

March 28, 2002

THE WATERFRONT
Project #8460.00

EXHIBIT A

File No. 011718

ZND/CC file

A "General Plan Project Description and Owners Statement of Intent"

The overall development concept is to construct 64 loft condominium units that are designed for today's life styles, including:

- Useable decks with glass rails that can accommodate two deck chairs, a table with four stools, and a gas grill.
- Kitchens that feature a large U-shaped dining/entertainment counter that is configured so that people can interact with each other, a full newspaper can be spread out, and everybody can be involved with cooking - great for parties.
- Bedrooms with windows large enough to accommodate a king size bed and three dressers.
- Heavy timber beamed ceiling plus a floor structure that consists of an 8" concrete slab, providing the best acoustic separation possible.
- Heated, spacious and secure underground parking.

The project will also include 24 boat slips.

The project will be designed to be energy efficient.

The project will also include a combination coffee/cappuccino/wine bar that will be open to the public and positioned at the intersection of Ferry Street and South Water.

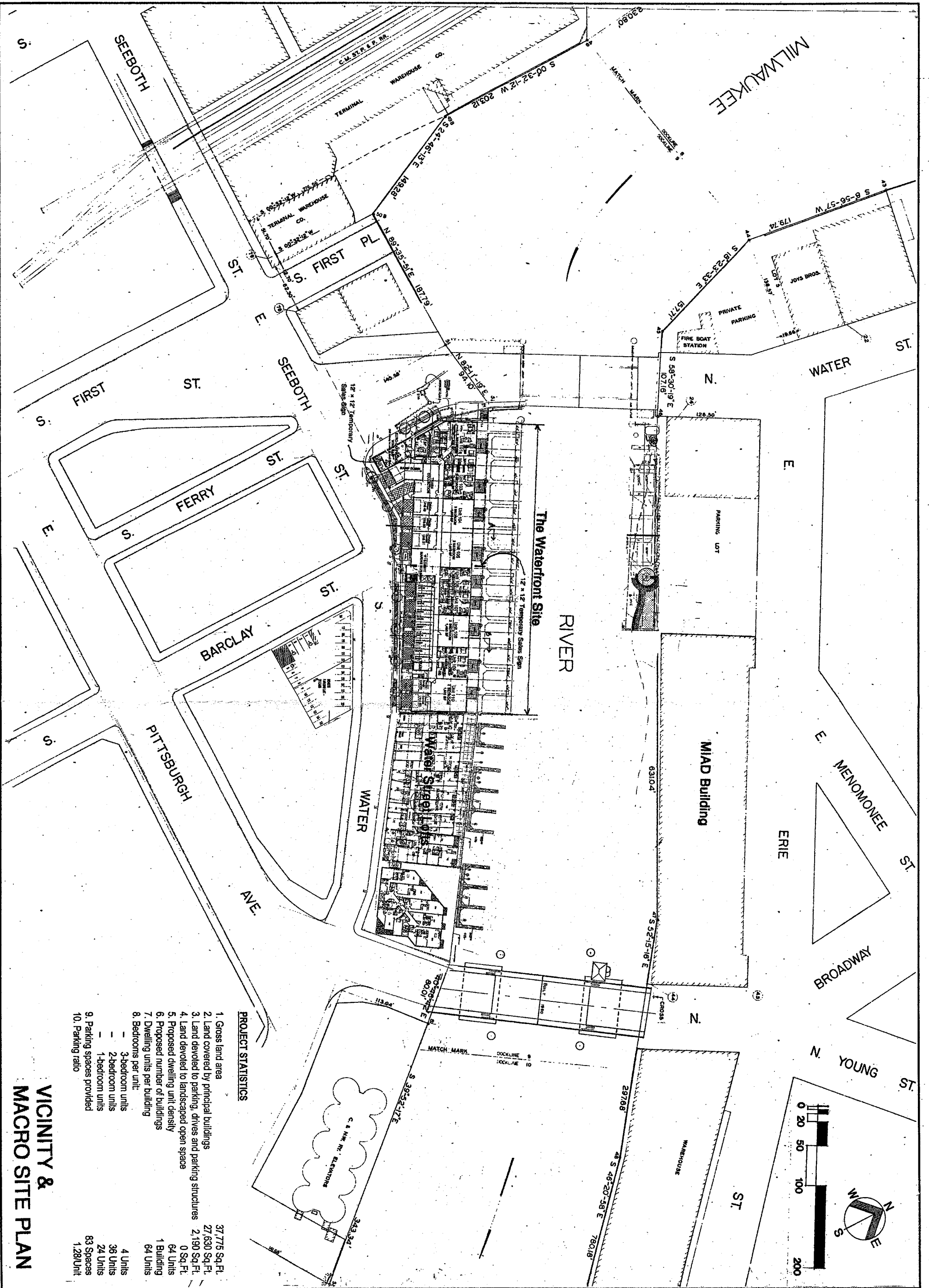
The plans that are included are:

- Vicinity map.
- Plat of survey.
- Site plan dated 3/28/02.
- Signage plan dated 3/28/02 outlining sign standards (there are no landscape buffers).
- Pictures of the site.

1. Gross land area: gross area of the site is 37,682 square feet.

R E N N E R
a r c h i t e c t s L.L.C

2. Land covered by principal buildings: 28,582 square feet.
3. Land devoted to parking, drives and parking structures: 4,467 square feet.
4. Land devoted to landscaped open space (including the riverwalk): 4,966 square feet.
5. Proposed dwelling unit density: 74 units/acre. And/or total square footage devoted to non-residential uses: 900 square feet.
6. Proposed number of buildings: one.
7. Dwelling units per building: 64.
8. Bedrooms per unit: 26 one-bedroom units, 36 two-bedroom units, and four three-bedroom units.
9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential: the plan provides one parking space for each one-bedroom unit, one and one half parking spaces for each two-bedroom unit, and two parking spaces for each three-bedroom unit.



