



**DETAILED PLAN DEVELOPMENT
OWNER'S STATEMENT OF INTENT**

**EXTENDED STAY AMERICA
6154 S. 13TH STREET**

In pursuance of rezoning the subject parcel from IL-1 to a detailed plan development, CASCO on behalf of Extended Stay America would provide the following information as a statement of intent.

1. The gross land area of the subject site is approximately 152,152 square feet, as indicated on the attached Sheet L-1 Preliminary Landscape Plan.
2. The structure will cover an area of approximately 14,819 square feet, which is approximately 10% of the overall site area as indicated on the attached Sheet L-1 Preliminary Landscape Plan.
3. Areas devoted to parking and drives will total approximately 52,420 square feet, which is approximately 34% of the overall site area as indicated on the attached Sheet L-1 Preliminary Landscape Plan.
4. Areas devoted to landscaped open space total approximately 84,913 square feet, which is approximately 56% of the overall site area as indicated on the attached Sheet L-1 Preliminary Landscape Plan.
5. One 3-story building is proposed for construction on the subject site as detailed on the attached Floor Plans, sheets A2.1, A2.2, and A2.3 and Exterior Elevations sheet A5.1. The proposed structure is currently designed for 101 guest rooms.
6. City of Milwaukee parking requirements of 1 space/1,000 square feet are exceeded. Parking required: $44,457 \text{ s.f.}/1000 = 45$ spaces. There are 112, 9' x 20' parking spaces provided as detailed on the attached Sheet FP3-Preliminary Site Plan. Vehicle circulation around the proposed hotel is also shown on sheet FP-3.
7. Proposed landscaping is detailed on the attached Sheet L1-Preliminary Landscape Plan.
8. Trash enclosure will be provided as shown on Sheet FP-3-Preliminary Site Plan.
9. Site lighting levels will be provided as detailed on the attached Sheet PH1-Site Photometric Plan.
10. Proposed site utilities will be installed as detailed on the attached Preliminary Site Grading and Utility Plan prepared by Manhard Consulting.
11. Monument sign will be located per the attached FP-3-Preliminary Site Plan. Please refer to the attached monument sign detail sheet for color, material, sign lighting and dimensional information.
12. A wall sign shall be provided on the south and east elevations of the sign tower located on the east end of the proposed facility. Please refer to the attached wall sign detail sheet for color, material, sign lighting and dimensional information.
13. Proposed building setbacks are as depicted on the attached Sheet FP-3. Front yard setback shall be established as a maximum of approximately 322'.

