

Date: May 23, 2006

Exhibit A File No. 051392

**Story Hill Planned Residential Development
5000 W. Bluemound Road**

Subdivision Detail Plan Description

Development Description

Story Hill Gardens subdivision is a planned residential development consisting of six deed restricted single family residences. The proposed development will be located on approximately one acre of land which is located between North 50th and North 51st Street on West Bluemound Road. Abutting the east and south property lines are several single family homes. The west property line abuts the Mitchell Boulevard Milwaukee County Park. Bluemound Road is the north property line.

The development will consist of land improvements and the building of six single family homes.

Story Hill Investments, LLC. will control all land improvements listed on page 1. Lots will be sold to individuals or a developer who may wish to retain their own architect to complete the architectural plans which have been approved by this detailed planned development. Individuals or a developer may choose a builder of their choice to construct the home(s). Design guidelines are listed below.

The design character of the development has been directed at preserving the existing Story Hill community context.

Land Improvements

These will consist of the following land improvements: master grading plan, storm water management, sanitary sewer and water, and a private road. Improvements have been or are in the process of being routed and obtaining the proper approvals through the city of Milwaukee. All land improvements and engineering costs will be incurred by the developer.

Design Guidelines

In order to conform and add value to the existing Story Hill neighborhood, we are proposing diverse architectural styles that blend with the existing neighborhood. Design guidelines have been drafted to depict the type of architectural styles and details, acceptable building materials, roof pitches, window styles, porch elements, garage location, site design, fences, etc. which are going to be built and conform to the neighborhood. Landscape and driveway requirements are also addressed.

Traditional architectural styles and the use of natural building materials will be encouraged. The intent of the design guidelines is to avoid repetitive building. Upon completion of the development the street will appear to have a variety of custom homes built to blend with and enhance the current neighborhood.

Front set backs generally range from 12 - 16 feet from the east curb line of the private road. The side set backs will approximately be 5-17 feet on the north and 7 - 18 feet on the south. Rear set backs approximately range from 13 - 18 feet. Building heights will approximately be 26 feet. All first floors will have 9 foot ceilings. Details of the elevations of the homes are outlined on the attached architectural drawings and the building pad grades are identified on the master grading plan.

The garage will be attached with the garage door facing the south. All driveways will be located on the southern portion of the lots with the exception of the south lot that driveway will be on the northern portion of the lot. Refer to the landscape plan on the attached architectural drawings. The use of energy efficient building materials and technologies will be encouraged, but ultimately will be left up to the decision of the home owner.

All the homes will have approximately 1,200 square feet on the first floor with a total square footage up to 2,400.

Statistical Information

Land Area: 1.03 acres (43,600 square feet)

Maximum amount of land covered by buildings: 7,200 square feet

Maximum amount of land devoted to parking structures and driveways: 8,040 square feet

Minimum amount of land devoted to landscaped open space: 21,460 square feet

Maximum proposed dwelling unit density: 6 single family homes

Proposed number of buildings: 6

Maximum number of dwelling units per building: 1

Bedrooms per unit: 3-4

Parking spaces provided: two car garage and driveway parking

A homeowners association will be established to uphold the protective covenants and to insure architectural compliance, operate the association with the guidelines of the association and collect monthly fees from the homeowners for the common area maintenance expenses, i.e. lawn mowing, landscape, snow removal, maintenance of capital accounts for future maintenance, etc. See attached as part of this exhibit.