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14 March 2003

Kane Place Lofts

Project 2302

EXHIBIT A
File No. 021635
ZND/CC

A "Detailed Plan Project Description and Owner's Statement of Intent"

The overall development concept is to construct 14 residential loft-style condominium units to include:

- Two bedroom units (Three (3) units also include a Study), two full baths, in-unit laundry facilities, extensive closets, gas fireplaces, and some floor storage rooms.
- A balcony at each unit for outdoor living which may accommodate seating, tables and gas grills.
- Nine-foot ceilings on each floor with some vaulted ceiling areas in third floor units.
- Elevator access to all floors.
- Heated and secure underground parking.
- Building exterior will be brick and cementitious clapboard siding with composition shingle roofing and architectural details consistent with the neighborhood context.

The project will also include a modest sized retail space for a neighborhood café, open to the public, located at the corner of Kane Place and Humboldt Avenue.

Kane Place Lofts compliance with 295-907 Standards

- Permitted uses shall be residential (two bedroom) condominium units and one commercial retail space for a café.
- The design is suggestive of the Victorian era gabled residences of the surrounding area with generous windows, porches, and reduced setbacks. The brick veneer base grounds the structure on its sloping site providing the appearance of the exposed foundations typical of its neighbors. Clapboard siding with a 3-4" exposure continues the historical references to the late nineteenth century single family homes, duplexes, and worker's cottages that make-up the area. Each condominium home will have a porch or balcony to encourage interaction with neighbors, and facilitate that connection with pedestrians. Parking is provided in a heated underground garage with spaces for more than 1-1/2 vehicles per residence.
- The density is consistent with those described in the comprehensive plan.
- The spaces between structures are not less than those required by the building code.

- The Plan Development is less than 5 acres. Therefore, the setback standard does not apply.
- Screening is not required.
- Open spaces shall be landscaped and maintained so as not to create a nuisance or hazardous condition. There are no outdoor recreational facilities.
- Circulation, Parking and Loading have been planned to be consistent with the comprehensive plan.
- Landscaping shall be of a quality consistent with the standards of the American Association of nurserymen (ANSI 260.1) and maintained on an ongoing basis.
- Lighting is planned to be consistent with the requirements of 295-409 as they apply.
- Utilities on adjacent properties are located above ground, however the utilities for this Detailed Planned Development shall be located underground to the extent possible.
- Signage during construction, sales and permanent signage shall be installed in accordance with the requirements of the section.

Project Statistics:

1. Gross land area: project site is 10,807 square feet, approximately .25 acres.
2. Land covered by principal building: 8,968 square feet.
3. Land devoted to the parking garage entrance drive: 90 square feet.
4. Land devoted to landscaped open space (including patio area for retail component on the project site): 1,749 square feet.
5. Proposed dwelling unit density: 56 units per acre. Total square footage devoted to non-residential uses: 793 square feet (retail/café space.)
6. Proposed number of buildings: one (1).
7. Dwelling units per building: fourteen (14).
8. Bedrooms per unit: two (2).
9. There will be 23 interior parking spaces (no exterior parking spaces on the project site) or 1.64 cars per unit.

Vicinity Map

This map shows the location of the corner of North Humboldt Avenue and East Kane Place just to the south of a bend in the Milwaukee River that separates the Lower Eastside from the Riverwest neighborhood. Just to the north is a commercial area with shopping and services, to the north and west are additional multi-family condominium developments and one and two-family residences, to the south is the Brady street neighborhood with residential and commercial development. To the east is a residential neighborhood of one and two-family residences mixed with apartments.

Platt of Survey

The survey depicts an existing two (2) story dwelling on Lot 24 which is to be demolished.

Site Plan

The site plan shows the location of the proposed structure. The height of the proposed condominium building (one commercial and fourteen residential units) is approximately 39 feet above the highest point of the property, at its southwest corner, about 48 feet above its northwest corner (to the turret), nearly 47 feet above the northeast corner and around 44 feet above the southeast corner of the sloping property. Vehicle and pedestrian circulation is shown along with the number of parking spaces (23) in the garage.

Site Grading Plan

The proposed topographical changes are shown on the Landscape Plan.

Utility Plan

Roadway storm inlets and elevations are represented on the Survey.

Landscape Plan

Location, number and type of plant materials are depicted on the Landscape Plan.

Elevations

The North Humboldt Avenue (West) elevation is shown rendered in perspective. The East Kane Place (North) elevation is rendered showing part of the Pulaski Street elevation due to the obtuse corner at Kane and Pulaski. The North Pulaski Street (East) elevation is rendered depicting the north side of the structure again, because of the angle of the intersection with Kane. Materials represented are brick veneer at the base of the structure, clapboard siding above the masonry and scalloped shingle siding in the gable ends. A composition dimensional shingle is suggested for the roof. Operable casement windows with transoms will illumine the interiors while the balcony railings will match in color the window casings, rake, fascia, corner boards and frieze board trim materials. Colors are expected to be a warm gray or putty color for the brick, siding and clad windows with white for the aforementioned trim, and a black/warm gray blend for the shingles.

Plans

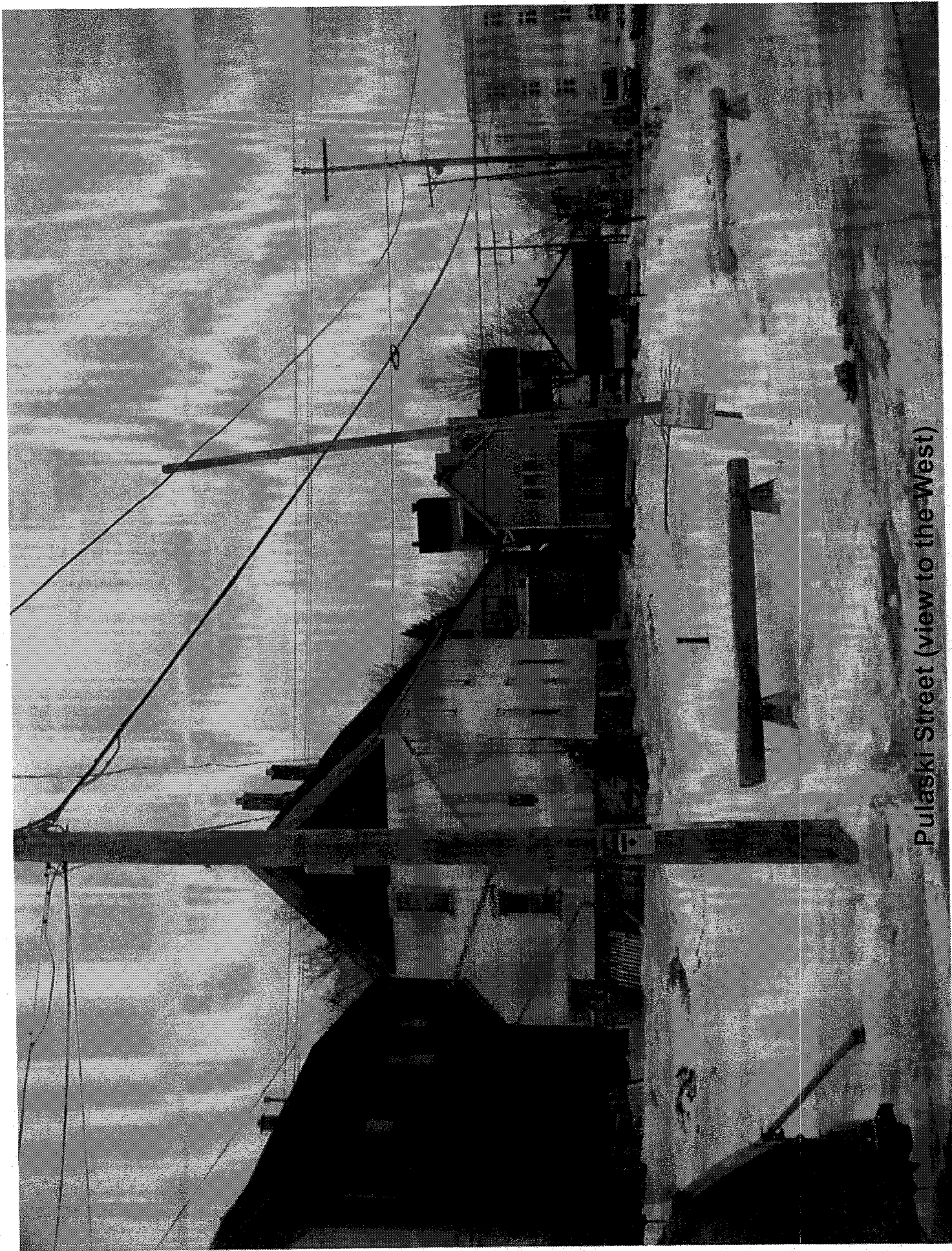
Signage during construction and sales of the units will correspond to the standards of 295-907-3-l and m. There will be one vertically oriented sign located at the corner of East Kane Place and North Humboldt Avenue indicating the name, Kane Place Lofts, a description of the fourteen, - 2 bedroom, 2 bath condominium units with bullet points listing principle amenities and sales and contact information. Long term signage will include a sign for the café/commercial space at the corner of Humboldt and Kane.

