

EXHIBIT A
File No. 020685
ZNB/ce

PARK PLACE TECHNOLOGY CENTER, LLC

DETAILED PLAN DEVELOPMENT - PHASE II

in the Park Place Neighborhood in the City of Milwaukee
Submitted to the Department of City Development

August 26, 2002

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EXHIBIT E	ELEVATIONS
EXHIBIT F	LANDSCAPING PLAN

SUPPLEMENTAL INFORMATION

LETTER TO CHRIS RUTE, CITY OF MILWAUKEE DATED MAY 24, 2000

SITE PHOTOGRAPHS

UNDER SEPARATE COVER, THE FOLLOWING DRAWINGS DATED
AUGUST 26, 2002 ARE PROVIDED:

- Vicinity Plan
- Grading Plan
- Erosion Control Plan
- Sanitary Sewer Plan
- Storm Water Plan
- Watermain Plan
- Lighting Plan & Fixture Cut Sheets
- Landscape Plan and Planting Schedule
- General Site Plan
- Phase II Site Plan
- Floor Plan
- Building Elevations

STORMWATER MANAGEMENT PLAN dated September 13, 2000 was
submitted with the General Development Plan dated September 18, 2000.

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DETAILED PLAN PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

Park Place Technology Center, LLC proposes to develop a service center building, the third building in The Jacobus Company Development, now known as Park Place Technology Center. The Detailed Plan Development site comprises approximately 4.59 acres along the eastern edge of the General Planned Development. (See Site Plan, Exhibit C)

The proposed Service Center Building is a single story, masonry, 58,175 square-foot structure. Tenants are expected to require roughly 30% of the building for general office use, and the remaining 70% for warehouse and light assembly. Loading docks and a drive-in garage bay are located at the rear of the building. (See Floor Plan, Exhibit D, and Elevations, Exhibit E) The building will consist of brick and decorative block masonry, aluminum window frames and tinted glass on the north, south and east facades. Entry canopies will be clad with aluminum or painted sheet steel. Final building details such as fenestration, extent of surface articulation, materials, and plan configuration may vary slightly as allowed by Milwaukee City Ordinance 295-813-4.

As indicated on the Site Development Plan, Exhibit C, access is from Bradley Road. The main access is near the east property line. The arrangement and placement of the building, monumental sign, paving configuration, refuse receptacle location, and site lighting are further detailed on the Site Development Plan. See also Statistical Fact Sheet, Exhibit B, and grading utility plan, and stormwater management plan attached under separate cover.

All concrete and asphalt pavement will conform to the Concrete and Asphalt Institute Standards and Specifications recommended for this climate. All drives, parking, and pedestrian areas are designed to allow easy access for emergency vehicles and personnel, and other requisite traffic accompanying this development. Occasional semi-tractor deliveries have been accommodated by the paving materials and plan geometries.

Illumination levels will be maintained as required by the City of Milwaukee Bureau of Traffic Engineering and Electrical Services, and in accordance with the Illumination Engineering Society.

The monumental sign will be no larger than 64 square feet in area, floodlit or internally illuminated, and set on a landscaped base. Refuse receptacles will be shielded from view with a fenced enclosure.

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PAGE TWO

Landscaping (see Landscaping Plan, Exhibit F) has been designed to provide necessary screening in front of proposed parking and loading areas. Planting materials have been selected for their rapid rate of growth, hardiness, and conformance to the landscape standards set forth by the General Planned Development requirements. Undeveloped land in the 14.87-acre site will be maintained in its natural state and kept free of noxious materials.

Park Place Technology Center seeks to maintain a harmonious and compatible relationship with the surrounding community. To achieve this end, quality materials, careful landscape planning, and thoughtful building design will conform with the intent of the General Planned Development.

PARK PLACE TECHNOLOGY CENTER, LLC

EXHIBIT B

DETAILED PLAN DEVELOPMENT - PHASE II
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STATISTICAL FACT SHEET - PHASE II

A.	Phase II Gross Land Area =	4.59 Acres (206,673 Sqft)
B.	Phase II Building =	58,175 Sqft
C.	Phase II Parking, Drives, and Walks =	98,301 Sqft
D.	Total Impervious Area =	156,476 Sqft
D.	Landscaped Open Spaces =	50,197 Sqft
E.	Landscaped Area Percentage	24 %
F.	Total Number of Parking Stalls Provided =	158 Stalls 2.71 / 1000 Sqft

Parking Stall Ratio for Offices and Services Use
(Permitted Uses 2a - 3ko)

1 Stall/250S.F. Net Floor Area
Devoted to Office use Min.

Parking Stall Ratio for Service Center, Wholesale Trade
and Light Manufacturing Use (Permitted Uses 4a - 5a) = 1 Stall/1,000 S.F.