W:ESA1901339 Milwaukee

EXHIBIT A
File No. 021787
ZND/CC



ES&S
PROJECT NUMBER
1007 WINTER ROAD
ST. LOUIS, MO 63127

ES&S
CONTACT: ESA, CIA
100 HONORE STREET, SUITE 800
MILWAUKEE, WI 53201
(312) 271-6000

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS

MILWAUKEE, WI
13TH STREET

SEAL

DESIGNED BY: []
CHECKED BY: []
DATE: []
SCALE: 1"=20'-0"
SHEET NUMBER: FP3

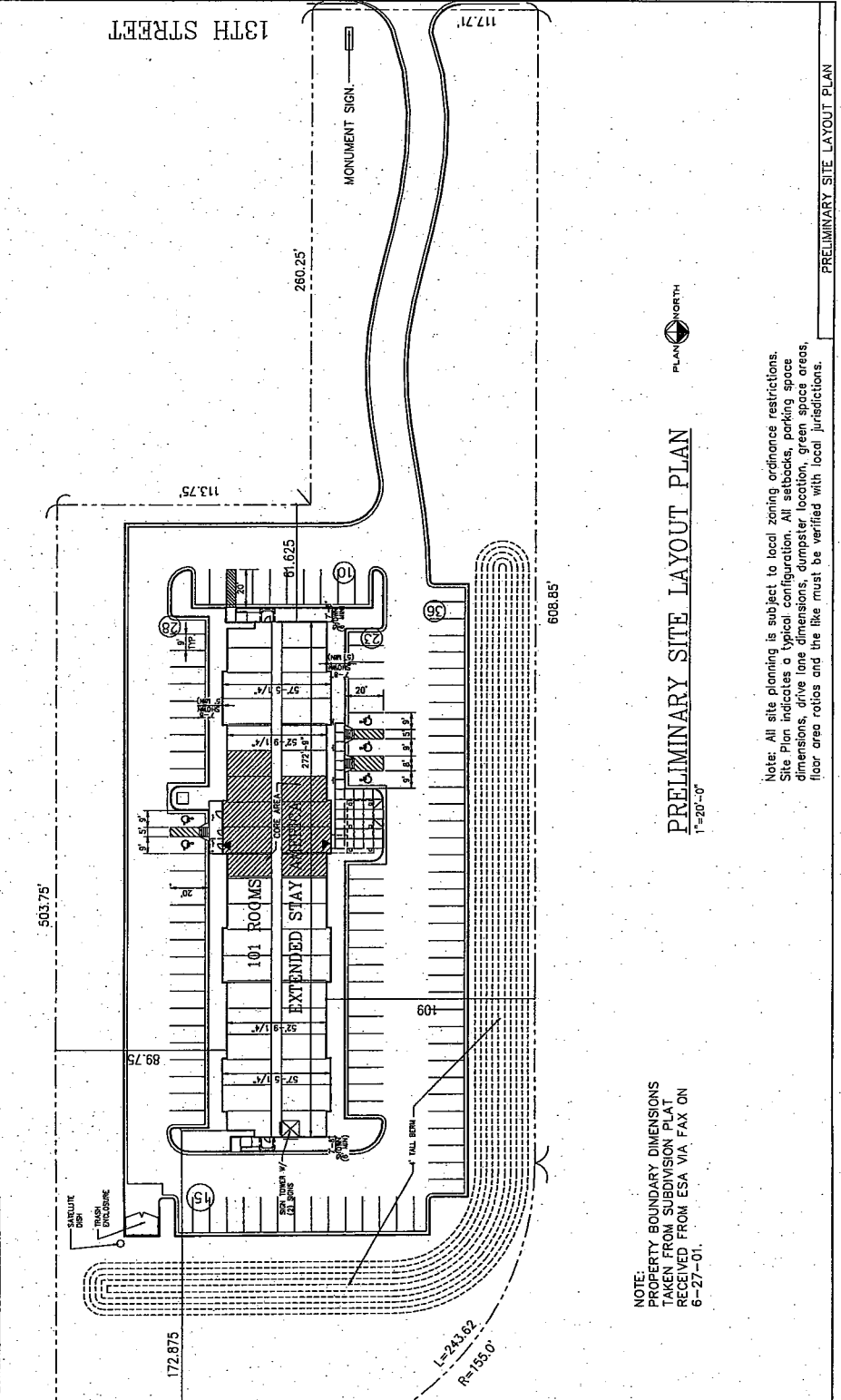
SITE/PROJECT SUMMARY
 PROTOTYPE: INTERIOR
 NO. OF STORES: 3
 NUMBER OF UNITS: 101
 FIRST FLOOR S.F.: 14,819
 TYP. UNIT S.F.: 305
 PARKING REQUIRED: 111 (ESA 11/RM)
 PARKING PROVIDED: 112 (9 X 20)
 ZONED: ID: 40

HEIGHT RESTRICTION: 45'
 SETBACKS REQUIRED: YES
 MIN. AVERAGE: 70
 MAX. 70
 FRONT: NONE
 SIDE: NONE
 REAR: NONE
 TOTAL SITE AREA: 3.5± ACRES
 OUT PARCEL: NONE
 ESA SITE: 3.5± ACRES

ADJACENT PROPERTY
 NORTH ZONED: ID 40 USE: TRUCK TERMINAL
 EAST ZONED: ID 40 USE: SALVAGE YARD
 WEST ZONED: RESIDENTIAL USE: MULTI-FAMILY
 SOUTH ZONED: LB1 USE: HOTELS (2)

ESA DEVELOPMENT, INC.
 SITE LOCATION: 13TH STREET MILWAUKEE, WI
 ESA #: 4225
 SCHEME: FP3
 DATE: 11-18-02
 ARCH. PROJECT NO.: 901339
 CONTACT: BOB THOMAS

PARKING LOT LIGHTING
 MAX. HEIGHT OF FIXTURE = 25'-0"
 MAX. (1) F.C. @ PROPERTY LINES



NOTE:
PROPERTY BOUNDARY DIMENSIONS
TAKEN FROM SUBDIVISION PLAT
RECEIVED FROM ESA VIA FAX ON
6-27-01.

PRELIMINARY SITE LAYOUT PLAN
1"=20'-0"

Note: All site planning is subject to local zoning ordinance restrictions. Site Plan indicates a typical configuration. All setbacks, parking space dimensions, drive lane dimensions, dumpster location, green space areas, floor area ratios and the like must be verified with local jurisdictions.

