

EXHIBIT A

File NO. 031445

Amended General Planned Development For Le Parc House

Project Description and Owner's Statement of Intent

Sunstarr Housing Group, LLC ("Sunstarr"), joins with Highland Limited Partnership of Wisconsin ("Highland"), in requesting an amendment to the General Planned Development previously approved for Le Parc House,

Subject Property

The property subject to this Planned Development is described as:

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, together with the area of the vacated roadway adjoining the parcel to the west, in the City of Milwaukee, Milwaukee County, Wisconsin.

The property is a 7.783 acre tract of land generally described as 10847 West Donna Drive adjacent to the City of Milwaukee's Granville Park General Planned Development. The size of this tract has increased by approximately .75 acres as a result of the vacation of North 110th Street.

Intended Development Plan - Phase I

Phase One of *Le Parc House* will be developed by Finlay Interests 19, Ltd. ("Finlay") as *Meetinghouse*, a three-story building including 96 independent living units. The colonial-style building will be finished in brick and vinyl siding with multiple key lock entrances providing access to two elevators. The building will have a maximum height of 39 feet and will have a roof pitch of 4 in 12.

The building will include 54 one-bedroom and 42 two-bedroom residential units with full kitchen and laundry facilities. The building will also provide a central kitchen and common dining area, activity rooms, and beauty salon available for residents of *Meetinghouse*. Residents will enjoy use of an exercise room and a ground level screened porch overlooking the parcel's landscaped pond.

Traffic access will be off of Donna Drive. A combination of 82 indoor and 48 outdoor parking spaces will be provided, of which four outdoor spaces will be designated for handicapped use.

A single, low profile monument sign identifying the development will be located in close proximity to the main entrance and shall be in full compliance with applicable City codes and design standards.

Intended Development Plan - Phase II

Phase II of Le Parc House will be developed in a later phase as an 85-unit independent living facility for seniors ages 55 years and older. The facility will be situated in a 2- and 3-story building, with a maximum height of 39 feet. With the exception of the change in parcel size and residential unit count, the development will be in general accord with the Detailed Planned Development submitted and approved as *Le Parc House*. An amendment to the Detailed Planned Development for *Le Parc House* for Phase I was submitted separately by Finlay. The development will also be in general accord with the amended plans for the first phase of *Le Parc House* now to be known as *Meetinghouse*.

Planned Development Standards

Use:

The residential use of Phase I, *The Meetinghouse*, and a future Phase II is consistent with the General Planned Development of Granville Park and the prior approved Detailed Planned Development of this site as *Le Parc House*.

Design Standards:

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

Density:

The overall parcel density of 23.26 units per acre is a reduction from the prior approved density of 34 units per acre for *Le Parc House*.

Setbacks:

Setbacks are in accordance with City of Milwaukee Code requirements, but in no case will setbacks be less than 32 feet. In most cases, setbacks will be significantly greater than 32 feet.

Open Spaces:

See conceptual plans submitted herewith.

Circulation, Parking, and Loading:

Parking capacity and location will be consistent with City codes and planning requirements. Adequate access is provided to the building entrances. The *Meetinghouse* development includes pedestrian walkways through its open space and near the landscaped pond.

Landscaping and Screening:

See plans previously submitted by Finlay in amending the Detailed Planned Development for Phase I of Le Parc House, consistent with City Code requirements.

Lighting:

Conceptual plans will be submitted after this filing.

Utilities:

All utility lines will be underground. Any exterior utility facilities will be screened.

Signs: Temporary & Permanent:

Temporary signs pertaining to the construction of the building and the rental of units will be compliant with §295-907-3 L-4.

A single, development identification monument sign will be compliant with §295-907-3 L-1.

The permanent identification monument sign will be illuminated. The source of illumination will not be visible and will not be intermittent.

**AMENDED GENERAL PLANNED DEVELOPMENT
FOR LE PARC HOUSE**

Statistical Information Sheet

	Square Feet	Acres	Percent of Total
Gross Land Area	339,053	7.7836	
Building Coverage	65,478	1.5032	19.31
Parking, Drives & Walkways	45,295	1.0398	13.36
Landscaped Open Spaces	228,280	5.2406	67.33

Number of buildings	2
Total Dwelling Units	181
One Bedroom Units	101
Two Bedroom Units	80
Dwelling Unit Density	23.26 units per acre
Parking Spaces Provided	244
Indoor Parking Spaces	166
Outdoor Parking Spaces	78