Pictures of the Site and Surrounding Context

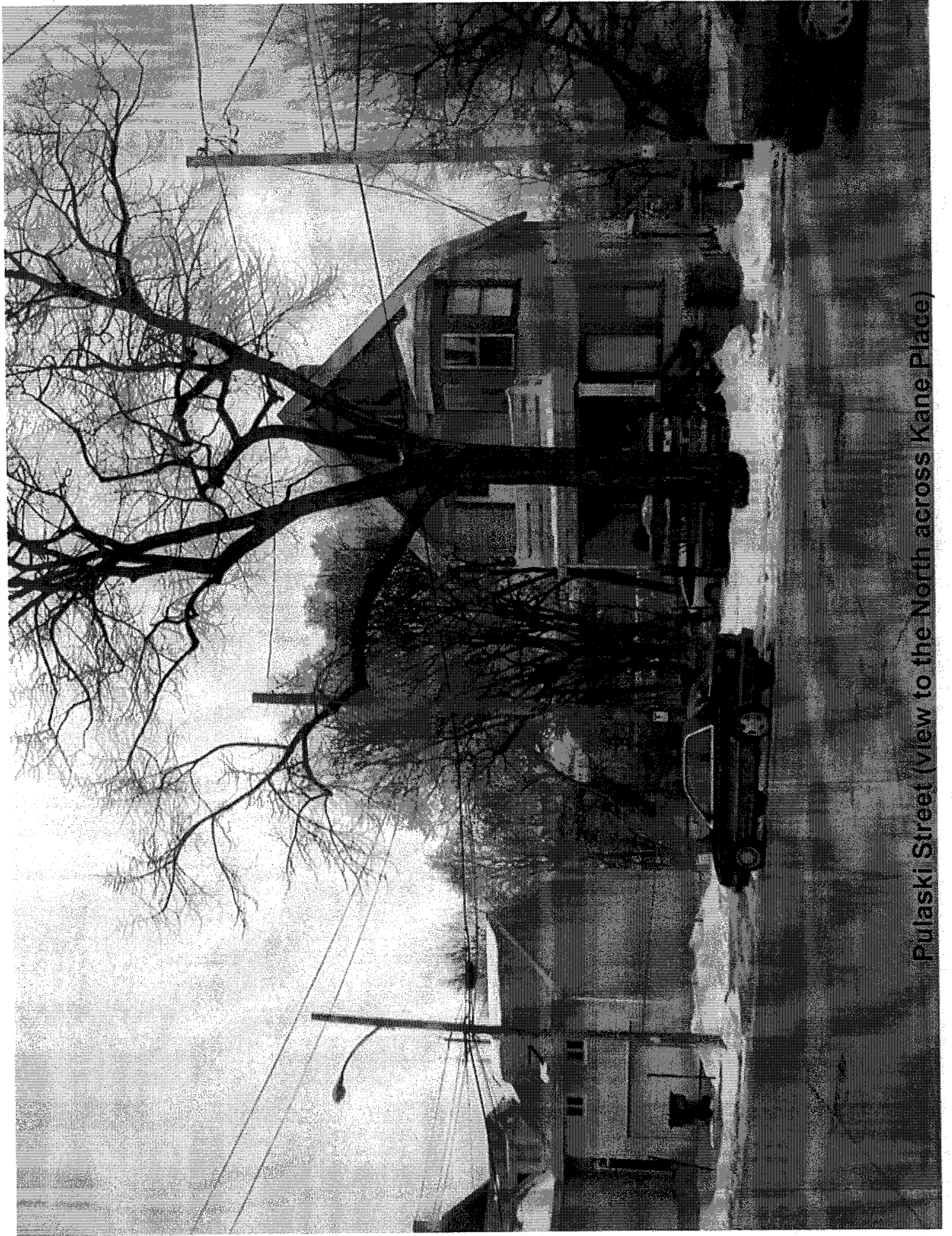
A number of digitally reproduced photos depict the site and the neighboring properties.



Kane Place (view to the Northeast)



Pulaski Street (view to the West)



Pulaski Street (view to the North across Kane Place)



Pulaski Street (view to the East)



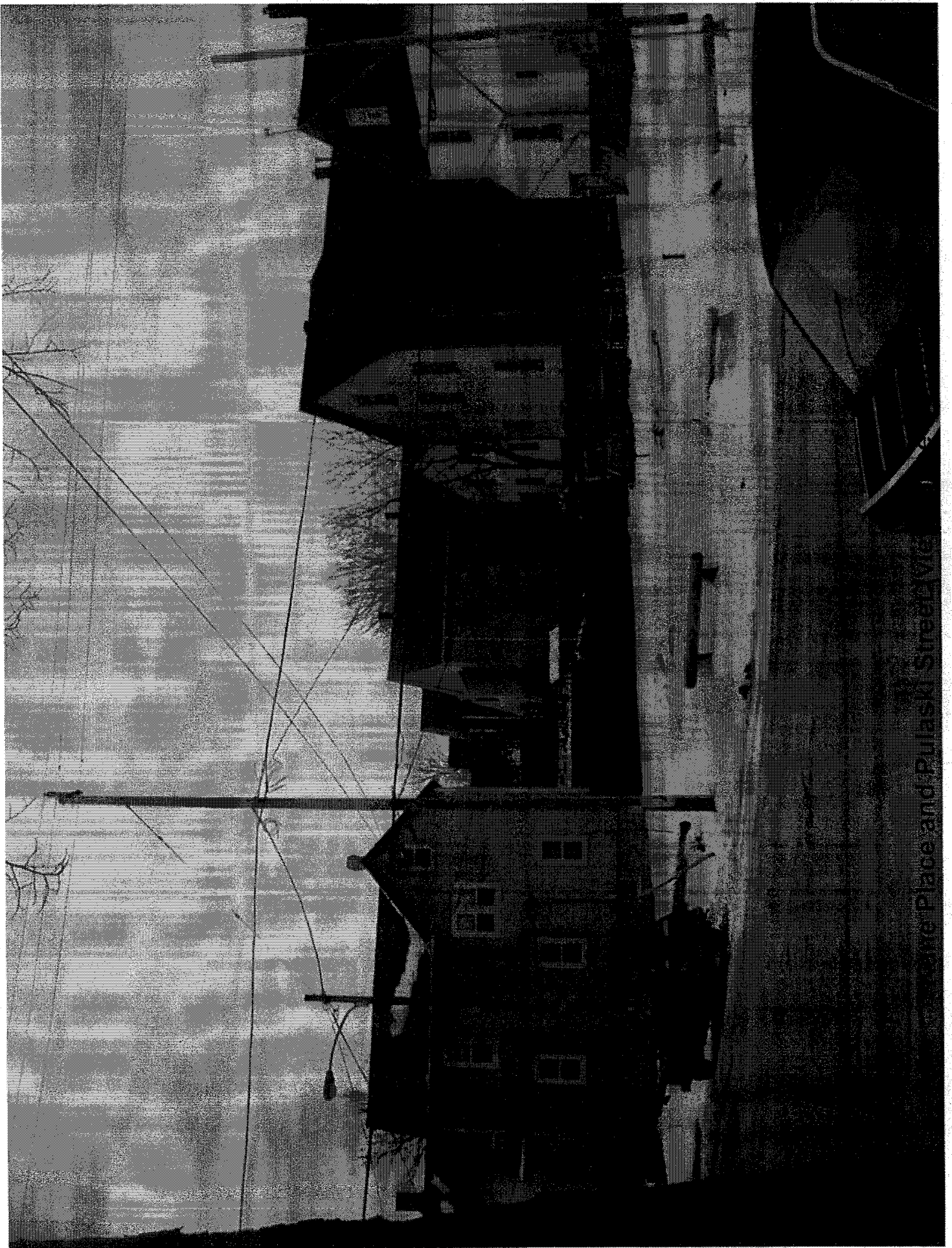


Pulaski Street (view to the Northwest)