PROJECT STATISTICS

- | | |
|---|----------------|
| 1. Gross land area | 37,775 Sq. Ft. |
| 2. Land covered by principal buildings | 27,630 Sq. Ft. |
| 3. Land devoted to parking, drives and parking structures | 2,190 Sq. Ft. |
| 4. Land devoted to landscaped open space | 0 Sq. Ft. |
| 5. Proposed dwelling unit density | 64 Units |
| 6. Proposed number of buildings | 1 Building |
| 7. Dwelling units per building | 64 Units |
| 8. Bedrooms per unit: | |
| - 3-bedroom units | 4 Units |
| - 2-bedroom units | 36 Units |
| - 1-bedroom units | 24 Units |
| 9. Parking spaces provided | 83 Spaces |
| 10. Parking ratio | 1.28/Unit |

VICINITY & MACRO SITE PLAN

THE WATERFRONT

RENNER
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626 NORTH WATER STREET
MILWAUKEE, WI 53202
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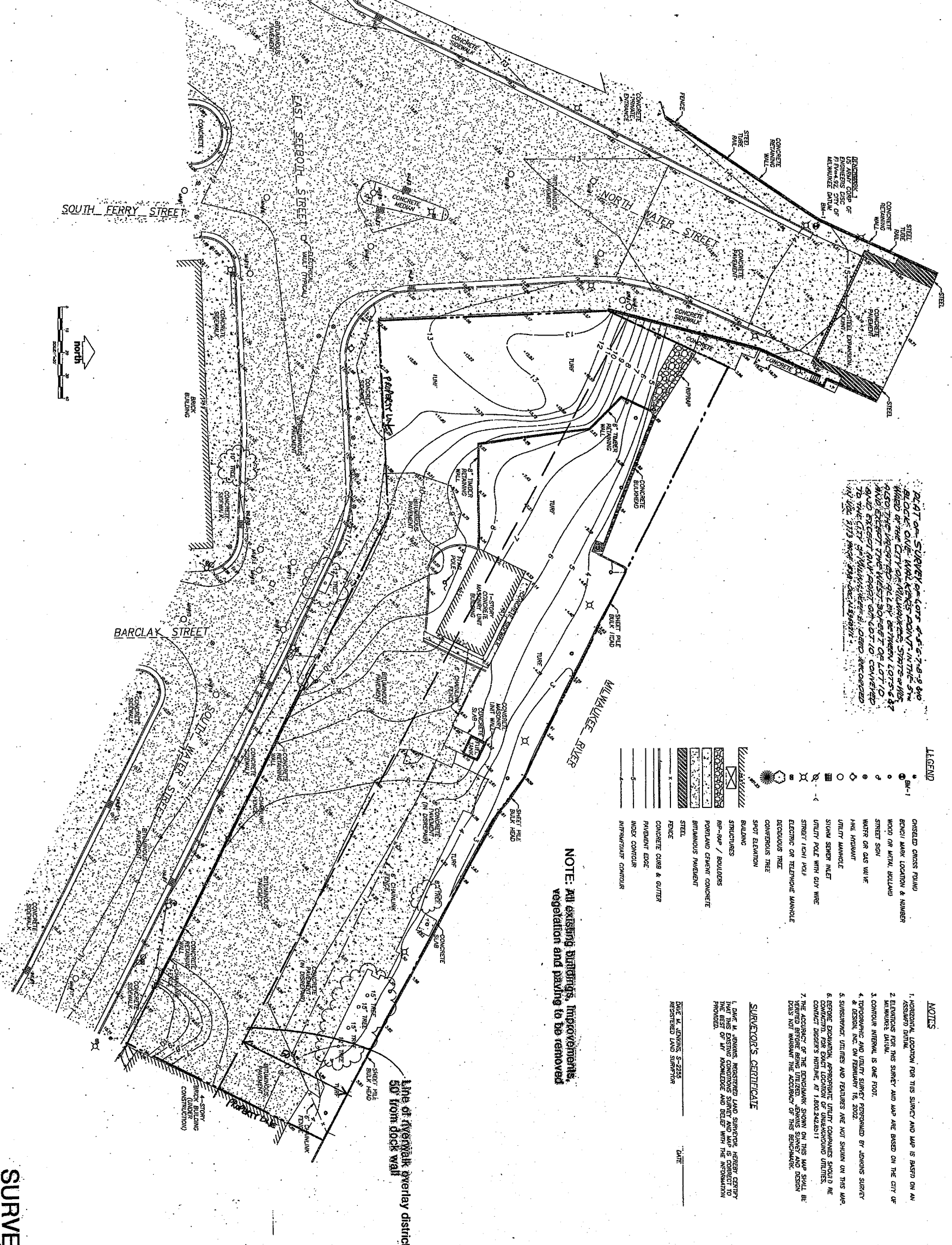
REVISIONS	BY
3/14/02	
3/20/02	

Date 2/21/02
Scale 1"=50'
Drawn
Job #460
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OF SHEETS

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NO PART OF THIS SURVEY OR MAP SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE CITY OF MILWAUKEE. THE CITY OF MILWAUKEE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS SURVEY OR MAP.

CALL INQUIRIES TO: JSD SURVEYING & DESIGN, INC. 245 HORIZON DRIVE, VERONA, WI 53593. TEL: 608-848-5080. FAX: 608-848-5081. WWW.JSDSURVEYING.COM



PLAT OF SURVEY on lots 4, 5, 6, 7, 8 & 10 BLOCK ONE, WALKER'S POINT, IN THE 5th WARD OF THE CITY OF MILWAUKEE, STATE OF WISCONSIN, BEING THE LOTS BOUND BY THE WEST SIDE OF NORTH WATER STREET AND THE WEST SIDE OF BARCLAY STREET AND THE EAST SIDE OF WALKER'S POINT AND THE EAST SIDE OF MILWAUKEE RIVER, AS SHOWN ON PLAT OF SURVEY OF THE CITY OF MILWAUKEE, WISCONSIN, DATED AND RECORDED IN THE CITY OF MILWAUKEE, WISCONSIN, IN THE YEAR 1913, AND AS SHOWN ON PLAT OF SURVEY OF THE CITY OF MILWAUKEE, WISCONSIN, DATED AND RECORDED IN THE CITY OF MILWAUKEE, WISCONSIN, IN THE YEAR 1913.