ES&S
PROJECT MANAGERS
100 W. MONROE STREET, SUITE 2000
ST. LOUIS, MO 63102
(314) 372-4000

ESA SERVICES, INC.
CONSULTING ENGINEERS
100 W. MONROE STREET, SUITE 2000
ST. LOUIS, MO 63102
(314) 372-4000

EXTENDED STAY AMERICA
EFFICIENCY STUDIOS

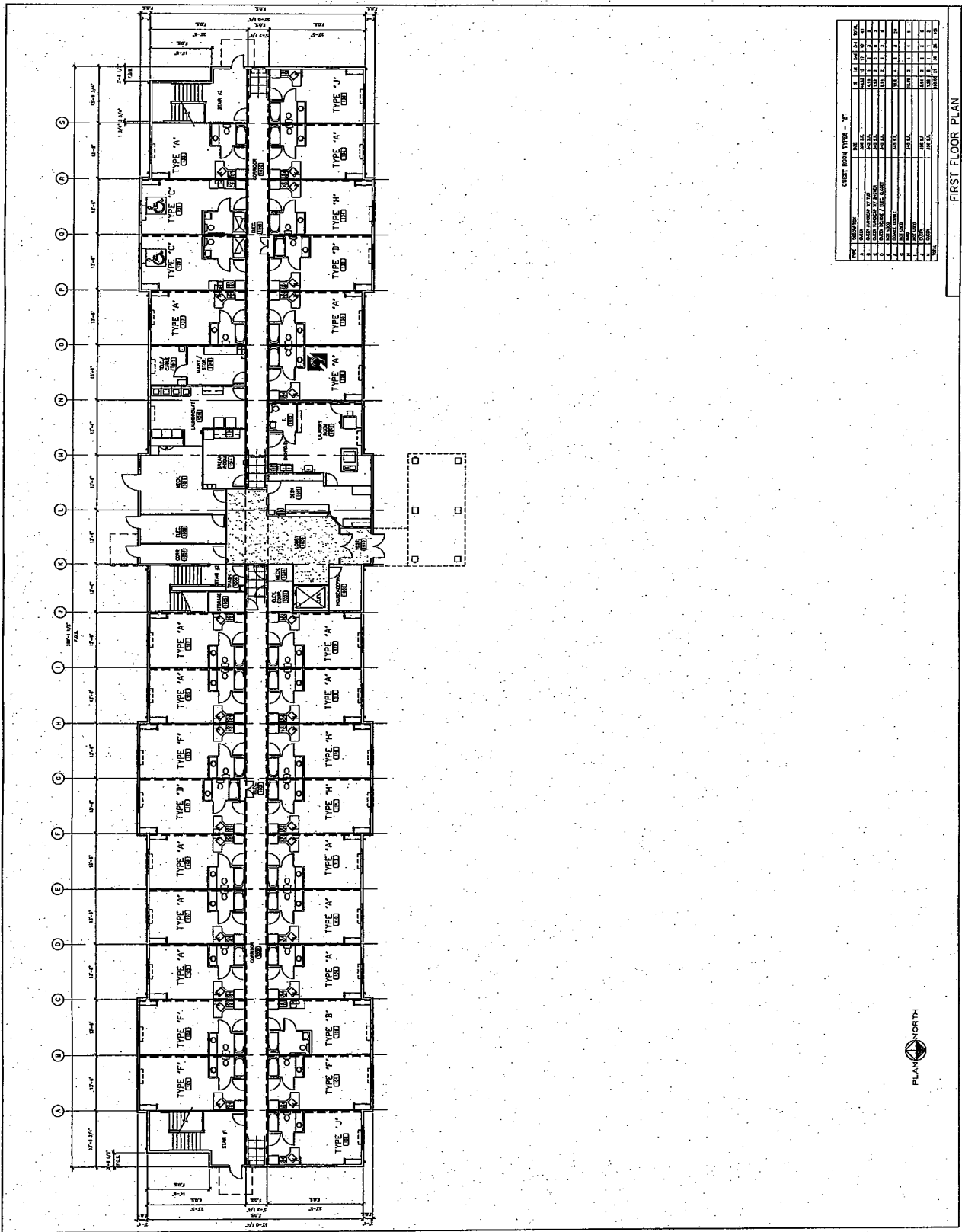
MILWAUKEE
WISCONSIN

DATE: 03/11/11
DRAWN BY: [Blank]
CHECKED BY: [Blank]
DATE: 03/11/11
PROJECT NO.: 11-0001
SHEET NO.: 11-0001-01

SEAL

DATE: 03/11/11
DRAWN BY: [Blank]
CHECKED BY: [Blank]
DATE: 03/11/11
PROJECT NO.: 11-0001
SHEET NO.: 11-0001-01

A2.1



CHIST ROOM TYPES - 'A'

NO.	DESCRIPTION	AREA	NO.	DESCRIPTION	AREA
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100	TYPE 'A'	1.00	100	TYPE 'A'	1.00

