

***Amended General Planned Development  
For Le Park House***

**Project Description  
and  
Owner's Statement of Intent**

SunStarr Real Estate Group, LLC ("SunStarr") joins with J&W Associates of Wisconsin ("J&W") and Finlay Interests 19, Ltd ("Finlay") in requesting an amendment to the General Planned Development previously approved for *Le Parc House*.

**Subject Property**

The property subject to this Planned Development is described as:

*Lot Five (5), Block Two (2), in the Highlands, a Planned Development, being a subdivision of a part of the Northeast One-quarter (1/4) and Southeast One-quarter (1/4) of Section Seven (7), Township Eight (8) North, Range Twenty-one (21) East, together with the area of the vacated roadway adjoining the parcel to the west, in the City of Milwaukee, Milwaukee County, Wisconsin.*

The property is a 7.783 acre tract of land generally described as 10847 West Donna Drive adjacent to the City of Milwaukee's Granville Park General Planned Development. The size of this tract has increased by approximately .75 acres as a result of the vacation of North 110th Street.

By this amendment, owners request a reduction in the parking from 244 spaces to not less than 210 total parking spaces.

**Intended Development – J&W with SunStarr**

Phase II of *Le Parc House* will be developed by SunStarr as *Garden Terrace*, an apartment complex with not more than 85 units for seniors ages 55 years and older. With the exception of the change in the parking count the development will be in general accord with the General Planned Development submitted and approved as *Le Parc House*.

The facility will be situated in a 2- and 3-story building, with a maximum height of 39 feet and a rood pitch of 4 in 12. Traffic access will be off a shared-access drive connected to Donna Drive. A combination of 44 indoor and 36 outdoor parking spaces will be provided, of which two outdoor spaces and two indoor spaces will be designated for handicapped use.

A single, low profile monument sign identifying the development will be located near the Donna Drive access in order to direct visitors. The sign will be in full compliance with applicable City codes and design standards.

#### **Development - Finlay**

The Finlay property - Phase One of *Le Parc House* – has been developed as *Meetinghouse*, a three-story building including 96 independent living units for seniors. The development is in accord with the General Planned Development submitted as *Le Parc House*.

#### **Planned Development Standards**

##### ***Use:***

The residential use of *Meetinghouse* and *Garden Terrace* is consistent with the General Planned Development of *Le Parc House* and the prior approved Detailed Planned Development of *Meetinghouse* as Phase I of *Le Parc House*.

##### ***Design Standards:***

Design elements and standards for *Garden Terrace* will be in accordance to the prior approved General Planned Development for *Le Parc House*.

##### ***Density:***

The overall parcel density will not exceed 23.26 units per acre, which is in accordance with the prior approved General Planned Development for *Le Parc House*.

##### ***Setbacks:***

Setbacks are in accordance with City of Milwaukee Code requirements, and will be 32 feet or more, in accordance with the prior approved General Planned Development for *Le Parc House*.

##### ***Open Spaces:***

See conceptual plans submitted with the Detailed Planned Development filing, submitted in conjunction with this filing.

##### ***Circulation, Parking, and Loading:***

Parking capacity and location will be consistent with City codes and planning requirements. Adequate access is provided to the building entrances.

***Landscaping and Screening:***

See Landscaping plans submitted with the Detailed Planned Development filing, submitted in conjunction with this filing and consistent with City Code requirements.

***Lighting:***

See Lighting plan submitted with the Detailed Planned Development filing, submitted in conjunction with this filing and consistent with City Code requirements.

***Utilities:***

All utility lines will be underground. Any exterior utility facilities will be screened.

***Signs: Temporary & Permanent:***

Temporary signs pertaining to the construction of the building and the rental of units will be compliant with §295-907-3 L-4. A single, development identification monument sign will be compliant with §295-907-3 L-1. The permanent identification monument sign will be illuminated. The source of illumination will not be visible and will not be intermittent. See signage plans submitted with the Detailed Planned Development filing, submitted in conjunction with this filing.