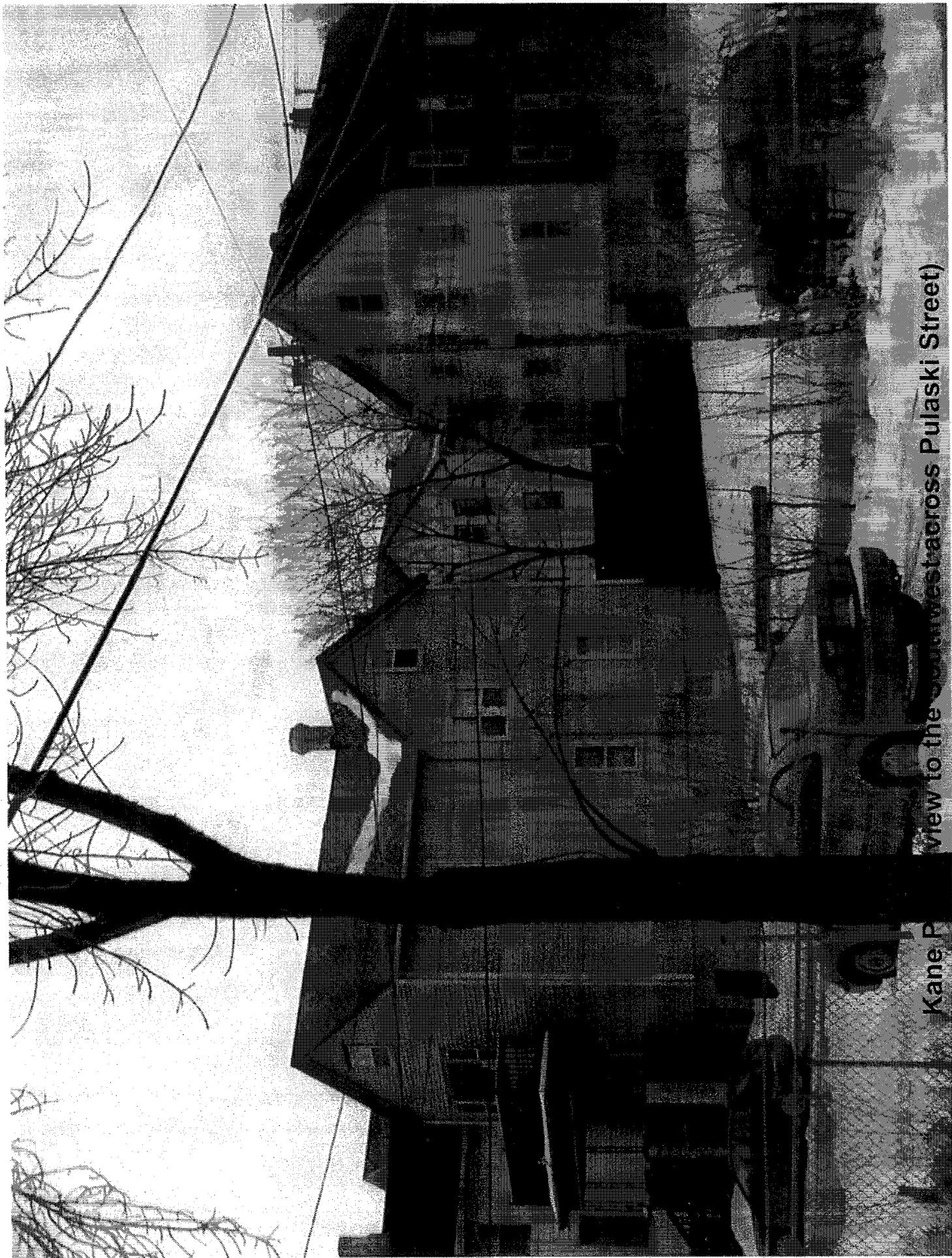




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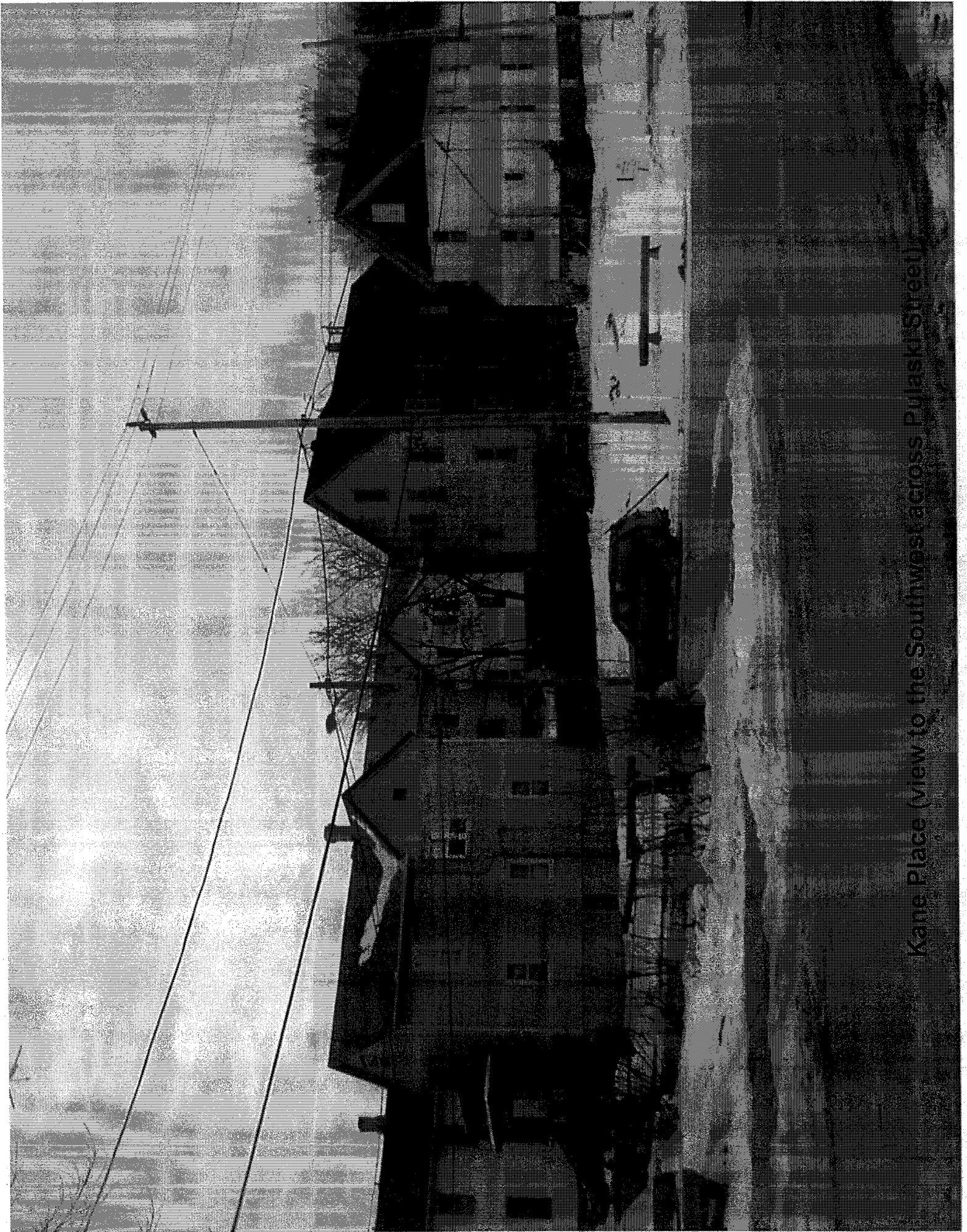


One Place and Pulaski Street, Mo.



