EXHIBIT A—FILE NO. 030622

January 19, 2005

City of Milwaukee, Department of City Development
Detail Plan Project Description and Statement of Intent of Phase VII

BREWERS HILL COMMONS PLANNED RESIDENTIAL DEVELOPMENT
SOUTH SIDE OF RESERVOIR BETWEEN PALMER AND HUBBARD STREETS, MILWAUKEE, WI

Development Description and Statement of Owners Intent

This Detailed Plan Development Description concerns Phase VII on Block "A" of Brewers Hill Commons ("BHC") and meets the intent of the General Plan Description and Statement of Intent which has been previously approved.

Phase VII will consist of sixty-eight (68) units in a new building and six (6) townhouse style units in a separate building. The total number of units for Phase VII is approximately seventy-four (74). The sixty-eight unit building is located on the southwest corner of Reservoir and Hubbard Streets. It will be four (4) floors tall on Reservoir. There will be one hundred and fourteen (114) spaces of underground parking. The townhouse building is located at the southeast corner of Reservoir and Palmer Streets, it is three (3) stories, plus roof-top decks and contains six (6) townhomes, which all face north toward Reservoir Street. Once commenced, construction of each building should take approximately twelve (12) months as set forth in the Development Timetable section of this statement.

Brewers Hill Commons is a planned residential development. The development site is bounded by Reservoir Street on the south, Brown Street on the north, Palmer Street on the west and Buffum on the east. (Site plan and vicinity map is attached hereto)

Compliance with the Approved General Plan

The development described above, known as Phase VII on Block "A" is the last phase of Brewers Hill Commons ("BHC") to be submitted for approval through a Detailed Plan Description. A General Plan was previously approved for the entire Brewers Hill Commons development. This last phase complies with that General Plan by proposing a total of 68 units within a 4-story building in addition to six (6) townhomes, for a total project of 74 units. This phase would bring the total proposed unit count for Brewers Hill Commons to 299, which is less than the 300 units approved in the General Plan. In addition, this revised Phase VII plan is 4-stories tall, which complies with the height guidelines of the General Plan.

	# Units Approved in General Plan	**# Units Completed or Proposed**	**Status**
The Phase I, Cobblers Lofts – Block "B":	56	56	Complete
Phase II, Cobblers Townhomes – Block "B":	8	8	Complete
Phase III, Single-Family Homes – Block "D":	17	17	Complete
Phase IV, conversion of existing warehouse to residential lofts – Block "C":	64	64	Complete
Phase V, Townhomes on Block "C":	10	10	Approved
Phase VI Residential on the North portion of Block "B":	70	70	Approved
Phase VII Residential development of Block "A":	75	74	Proposed
TOTAL	**300**	**299**	

Design Guidelines and Condominium Description

Phase VII will consist of approximately sixty-eight units (68) new units housed in a four (4) story building with one hundred and fourteen (114) indoor parking spaces. Units in the four (4) story building will have either one (1) or two (2) bedrooms and one (1) to two (2) baths and at least one (1) parking space per residence. The units will range in size from approximately 700 square feet to approximately 1500 square feet. The architect and structural engineer are currently evaluating exterior materials regarding their load and capacity. The options for the exterior cladding are a combination of brick, glass, precast concrete panels and concrete. The base of the building will be masonry. At this time, a high-quality "Continental" brand or equal cast stone is the preferred material (not split block). The final exterior material will be approved administratively by the DCD staff. The six (6) townhouse style units will be in a separate three (3) story building with roof decks. It will contain twelve (12) indoor parking spaces. The townhouse style units will have three (3) bedrooms, one (1) or two (2) baths, living room, kitchen, den, two (2) indoor parking spaces, a balcony, roof top deck and fenced front yard. They are approximately 2000 square feet. The townhouses' exterior will be brick, masonry and glass.

All units will be completely new with new appliances, flooring, carpet or tile flooring, central heating and air conditioning, washer/dryer hookups, windows, and lighting. Fireplaces and whirlpool baths will be offered. All these design elements combine to create a contemporary open living space desired by today's marketplace.

The design intent is to create a cohesive urban residential community. The site plan, floor plans and proposed building elevations are attached for review.