# AMENDED GENERAL PLAN DEVELOPMENT for LE PARC HOUSE

W. DONNA DRIVE, MILWAUKEE, WI

06/29/07

## SHEET INDEX

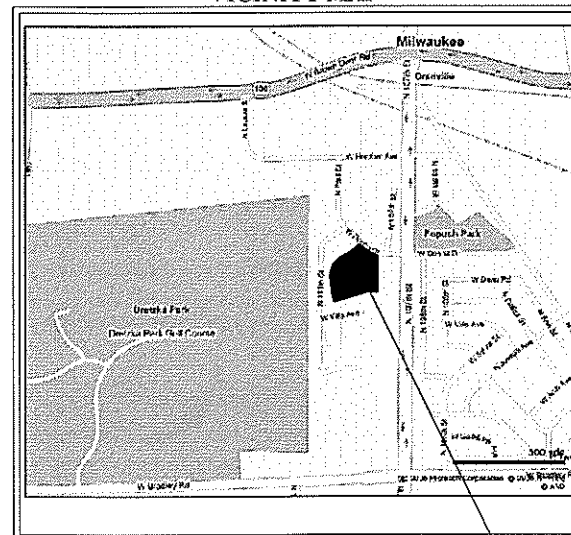
C0.0 PLAT OF SURVEY

C1.0 SITE PLAN

### OWNER / DEVELOPER

Mr. Scott Stevlingson, C.O.O.  
SunStarr Real Estate Group, LLC  
845 S. Main Street #100  
Fond du Lac, WI 54935

### VICINITY MAP

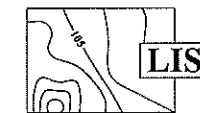


PROJECT LOCATION

### PROPOSED (PHASE 1 & 2) DEVELOPMENT STATISTICS

1. GROSS LAND AREA: 339,040 S.F. or 7.783 AC.
2. PRINCIPAL BUILDING AREA: 62,335 S.F. or 1.431 AC.
3. IMPERVIOUS SURFACE AREA: 67,658 S.F. or 1.553 AC.
4. LANDSCAPED OPEN SPACE AREA: 209,047 S.F. or 4.799 AC.
5. DWELLING UNIT DENSITY: 176 UNITS/7.783 AC. = 22.61 UNITS/AC.
6. NUMBER OF BUILDINGS: 2
7. DWELLING UNITS PER BUILDING: 96 UNITS (PHASE 1), 85 UNITS (PHASE 2)
8. BEDROOMS PER UNIT: PHASE 1 - 54 (ONE BEDROOM), 42 (TWO BEDROOM)  
PHASE 2 - 59 (ONE BEDROOM), 14 (TWO BEDROOM), 12 (STUDIO)
9. PARKING SPACES:  
PHASE 1 DEVELOPMENT: 130 TOTAL PARKING STALLS (83 UNDERGROUND)  
PHASE 2 DEVELOPMENT: 80 TOTAL PARKING STALLS (44 UNDERGROUND)  
DENSITY PER UNIT: 210 STALLS/176 UNITS = 1.19 STALLS PER UNIT

