FN 110627
EXHIBIT A
09.23.11

Project Description

And

Statement of Owners Intent

For

Bishop's Creek Phase III
4769 N. 32nd Street, Milwaukee, WI 53209
Tax Key: 230-0328-100-0
File Number: 110627
First Amendment to the Detailed Plan Development

Submitted by:

Bishop's Creek Community Development Corporation

Development Concept

Bishop's Creek Community Development Corporation (BCCDC) is proposing a major renovation and redevelopment of a former two city-block tannery complex. The project is anticipated to be completed in 4 to 5 Phases. Environmental and demolition activities are ostensibly completed. Phase I--- (file # 080268): a 55 unit low income housing complex is completed and fully occupied. Phase II--- (file # 090916): a 40 to 55 bed dormitory is completed and will be occupied fall of 2011. Phase III, a proposed mixed use development will be completed in the winter of 2012 and is the subject of this Statement of Intent. Phase IV and V, which may include future buildings along 32nd and Hampton, are anticipated to be completed by the winter of 2013. Separate Detailed Plan Development submittals will be prepared for the subsequent phases. BCCDC, the sponsor and developer of the Bishop's Creek Redevelopment, is enhancing the community through improved housing, employment, economic business incubation, and educational opportunities by utilizing this project as a catalyst for hope and renewal. Further commitment to this endeavor includes the rehabilitation of multiple single family homes within the contiguous area over the next five to seven years. Work on that endeavor has begun with two completed rehab single family homes. When completed, the Bishop's Creek project will incorporate a youth dormitory, office and general retail, an artist's studio, community arts center, conference center, restaurant, a hotel, rental apartments, and associated parking facilities. In addition, a proposal to construct and/or rehab over 10 single family housing units just west of the tracks on N. 34th St. exists.

Project Overview, Phase III, Mixed Use Development (Office/Retail/Hotel/Apartments)

The proposed Bishop's Creek Mixed Use Development is located on the southwest corner of North 32nd Street and West Hampton Ave. It is bounded by an active rail line to the west, Lincoln Creek to the couth, N. 32nd Street to the east and W. Hampton Avenue on the north. Access is proposed from both Hampton Avenue and 32nd Street. An existing five story, 125,000 square foot masonry building will be renovated to accommodate the sundry mixed uses. Through-unit a/c units will be painted to match the building materials. Glazing will be clear, low-e vision glass (we also want to see samples to confirm) Windows will be recessed approximately 3.5 inches to provide shadow lines. Certain sections of exterior brick masonry will be cleaned/tuck pointed, with other sections utilizing stucco based covering which will synchronize and ensure an aesthetically uniform pattern with the other completed structures on site. Current plans call for the mixed use building to be designated as the Hamptons at Bishop's Creek. The proposed hotel will be housed on floors 2-5 on the north section of the mixed used building. The 48 bed hotel is slated to be a mid-range overnight stay facility targeted towards families (including parents visiting youth housed at the on-site dormitory) and travelers (business and recreational). We anticipate the hotel to be operated-managed by a nationally recognized brand like Choice Hotels. Approximately 15,000SF of Office/Retail space will be housed on the first floor and also sections of the second floor of the mixed use building, and 16 residential units will be housed on floors 4-5 on the south section of the mixed use building. The basement will be utilized for storage. A potential addition to the south of the building may be utilized as an enhanced community pool venue per future DPD minor modification. The structure will also have elevators, common lobby and main entrances, and separate entrances for certain office/retail uses.

Plan Submittal

- Plat of Survey w/Vicinity Map
- Site Engineering Plans
  - Site Plan
  - Grading Plan
  - Utility Plan
  - Landscape Plan
  - Detail Sheets
  - Site Lighting Plan
- Building Elevations

Bishops Creek Phase III

Statistical Sheet

Statistical data has been provided for Phase I, Phase II and Phase III, IV and V.

