



EXHIBIT A
FN 041052

November 19, 2004

General Plan Development Application

1407 North Martin Luther King Jr. Dr.

Project Description and Statement of Intent

Gorman & Company proposes to redevelop 1407 North Martin Luther King Jr. Dr. into a live-work loft apartment community.

The proposal will include between 75 and 95 live-work apartment units; a considerable amount of amenity and common space; The live-work loft apartments will be built in a proposed four-story, newly constructed building. The upper three floors will consist exclusively of residential units. The first floor will consist of: a mix of amenity and common space; between 2,500 and 7,500 square feet of retail/commercial space; and residential units.

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: IM - Industrial Mix

1. Gross Land Area:

Approximately 48,477 SF

2. Land covered by principal building:

Approximately 27,705 SF

3. Land devoted to parking:

Approximately 20,772 SF

4. Land devoted to landscaped open space:

None

5. Proposed Usage:

75 Live/Work Units

First floor: mix of retail/community amenity space/residential space

Upper floors: residential

6. Number of buildings:

One

7. Dwelling units per building in illustrative drawings:
75

8. Unit Mix in illustrative drawings:
33 one bedroom
33 two bedroom
9 three bedroom
1.68 bedrooms per unit

9. Parking spaces provided in illustrative drawings:
Up to 75
No parking requirement in IM

10. Building Height:
Four stories: up to 60 Feet Proposed
85 Feet Permitted per IM

11. Reference Zoning District:
IM

12. Signage:
Will be in conformance with 295-805-5

15. Existing Zoning District:
IL-2

16. Legal Description: LEGALS CERTIFIED SURVEY MAP NO 5839 IN SE 1/4 SEC 20-7-22
DESCRIPTION PARCEL 1, COMMENT BIDS #8, #21



Martin Luther King Jr. Library

1407 N. Martin Luther King Jr. Dr. -- Site Photos

Proposed Enterprise Lofts, Affordable Live-Work Apartments



Looking southwest from Martin Luther King Jr. Dr. across site. Shows vacant building (right side of photo) that will be demolished as part of development.



Looking south across vacant lot and showing vacant building (white) that will be demolished as part of development.



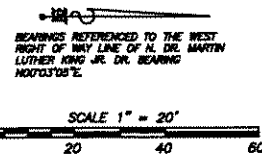
Looking southeast t shows parking lot that will have new construction as part of the development



Looking north from site (Martin Luther King Jr. Dr.)

Description:

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 8639, REEL J033, PAGES 837 TO 839 AS DOCUMENT NO. 8794226, BEING A REDIVISION OF ALL OF LOTS 8, 9, 2, 13, AND 18 TOGETHER WITH THE MAPPED EAST-WEST ALLEY BETWEEN SAID LOTS 8 AND 9 BLOCK 29 IN THE PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 20, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.
TAX KEY NO. 381-1891-6
ADDRESS: 1407-1441 N. MARTIN LUTHER KING JR. DRIVE