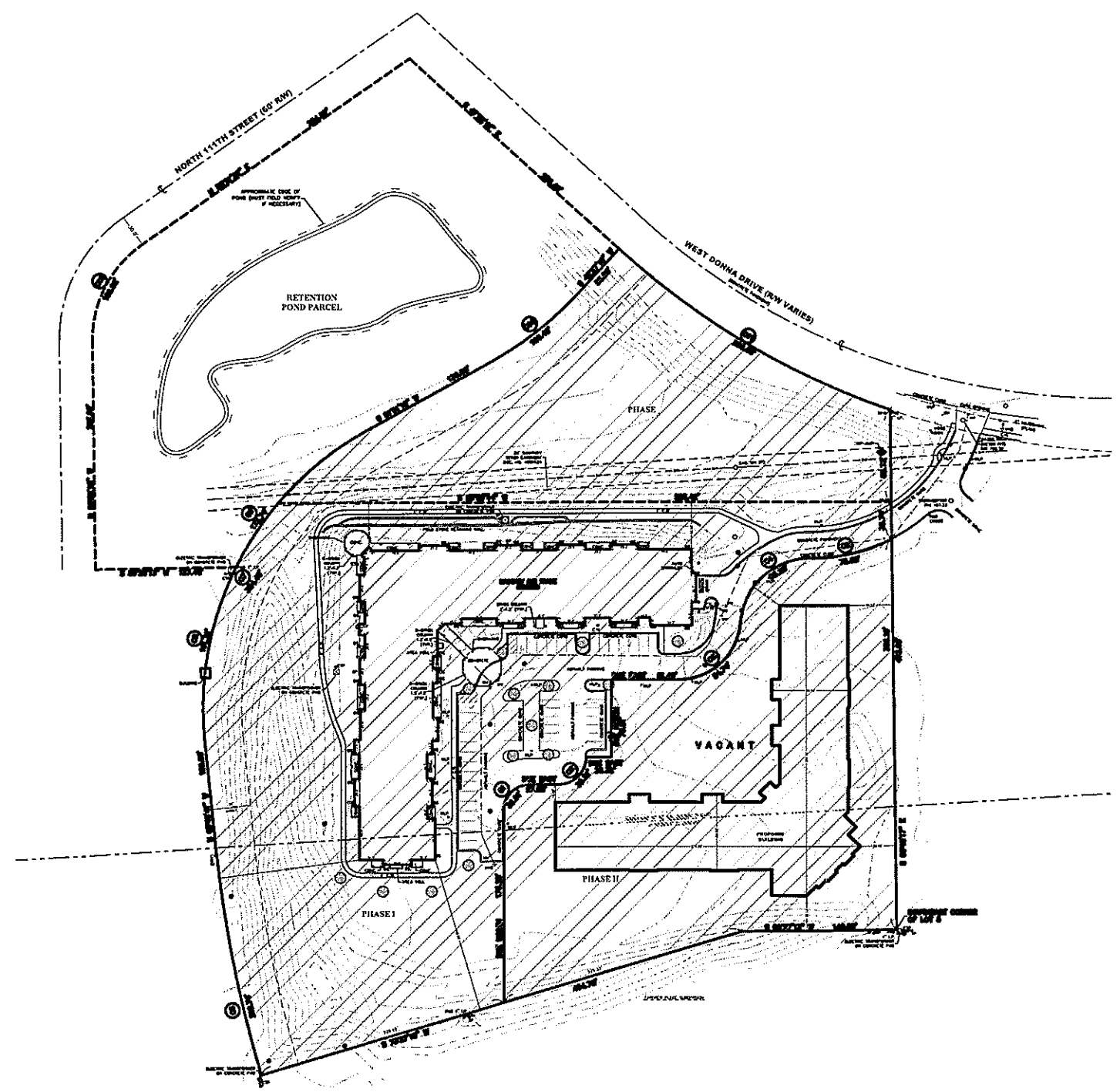
ORIGINAL PLANS PREPARED BY



LAND INFORMATION SERVICES, INC.  
ENGINEERS, SURVEYORS & CONSULTANTS

8000 WEST GOOD HOPE ROAD  
MILWAUKEE, WI 53223  
T 414-527-9000 F 414-527-9009  
WEB: WWW.LISINC.NET

DATE	06/25/07
BY	J.A.C.
DESCRIPTION	AMENDED GENERAL PLAN DEVELOPMENT SUBMITTAL
PROJECT	GARDEN TERRACE WEST DONNA DRIVE
CITY	MILWAUKEE, WISCONSIN
SCALE	AS SHOWN



**DESCRIPTION FOR PHASE II:**  
 PART OF LOT 3, BLOCK 2 OF HOWLANDS, BEING A PART OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 89 DEG. 27' 13" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 73 DEG. 27' 19" WEST ALONG SAID SOUTH LINE 225.55 FEET TO A POINT; THENCE NORTH 175.28 FEET TO A POINT; THENCE NORTHEASTERLY 58.39 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 33.50 FEET AND WHOSE CHORD BEARS NORTH 45 DEG. 00' 00" EAST 33.23 FEET TO A POINT; THENCE EAST 27.00 FEET TO A POINT; THENCE NORTHEASTERLY 26.52 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 24.52 FEET AND WHOSE CHORD BEARS NORTH 45 DEG. 00' 00" EAST 24.67 FEET TO A POINT; THENCE EAST 22.32 FEET TO A POINT; THENCE NORTH 70.51 FEET TO A POINT; THENCE EAST 81.48 FEET TO A POINT; THENCE NORTHEASTERLY 84.74 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 58.50 FEET AND WHOSE CHORD BEARS NORTH 47 DEG. 07' 07" EAST 57.92 FEET TO A POINT; THENCE NORTHEASTERLY 85.28 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 62.50 FEET AND WHOSE CHORD BEARS NORTH 47 DEG. 07' 07" EAST 62.32 FEET TO A POINT; THENCE EAST 74.81 FEET TO A POINT; THENCE SOUTH 00 DEG. 40' 17" EAST ALONG SAID EAST LINE 358.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,029 SQUARE FEET, 2.182 ACRES NET