FIRST FLOOR PLAN





CASCO PROJECT MANAGERS
 100 W. CHICAGO STREET, SUITE 2200
 CHICAGO, ILL. 60602
 (312) 372-4100

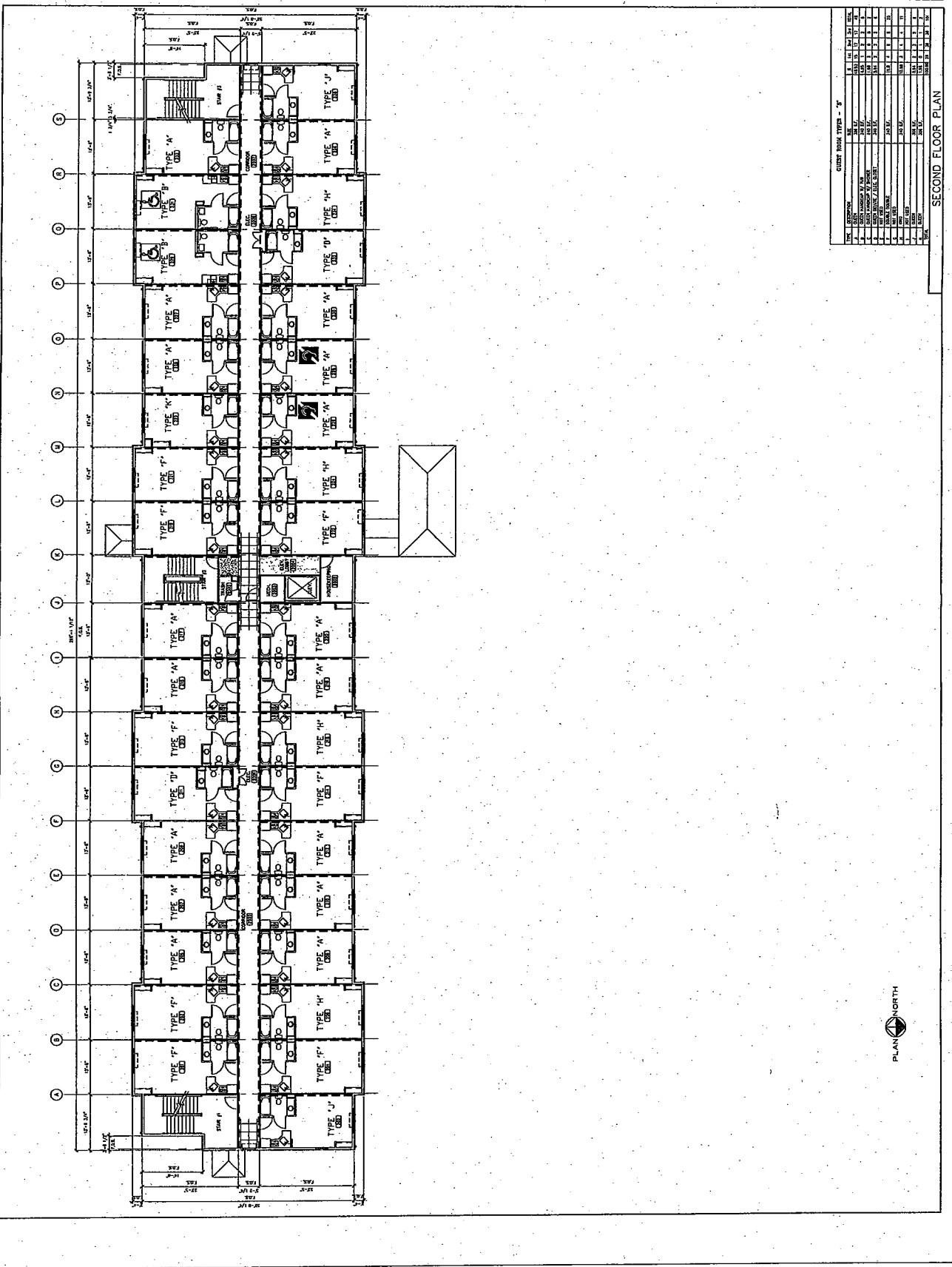
EXTENDED STAY AMERICA
 EFFICIENCY STUDIOS

MILWAUKEE
 WISCONSIN

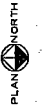
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 SHEET NO.: [blank]



A2.2



CHECK ROOM TYPES - 'S'	
TYPE 'A'	1
TYPE 'B'	1
TYPE 'C'	1
TYPE 'D'	1
TYPE 'E'	1
TYPE 'F'	1
TYPE 'G'	1
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TYPE 'Y'	1
TYPE 'Z'	1
TOTAL	15



SECOND FLOOR PLAN

COOPER
Cooper Lighting

Project: CSA #4222
MILWAUKEE, WI

Client: NATIONAL ACCOUNTS

Scale: 1" = 40'
Date: 12/12/2002
Project #: 0203996A
Drawing: AU

Luminaire Location Summary

Point	Label	X	Y	Z	Height	Qty.
1	CC	179.0	284.1	25	270	0
2	CC	292.3	284.1	25	270	0
3	CC	405.6	284.1	25	270	0
4	CC	518.9	284.1	25	270	0
5	CC	632.2	284.1	25	270	0
6	CC	745.5	284.1	25	270	0
7	CC	858.8	284.1	25	270	0
8	CC	972.1	284.1	25	270	0
9	CC	1085.4	284.1	25	270	0
10	CC	1198.7	284.1	25	270	0
11	CC	1312.0	284.1	25	270	0
12	CC	1425.3	284.1	25	270	0