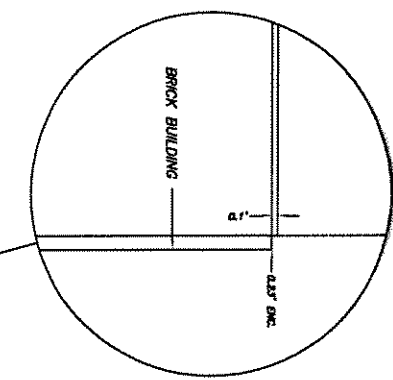
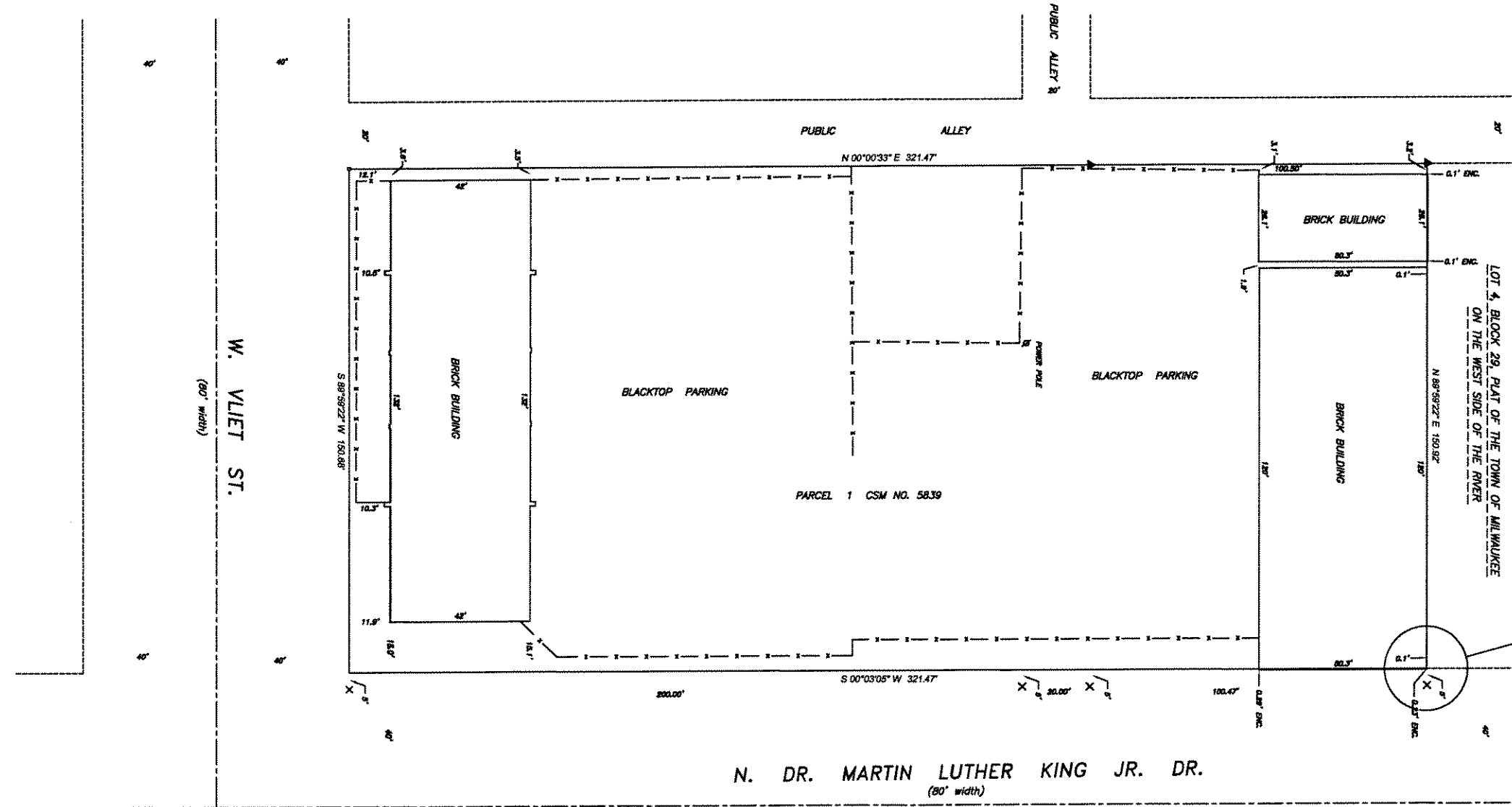


BLOCK 29, PLAT OF THE TOWN OF MILWAUKEE ON THE WEST SIDE OF THE RIVER

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.

- Legend:**
- = 1 1/2" iron pipe set
min. set = 1.133' dia.
 - - - Chain link fence
 - X = Cross in concrete
 - ▲ = PK Nail found



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

(608) 837-7483
FAX (608) 837-1081

PLAT OF SURVEY

NOVEMBER 19, 2004

SURVEYED BY B.R.J.
DRAWN BY R.L.M.
CHECKED BY _____
APPR'VD BY D.V.B.