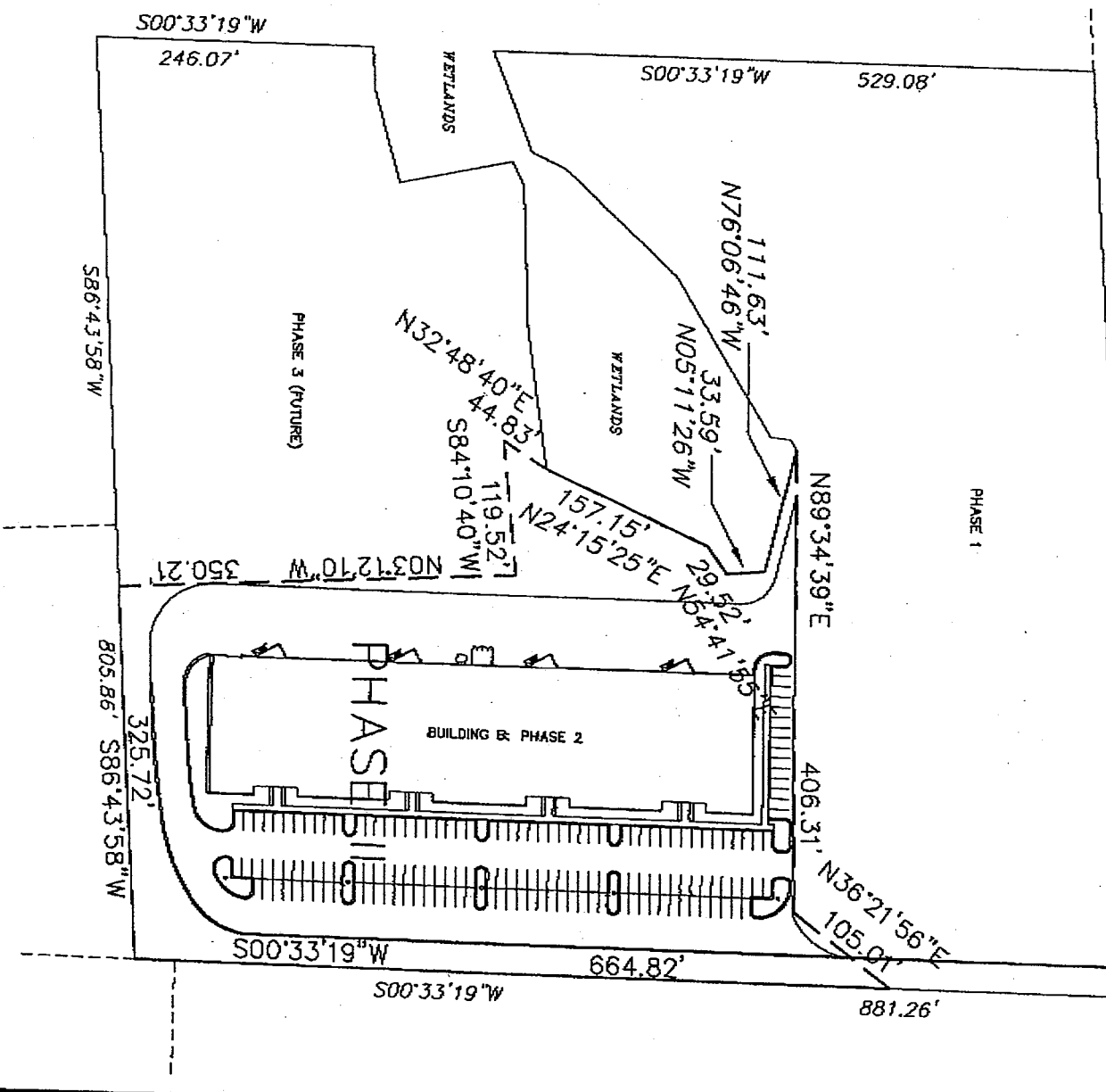
PHASE II LIMITS EXHIBIT MAP

N.W. CORNER
SECTION 18-8-21

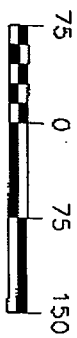
WEST BRADLEY ROAD

N.E. COR. N.W. 1/4
SEC. 18-8-21

N. LINE OF 1/4 SEC.
805.86'



GRAPHIC SCALE



1 inch = 150 ft.

--- LIMITS OF PHASE II

SEE DESCRIPTION ATTACHED FOR PHASE II LIMITS

882021025101.DWG

Description of Phase II Limits

Parcel 2 of Certified Survey Map No. 6858, recorded on August 15th, 2000 as Document No. 7949017, being a redivision of Parcel 1 of Certified Survey Map No. 5358, and being a part of the Northeast ¼ of the Northwest ¼ of Section 18, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, State of Wisconsin.

DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of said Parcel 2; thence South 86°43'58" West, along the south line 325.72 feet, of said Parcel 2; thence North 03°12'10" West, 350.21 feet; thence South 84°10'40" West, 119.52 feet; thence North 32°48'40" East, 44.83 feet; thence North 24°15'25" East, 157.15 feet; thence North 54°41'55" East, 29.52 feet; thence North 05°11'26" West, 33.59 feet; thence North 76°06'46" West, 111.63 feet; thence North 89°34'39" East, 406.31 feet; thence North 36°21'56" East, 105.01 feet to a point on the east line of said Parcel 2; thence South 00°33'19" West, along the east line of said Parcel 2 664.82 feet, to the POINT OF BEGINNING.

EXHIBIT C

BRADLEY ROAD

EPSTEIN UHEN
ARCHITECTS
333 EAST CHICAGO STREET
CHICAGO, IL 60601
414.271.5590 • FAX 414.271.2794
WWW.EPSTEINUHEN.COM



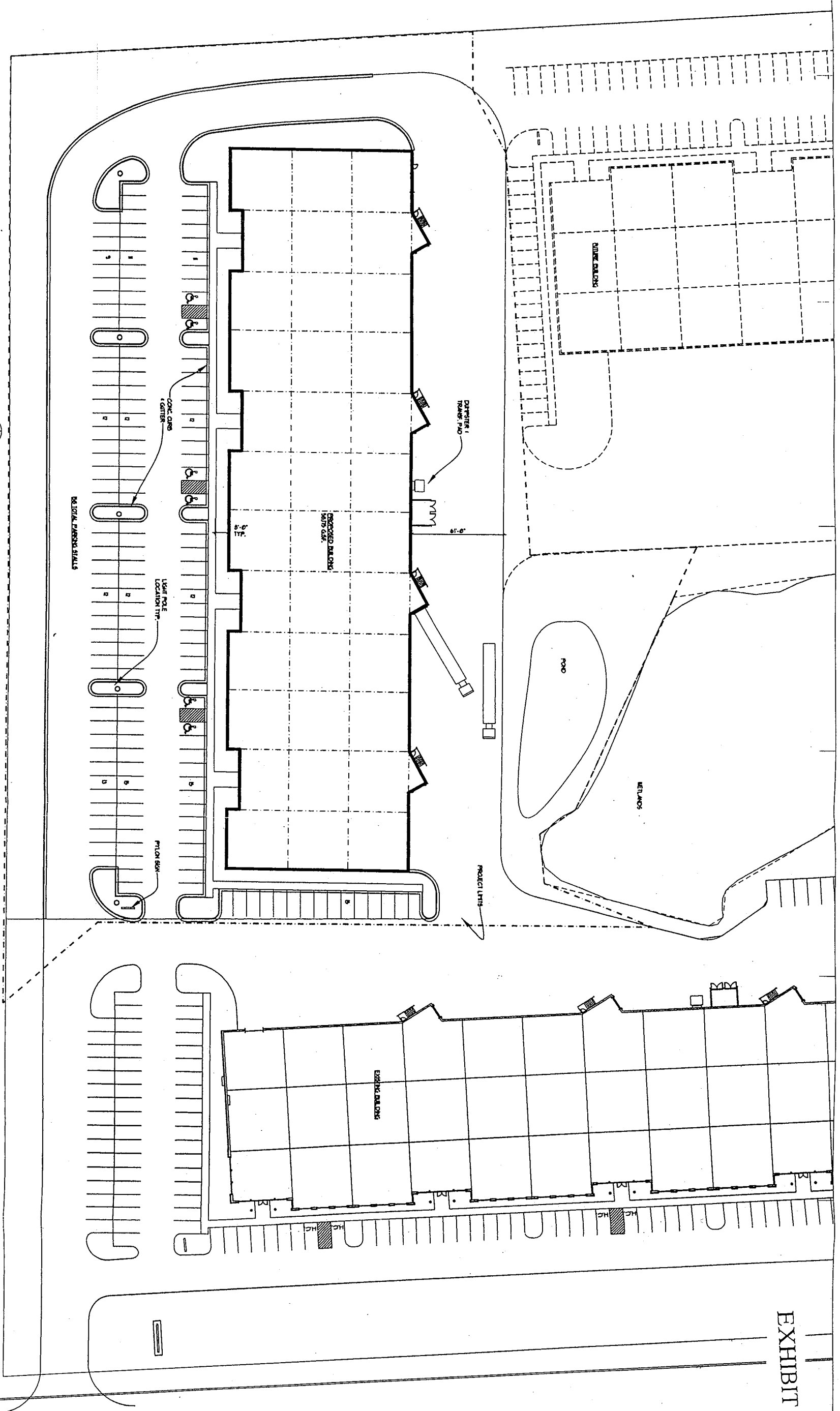
Project
**Park Place
Technology
Center**
Detailed Plan
Development—
Phase II