View to the south west across Pulaski Street

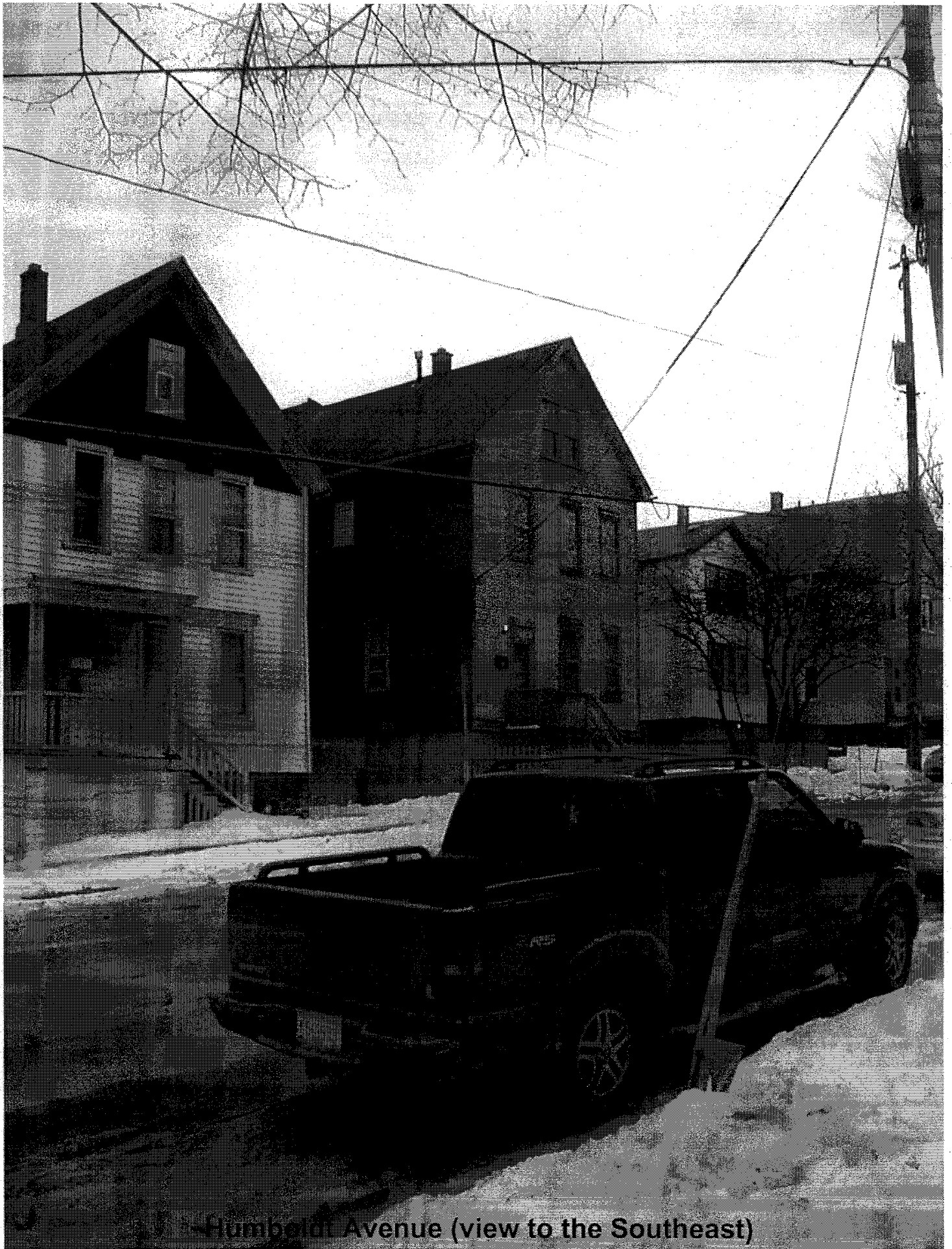
Kane P



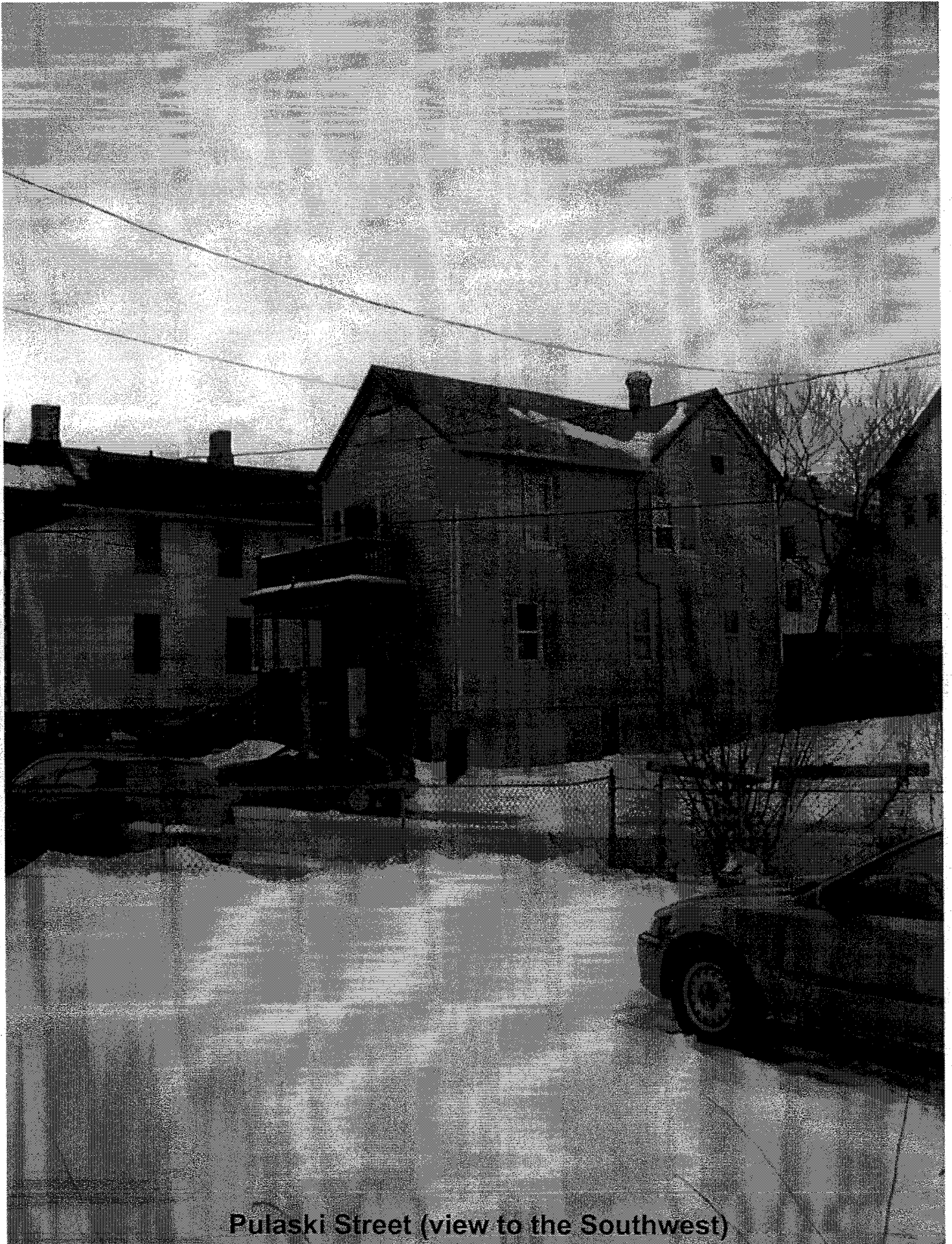
Kane Place (view to the Southwest across Pulaski Street)



Kame Place (view to the West across Palinski Street)



Humboldt Avenue (view to the Southeast)



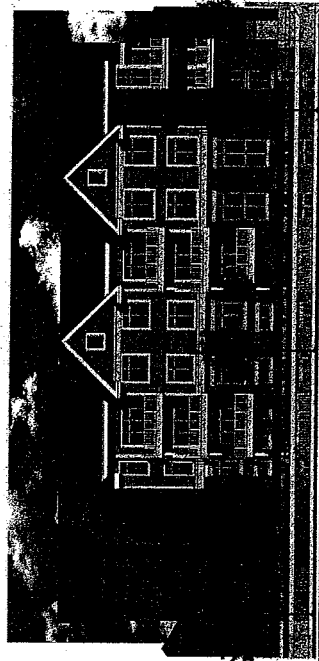
Pulaski Street (view to the Southwest)