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

JOB NO.
041494

SHEET 1 OF 1

FB 265 / 32-34



Public Alley

69'

253'

82'

69'

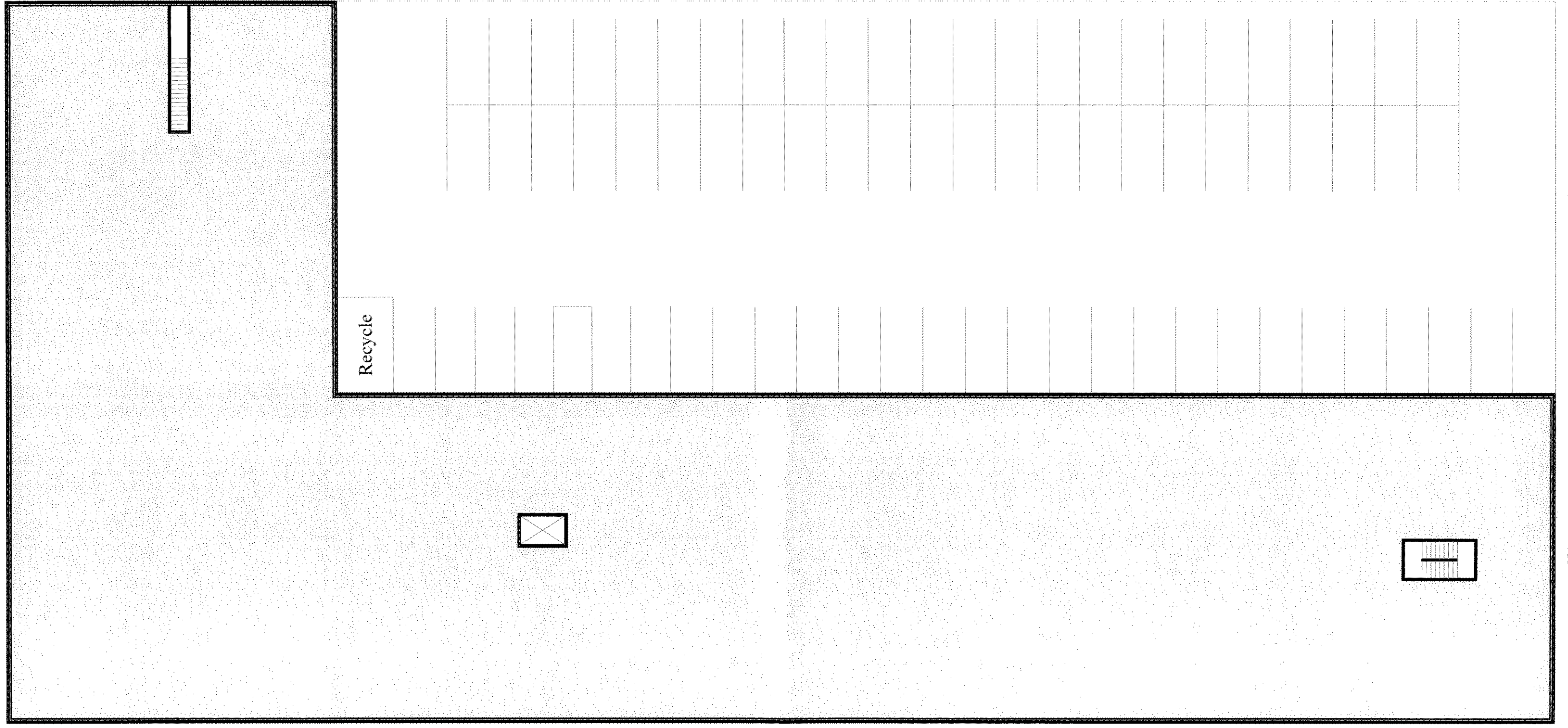
321'