Sheet Title
**Phase 2
Site Plan**

Revisions	Item	Date	By

Project Architect: SDH
Drawn By: WNF
Project No.: Im2-02192-h
Date: August 26, 2002
Sheet No.:

SP1.2



SITE DATA

SITE AREA: 4.59 ACRES (200,613 SF.)
PARKING & DRIVE AREA: 94,566 SF.
SIDEWALK AREA: 3,135 SF.
BLDG. FOOTPRINT: 58,175 G.S.F.
(TOTAL IMPERVIOUS AREA: 156,416 SF.)
GREENSPACE RATIO: 24
GREENSPACE AREA: 50,191 SF.
PARKING STALLS: 156 (6 H.C. ACCESSIBLE STALLS)
PARKING RATIO: 21/1 (200 SF.)

EXHIBIT C

EPPSTEINUHEN
ARCHITECTS
333 East Chicago Street
Chicago, IL 60602
414.326.8200
www.eppsteinuhnen.com



BRADLEY ROAD

ROAD

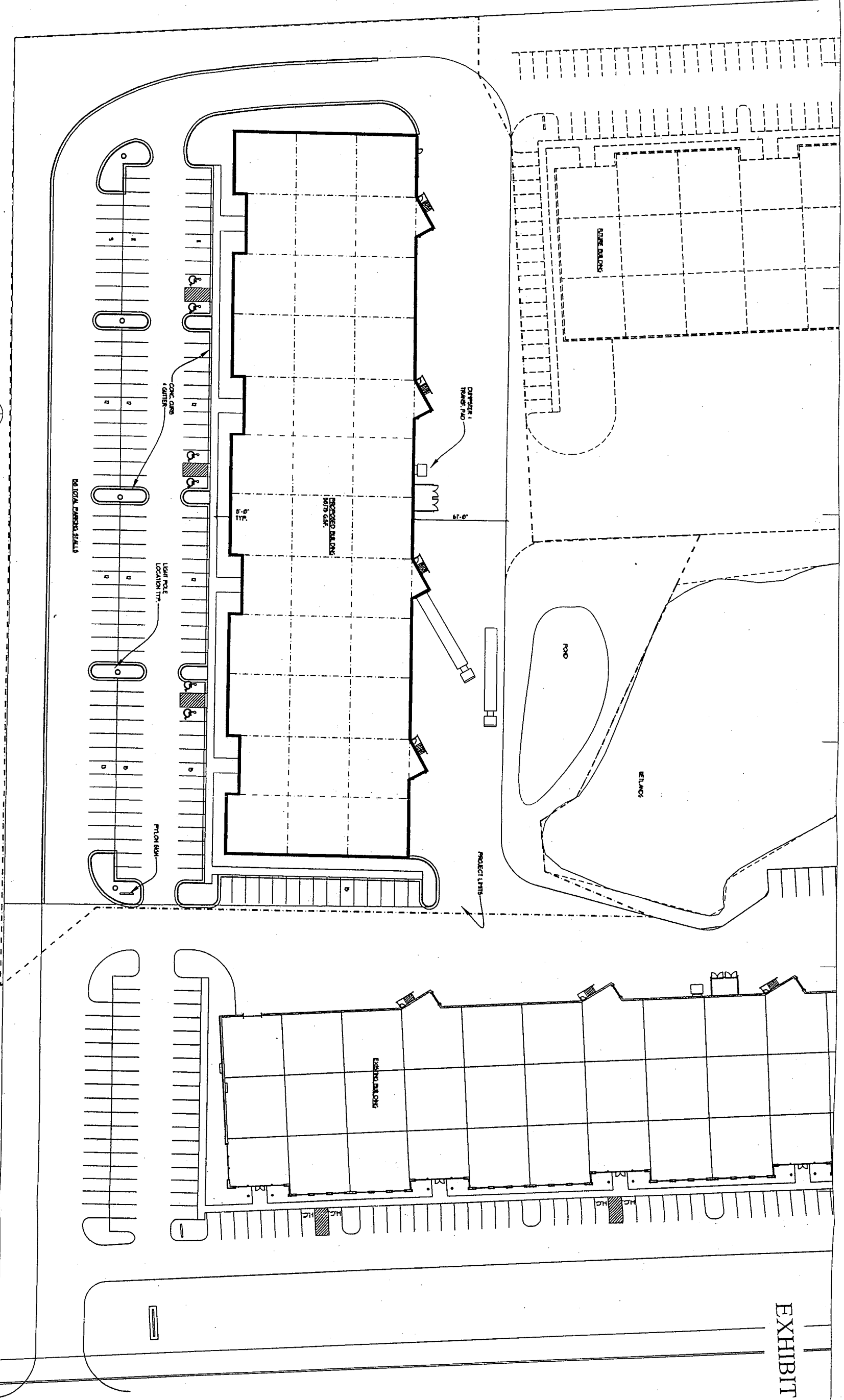
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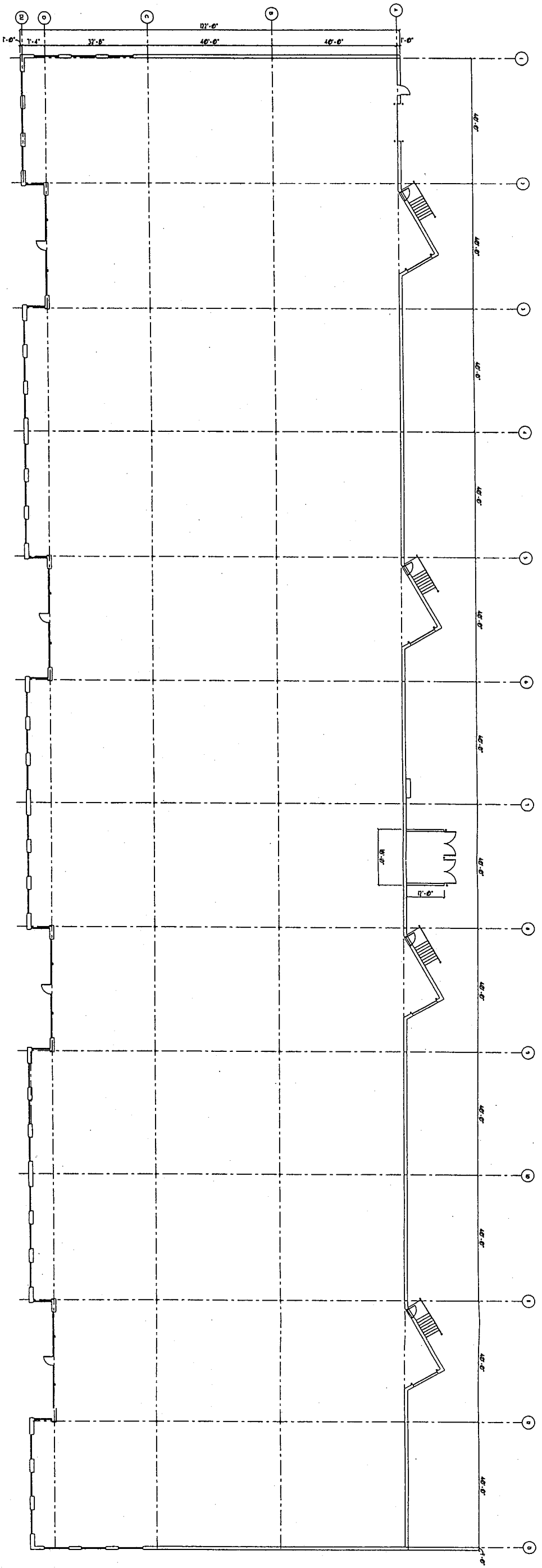
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PARKING STALLS:	158 (6 H.C. ACCESSABLE STALLS)
PARKING RATIO:	111/1000 SF.