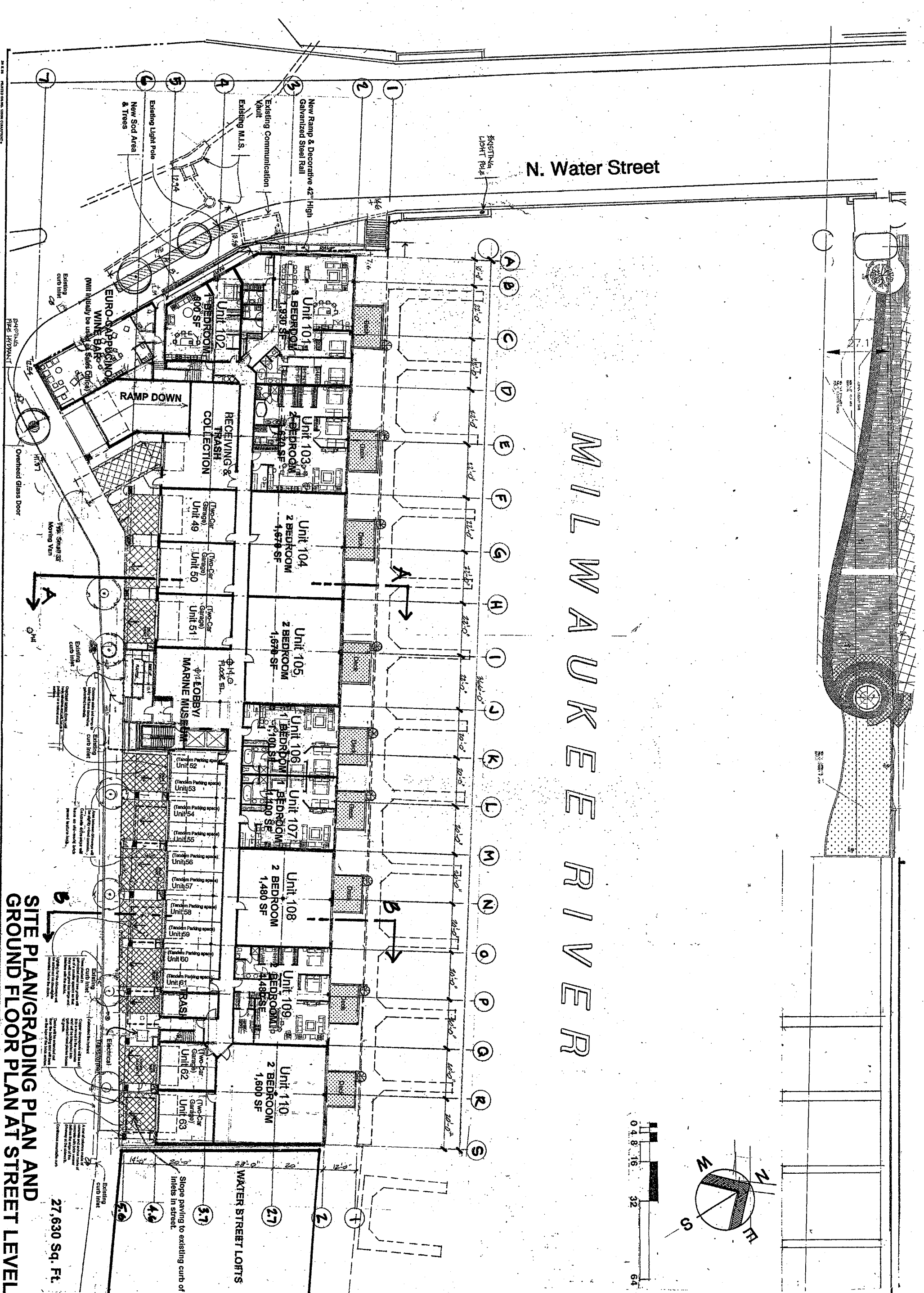
- LEGEND**
- BM-1
 - CHISELED CROSS POUND
 - BENCH MARK LOCATION & NUMBER
 - WOOD OR METAL BOLLARD
 - STREET SIGN
 - WATER OR GAS VALVE
 - THE HYDRANT
 - UTILITY MANHOLE
 - STORM SEWER INLET
 - STREET LIGHT POLE
 - ELECTRIC OR TELEPHONE MANHOLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SPOT ELEVATION
 - ▭ BUILDING
 - ▭ STRUCTURES
 - ▭ RP-100 / BOLLARDS
 - ▭ PORTLAND CEMENT CONCRETE
 - ▭ BRITANNIUS PAVEMENT
 - ▭ STEEL
 - ▭ CONCRETE CURB & GUTTER
 - ▭ PAVEMENT EDGE
 - ▭ INDEX CONTOUR
 - ▭ APPROXIMATE CONTOUR

NOTE: All existing buildings, improvements, vegetation and paving to be removed.

- NOTES**
1. HORIZONTAL LOCATION FOR THIS SURVEY AND MAP IS BASED ON AN ASSUMED BENCHMARK.
 2. ELEVATIONS FOR THIS SURVEY AND MAP ARE BASED ON THE CITY OF MILWAUKEE DATUM.
 3. CONTOUR INTERVAL IS ONE FOOT.
 4. TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY JENKINS SURVEY & DESIGN, INC. ON FEBRUARY 18, 2002.
 5. SURVEYOR UTILITIES AND FEATURES ARE NOT SHOWN ON THIS MAP.
 6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED TO LOCATE AND MARK ALL UTILITIES.
 7. THE ACCURACY OF THE BRITANNIUS PAVEMENT ON THIS MAP SHALL BE THE SAME AS THE ACCURACY OF THE BRITANNIUS PAVEMENT CONTRACT DOCUMENTS HEREIN, AT 1:800.242.2011.
 8. DOES NOT WARRANT THE ACCURACY OF THIS BENCHMARK.
- SURVEYOR'S CERTIFICATE**
- I, DAVE M. JENKINS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED.
- DATE: 02-21-2002
REGISTERED LAND SURVEYOR