Kane Place Lofts LLC

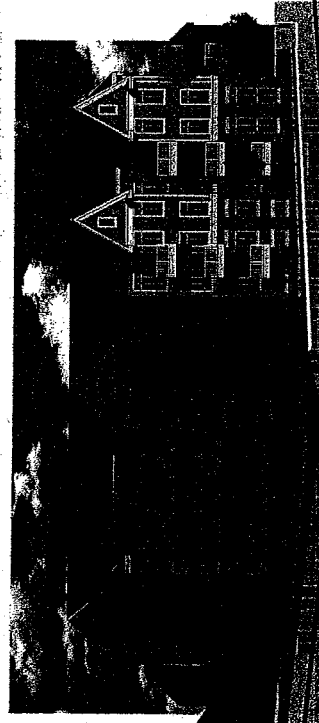
Condominium



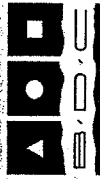
N Humboldt & E Kane Place



E Kane Place

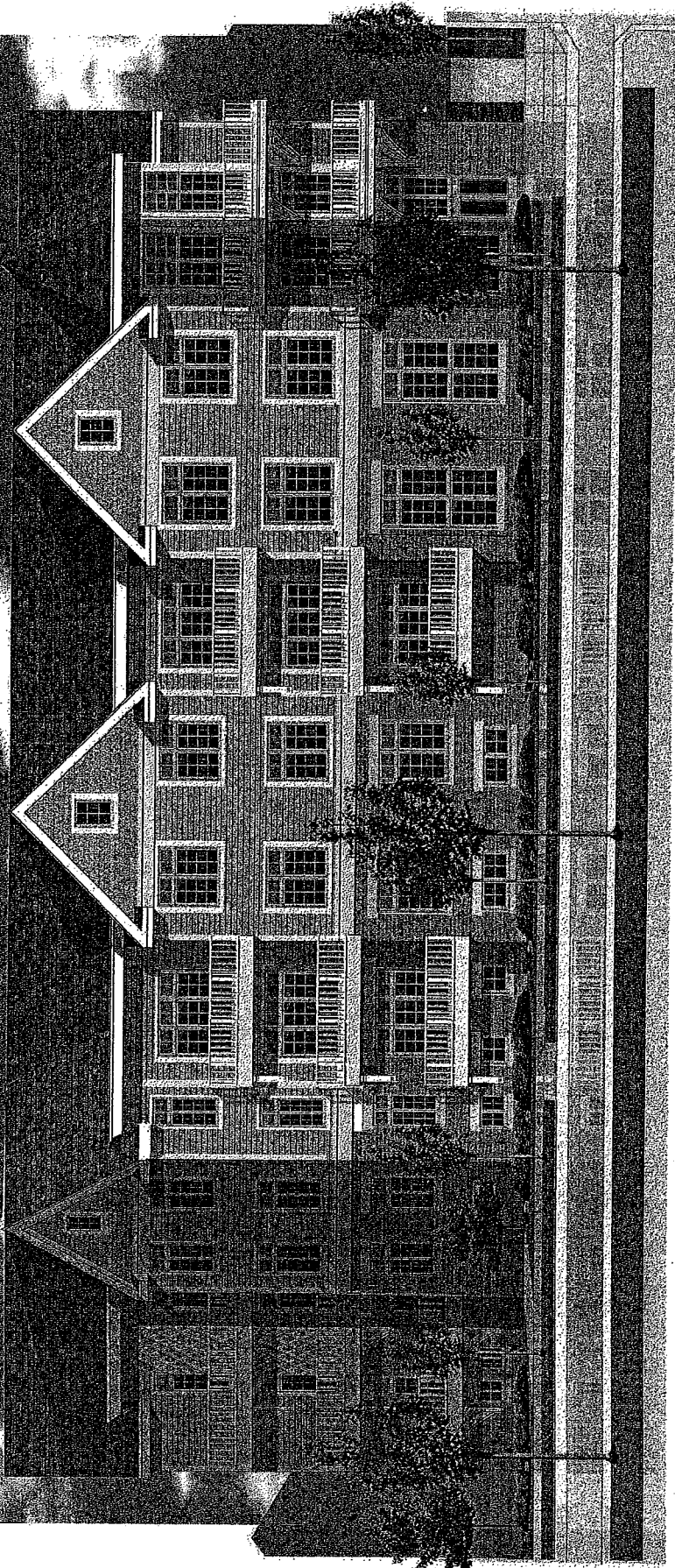


Pulaski Street Elevation



Kane Place Lofts LLC

Condominium

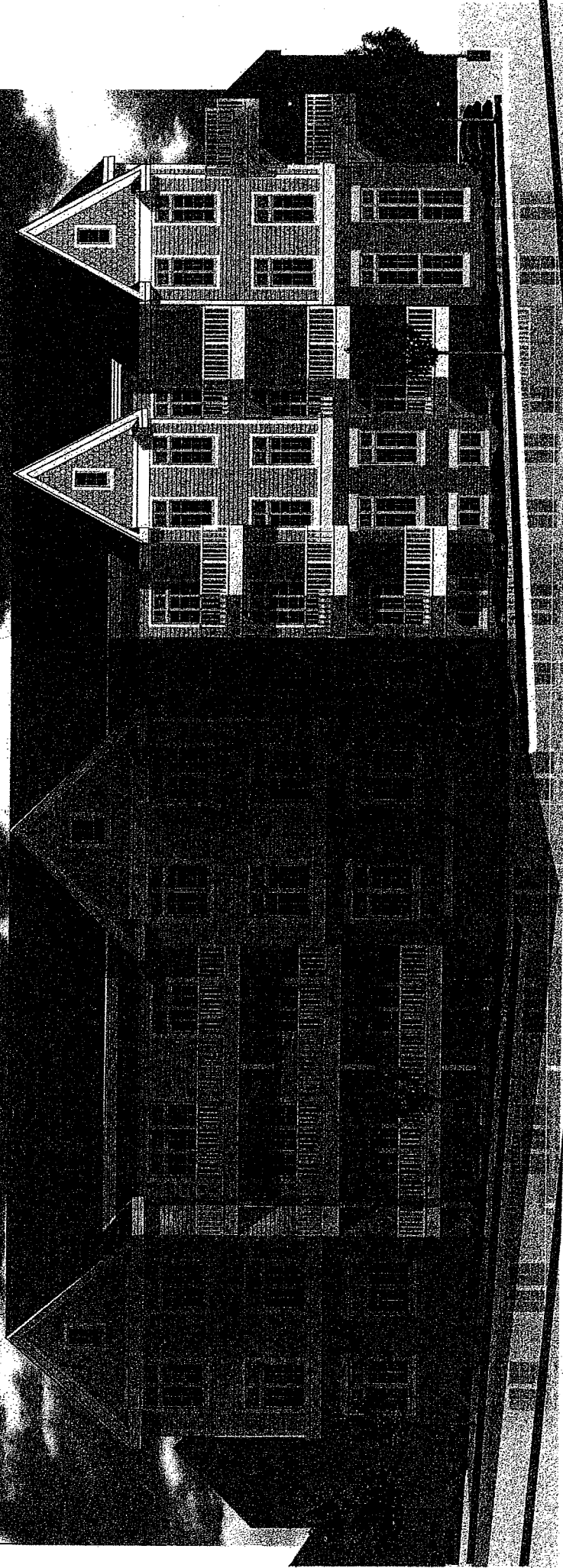


Kane Street Elevation



Kane Place Lofts LLC

Condominium

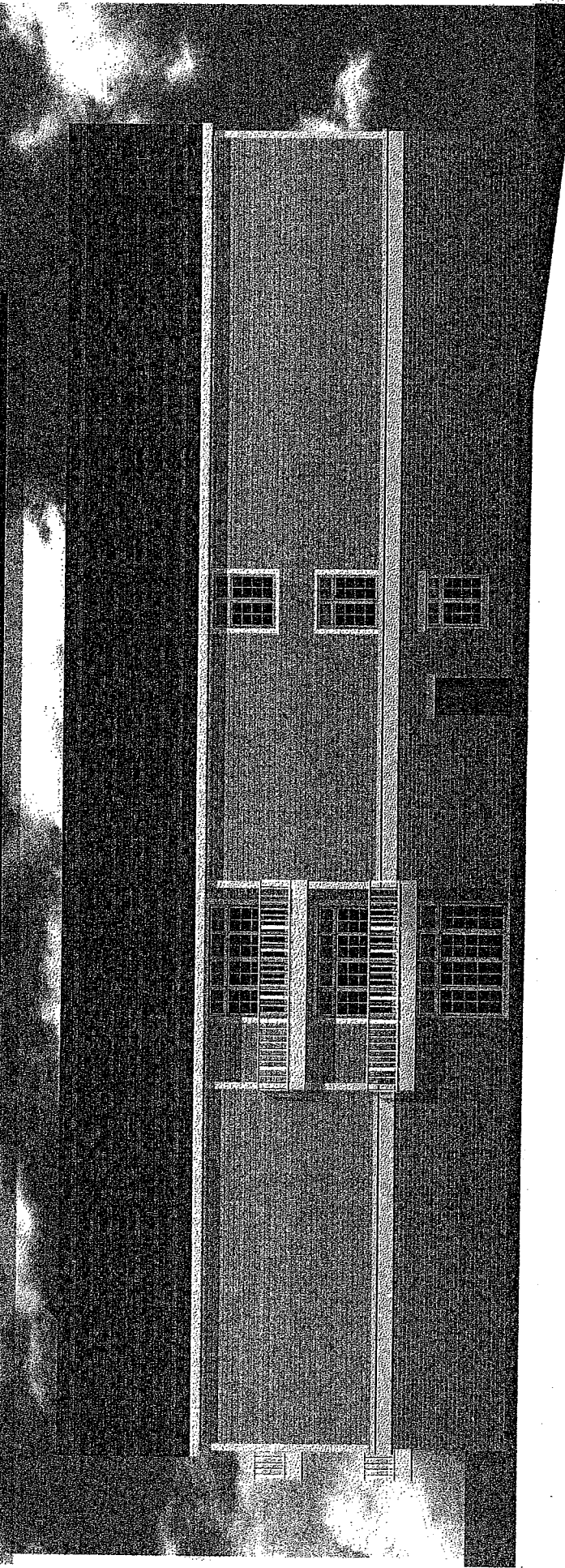


Pulaski Street Elevation



Kane Place Lofts LLC

Condominium



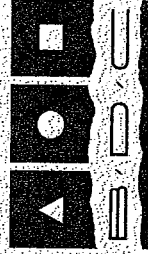
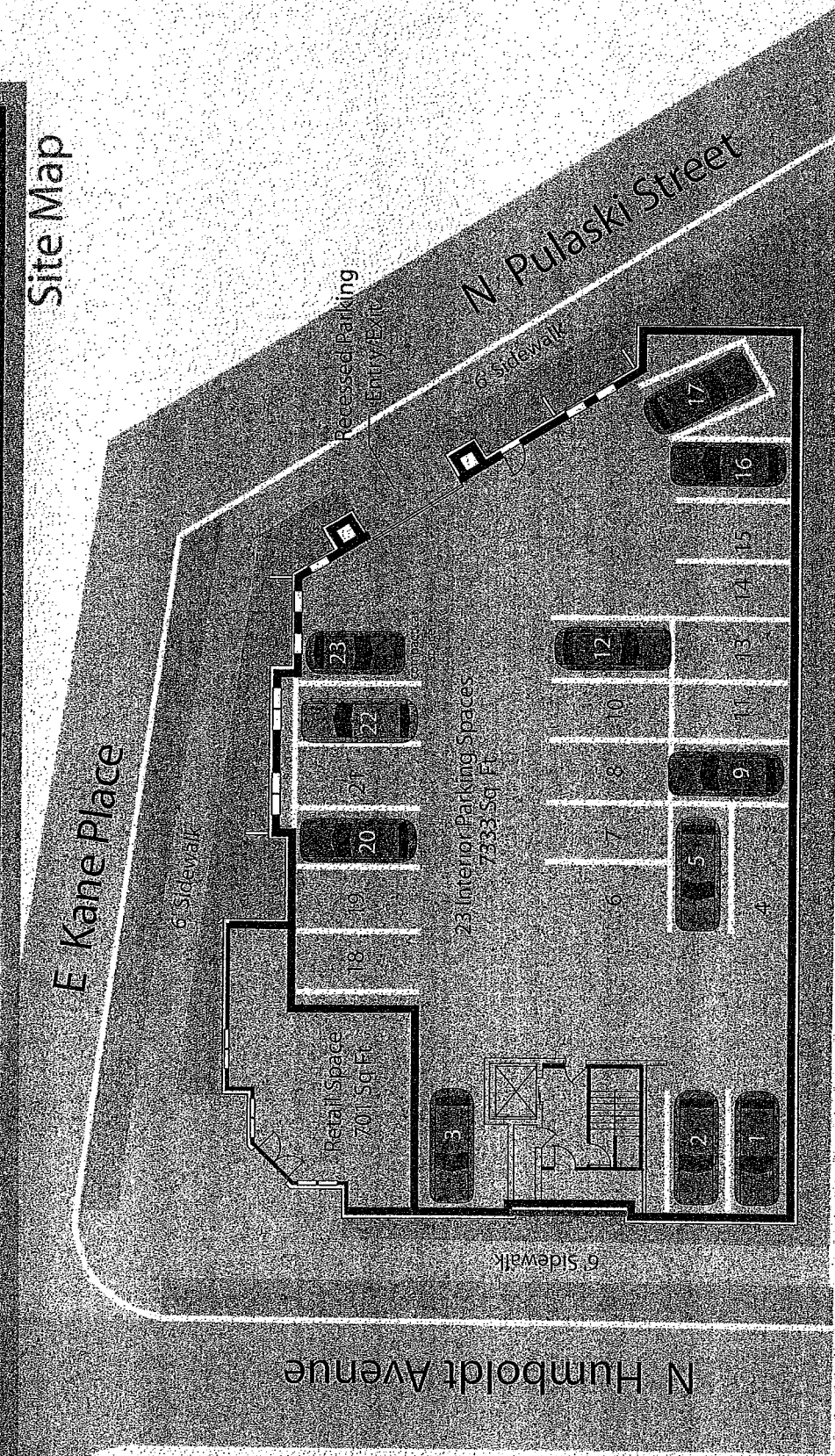
Rear Elevation

