

**Lafayette Place
1900 East Lafayette Place
Milwaukee, Wisconsin 53202**

Compliance with District Standards.

- 1) Lafayette Place will comply with the SIZE standard based on its area square footage of 49,049 square feet exceeding the 14,000 square foot minimum.
- 2) The current DENSITY allowable is 327 units, and Lafayette Place will only have 139 units, equal to 42.5% of the allowable density.
- 3) The SPACE BETWEEN STRUCTURES will meet the requirements of the Wisconsin Administrative Code.
- 4) The structure will have SETBACKS as approved by the Detailed Plan, but will not require the 25 foot perimeter setback because the tract is less than 5 acres.
- 5) Lafayette Place will have appropriate landscaping and SCREENING, but is not adjacent to business or industrial uses.
- 6) The three corners of the tract will provide appropriate landscaped OPEN SPACES for both residents and neighbors to have areas available for seating, gathering and relaxation.
- 7) The CIRCULATION FACILITIES at Lafayette Place will be planned and consistent with appropriate design for a high-rise residential building.
- 8) LIGHTING utilized at Lafayette Place will conform to the established standards used by the City of Milwaukee.
- 9) UTILITIES will be installed underground, and above ground equipment will be shielding by both fencing and landscape material.
- 10) SIGNS utilized at Lafayette Place will conform to the signage standards of the City of Milwaukee.

EXHIBIT A

File No. 001430

ZND/CC

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Written description of the overall development concept.

Lafayette Place is intended to be a high-quality for-sale residential condominium development consisting of 135 units in a 32 story building plus 4 adjacent on-site townhome units. The sales price range is approximately \$200,000 to \$2,000,000 with a total sell-out value of \$70,000,000, yielding approximately \$2,000,000 per year in property tax revenue.

The 32 story building will consist of units comprising one bedroom plus den, two bedrooms, three bedroom and some larger condominiums. Enclosed parking will be available at the rate of 2 parking spaces per unit, plus additional available parking of 17 spaces for residents, guests and daytime staff.

Amenities included within the building are a fitness area with a variety of fitness equipment, an aerobics area with mirrored wall and ballet rail, a meeting/party room for the exclusive use of the residents, outdoor terrace room, a catering kitchen, business conference center, game room for youngsters, billiards room and a card room. Outdoor amenities include a parking structure rooftop garden with benches, small trees and flowering plants. Additionally, the three corners of the property will be invitingly landscaped to provide seating, gathering and relaxation areas. At the north end of the property, there will be direct ramp access to Oak Leaf Trail providing residents the opportunity to access this 4 mile long amenity directly at the edge of the property.

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Statistical Analysis

	Square Feet	Acreage	% of Total
Gross Land Area	49,049	1.1260	100.00%
Land Covered by Principal Buildings	20,329	0.4667	41.45%
Land Devoted to Parking, Drives and Parking Structure	16,621	0.3816	33.89%
Land Devoted to Landscaped Open Space	12,099	0.2778	24.67%

Dwelling Unit Density 139 units

Proposed Number of Buildings 2 buildings

Dwelling Units per Building 135 units
 4 units

Bedrooms per Unit 14 one bedroom units
 50 two bedroom units
 72 three bedroom units
 3 four bedroom units

Parking Spaces Provided 295 enclosed spaces