SURVEY

<p>JSD Jenkins Survey & Design, Inc. 245 Horizon Drive, Ste 108 Verona, Wisconsin 53593 608-848-5080</p>	<p>EXISTING CONDITIONS MAP LOTS 4, 5, 6, 7, 8, & PART OF VACATED ALLEY, BLOCK 1, WALKER'S POINT, LOCATED IN THE NE 1/4 OF SECTION 32, 17N, R22E, CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN</p>		<p>DRAWN BY: KAW</p>	<p>DATE: 02-21-2002</p>				
	<p>JSD PROJECT NUMBER: 020812</p> <p>JSD PROJECT FILE: T/SK 1</p> <p>SCALE: 1"=20'</p> <p>SHEET NUMBER: 1 of 1</p>	<p>CHECKED BY: DMJ</p>	<p>DATE: 02-21-2002</p>	<p>APPROVED BY: DMJ</p>	<p>DATE: 02-21-2002</p>			
	<p>UNW/NAME: J:\Projects\02812\dwg\02812 Basemap.dwg</p>				<p>REVISION NO.</p>	<p>DESCRIPTION</p>	<p>DATE</p>	<p>BY</p>



SITE PLAN/GRADING PLAN AND GROUND FLOOR PLAN AT STREET LEVEL

27,630 Sq. Ft.

Date	Scale	Drawn	Job	Sheet	Of
	1/8" = 1'-0"				