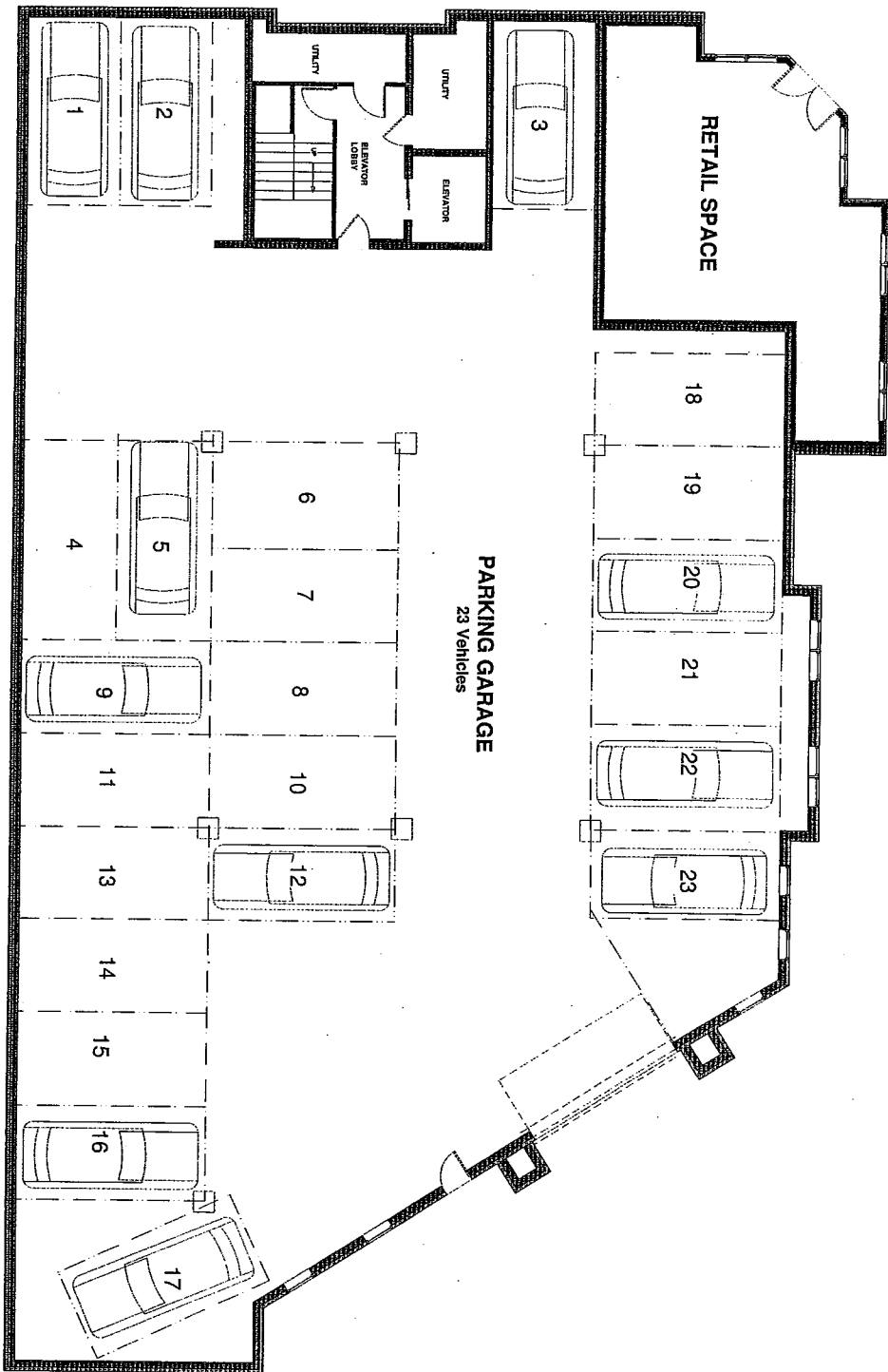


Kane Place Lofts LLC

Condominium

Site Map

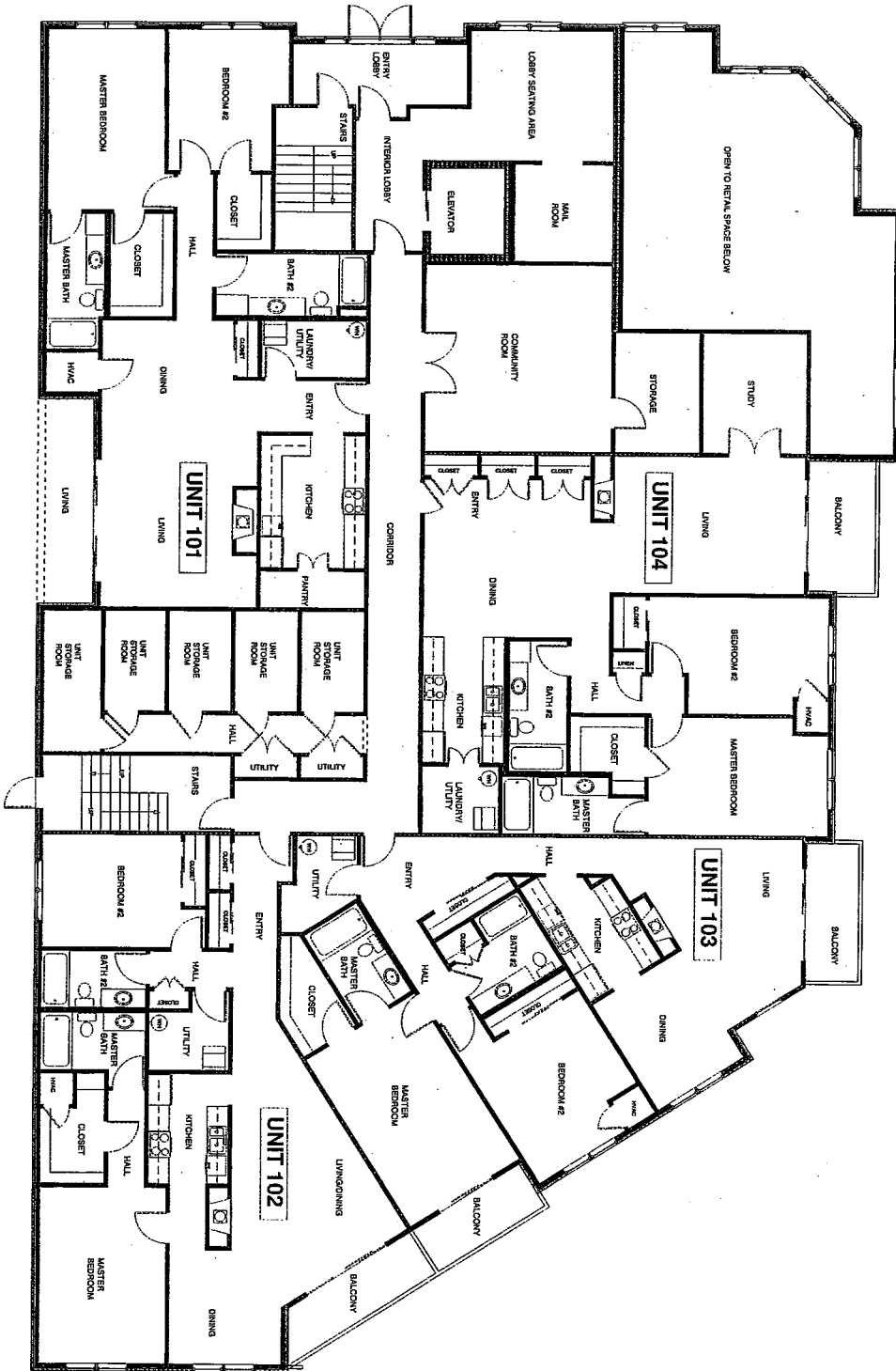




Parking/Retail Level Floor Plan

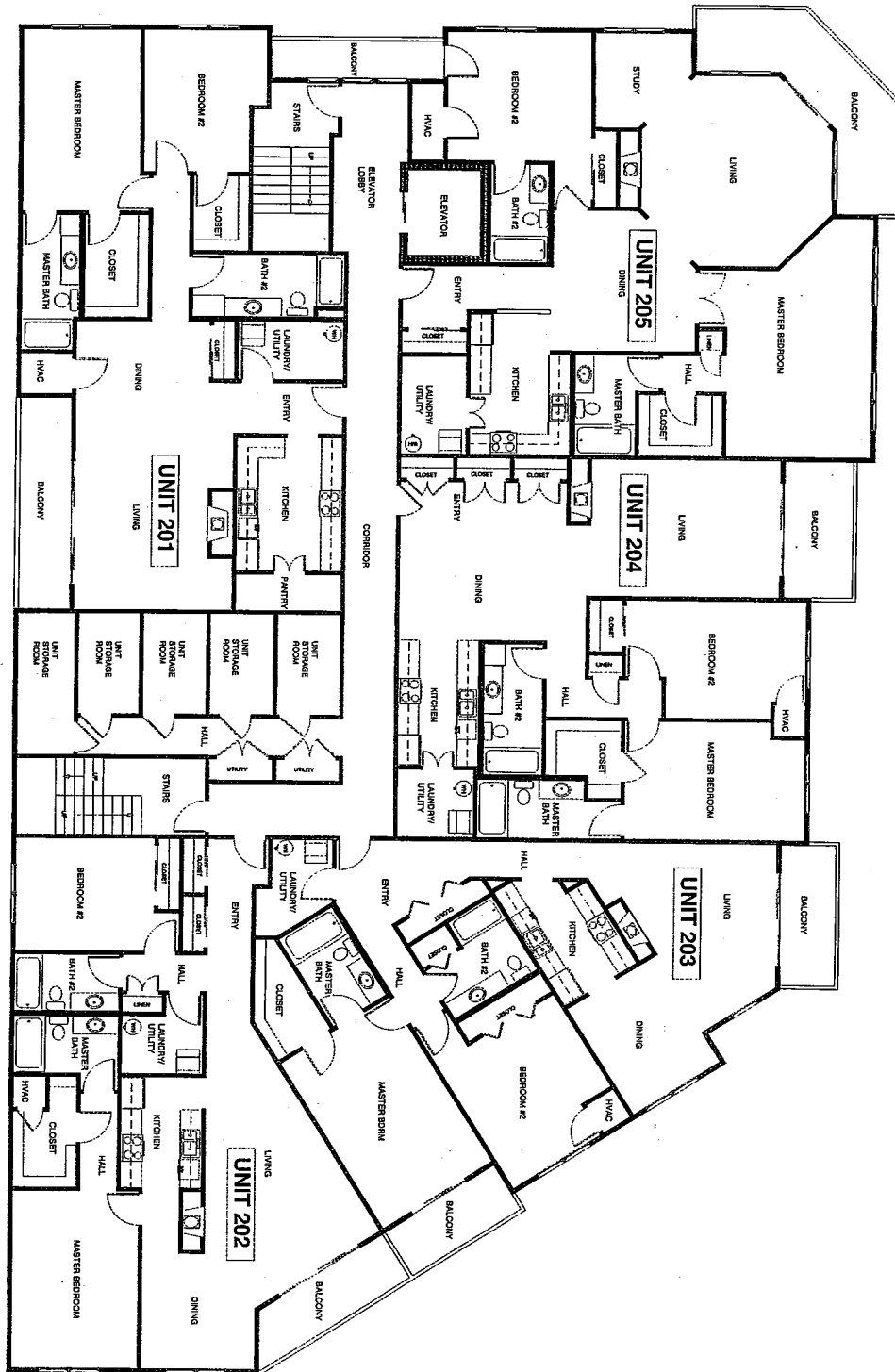
Kane Place Lofts, LLC

First Floor Plan



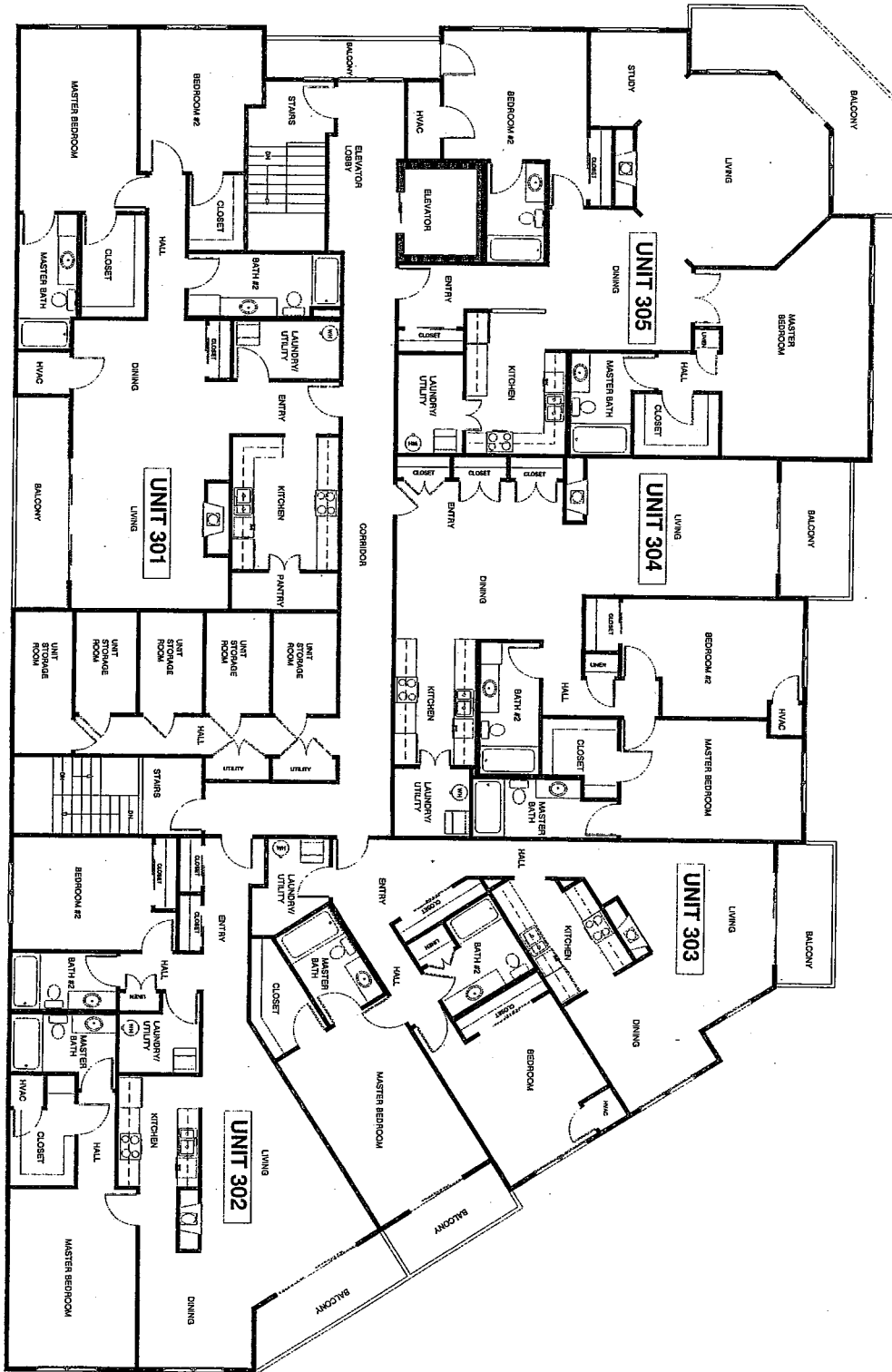
Kane Place Lofts, LLC

Second Floor Plan



Kane Place Lofts, LLC

Third Floor Plan



