

EXHIBIT A

FN 080493

MINOR MODIFICATION

PUD SUBMITTAL for JOSEY HEIGHTS

The Project:

The City of Milwaukee issued a request for proposal to develop the 7.3 acre site located between 12th and 14th streets (east to west) and Lloyd and Brown streets (north to south) late in 2003. The site was historically a single family residential neighborhood. In the 1960's the site was cleared in anticipation of the expansion of the Park West Freeway system. In its recent past the site has been used by the Milwaukee Public Schools for play fields. The successful development proposal was presented to the City in January of 2004, by Jeff and Gaurie Rodman, along with their partners: Julie and Sheldon Solochek and George and Tonit Callaway.

The goal of the proposed development was to design a residential neighborhood that connects with the existing street pattern; provides a variety of housing options; and is environmentally responsive to the neighborhood. The custom design houses provide amenities such as garages, porches, laundry rooms, eat-in kitchens, 3-4 bedrooms with 2-3 bathrooms, square footage ranging from 1,600 to 2,316. Townhouses will have 3 bedrooms, 2.5 baths and have square footages that range from 1,950 to 2,280. Opportunities for customizing interior and exterior finishes and materials will be offered.

The development team recognizes the importance of creating a project that integrates and becomes a part of the existing neighborhood community. The design incorporates: architectural housing details similar to those found in the neighborhood; an internal landscaped roundabout; continues the double rows of trees; green space along 12th street; rain gardens and other features. The development will have 37 single family homes and 16 town homes along 12th street. It has been discussed and agreed that if there is not a market for the town homes along 12th street, then these town homes will be replaced by the same single family homes.

Purpose of the Minor Modification: This minor modification proposes to add guidelines to permit a variety of custom design homes in addition to the four (4) models approved under the original Detailed Planned Development. The designs for these homes will be reviewed by Department of City Development's Design Review Team. Approved homes must be at least 1,600sq.ft.in size, one, one and one half or two stories high with attached or detached garages. Any new home to be approved must match the design quality and detail of the four originally approved Josey Heights models.

Additional design, setback and site plan requirements are illustrated below.

Setback Requirements

FRONT	AVERAGE
NORTH & WEST	3 FEET MINIMUM
SOUTH & EAST	9 FEET MINIMUM

Design Standards

The following design standards apply to single family models that were not approved under the detailed planned development. The goal is to allow new models that provide the same amenities, features and materials as the four models approved under the original Detailed Plan Development and maintain Josey Heights as a showcase for Traditional Neighborhood Design in Milwaukee.

Materials

Exterior siding/cladding shall be wood, brick, natural stone, simulated stone (when detailed to appear as natural stone), wood clapboards, wood shingles or cementitious clapboards that do not show lap marks or the wood grain. A heavy shadow line should be evident on all clapboards.

Foundations must be brick, cut limestone, stone veneer, rusticated block, patterned concrete or approved decorative block.

Traditional architectural details such as cornices, frieze boards, corner boards, window enframements, water tables and raking boards at gables shall be included on elevations visible from the street. Thick (1-3/4 inch) window sills with extended sill ears are encouraged. Horizontal string courses or frieze boards are also encouraged on the break points between floors.

Roofs

A Roof pitch of 8/12 minimum is required, 12/12 roof pitch is preferred. Any new design must have a major roof element such as a gable, dormer, or eyebrow window to break up any large roof expanses. Such roof element shall contain a window and be in keeping with the style and scale of the house.