Luminaire Schedule

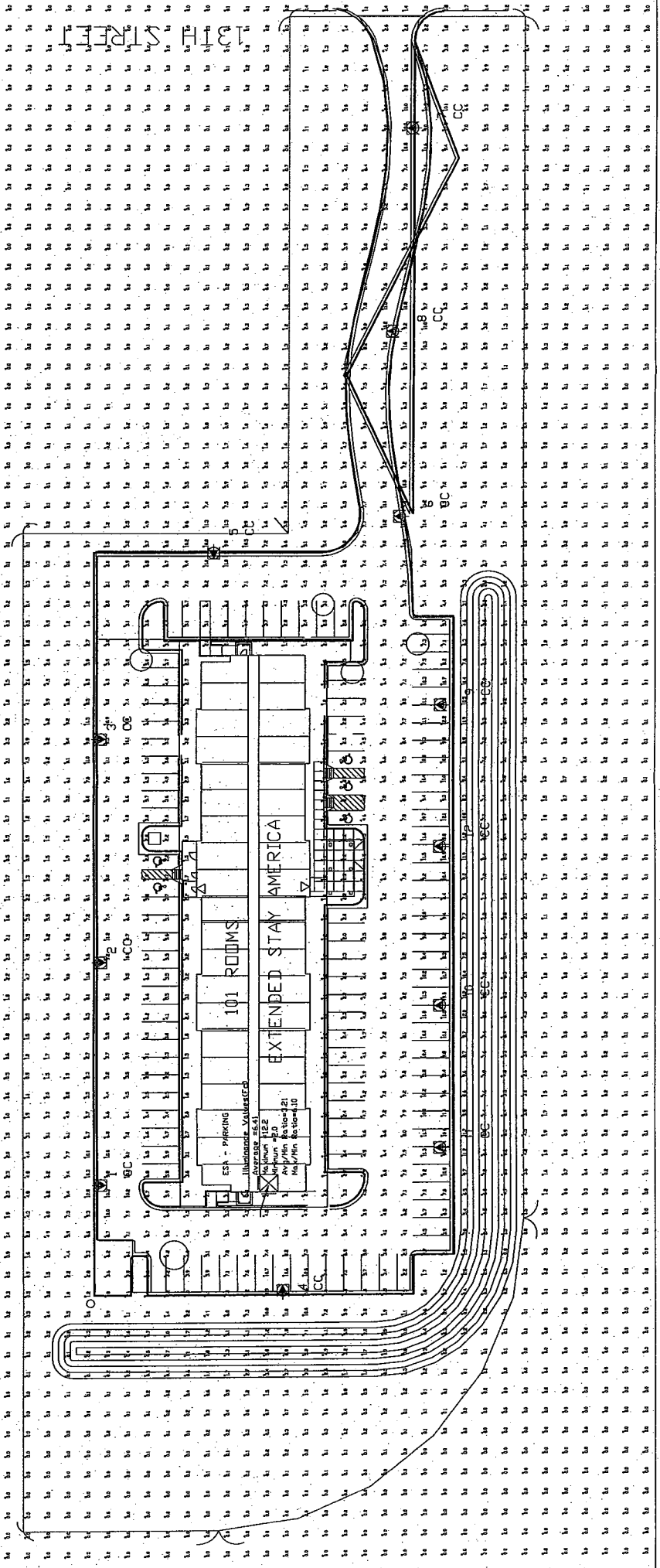
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PROJECT: All Projects	CC	25	1425.3	270	SINGLE	25	1425.3	270

Numeric Summary

Label	Area	Units	Avg	Min	Max	Avg/Min	Max/Min	% Freq	CalcType
AREA		10	270	122	641	2.21	5.25	478	Illuminance

Statistical Area Summary

Label	Avg	Max	Min	Avg/Min	Max/Min	% Freq	CalcType
AREA - PARKING	641	122	2.21	5.25	478	Illuminance	



