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April 19, 2002

THE WATERFRONT
Project #8460.00

EXHIBIT A
File No. 011683

REVISED

A "Detailed Plan Project Description and Owners Statement of Intent"

The overall development concept is to construct 64 loft condominium units that are designed for today's life styles, including:

- Useable decks with glass rails that can accommodate two deck chairs, a table with four stools, and a gas grill.
- Kitchens that feature a large U-shaped dining/entertainment counter that is configured so that people can interact with each other, a full newspaper can be spread out, and everybody can be involved with cooking - great for parties.
- Bedrooms with windows large enough to accommodate a king size bed and three dressers.
- Heavy timber beamed ceiling plus a floor structure that consists of an 8" concrete slab, providing the best acoustic separation possible.
- Heated, spacious and secure underground parking.

The project will also include 24 boat slips.

The project will be designed to be energy efficient.

The project will also include a combination coffee/cappuccino/wine bar that will be open to the public and positioned at the intersection of Ferry Street and South Water.

The Waterfront project complies with Section 295812 District Standards:

1. The tract of land is at least 14,000 square feet – in fact, the gross land area is 37,682 square feet.
2. The density is consistent with the comprehensive plan.
3. The spaces between the structures are not less than what is required by Wisconsin Administrative Code.

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4. The Plan Development does not exceed five acres so the setback standard does not apply.
5. Screening: n/a.
6. Open spaces are landscaped and will be maintained so as not to create a nuisance or hazardous conditions and there are no recreational facilities.
7. Circulation facilities are planned in a fashion that is consistent with the comprehensive plan, particularly the riverwalk.

More than adequate access for pedestrians and public and private vehicles has been provided.

Parking and loading facilities are located right below the uses they support and are adequately screened because by and large, they are inside the building. The parking and loading areas have been designed in accordance with the applicable standards of the Concrete Institute except that some of the guest parking spaces in front of the building can only accommodate compact cars.

8. Lighting will conform to established standards used by the City. Our intent is to cantilever the street lights off of the top decks with a galvanized support and then assist in forming a neighborhood group and pushing forward a streetscaping plan that includes lighting for the entire area and at that point removing the lights off the top decks.
9. It is our intent to install all utility lines underground and to screen the transformer with a wood architectural panel that matches the style of the overhead doors that is supported with galvanized bollards on the four corners to protect the transformer from vehicles. All other utilities will be underground.
10. The proposed signage for the project is clearly illustrated and noted on the plans and it is our understanding that they conform with the district standards.

Project Statistics:

1. Gross land area: gross area of the site is 37,682 square feet.
2. Land covered by principal buildings: 28,582 square feet.
3. Land devoted to parking, drives and parking structures: 4,467 square feet.

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4. Land devoted to landscaped open space (including the riverwalk): 4,966 square feet.
5. Proposed dwelling unit density: 74 units/acre. And/or total square footage devoted to non-residential uses: 900 square feet.
6. Proposed number of buildings: one.
7. Dwelling units per building: 64.
8. Bedrooms per unit: 24 one-bedroom units, 36 two-bedroom units, and four three-bedroom units.
9. There will be 85 interior parking places and 20 exterior parking places or 1.64 cars/unit.

This project will positively transform the entrance to the Milwaukee River. This project will create an impetus for further development of the whole Walker's Point area. This project will provide 64 very liveable, interesting, comfortable units. This project is going to be cool.