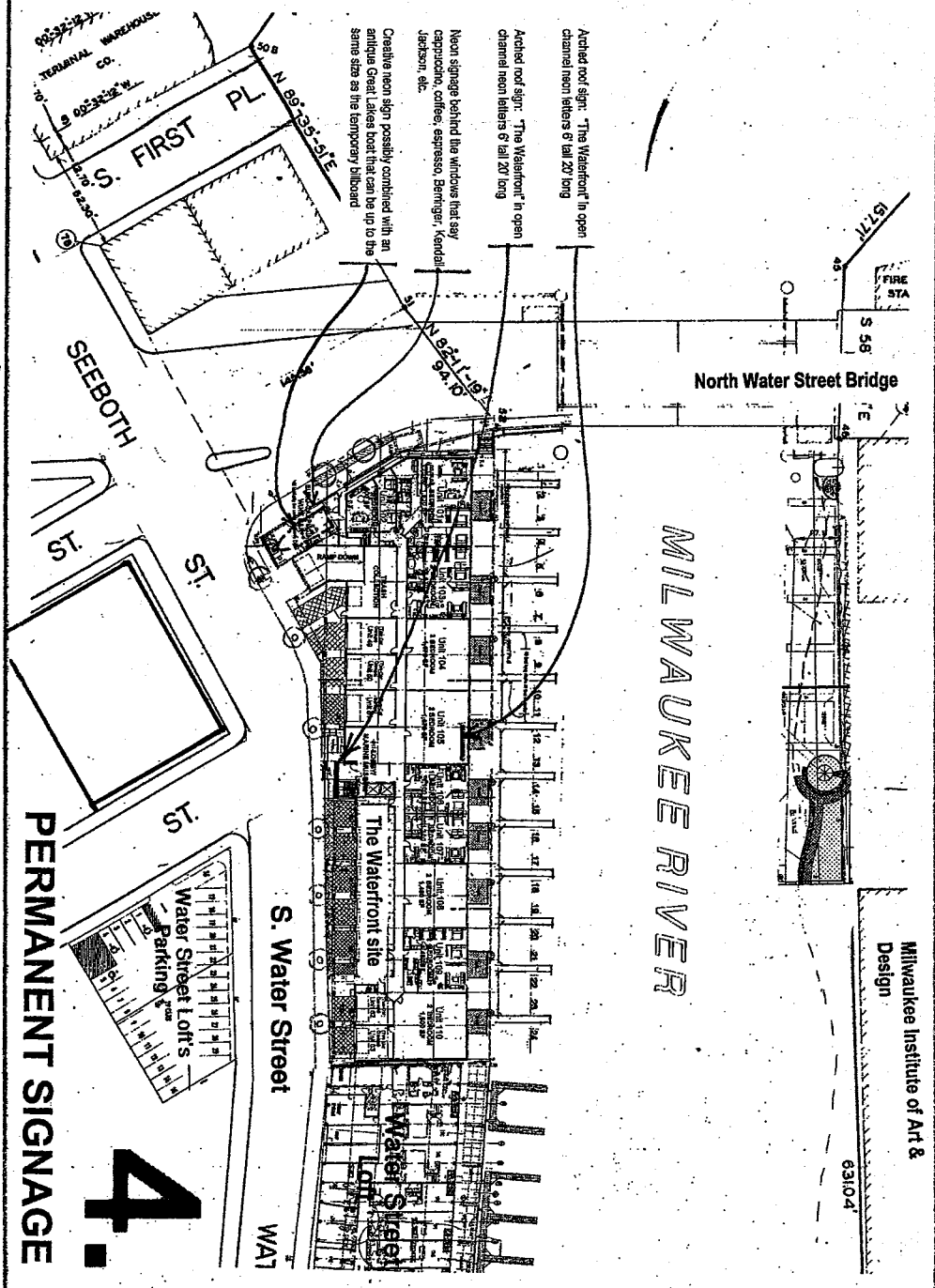
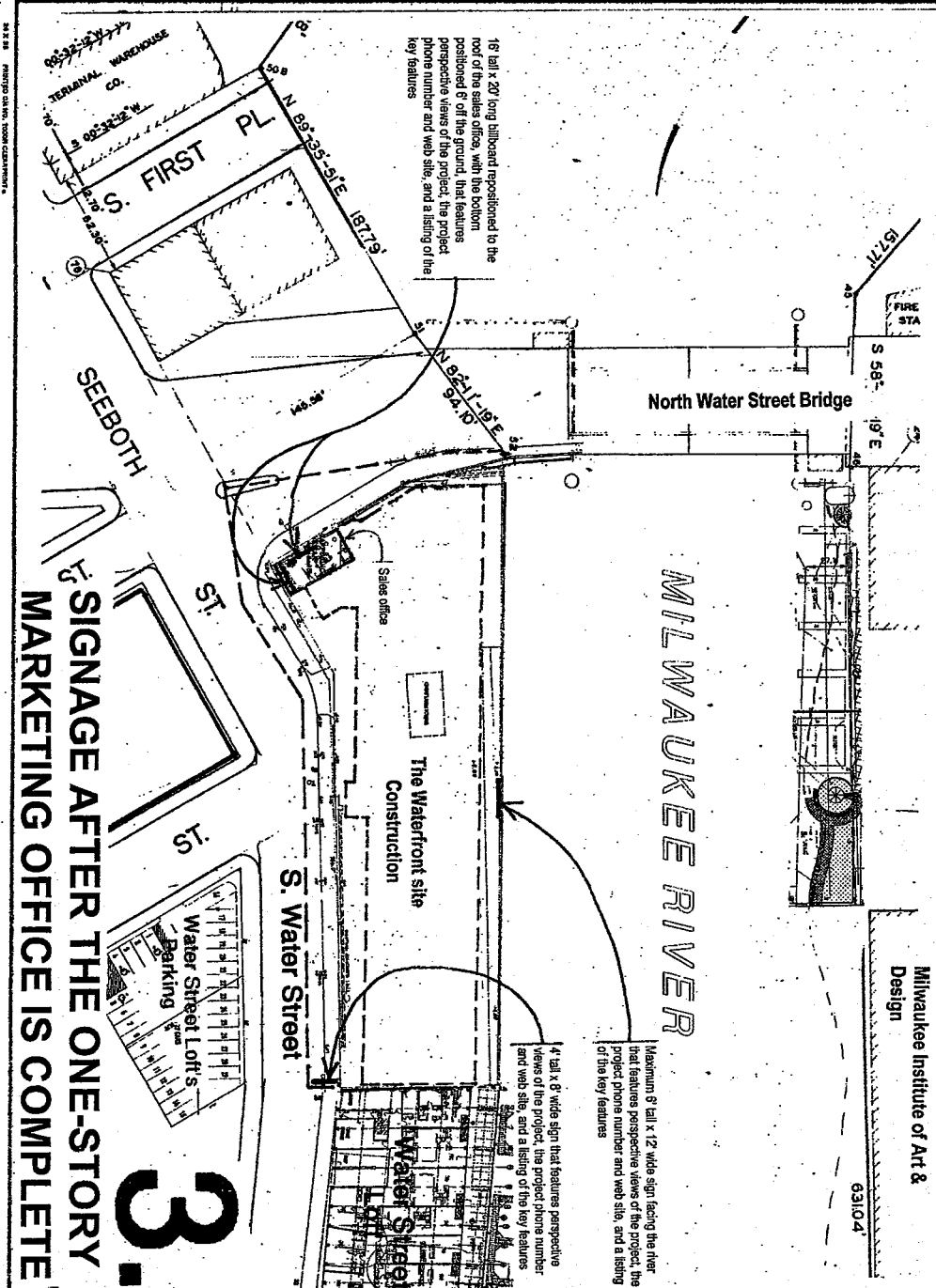
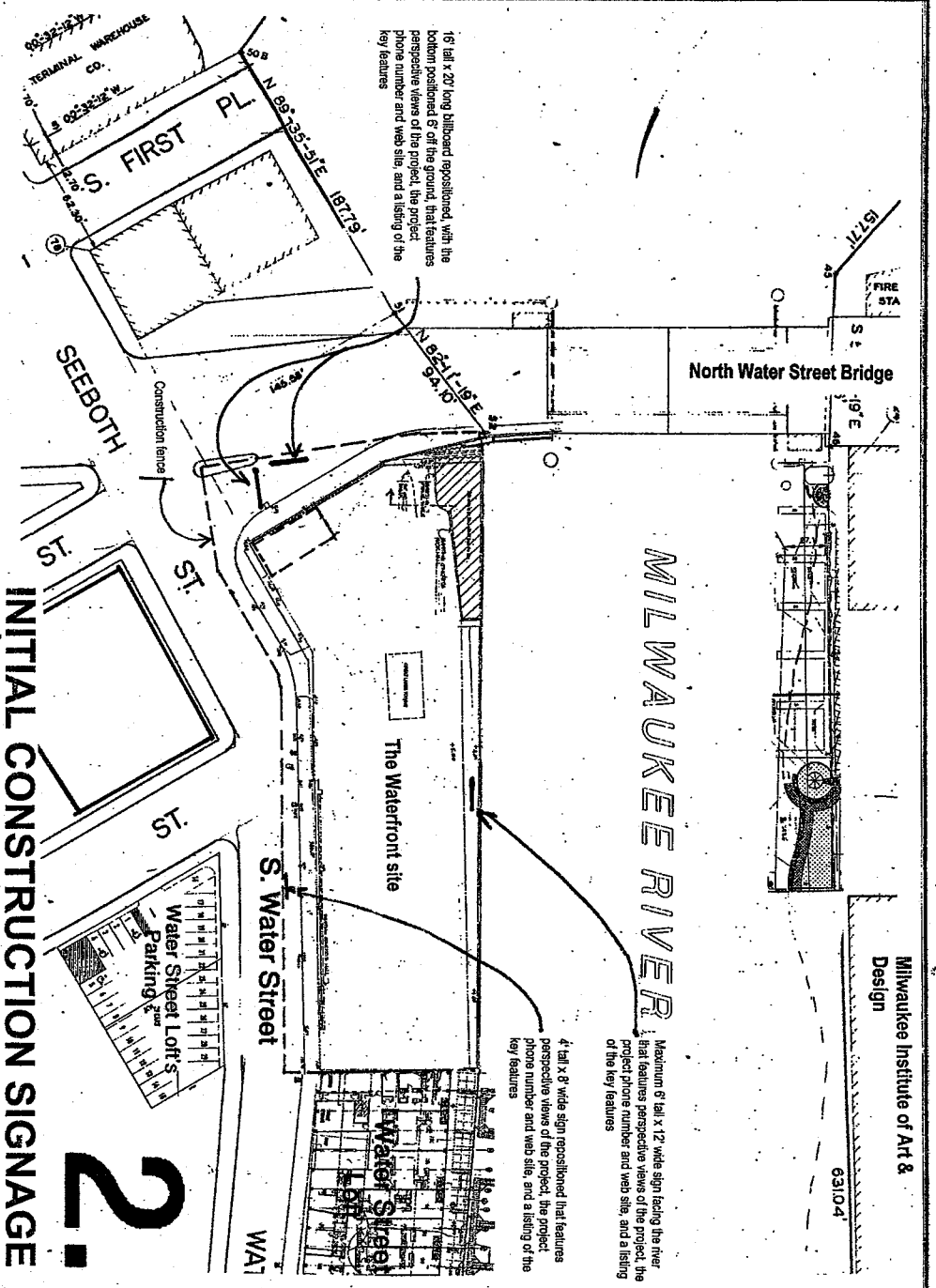