Plat of Survey

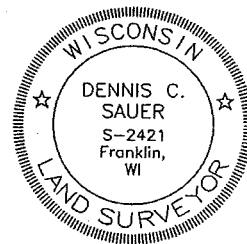
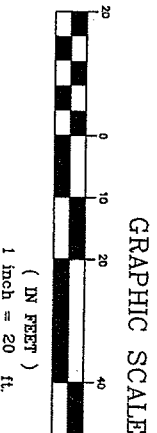
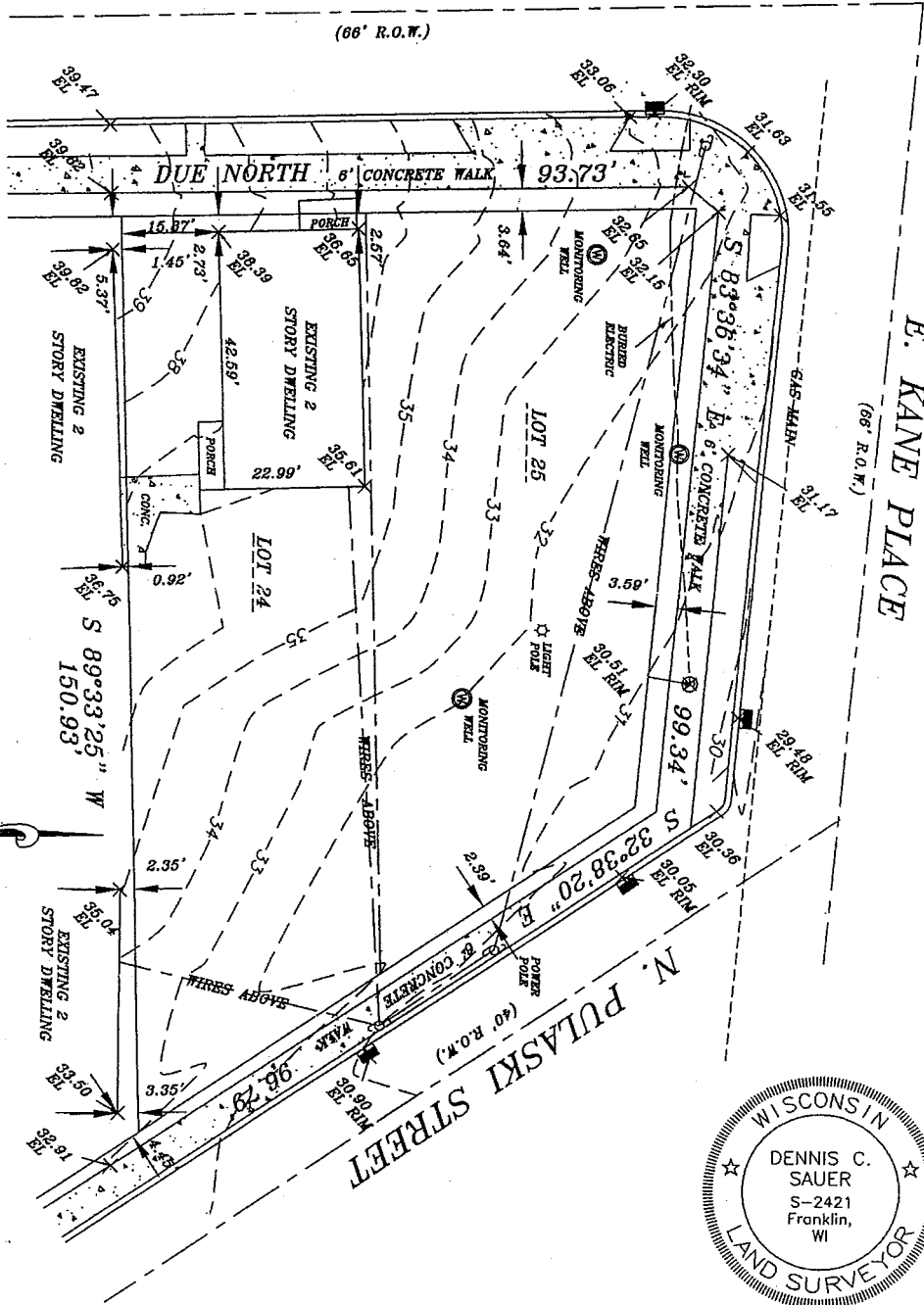
LOCATION: 1877 N. PULASKI ST. AND 1101 E. KANE PLACE, CITY OF MILWAUKEE, WISCONSIN.

LEGAL DESCRIPTION: LOTS 24 AND 25, IN BLOCK E, IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY AND COUNTY OF MILWAUKEE, WISCONSIN.

JANUARY 17, 2003

SURVEY NO. 95746