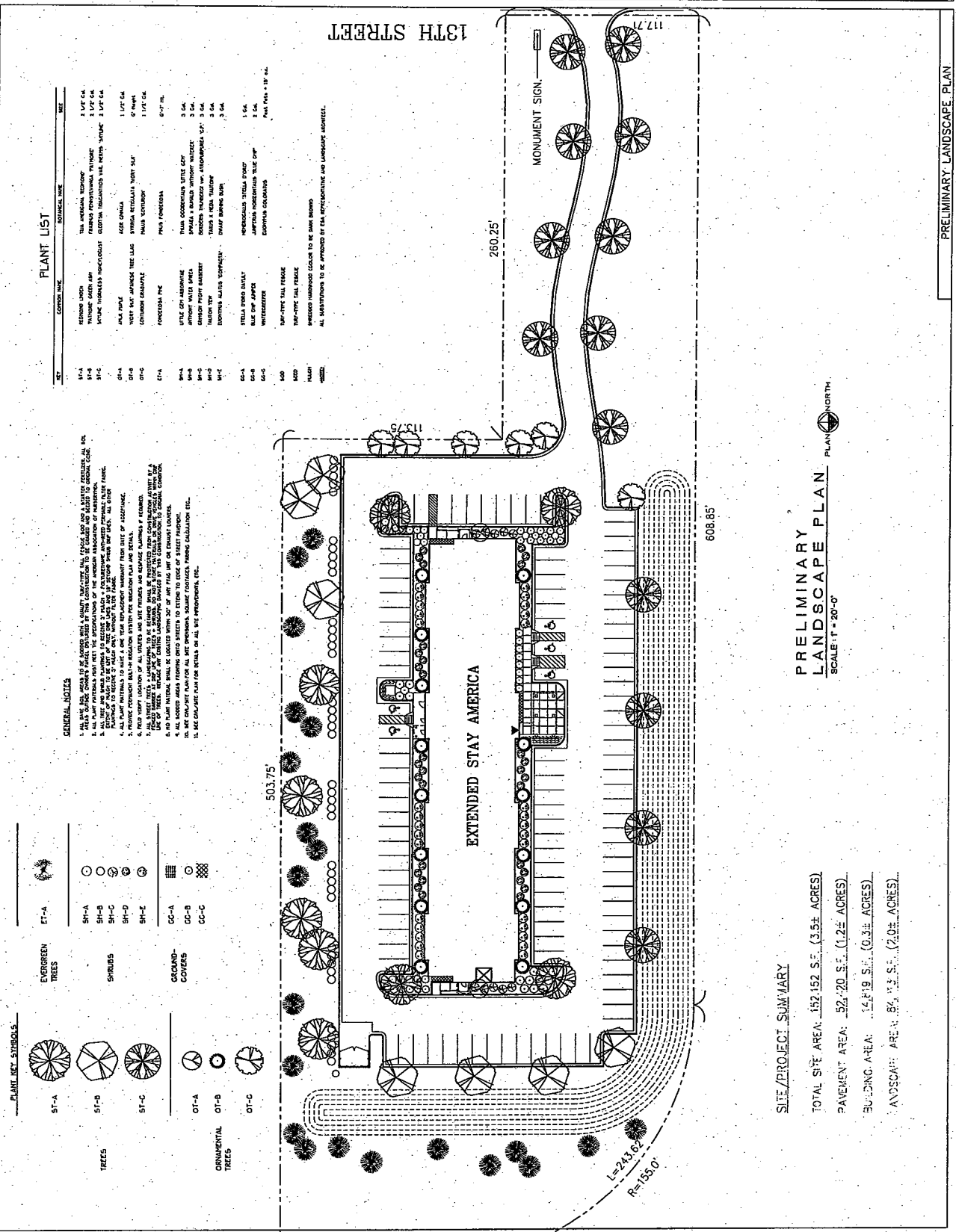
10377 WILSON ROAD
ST. LOUIS, MO 63127

ESA MANAGEMENT, INC.
100 N. KENNEDY STREET, SUITE 410
CHICAGO, IL 60642
(312) 321-4000

EXTENDED STAY AMERICA
OFFICES & STUDIOS

MILWAUKEE, WI
137TH STREET

DATE: 04/10/03
BY: [Signature]



PLANT LIST

SYM	COMMON NAME	SCIENTIFIC NAME	SIZE
ET-A	REDBUD	ILICIA FLORIDA	1.5' CA.
ET-B	REDBUD	ILICIA FLORIDA	1.5' CA.
ET-C	REDBUD	ILICIA FLORIDA	1.5' CA.
ET-D	REDBUD	ILICIA FLORIDA	1.5' CA.
ET-E	REDBUD	ILICIA FLORIDA	1.5' CA.
OT-A	ORNBERRY	PRUNUS SP.	6'-7' PL.
OT-B	ORNBERRY	PRUNUS SP.	6'-7' PL.
OT-C	ORNBERRY	PRUNUS SP.	6'-7' PL.
CC-A	GROUND COVER	SPERMATOPHYTES	1.5' CA.
CC-B	GROUND COVER	SPERMATOPHYTES	1.5' CA.
CC-C	GROUND COVER	SPERMATOPHYTES	1.5' CA.

GENERAL NOTES:

- ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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PLANT KEY SYMBOLS:

SYMBOL	DESCRIPTION
(Symbol)	EVERGREEN TREES
(Symbol)	SHRUBS
(Symbol)	GROUND COVERS
(Symbol)	ORNBERRY

SITE / PROJECT SUMMARY

TOTAL SITE AREA: 152,152 S.F. (3.5± ACRES)

PAVEMENT AREA: 52,420 S.F. (1.2± ACRES)

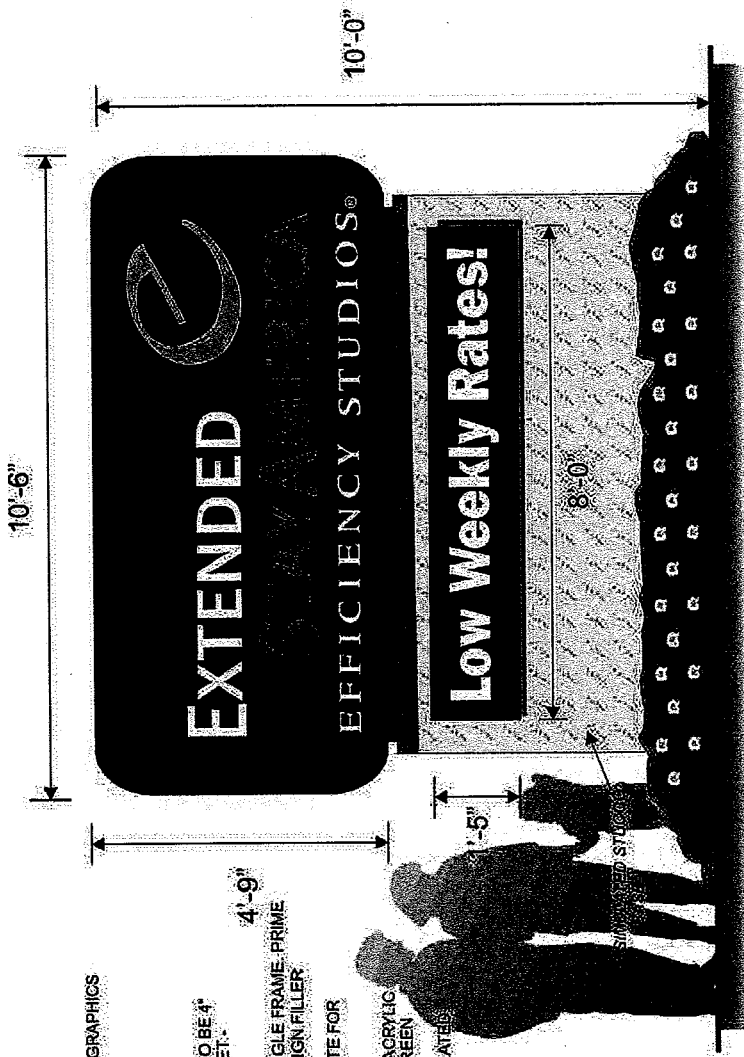
BUILDING AREA: 14,819 S.F. (0.3± ACRES)