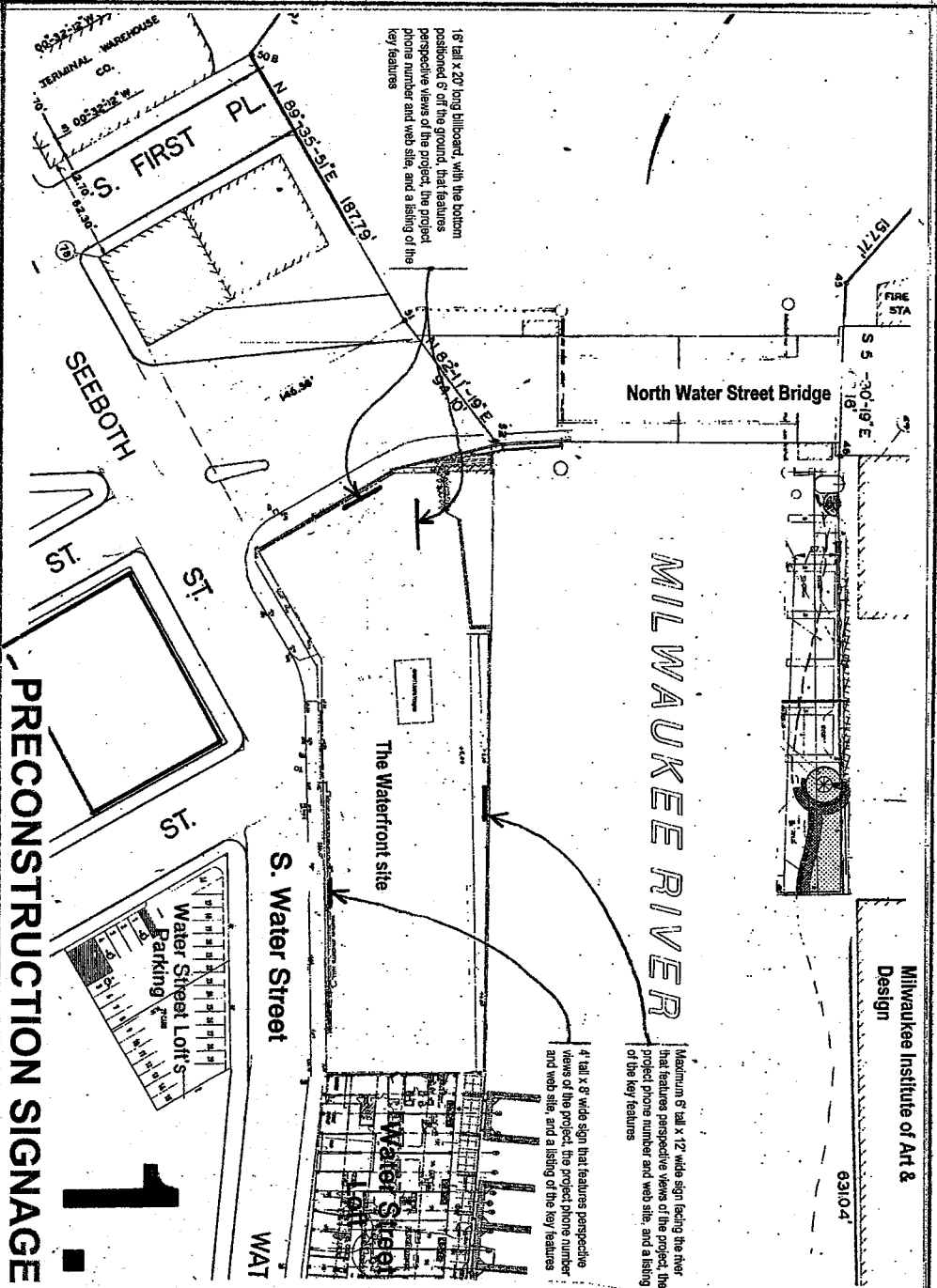
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