**DESCRIPTION FOR RETENTION POND PARCEL:**  
 PARCEL 3 OF CERTIFIED SURVEY MAP NUMBER 4570 IN THE NORTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

CONTAINING 121,534 SQUARE FEET, 2.790 ACRES NET

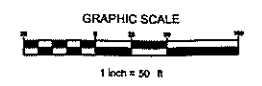
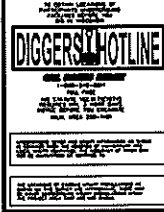
**DESCRIPTION FOR PHASE I AND II:**  
 LOT 3, BLOCK 2 OF HOWLANDS, TOGETHER WITH THE EASTERLY 1/2 OF VACATED NORTH 11TH STREET, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10, BLOCK 2, FAIRWAY PLACE, A RECORDED SUBDIVISION; THENCE SOUTH 89 DEG. 27' 13" WEST ALONG THE NORTH LINE OF SAID BLOCK 2 A DISTANCE OF 140.00 FEET TO A POINT; THENCE SOUTH 73 DEG. 27' 19" WEST ALONG SAID SOUTH LINE 424.79 FEET TO A POINT; THENCE NORTHEASTLY 216.75 FEET ALONG THE EAST LINE OF SAID BLOCK 2 AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 1125.00 FEET AND WHOSE CHORD BEARS NORTH 117 DEG. 01' WEST 210.44 FEET TO A POINT; THENCE NORTH 02 DEG. 41' WEST ALONG SAID EAST LINE 100.00 FEET TO A POINT; THENCE NORTHEASTERLY 334.43 FEET ALONG SAID EAST LINE, THE EAST LINE OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 4570 AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 254.73 FEET AND WHOSE CHORD BEARS NORTH 27 DEG. 19' EAST 315.82 FEET TO A POINT; THENCE NORTH 81 DEG. 18' EAST ALONG SAID EAST LINE OF PARCEL 3 OF SAID CERTIFIED SURVEY MAP 130.00 FEET TO A POINT; THENCE NORTHEASTERLY 100.48 FEET ALONG SAID EAST LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 310.00 FEET AND WHOSE CHORD BEARS NORTH 51 DEG. 41' EAST 100.00 FEET TO A POINT; THENCE NORTH 42 DEG. 17' EAST ALONG SAID EAST LINE 33.01 FEET TO A POINT ON THE SOUTHERLY LINE OF WEST DONNA DRIVE; THENCE SOUTHEASTERLY 238.08 FEET ALONG SAID SOUTHERLY LINE AND THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 712.82 FEET AND WHOSE CHORD BEARS SOUTH 59 DEG. 44' EAST 288.13 FEET TO A POINT; THENCE SOUTH 02 DEG. 40' 17" EAST ALONG THE WEST LINE OF LOT 3, BLOCK 2 OF HOWLANDS 473.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 339,040 SQUARE FEET, 7.783 ACRES NET

NO.	ARC	RADIUS	CHORD	CH. BEAR.
C1	36.81°	23.97'	23.23'	N 45 DEG 00' 00" E
C2	36.81°	24.52'	24.67'	N 45 DEG 00' 00" E
C3	45.28°	58.50'	77.02'	N 47 DEG 07' 07" E
C4	45.28°	62.50'	84.74'	N 47 DEG 07' 07" E
C5	21.45°	148.38'	74.81'	N 78 DEG 32' 1" E
C6	210.74°	1125.00'	210.44'	N 117 DEG 01' W
C7	152.14°	254.73'	315.82'	N 27 DEG 19' E
C8	161.72°	288.13'	129.28'	N 102 DEG 04' E
C9	172.74°	288.13'	170.14'	N 57 DEG 45' 48" E
C10	100.00°	310.00'	100.00'	N 51 DEG 41' E
C11	100.00°	216.75'	216.75'	S 73 DEG 27' 19" W
C12	102.82°	125.00'	88.26'	N 27 DEG 12' 2" E

