

***Detailed Planned Development
For
Le Parc House***

**Project Description
and
Owner's Statement of Intent**

SunStarr Real Estate Group, LLC (“SunStarr”) joins with J&W Associates of Wisconsin (“J&W”), in requesting a change from the Le Parc House General Planned Development previously approved for Lot 5, Block 2 to a Detailed Planned Development.

Subject Property

The property subject to this Planned Development is described as:

Part of Lot Five (5), Block Two (2), in the Highlands, a Planned Development, being a subdivision of a part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of Section Seven (7), Township Eight (8) North, Range Twenty-one (21) East in the City of Milwaukee, Milwaukee County, Wisconsin.

Please see attached legal description for more detail.

The property is a 2.182 acre tract of land generally described as 10851 West Donna Drive in the City of Milwaukee.

This parcel will be reserved for development of 80 multi-family residential units exclusively for seniors, 55 years or older, as set forth in the previously approved General Development Plan. A shared access drive with Meetinghouse and Garden Place is provided.

Intended Development

The property will be developed as *Garden Terrace*, a two and three-story building with 80 living units for senior residents 55 years or older. The prairie-style building will be finished in a combination of brick and EFIS siding. The building will have multiple key-lock entrances providing access to one elevator and two stairwells. The building will have a maximum height of 39 feet and will have a roof pitch of 4 in 12.

The building will include 12 studio, 54 one-bedroom units and 14 two-bedroom residential units with full kitchens and emergency pull-cords and 26 units will have balconies or patios. *Garden Terrace* will also have a central kitchen, common and private dining areas, a beauty salon, a library with computer access, country store and several community rooms and a fitness facility.

Traffic will access the development off a shared-access drive connected to Donna Drive. A combination of 36 outdoor and 44 indoor parking spaces will be provided, of which two outdoor and two indoor spaces will be designated for handicapped use.

A single, low profile monument sign identifying the development will be located near the Donna Drive access in order to direct visitors. A second low profile parking sign will be located near the access drive. Both signs shall be in full compliance with applicable City codes and design standards.

Planned Development Standards

Use:

The residential use of *Garden Terrace* is consistent with the General Planned Development known as Le Parc House.

Design Standards:

Design elements and standards are set forth in the plans submitted herewith.

Density:

The overall parcel density of 22.61 units per acre is a slight reduction from the prior approved density of 23.26 units per acre for *Le Parc House*.

Setbacks:

Minimum allowable building setbacks are 32' around the perimeter of the General Planned Development. Minimum building setbacks will be as follows:

32.13 ft to the south property line

32.06 ft to the east property line

The north and west property lines are adjacent to *Meetinghouse* (Phase I) of the *Le Parc House* General Planned Development.

Open Space:

Please see conceptual plans submitted herewith.

Circulation, Parking and Loading:

Garden Terrace will have 44 underground spaces and 36 outdoor spaces, including four handicapped spaces.

Landscaping and Screening

The landscaping plan for *Garden Terrace* was designed to take advantage of existing trees to create an attractive outdoor setting while providing appropriate screening for its residential neighbors. Landscaping along the south and west sides of the development will be a mixture of new and existing evergreen and deciduous trees and shrubs to provide year-round screening. Please see the detailed conceptual plans submitted herewith.

Lighting:

Parking lot driveway and walkway lighting will be 150-watt HPS area-cutoff fixtures mounted on 15' standards. All lighting will be designed to eliminate intrusion into neighboring residences. Please see the lighting plans submitted herewith.

Utilities:

All utility lines will be underground. Any above-grade utility facilities will be screened. Please see the plans submitted herewith.

Signs: Temporary and Permanent

Temporary signs pertaining to the construction of the building and the rental of the units will be compliant with §295-907-3 L-4. The permanent, development identification monument sign will be compliant with §295-907-3 L-1. Please see detailed sign plans submitted herewith. The primary identification sign will be located near the shared-access drive coming off Donna Drive in order to direct residents and visitors to the appropriate development. The sign will be illuminated. The source of illumination will not be visible and not be intermittent.

**DETAILED PLANNED DEVELOPMENT
FOR LE PARC HOUSE**

Statistical Information Sheet

	Square Feet	Acres	Percent of Total
Gross Land Area	95,029	2.182	100%
Building Coverage	29,596	.679	31%
Parking, Drives & Walkways	26,527	.609	28%
Landscaped Open Spaces	38,906	.893	41%

Number of buildings	1
Total Dwelling Units	80
Studio or One Bedroom Units	66
Two Bedroom Units	14
Dwelling Unit Density	22.61 units per acre
Parking Spaces Provided	80
Indoor Parking Spaces	44
Outdoor Parking Spaces	36

EXHIBIT "A"

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE C

PROPERTY DESCRIPTION

File Number: 22147 2ND AMENDED

Policy Number: 72106-172567

The land referred to in this Policy is described as follows:

Part of Lot 5, Block 2 of the Highlands, being a part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 7, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows: Begin at the Southeast corner of said Lot 5; thence South 89 deg. 27' 13" West along the South line of said Lot 5 a distance of 140.00 feet to a point; thence South 73 deg. 27' 19" West along said South line 225.33 feet to a point; thence North 175.28 feet to a point; thence Northeasterly 36.91 feet along the arc of a curve whose center lies to the Southeast, whose radius is 23.50 feet and whose chord bears North 45 deg. 00' 00" East 33.23 feet to a point; thence East 27.00 feet to a point; thence Northeasterly 38.52 feet along the arc of a curve whose center lies to the Northwest, whose radius is 24.52 feet and whose chord bears North 45 deg. 00' 00" East 34.67 feet to a point; thence East 22.32 feet to a point; thence North 70.51 feet to a point; thence East 61.46 feet to a point; thence Northeasterly 84.74 feet along the arc of a curve whose center lies to the Northwest, whose radius is 56.50 feet and whose chord bears North 47 deg. 02' 07" East 77.02 feet to a point; thence Northeasterly 95.28 feet along the arc of a curve whose center lies to the Southeast, whose radius is 62.50 feet and whose chord bears North 47 deg. 44' 33" East 86.32 feet to a point; thence Easterly 75.65 feet along the arc of a curve whose center lies to the North whose radius is 146.38 feet and whose chord bears North 76 deg. 36' 32" East 74.82 feet to a point on the East line of said Lot 5; thence South 00 deg. 40' 17" East along said East line 356.19 feet to the point of beginning.

For Informational Purposes Only

Tax Parcel Number: PART OF 039-0005-110-6

Address:

Part of 10801-10825 W. Donna Drive