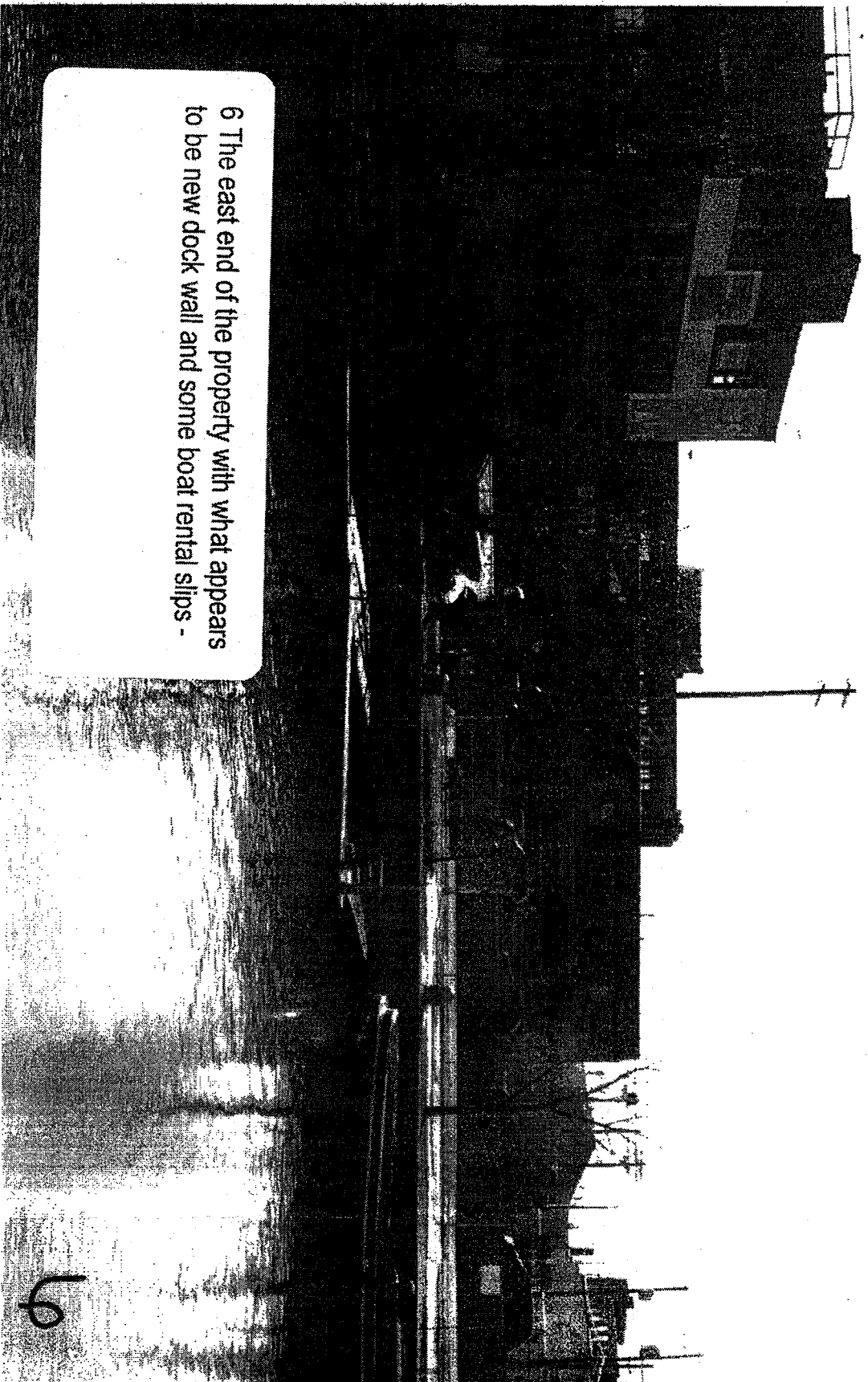
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THE WATERFRONT