AVENUE AREA: 84,913 S.F. (2.0± ACRES)

PRELIMINARY LANDSCAPE PLAN

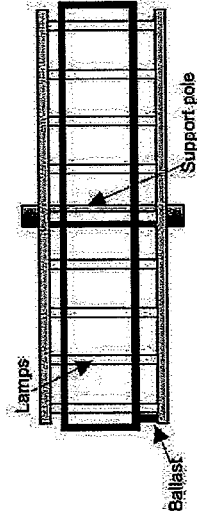
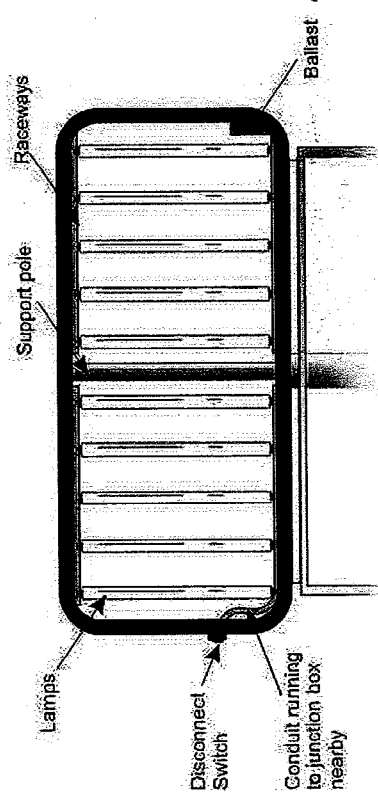
SCALE: 1" = 20'-0"

PRELIMINARY LANDSCAPE PLAN



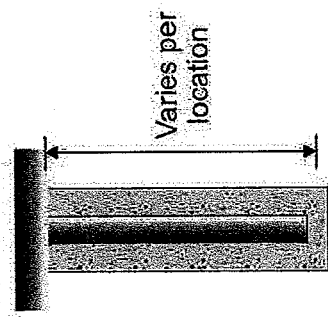
- Face Specifications**
- 3/16" WHITE LEXAN SIGN FACE W/ FIRST SURFACE APPLIED VINYL GRAPHICS
- Cabinet Specifications**
- FILLER AND RETAINER TO BE .063 ALUMINUM
 - WELDED ALUMINUM RETAINERS TO BE 4" ON FACE AND 3" DOWN THE CABINET. ATTACH W/ #12 TEC SCREWS
 - INTERIOR 2" X 3/16" ALUMINUM ANGLE FRAME. PRIME AND PAINT PRIOR TO ATTACHING SIGN FILLER.
 - PAINT INTERIOR OF CABINET WHITE FOR MAXIMUM ILLUMINATION
 - PRIME AND PAINT W/ MATTHEWS ACRYLIC POLYURETHANE TO MATCH ESA GREEN
 - .063 ALUMINUM BASE WITH SIMULATED STUCCO PAINTED FINISH

Electrical Detail: (Main ID)
 (10) F48T12CW/WHO lamps
 (2) 568-d ballast @ 3.9 amps each
 Total amps = 7.8
 (1) 20 amp 120 v circuit required
 *shared w/ reader