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 Floor Plan
1/8" = 1'-0"



Project
**Park Place
Technology
Center**

Detailed Plan
Development -
Phase II

Sheet Title
Floor Plan

Revisions	Date	By
Item		

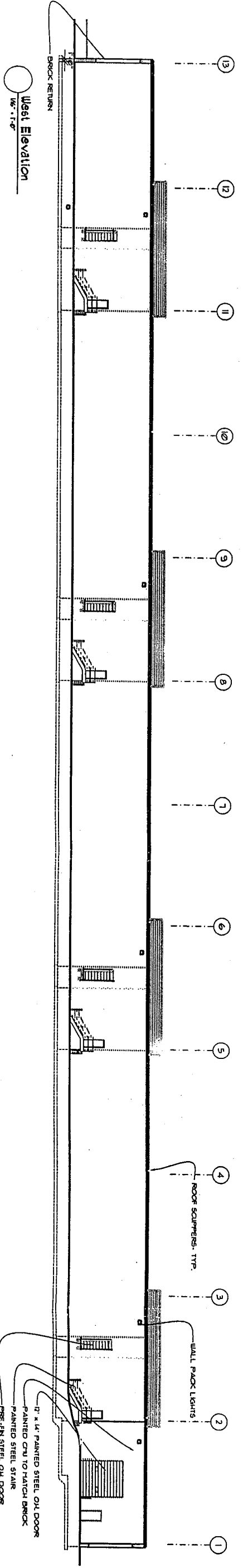
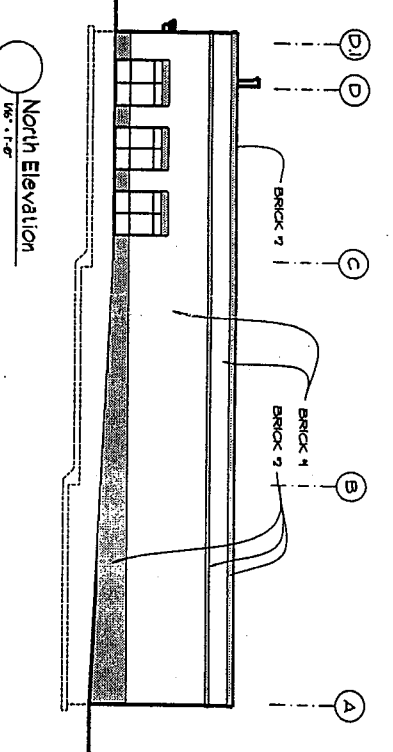
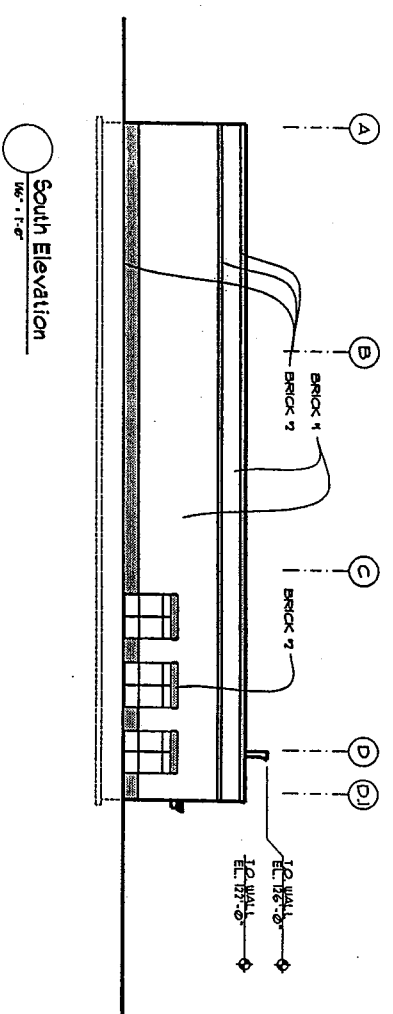
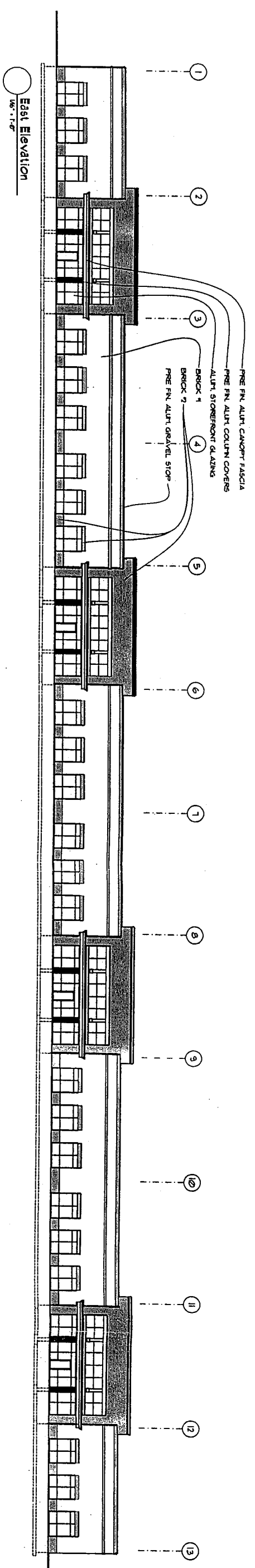
Project Architect **SOH**

Drawn By **WNF**

Project No. **Im2-02192-h**

Date **August 26, 2002**

Sheet No. **A1.0**



Project
**Park Place
Technology
Center**
Detailed Plan
Development -
Phase II

Sheet Title
**Building
Elevations**

Revisions
Item Date By

Project Architect **SOH**
Drawn By **WNF**
Project No. **Im2-02192-h**
Date **August 26, 2002**
Sheet No.

A2.0



EPSTEIN UHEN
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Mr. Chris Rute
City of Milwaukee
Department of City Development
809 North Broadway
Milwaukee, Wisconsin 53202

May 24, 2000

Re: Inland Companies
Park Place Technology Center
Principles of Urban Design
EUA Project No.: OM2-00085-H

Dear Mr. Rute:

The proposed project will address the Principles of Urban Design adopted by the City Plan Commission in the following ways:

Principle No. 1: Neighborhood Compatibility

- A. The proposed development will consist of one story, masonry and glass buildings similar to those existing buildings to the west and south. As with the adjacent properties, the anticipated use will accommodate flexible office and light warehouse or assembly uses. Landscaping will be similar to the adjacent properties.
- B. The area is primarily automobile/truck oriented at this time. Sidewalks across the street on the north side of Bradley Road provide access to Dretzka Park.