Summary Data:

	Site Plan Information:	**Comments:**
Gross Land Area (Phase VII Condo and Townhomes)	56,200 SF (1.29 acres)	
Land Covered by Principal Buildings	Townhomes: 6,366 SF Condo: 24,790 SF Total: 31,126 SF 55.4% of lot	
Land for Parking, Drives, & Parking Structures	Loading: 632 SF Parking Exit: 261 SF Parking Entry 40 SF Twnhome Drive: 5,129 SF Total: 6,062 SF 10.8% of lot	Two levels of parking (114 stalls) are located under the multi-unit condo building. 2- car garage parking is attached to the townhomes.
Landscape and Open Space:	56,200 SF total site area -31,126 SF Buildings -6,062 SF Pkg/Drives 19,012 SF Landscape/Open Space 33.8% of lot area	
Unit Density:	Condo: 68 units Townhomes: 6 units Total 74 units 56,200 SF / 74 units= 759.5 SF/Unit	
Number of Buildings:	2	
Units per Building:	Condo: 68 units Townhomes: 6 units Total 74 units	
Bedrooms/ Unit	Varies from 1-2 bedrooms/ unit in the condo building and 3 bedrooms/unit for the townhomes.	Exact unit mix to be determined
Parking:	Condo: 114 spaces/68 units= 1.68 to 1 Townhomes: 12 spaces/ 6 units= 2 to 1	

Site, Public Elements and Parking

Internal roadways, landscaping, lighting and storm sewer lines will be installed by the developer and maintained by the Condominium Owners Association. Sanitary sewer and waterlines will be installed and paid for by the developer and dedicated to the City upon completion. Underground utilities are planned for the entire project.

The storm water retention basins, park areas and common area landscaping will be required to be maintained by Condominium Owners Association, which will be formed by the developer and will include each property owner of the development. Separate Condominium Owners Association will be formed for the benefit of each phase of the development.

A minimum of one (1) space per unit (one hundred and fourteen [114] spaces for sixty-eight [68] units) and two (2) spaces per townhouse dwelling unit will be offered. This will help insure that street parking in the area will remain plentiful. All parking will be indoor. The parking ratio for the sixty-eight (68) unit building will be 1.68 to 1 and the parking ratio for the townhouses will be 2 to 1.

Ownership of the Site

Tandem Developers, LLC or its affiliates currently owns or controls the site. After approval of the detail plan requested herein, the Owner will begin its sales effort. Once the pre-sale level required by the construction lender is met, building will commence. When complete, individual units will be transferred to contract purchasers. A condominium owners association will be formed prior to the sale of any units. The developer will control the association until seventy-five percent (75%) of the units have been sold. Thereafter the homeowners will hold all of the association offices and be responsible for the operation of the condominium in accordance with the by-laws and recorded declaration.

The purpose of the Owners Association is to operate the Association within the guidelines of the Declarations and collect monthly assessment from the homeowners for the common area maintenance expenses including but not limited to façade maintenance, maintenance of landscaping, amenities, snow removal, painting and capital account for future maintenance.

Development Timetable

Upon meeting the pre-sale requirements, construction on Phase VII will commence. Once started construction should take approximately twelve (12) months.

Building 1 (74 Units)

Begin Sales	50% of units Sold	Begin Construction	Complete Construction	First Move-in
May 2005	September 2005	October 2005	October 2006	November 2006

Townhomes (6 units)

Begin Sales	50% of units Sold	Begin Construction	Complete Construction	First Move-in
May 2005	September 2005	October 2005	October 2006	November 2006

Detailed Plan Development Submittals

Page 1	Vicinity Map
Page 2	Plat of Survey prepared by Land Information Services, Inc.
Page 3 - 4	Existing Site Plan prepared by Built-Form Architecture
Page 5	Existing Site Grading Plan prepared by Built-Form Architecture
Page 6	Utility Plan prepared by Built-Form Architecture
Page 7	Landscape Plan prepare by Built-Form Architecture
Page 8 – 9	Elevations prepared by Built-Form Architecture
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Page 11	Site Context Photographs prepared by Built-Form Architecture