**GENERAL NOTES:**  
 1. ALL EXISTING EASEMENTS MAY NOT BE SHOWN.

AMENDED GENERAL PLAN DEVELOPMENT SUBMITTAL  
 PLAT OF SURVEY WITH PROPOSED BUILDING  
**GARDEN TERRACE**  
**WEST DONNA DRIVE**  
 MILWAUKEE, WISCONSIN

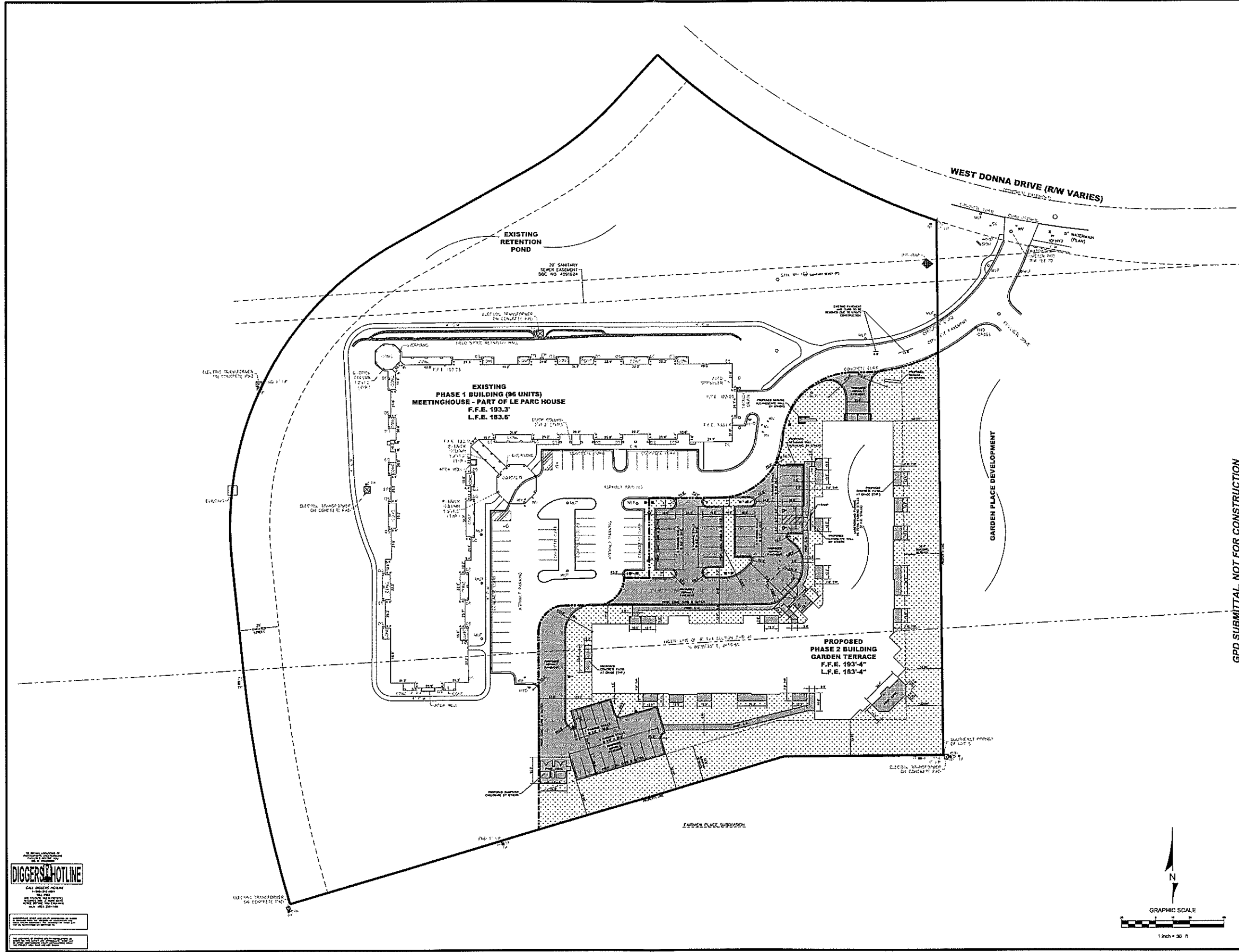


LEGEND	
<ul style="list-style-type: none"> <li>□ BASKETBALL HOOP (40)</li> <li>○ BOLLARD (B)</li> <li>○ BURN BAR (B)</li> <li>○ CATCH BASIN SQUARE (CS)</li> <li>○ CLEAN OUT (CO)</li> <li>○ CURB INLET (CI)</li> <li>○ EVERGREEN TREE (ET)</li> <li>○ FINE HOUSING (FH)</li> <li>○ FLAG POLE (FP)</li> <li>○ GUY WIRE (GW)</li> <li>○ HANDCAP</li> <li>○ IRON PIPE (IP)</li> <li>○ LIGHT POLE</li> <li>○ MANHOLE (M)</li> <li>○ NONSTANDARD WELL (NW)</li> <li>○ SIGN (TRAFFIC) (ST)</li> <li>○ SIGN (NON-TRAFFIC) (SN)</li> <li>○ SOIL MONITOR (SM)</li> <li>○ TRAFFIC LIGHT (TL)</li> <li>○ DECORATIVE FENCE (DF)</li> <li>○ UTILITY MARKER</li> <li>○ UTILITY WATER</li> <li>○ UTILITY PEDESTAL</li> <li>○ UTILITY POLE (UP)</li> <li>○ SOUTH WALK</li> <li>○ WATER WELL</li> </ul>	<ul style="list-style-type: none"> <li>○ AIR LINE (AL)</li> <li>○ CONCRETE LIGHT POLE</li> <li>○ GAS METER</li> <li>○ GAS SERVICE</li> <li>○ ELECTRICAL METER</li> <li>○ FROM SEA LEVEL ELEVATION</li> <li>○ FLOOR IN ROOM ELEVATION</li> <li>○ FIRST