Front Entrance

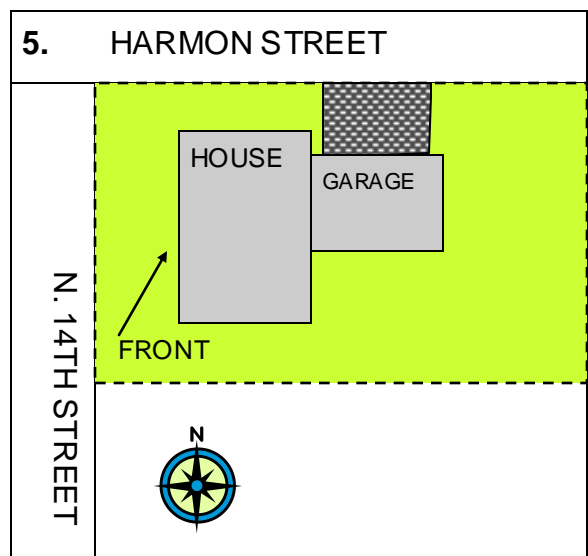
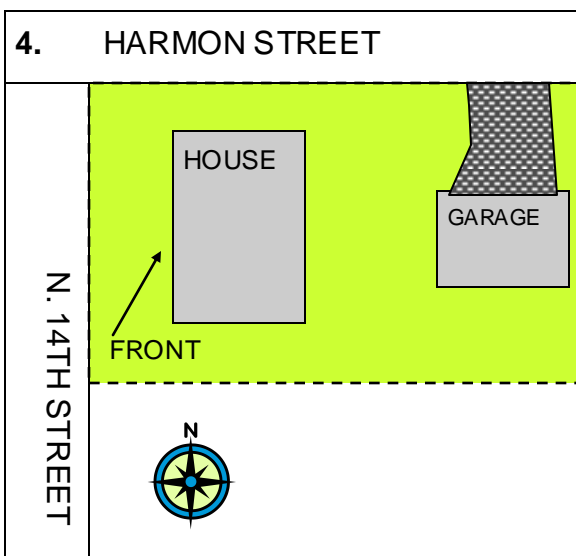
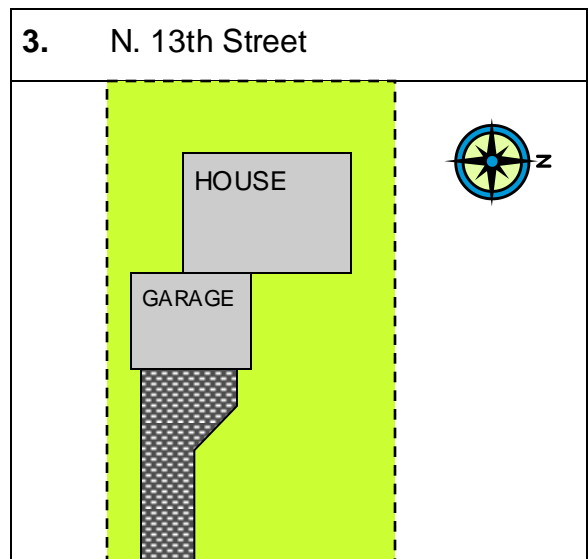
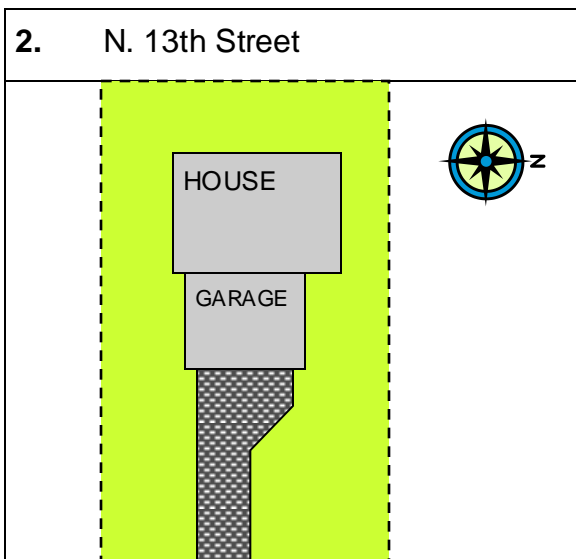
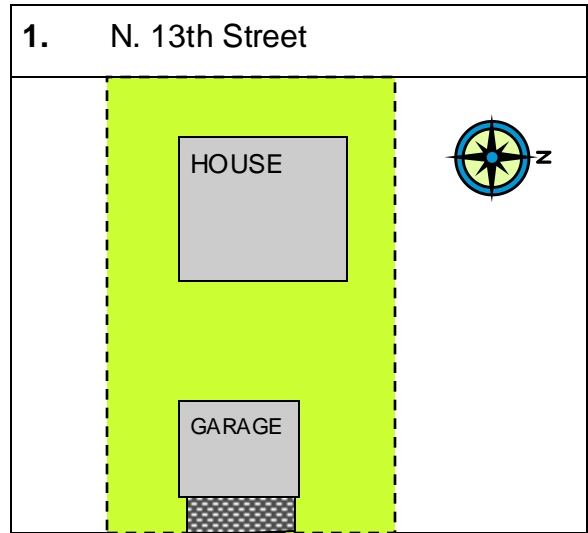
Entry to the house shall be located in a prime location on the front façade: it may be in the middle, off-center or projected forward. Windows or glass shall be incorporated in or around the entry. A generous covered front porch at least 10 feet wide and six feet deep and in proportion to the overall house is required. Porch design should include top and bottom rails with balusters that are 2-1/2 to 3 inches wide, spaced no more than 3 inches apart and mounted in the center of the top and bottom rails. Railings must be no higher than 36 inches. Supporting vertical posts should be a minimum of 8 inches thick. The front porch deck shall be elevated at least two feet above grade and shall be six to seven inches below the front door threshold. On corner lots, side porches facing the street are encouraged if the design is similar to the front porch.

Driveways

Driveways may exceed the width of the garage door(s) by one foot on each side. Driveway must taper to 12 feet in width at 25 feet in distance from the garage door and continue at 12' wide to the street or alley. These dimensions are maximums. Narrower driveways and permeable materials are encouraged.