Principle No. 2: Pedestrian Friendly Design

- A. The proposed campus of buildings is oriented to keep truck traffic separate from automobiles and pedestrians. Street edge will be defined by a single building proposed along West Bradley Road.
- B. Landscaping and berms will be utilized to screen parking lots from West Bradley Road. Parking lot lighting will be full cut-off light fixtures. Signage will consist of masonry monuments at main entry drives.
- C. The campus of three buildings will form and define outdoor space and will buffer truck and possible loading areas from the street and surrounding properties. Office users will observe wetland trees and natural resources.

Principle No. 3: Land Use Diversity

- A. The proposed development will offer flexibility to tenants who need conveniently located office, light warehouse or assembly uses. The neighborhood currently has these uses exclusively.
- B. Because of the multi-building campus design, this proposal effectively shares vehicle access circulation and minimizes paving in comparison to three stand-alone single building developments. In addition, the campus design effectively screens undesirable loading or dumpster areas from view.

Principle No. 4: Transportation Diversity

- A. The proposed development engages major highway access and integrates well with the city roadway systems to the east. Existing bus routes serve this area and sidewalks in the vicinity encourage pedestrian and bicycle transportation.

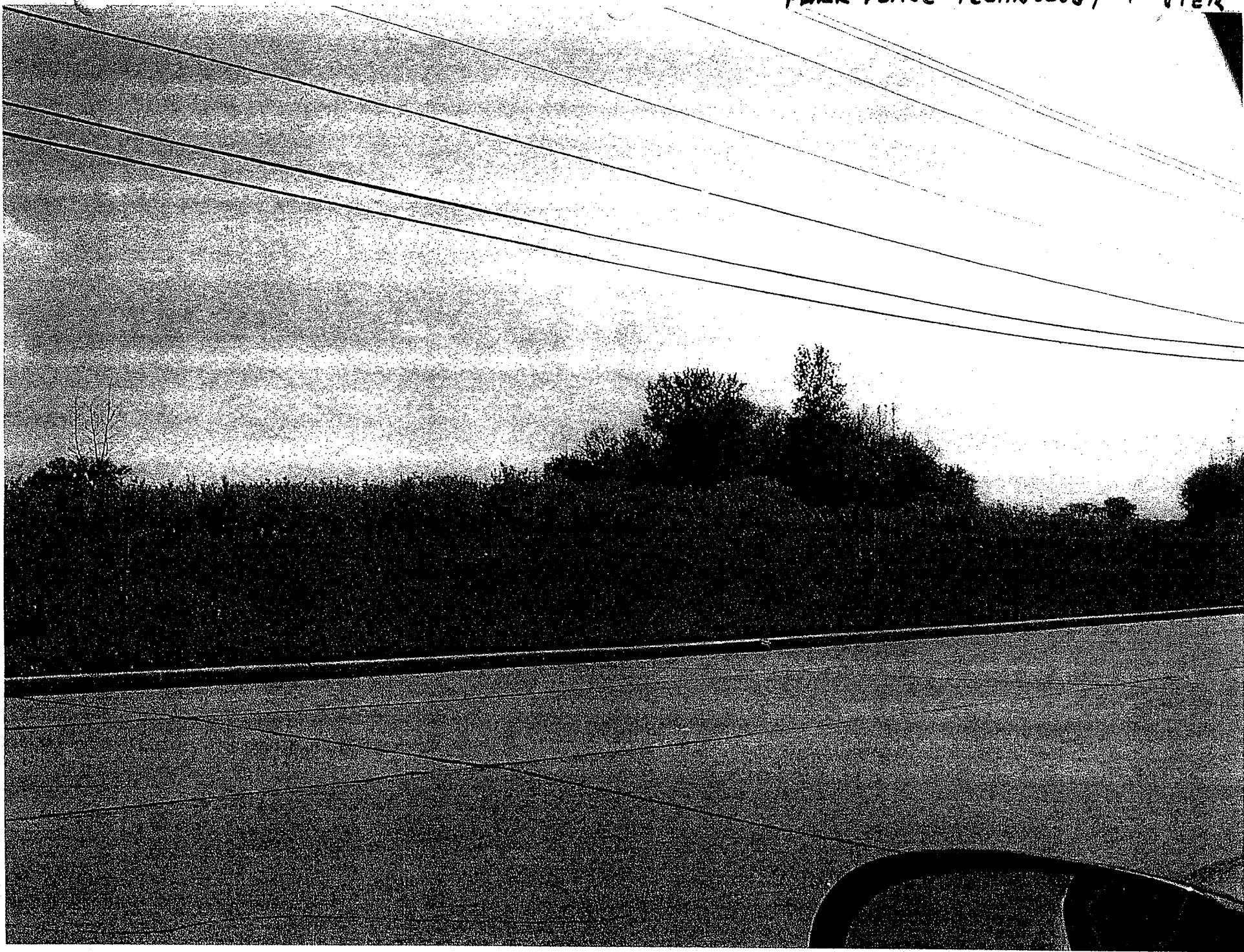
If you have any questions, please call me at (414) 291-8167.