CREATE YOUR DESIGN



Arched Top Single Car Design #E308A

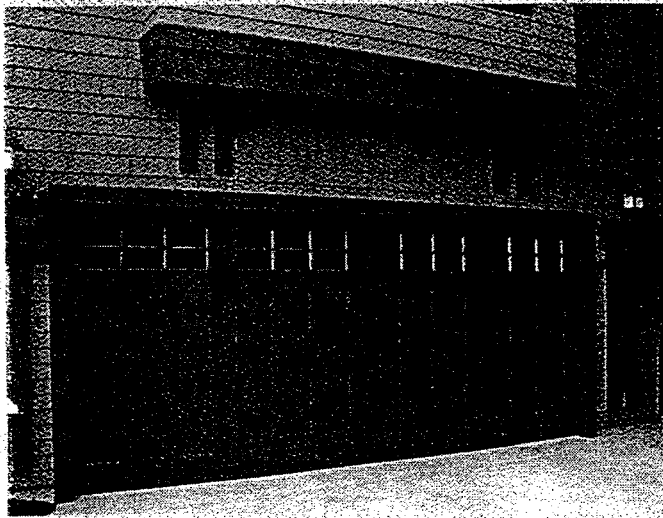
The *Heritage Classic* can be crafted with either a square top or an arched top with a standard 15-foot radius or to match your garage. Odd sizes are available as well as standard sizes. All windows are true-divided, lites and glazed with standard 1/8" clear glass. A multitude of glazing options are available, including insulated glass.

The *Heritage Classic* is a handcrafted wood garage door. It has the appearance of old-fashioned swing doors but is sectional and operates just like a conventional garage door.



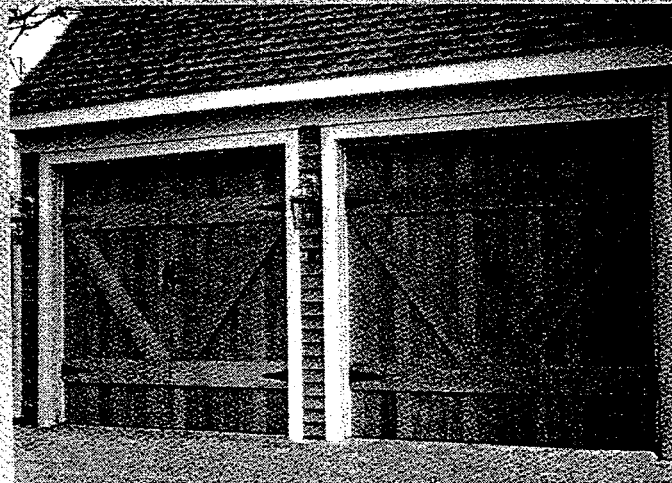
Squared Top Single Car Design #E206S

The *Heritage Classic* is available in both single car and double car designs. You may also choose to create your own design. Our standard overlay material is clear Western Red Cedar. Other woods suitable for exterior use are available. Decorative Hinges can also be added to enhance the simulation of swing type doors.

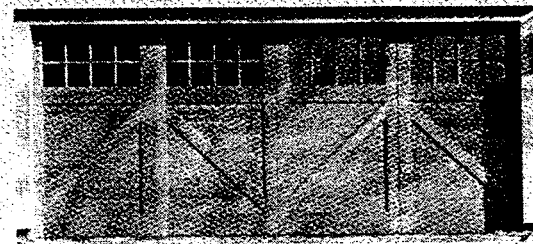
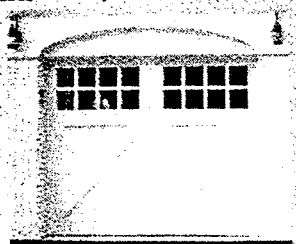
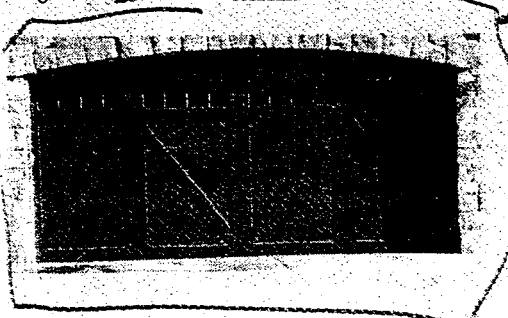


Squared Top Double Car Design #E206S

The *Heritage Classic* is a complete operating system that includes standard lift or low headroom hardware. All door sizes are equipped with double end hinges, frequently spaced center hinges, horizontal steel trusses, and commercial grade angle-mounted horizontal and vertical tracks.



Cedar Faced Single Car Design #CDH0S



← this design