FLOOR ELEVATION</li> <li>○ FIBER OPTIC CABLE</li> <li>○ GUY WIRE</li> <li>○ GUY WIRE PEDESTAL</li> <li>○ IRON PIPE</li> <li>○ MANSION LIGHT</li> <li>○ METAL FENCE</li> <li>○ METAL SIGN</li> <li>○ UNDERGROUND CABLE TV</li> <li>○ UNDERGROUND CONDUIT</li> <li>○ UNDERGROUND CULVERT</li> <li>○ UNDERGROUND FIBER OPTIC</li> <li>○ UNDERGROUND SERVICE</li> <li>○ OPENING UTILITY LINES</li> <li>○ SANDWICH SIGN</li> <li>○ STORM SEWER</li> <li>○ UNDERGROUND TELEPHONE</li> <li>○ WATER MAIN / SERVICE</li> <li>○ WATER SERVICE MAIN</li> <li>○ TREE LINE</li> </ul>

DRAWN BY: J.A.C.  
 CHECKED BY: M.L.W.  
 DATE: 06/11/07  
 JOB NUMBER: 507069RDP

**C0.0**  
 GARDEN TERRACE  
 PLAT GPD

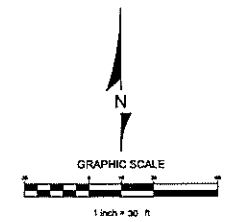
**LIS**  
 LAND INFORMATION SERVICES, INC.  
 ENGINEERS, ARCHITECTS & CONSULTANTS  
 1000 N. KESWICK BOULEVARD  
 MILWAUKEE, WI 53219  
 TEL: 414.333.1100  
 FAX: 414.333.1101  
 WWW.LISCONSULTANTS.COM



GPD SUBMITTAL, NOT FOR CONSTRUCTION

SITE PLAN  
**GARDEN TERRACE**  
**W. DONNA DRIVE**  
 MILWAUKEE, WI

DRAWN BY: R.G.K.  
 CHECKED BY: M.A.B.  
 DATE: 06/09/07  
 JOB NUMBER: C07249D  
 ORIGINAL STAMP ONLY IF AUTHORIZED (P&H)



**DIGGERS HOTLINE**  
 CALL BEFORE YOU DIG  
 800.485.5747  
 www.diggershotline.com

**C1.0**  
 SHEET 1 OF 1