JOSEY HEIGHTS MINOR MODIFICATION SITE PLAN EXAMPLES FOR NARROW LOTS WITH ALLEY ACCESS AND CORNER LOTS WITH NO ALLEY ACCESS.

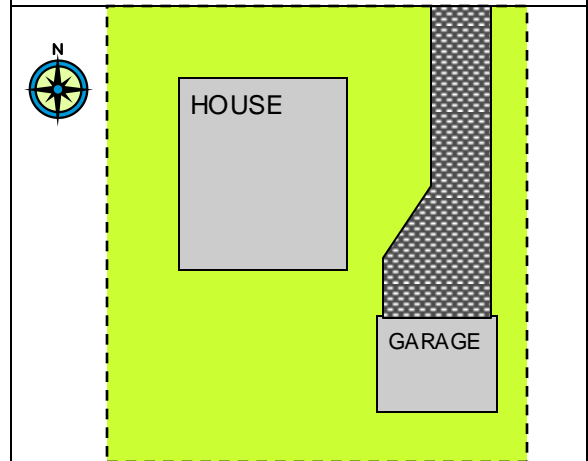
1. Approved and preferred. Detached garage at alley.
2. Attached behind house
3. Attached behind house, garage shifted to side property line to expose back of house.
4. Approved and preferred. Corner lot with no alley access detached garage with drive to side street.
5. Attached garage on corner lot with no alley access. Attached garage setback minimum four feet from side of house.



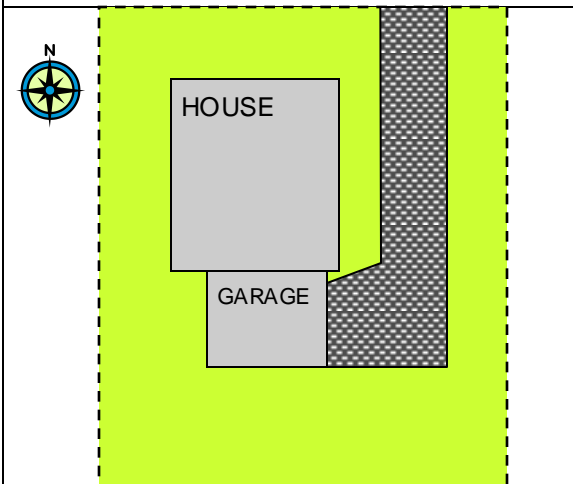
JOSEY HEIGHTS MINOR MODIFICATION SITE PLAN EXAMPLES FOR WIDER LOTS WITH NO ALLEY ACCESS. Applies only to 1322, 1325, 1328, 1331, 1334, 1337 W. Harmon and 1323 W. Lloyd.

1. Approved and preferred, detached garage, rear yard
2. Attached behind house
3. Attached, rear yard.
4. Attached garage, setback 1/2 the depth of the house or 15 feet whichever is greater.
5. Garage integrated into body of house, setback 1/2 the depth of the house or 15 feet whichever is greater.

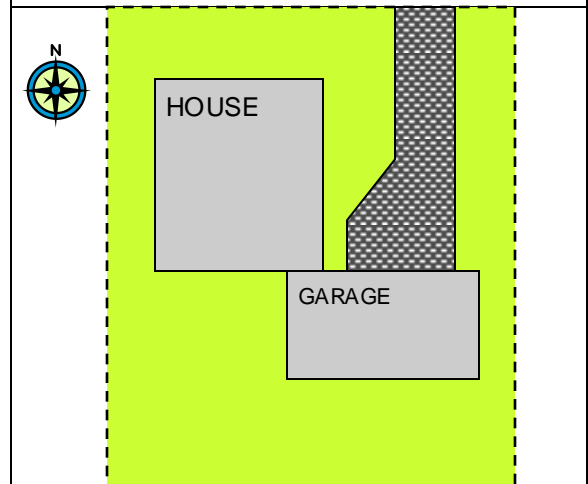
1. HARMON STREET



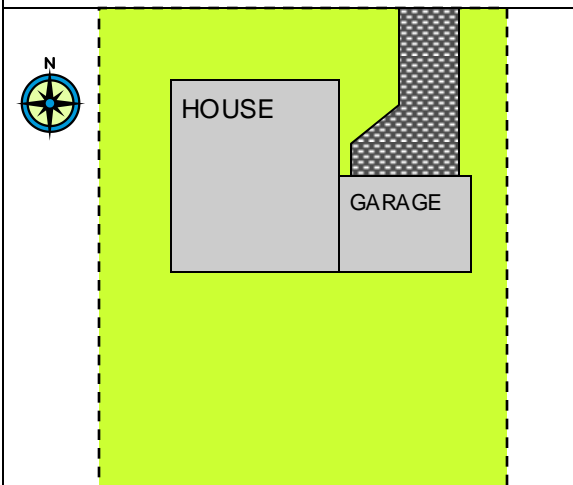
2. HARMON STREET



3. HARMON STREET



4. HARMON STREET



5. HARMON STREET

