



EXHIBIT A  
FN 041051

November 19, 2004

## General Plan Development Application

### 2802 W. Wright Street, Currently the Milwaukee Urban League Headquarters

#### Project Description and Statement of Intent

In cooperation with the Milwaukee Urban League, Gorman & Company proposes to redevelop the current Milwaukee Urban League Headquarters site at 2802 W. Wright Street in the Metcalfe Park area of the City of Milwaukee.

The primary goal of the development is to provide very high-quality, affordable housing for seniors who live in the Metcalfe Park area in Milwaukee. A secondary goal is to build a development that will be catalytic to additional economic development in the Metcalfe Park area. The development is patterned, in part, after a very successful development built in St. Louis: the Homer G. Philips Senior Living Community. In addition to providing high-quality affordable housing for seniors, this development has become a symbol of resurgence in a challenged neighborhood.

The proposal includes between 75 and 85 apartment units along with a considerable amount of amenity and common space. We will build apartments in both the existing building and a proposed four-story, newly constructed building.

The enclosed site plans and initial architectural studies are illustrative. The following calculations are based on these preliminary drawings. Where applicable we compare the calculations to a "reference" zoning district: RM-6

1. Gross Land Area:  
Approximately 33,878 SF
2. Land covered by principal buildings in illustrative drawings:

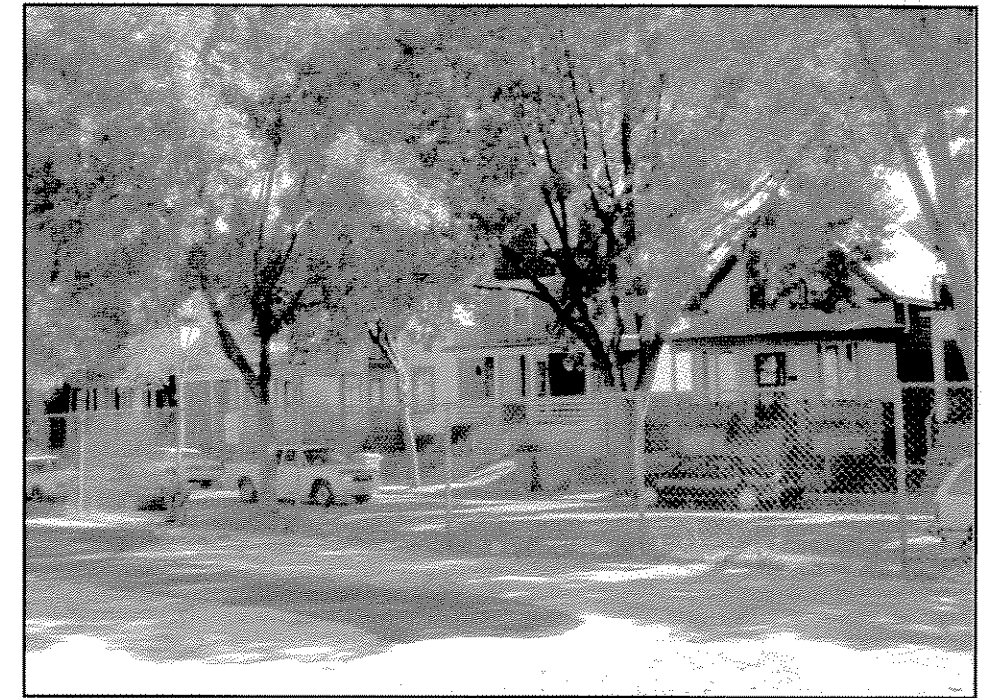
6,240 SF	Existing
14,132 SF	New
20,372 SF	Total
3. Land devoted to drives and parking in illustrative drawings:  
5,830 SF
4. Land devoted to landscaped open space in illustrative drawings:  
7,645 SF

5. Proposed dwelling units in illustrative drawings  
80
6. Number of buildings  
Two
7. Dwelling units per building in illustrative drawings  
16 in the Existing Building  
64 in the Proposed New Building
8. Unit Mix in illustrative drawings  
48 one bedroom  
32 two bedroom  
1.4 bedrooms per unit
9. Parking spaces provided in illustrative drawings  
44 Enclosed  
16 Surface  
60 Total  
0.75 parking spaces per unit  
0.50 required RM6
10. Building Height:  
48'- 4" Existing  
45'- 4" New (Eave)  
85' -0" Permitted per RM6
11. Lot Area per Dwelling Unit:  
423 SF Proposed  
400 SF Permitted per RM6
12. Lot Coverage:  
0.60 Proposed  
0.85 Permitted per RM6
13. Reference Zoning District:  
RM6
14. Signage:  
Will be in conformance with 295-505-5
15. Existing Zoning District:  
RT4
16. Legal Description: LEGALS PART BLKS 4,5&6ETC BEING PART OF GERMANIA PARK IN  
SE 13-7-21 DESCRIPTION BLOCK 5 LOTS 21 THRU 29

# Milwaukee Urban League Headquarters Site Photos



Current Headquarters of Milwaukee Urban League. Building will be preserved as part of the development.