Sincerely,

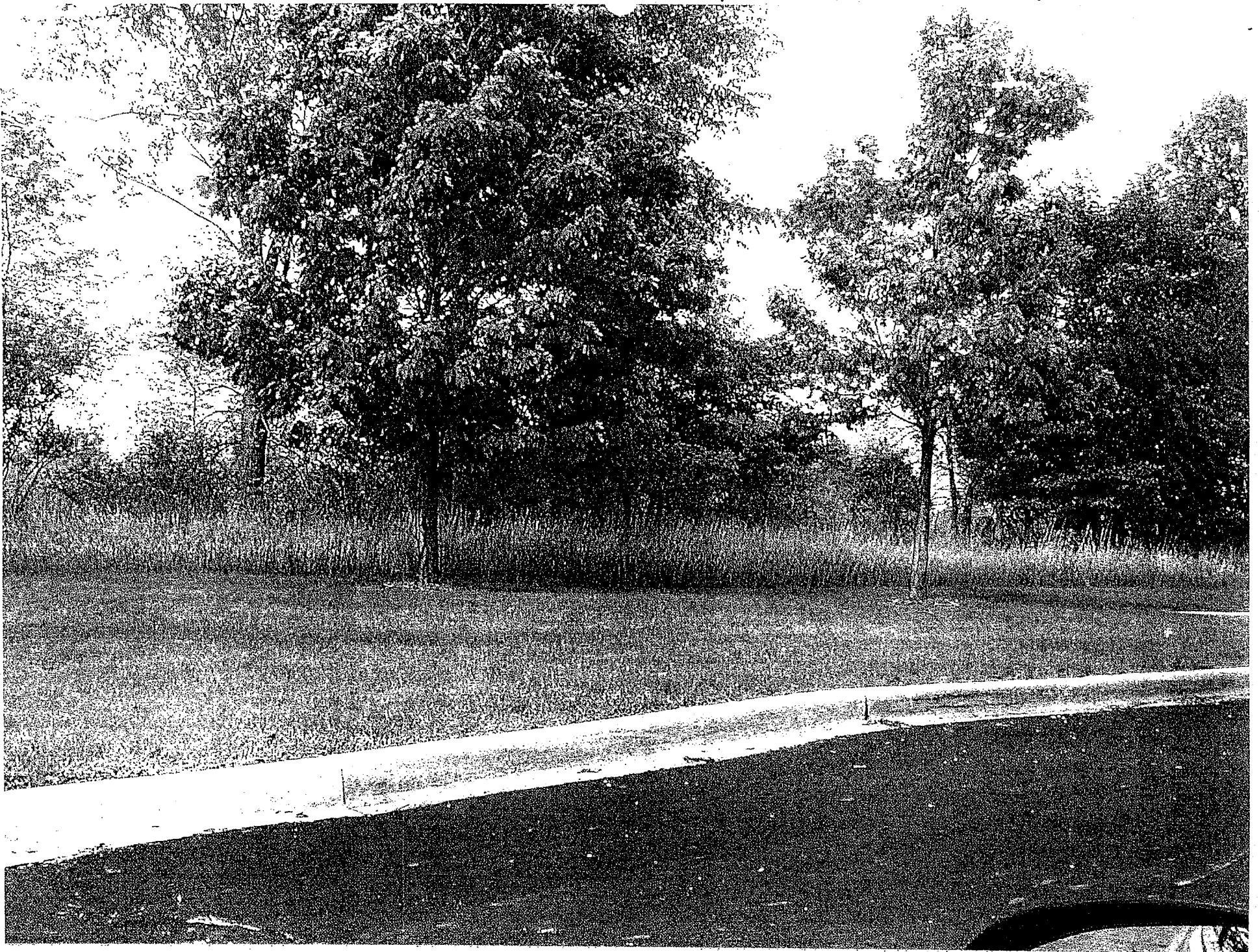


Steve D. Holzhauser, AIA
Principal

SDH/nc/L1.doc



SITE VIEWED FROM W. BRADLEY ROAD.



SITE VIEWED FROM SOUTH

PARK PLACE TECHNOLOGY CENTER



SITE VIEWED FROM EAST - FLEET MORTGAGE

PARK PLACE TECHNOLOGY CENTER



SITE VIEWED FROM WEST - JACOBUS PROPERTY