Martin Luther King Jr. Drive

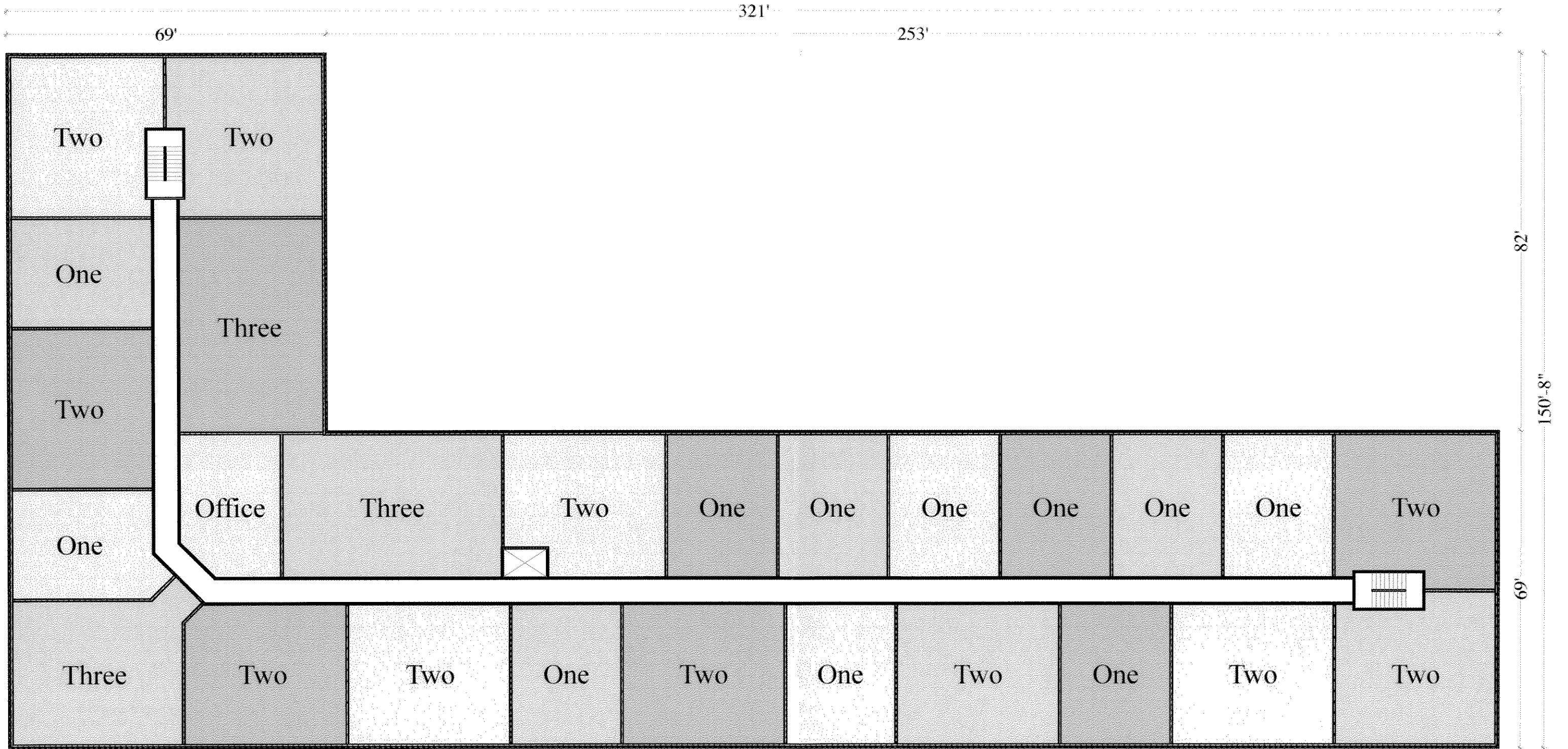
West Vliet Street

151'

Recycle



Ground Level Plan
1407-47 Martin Luther King Jr Drive
November 19,2004



0 4 8 16'

Typical Residential Floor Plan
1407-47 Martin Luther King Jr Drive
November 19, 2004