Looking south from parking lot toward homes on Wright Street.



Looking east toward the existing building shows parking lot that will have new construction as part of the development



Looking northwest from parking lot toward Next Door Foundation.





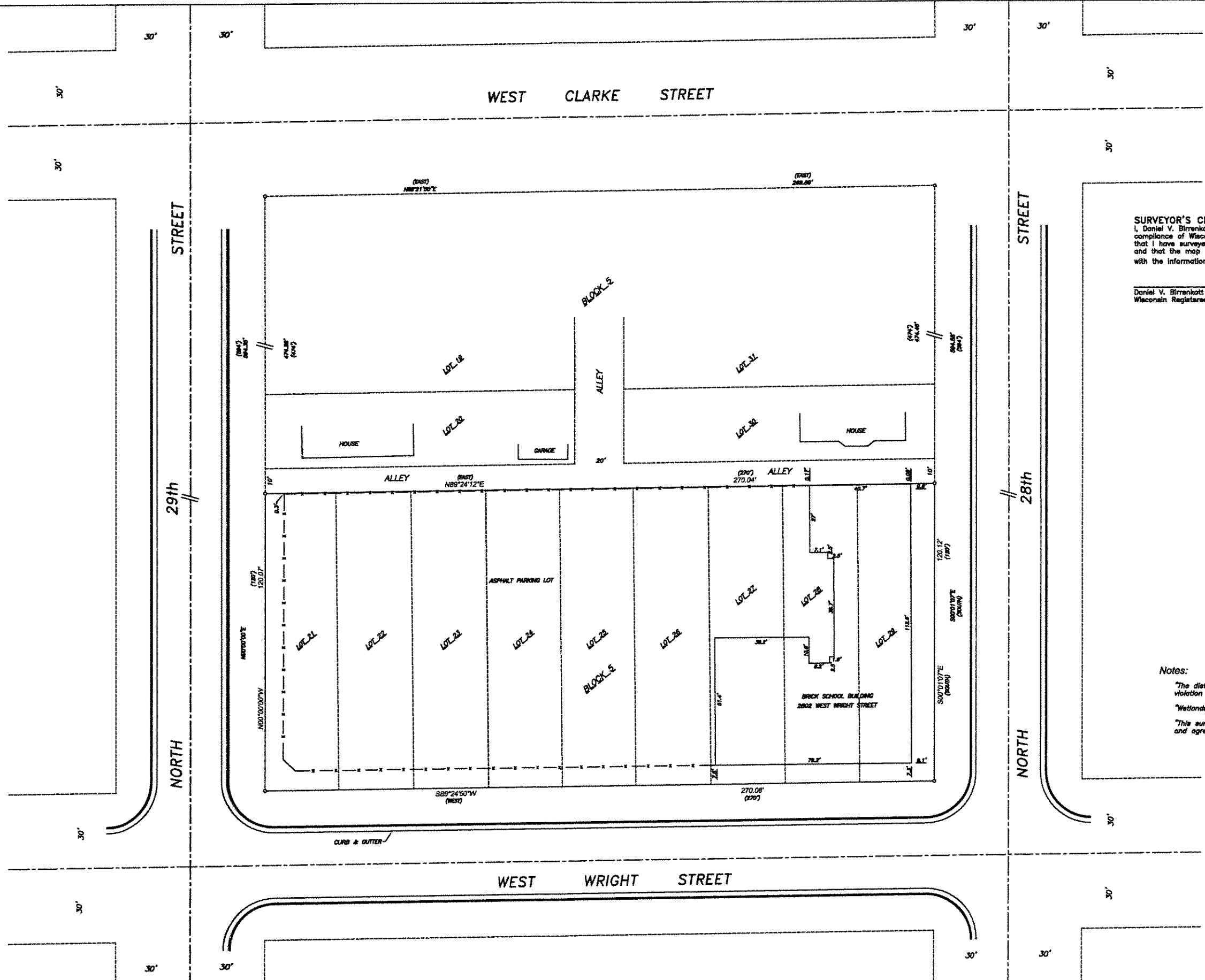
Vicinity Map  
Map of  
New York  
1994



Description:  
 LOTS 21, 22, 23, 24, 25, 26, 27, 28, AND 29, IN BLOCK 5,  
 IN PARTS OF BLOCKS 4, 5 AND 6, AND ALL OF BLOCKS 7, 8  
 AND 9, IN GORMAN PARK IN THE SOUTHWEST 1/4 OF  
 SECTION 13, TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY  
 OF MILWAUKEE, COUNTY OF RAMAPO, STATE OF WISCONSIN.

