of Parking Spaces | 25 | 25 |
| Total number of Parking Spaces per Dwelling Unit | 0.78 | 0.78 |

As you can see, the modification does not impact the overall unit numbers and parking ratio.

Attached are floor plan and exterior elevation drawings for you reference and review.

Please consider our request for approval of the minor modification to the previously approved Detailed Planned Development. If you have any questions regarding this, please feel free to contact me. Thank you for your consideration.

Sincerely,

Gregory C. Pogorelc
Architect
WORKSHOPARCHITECTS, Inc.

Enclosure.

cc: Robert D. Stein - Niets Property Management
Vanessa Kostner - City of Milwaukee DCD
Greg Peters - Venture Development
Scott Kindness - Workshop Architects

PROJECT NAME:
NIETS APARTMENT BUILDING

PROJECT ADDRESS:
 4246 W. HIGHLAND AVE
 MILWAUKEE, WI

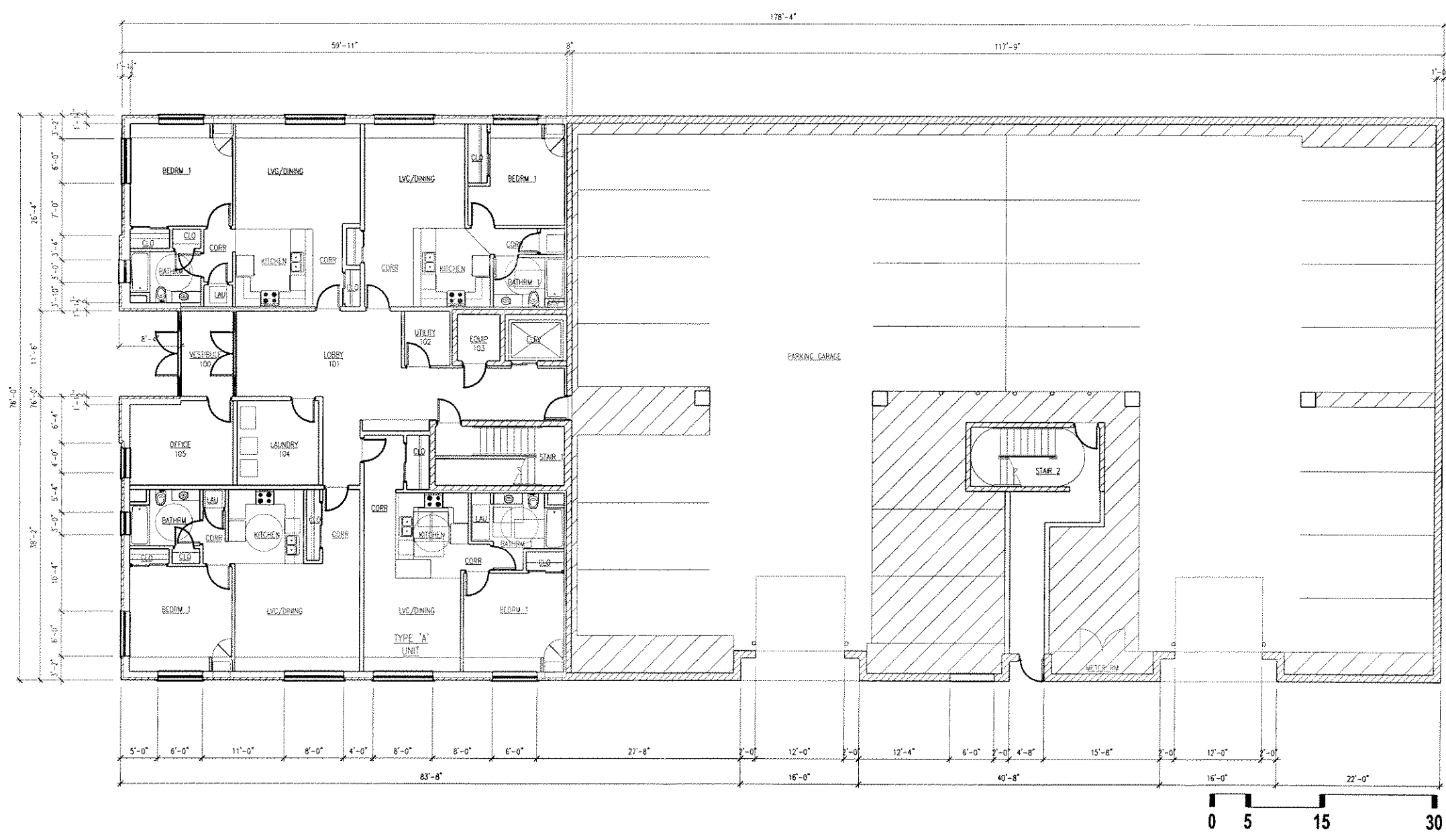
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| WSA PROJECT NO. | 03-125 |
| SCALE | AS NOTED |
| PHASE | SCHEMATIC DESIGN |
| DATE | 09.22.04 |