RENNER architects

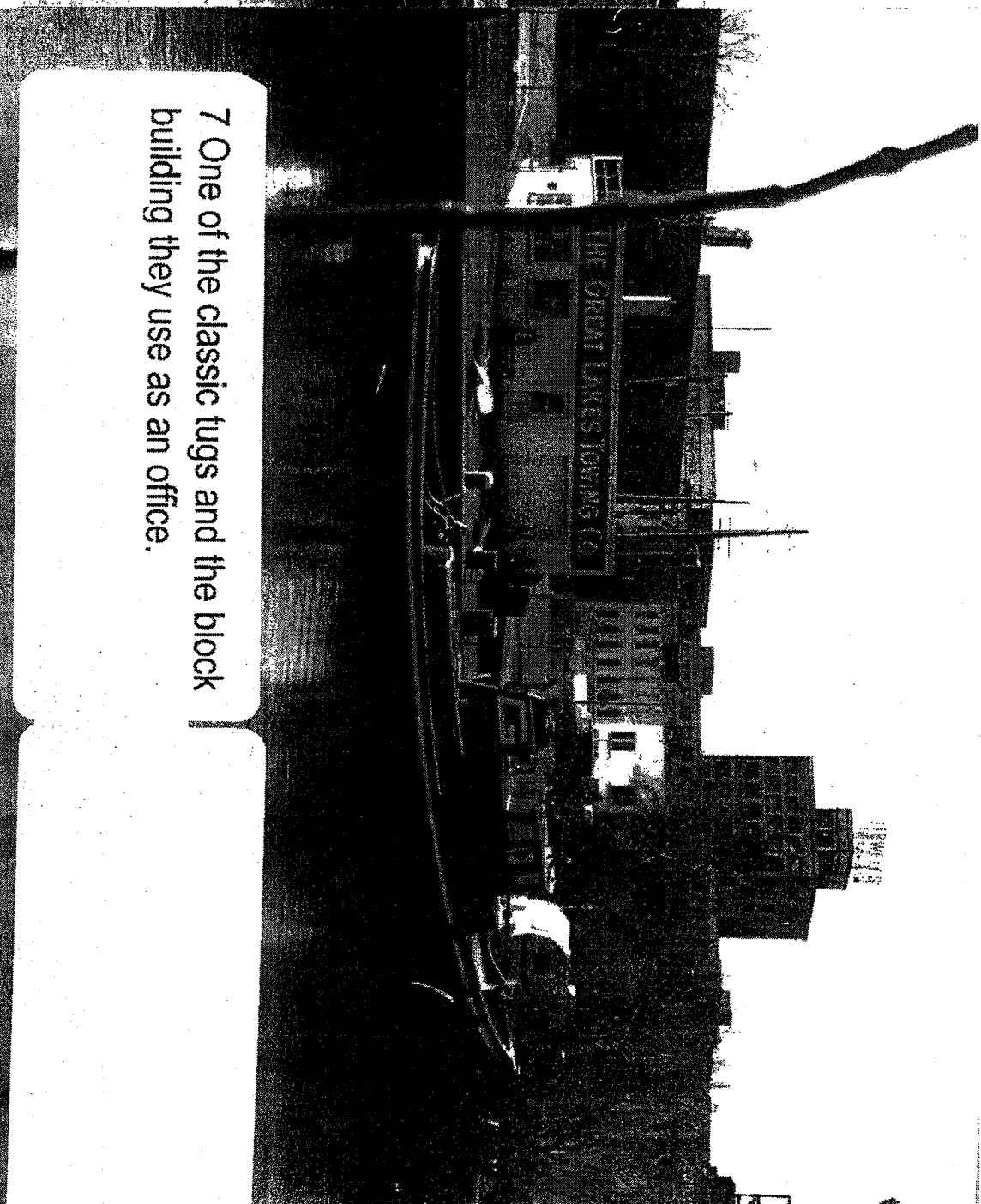
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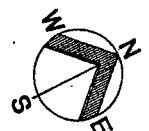
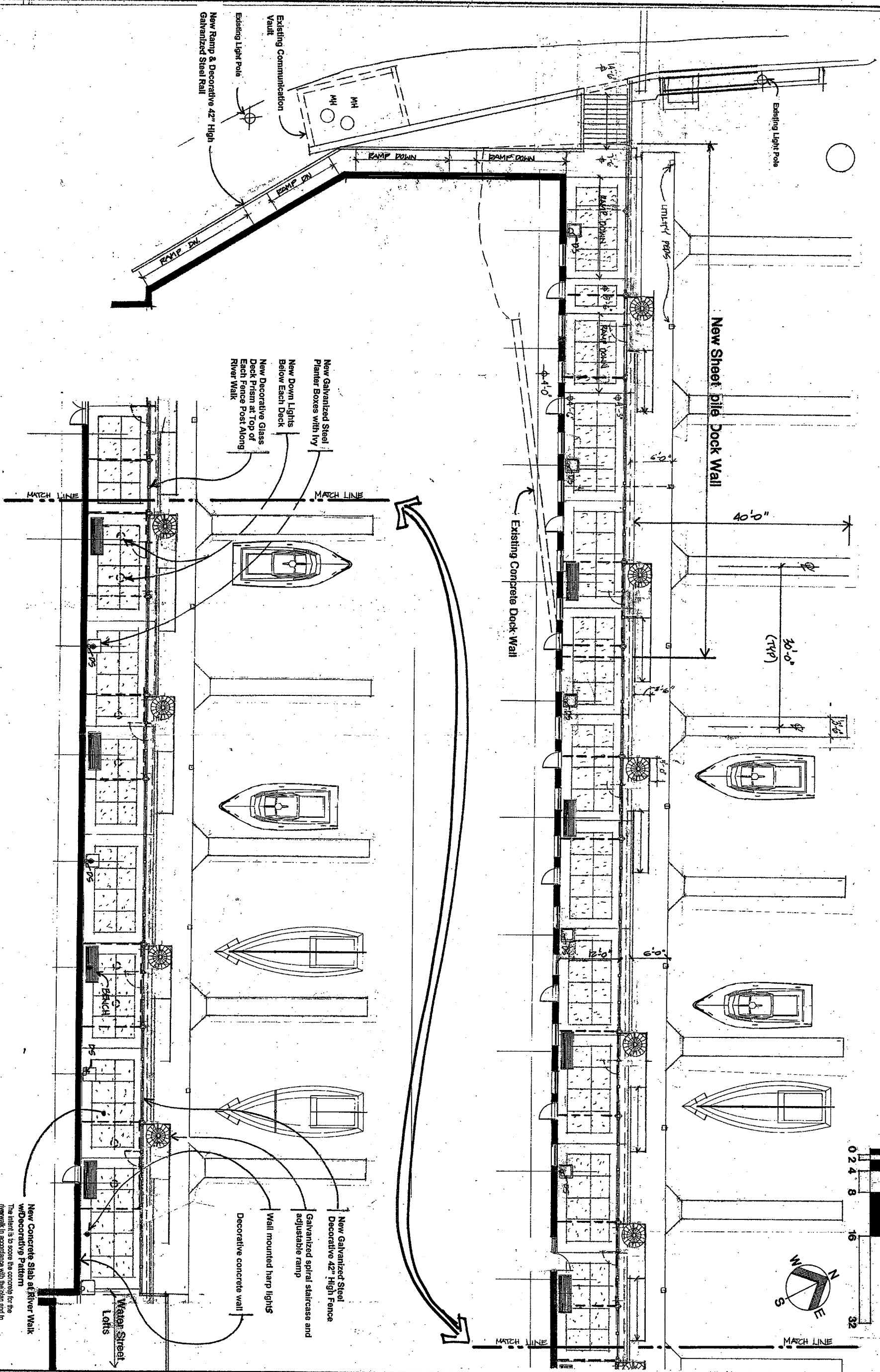
6 The east end of the property with what appears to be new dock wall and some boat rental slips -

6



7 One of the classic tugs and the block building they use as an office.

DATE PLOTTED: 03/28/02 10:00 AM



Plan Detail of River Walk
 1/8"=1'-0"

- New Galvanized Steel Decorative 42" High Fence
- Galvanized spiral staircase and adjustable ramp
- Wall mounted harp lights
- Decorative concrete wall
- New Concrete Slab at River Walk w/Decorative Pattern

The intent is to score the concrete for the riverwalk in accordance with the plan and to decorate the surface of the concrete by randomly scattering dead sawflies, small and snails on the surface before the concrete is hardened so the surface looks like fossils.

<p>THE WATERFRONT</p>	<p>RENNER <i>architects</i></p>	<p><i>architectural solutions</i> 626 NORTH WATER STREET MILWAUKEE, WI 53202 414-273-6637 FAX 273-6638</p>	<p>REVISIONS BY 3/28/02</p>
<p>Date: 3/22/02 Scale: 1/8" = 1'-0" Drawn: [blank] Sheet: [blank] Of: [blank] Sheets</p>	<p>Copyright © 1998 Renner Architects All Rights Reserved</p>		