- Legend:
- - - - - Iron pipe found on noted
  - - - - - 1" x 2" iron pipe not noted
  - ( ) - - - - - Record on site
  - - - - - Chain to fence

BEARING REFERENCED TO THE EAST  
 POINT OF MEY LINE OF NORTH AVENUE  
 (MAY BE SUBJECT TO CHANGE)



**SURVEYOR'S CERTIFICATE:**  
 I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Daniel V. Birrenkott  
 Wisconsin Registered Land Surveyor No. S-1531.

Notes:  
 "The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes."  
 "Wetlands if present have not been delineated."  
 "This survey is subject to any and all easements and agreements both recorded and unrecorded."

**BIRRENKOTT SURVEYING INC.**  
 LAND SURVEYING & PERC TESTING  
 P.O. BOX 237  
 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590  
 (808) 837-7463  
 FAX (808) 837-1081

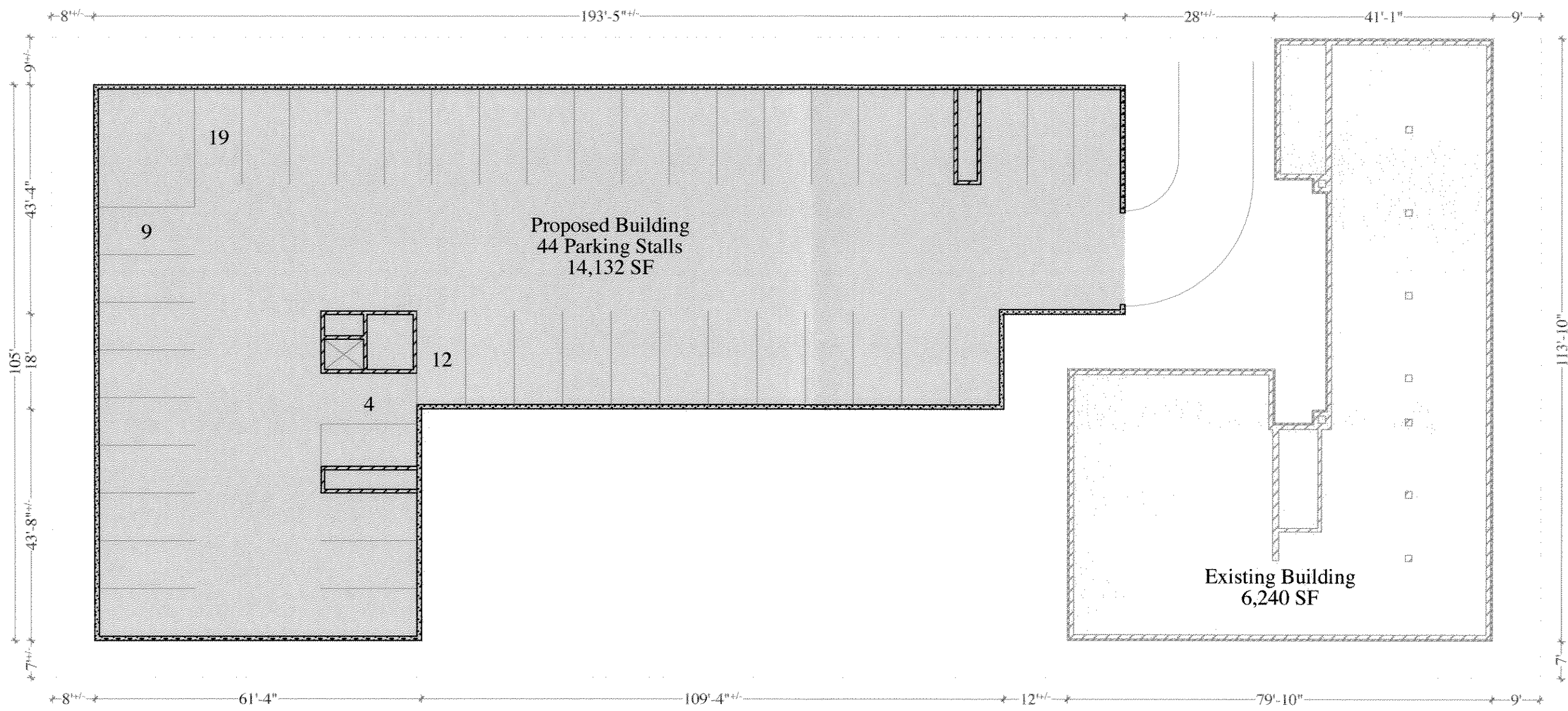
# PLAT OF SURVEY

NOVEMBER 19, 2004

SURVEYED BY B.R.J.  
 DRAWN BY P.F.M.C.  
 CHECKED BY \_\_\_\_\_  
 APPR'D BY D.V.B.

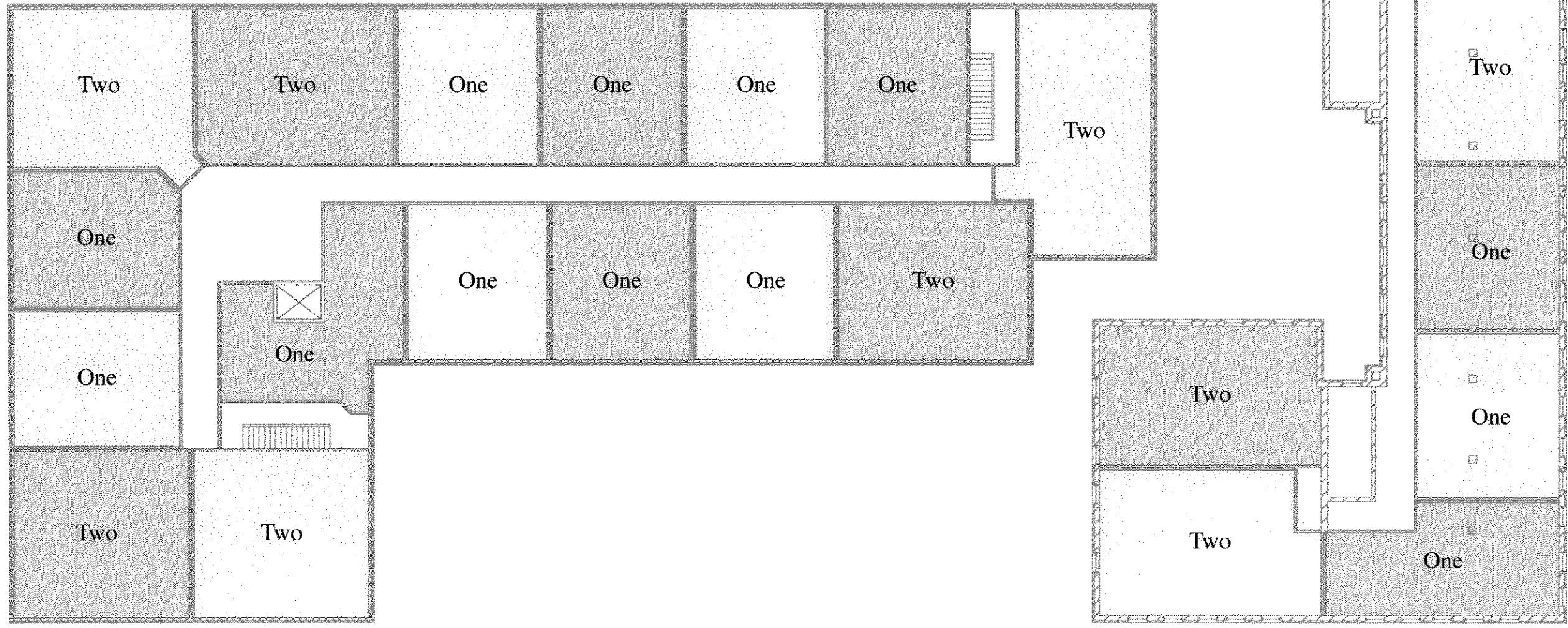
PREPARED FOR:  
**GORMAN & COMPANY**  
 1244 S. PARK STREET  
 MADISON, WI 53715  
 (608) 257-4410

J:\2004\041493  
 JOB NO. **041493**  
 SHEET 1 OF 1  
 FB 265 / 35-38



Conceptual Lower Level Plan @ 1" = 20'  
2800 West Wright Street  
November 19, 2004





Conceptual Upper Floor Plan @ 1" = 20'  
2800 West Wright Street  
November 19, 2004