1ST FLOOR PLAN

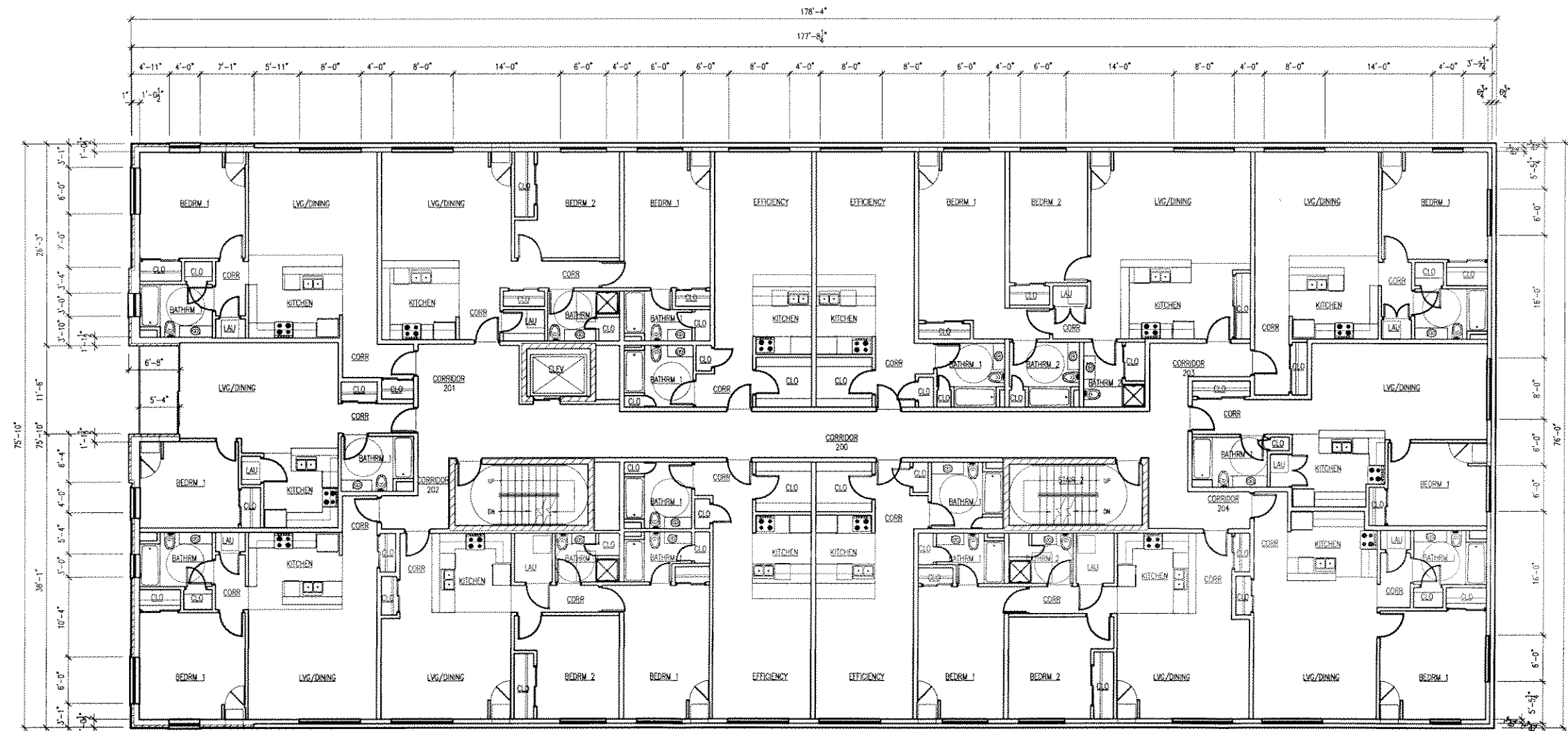
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1 FIRST FLOOR PLAN