N. HUMBOLDT AVENUE

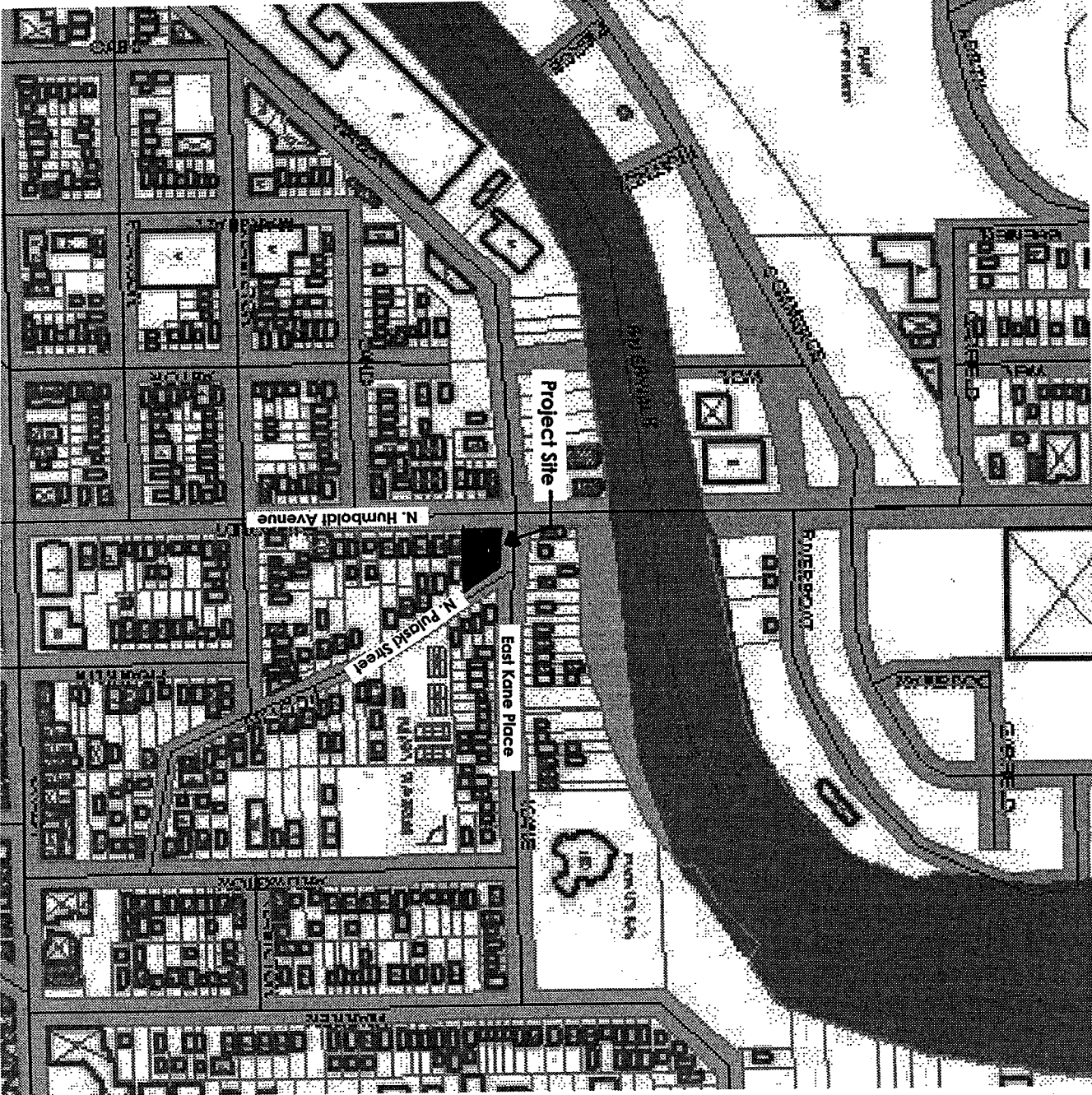


I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED *Dennis C. Sauer*
 Dennis C. Sauer RLS-2421

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 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
 5200 W. LOOMIS ROAD, GREENDALE, WI 53129
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Vicinity Map