Phase I (55 Unit Housing, Completed):

Gross Land Area:	65,720 SF = (1.50 Acres--28% of site)
Land Covered by Principal Buildings	35, 660 SF = (0.81 Acres)
Land Devoted to Parking	30,060 SF = (0.60 Acres)
Land Devoted to Landscape Open Space	4,650 SF = (0.11 Acres)
Proposed Dwelling Unit Density	1:1.84 (based on 20,000 residential footprint) 1:1.09 (based on 60,000 total residential in building)
Proposed Number of Residential Buildings	1 building (existing)
Dwelling units per building	55 units per building
Parking Spaces provided grade	63 total above, 1:1.18 at maximum unit density

Phase II (40-55 Bed Dorm, Completed):

Gross Land Area:	104,716 SF (2.41 Acres--47% of site)
Land Covered by Principal Buildings	5,800 SF (0.13 Acres)
Land Devoted to Parking, Drives	64,868 SF (1.49 Acres)
Land Devoted to Landscape Open Space	28,194 SF (0.65 Acres)
Proposed Dwelling Unit Density	N/A
Proposed Number of Residential Buildings	N/A
Dwellings units per building	N/A
Surface Parking Spaces Provided	126 24 Apartment 1:1.5 72 Hotel 1:1.5 30 Office/Retail 1.5 per 1,000SF
Land Devoted to Phase III, IV & V Development	49,712 SF (1.14 Acres)

Phase III (48 Bed Hotel, 16 Bed Rental Units, Current):

Gross Land Area:	55,295 SF (1.27 Acres—25% of site)
Land Covered by Principal Buildings	24,790 SF (2.35 Acres) (5 floors = 123,950 SF)
Land Devoted to parking, drives	*See Phase II
Land Devoted to Landscape Open Space	39,631 SF (0.90 Acres)
Proposed Dwelling Unit Density	12.6 units/acre
Proposed Number of Residential Buildings	One (1)-within mixed use bldg
Dwelling units per building	Sixteen (16)
Bedrooms per unit	One (1)
Parking Spaces provided grade, on street:	*See Phase II

Bishops Creek Phase III

Phases IV & V:

Gross Land Area:	49,712 (1.14 Acres)
Land Covered by Principal Buildings	TBD
Land Devoted to parking, drives	TBD
Land Devoted to Landscape Open Space	TBD
Proposed Dwelling Unit Density	N/A
Proposed Number of Residential Buildings	N/A
Dwelling units per building	N/A
Surface Parking Spaces Provided	TBD

Bishop's Creek Phase III

Compliance with District Standards

1. USES:
The existing building is proposed to be utilized as a mixed used facility—Office/Retail/Hotel/Apartments. Associated amenities may include outdoor parking, common areas, recreation areas, enhanced pool facility, offices, reception areas, elevators, retail operations, hotel operations, rental apartments, possible restricted access areas.

2. DESIGN STANDARDS:
Design elements have been detailed in the attached drawings and in this narrative

3. DENSITY:
Density for this phase of the project includes a proposed 16 rental units. The proposed Dwelling Unit Density is 12.6 units/acre; Proposed Number of Residential Buildings is One (1)-within the mixed use structure; Dwelling units will be and initial sixteen (16) with one bedroom for each unit.

4. SPACE BETWEEN STRUCTURES:
Distances between structures are consistent with building code requirements.

5. SETBACKS:
This development is approximately 3.68 acres and therefore not subject to setback requirements for planned developments exceeding 5 acres

6. SCREENING:
Temporary landscape plantings are proposed along N. 32nd Street adjacent to parking. Future phases will have buildings at the property line along N. 32.nd Street and W. Hampton Ave.

7. OPEN SPACES:
Open spaces are to be landscaped in accordance with the Landscape Plan. All open spaces will be maintained so as not to create a nuisance or hazard. An outdoor play area is alos proposed along the west side of the dormitory which will be landscaped and maintained.

8. CIRCULATION AND PARKING:
A circulation drive is proposed entering and exiting from N. 32nd Street to accommodate deliveries to the mixed use building and dormitory. Parking has been provided immediately adjacent to the building and within the circulation drive to accommodate future phases.

9. LANDSCAPING:
All landscaping proposed will be of quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1) and will be maintained on a regular basis.

10. LIGHTING:
Lighting will be consistent with the standards for lighting regulations, section 295-409

11. UTILITIES:
All proposed site utilities will be installed underground. Transformers and substations will be screened from view to the extent permitted by utility providers.

12. SIGNS:
No specific signage/names have been assigned at this point. We anticipate a maximum of one freestanding "Type A" monument sign with base at least as wide as the sign. There will be individual letters and logos. Maximum size of 100 square feet, and maximum height of 14 feet.
Maximum wall signs will be in accordance to code maximum requirements. Signage will be "Type A" with individual letters and logos. Maximum of 75 square feet per wall sign.

13. SIGN ILLUMINATION:
Not applicable at this time.