PROJECT NAME:
NIETS APARTMENT BUILDING

PROJECT ADDRESS:
 4246 W. HIGHLAND AVE
 MILWAUKEE, WI

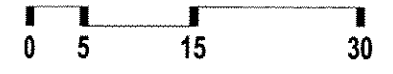


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WSA PROJECT NO. 03-125
 SCALE AS NOTED
 PHASE SCHEMATIC DESIGN
 DATE 09.22.04

2ND & 3RD FLOOR PLAN



1 SECOND AND THIRD FLOOR PLAN

A2.01

PROJECT NAME:
NIETS APARTMENT BUILDING

PROJECT ADDRESS:
 4246 W. HIGHLAND AVE
 MILWAUKEE, WI

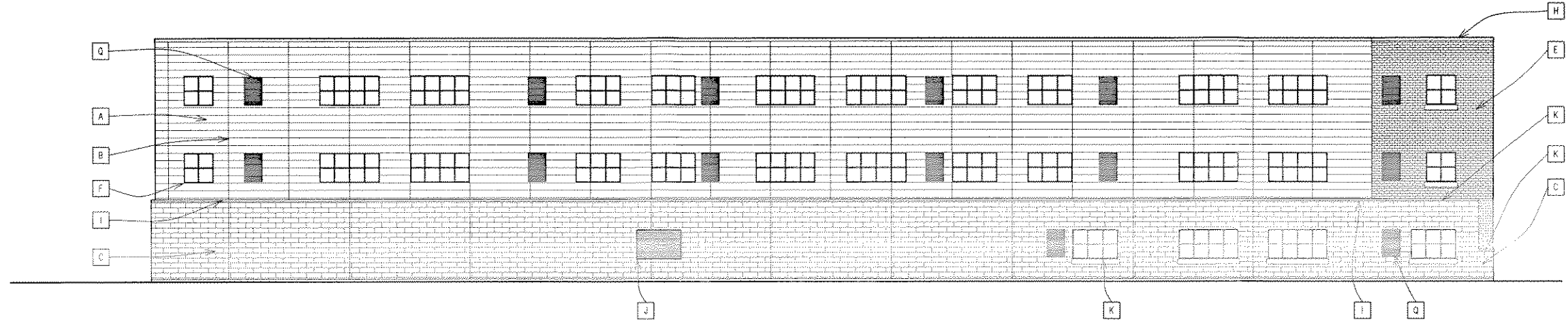
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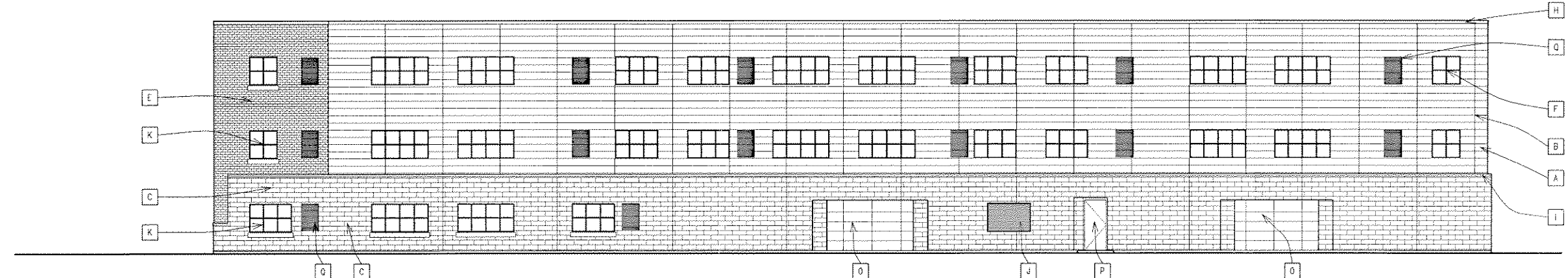
WSA PROJECT NO. 03-125
 SCALE AS NOTED
 PHASE SCHEMATIC DESIGN
 DATE 09.22.04
EXTERIOR ELEVATIONS