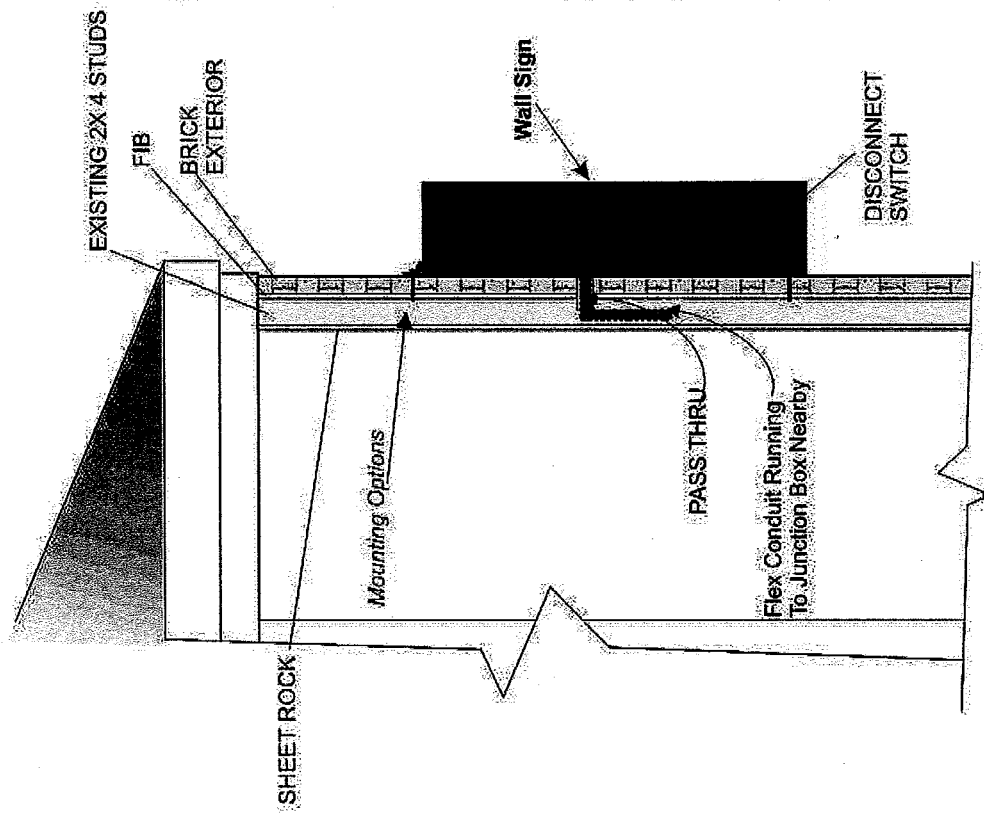
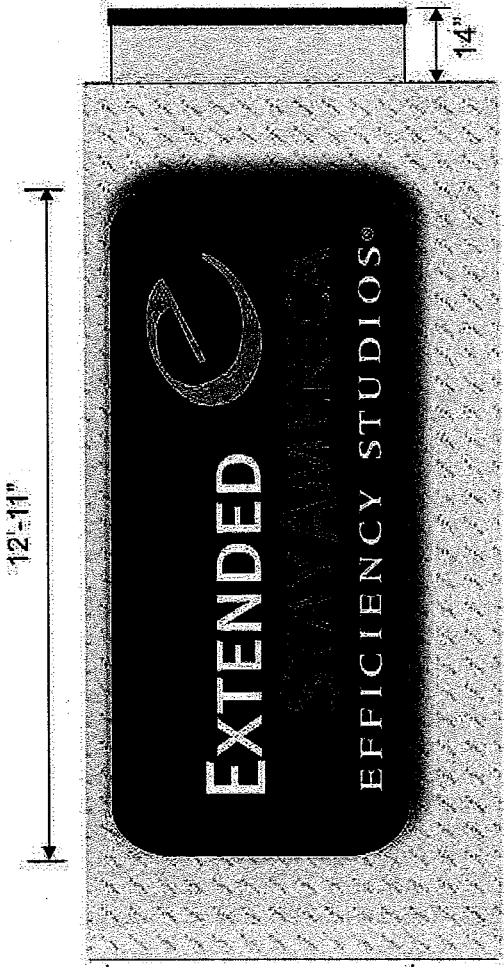
Electrical Detail: (Reader)
 (10) F24T12CW/WHO lamps
 (1) 256-648-d ballast @ 3.0 amps
 (1) 256-448-d ballast @ 1.90 amps
 Total amps = 4.9
 (1) 20 amp 120 v circuit required

62 sq ft Monument Sign
 50 sq ft Main ID sign
 12 sq ft readers



Footling Detail

Varies per location



Face Specifications

- 1/8" CLEAR LEXAN SIGN FACE.
- SECOND SURFACE APPLIED GRAPHICS
- EXTENDED & EFFICIENCY STUDIOS COPY TO BE WHITE.
- E TO MATCH 3M SCOTCH CAL TRANSLUCENT FILM #VQ7309 "MINT GREY".
- STAY AMERICA TO MATCH 3M SCOTCH CAL TRANSLUCENT FILM #VQ7308 "OCHRE SUN".
- BACKGROUND TO MATCH 3M SCOTCH CAL TRANSLUCENT FILM #VQ7307 "DARK GREEN".
- WHITE DIFFUSER FILM OVERLAY ON BACK.

Cabinets Specifications

- FILLER AND RETAINER TO BE .063 ALUMINUM.
- ALUMINUM RETAINERS TO BE 4" ON FACE AND 3" DOWN THE CABINET.
- 2" X 2" X 3/16" ALUMINUM ANGLE FRAMING
- INTERIOR DOUBLE ANGLE FRAME PRIME AND PAINT WHITE PRIOR TO ATTACHING SIGN FILLER
- PRIME AND PAINT EXTERIOR W/ MATTHEWS ACRYLIC POLYURETHANE TO MATCH EMERALD BLUE.

Electrical Detail for a 72 sq ft Wall Sign
 (14) F60T12CWHO lamps
 (3) 568-d ballast @ 3.9 amps each
 Total amps = 11.7
 (1) 20 amp 120 v circuit required

72 sq ft Wall Sign

PROTOTYPICAL - Wall Sign Internally Illuminated