KEY NOTES

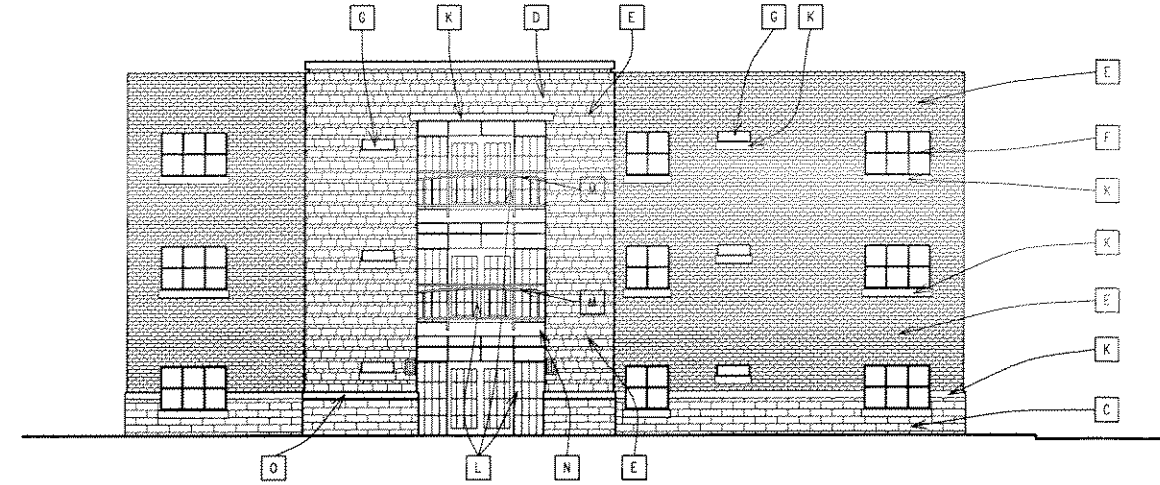
- A LAPPED CEMENT BOARD SIDING
- B METAL FLASHED VERTICAL JOINTS
- C DECADE BRICK (TYPE 1)
- D DECADE BRICK (TYPE 2)
- E DECADE BRICK (TYPE 3)
- F ANODIZED ALUMINUM SINGLE HUNG WINDOWS (WOJAN)
- G ANODIZED ALUMINUM SLIDING WINDOW WITH OPAQUE GLAZING (WOJAN)
- H METAL COPING
- I METAL FLASHING
- J PREFINISHED METAL LOUVER
- K STONE SILL/SILL CAP/LINTEL
- L WOOD DOOR/SIDE LITE/TRANSOM
- M PAINTED METAL RAILING
- N WOOD FASCIA @ WOOD DECK
- O INSULATED OVERHEAD ALUMINUM DOOR
- P H.M. INSULATED ALUMINUM DOOR/FRAM
- Q MAGIC-PAK EXTERIOR LOUVER



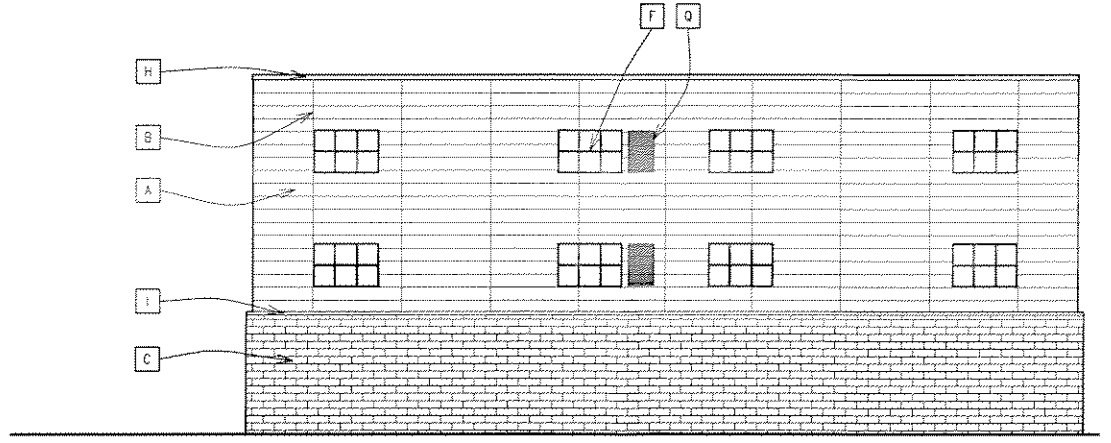
4 NORTH ELEVATION



3 SOUTH ELEVATION



2 WEST ELEVATION



1 EAST ELEVATION

