File No. 031237
Exhibit A

DETAILED PLAN PROJECT DESCRIPTION
AND
OWNER'S STATEMENT OF INTENT

Granville Heights Senior Housing

Horizon Development Group, LLC is requesting an amendment of the existing Detailed Plan Development for Parcel 4 of Certified Survey Map 9921 containing 6.1526 acres and currently known as Crystal Hill.

The number of units remains unchanged at 135. The site plan has been modified to take advantage of the site topography and to provide better sunlight to the senior residents. The project will be restricted to seniors over the age of fifty-five. As proposed, Granville Heights will include the following:

- One 63-unit independent senior apartment building
- One 36-unit independent senior apartment building
- One 36-unit independent senior apartment building OR a residential care apartment complex (RCAC) depending upon market demand

The units will range in sizes from 640 square feet to 1,250 square feet. Many units will include a patio or balcony. There will be an elevator in each building that serves every floor.

Each of the independent apartment buildings will incorporate some or all of the following amenities: exercise room, hair care room, club room with kitchen, laundry room, chapel, patio, and transportation services.

If one of the 36-unit buildings is developed as an RCAC, it will still have 36 private apartments and will also incorporate a dining room and kitchen, a bathing room, and several offices for staff.

The property will have a single access from North 68th Street. The property will be attractively landscaped and will include a detention basin.

This plan shall be permitted minor variations in execution, provided that such minor variations will NOT cause any of the following:

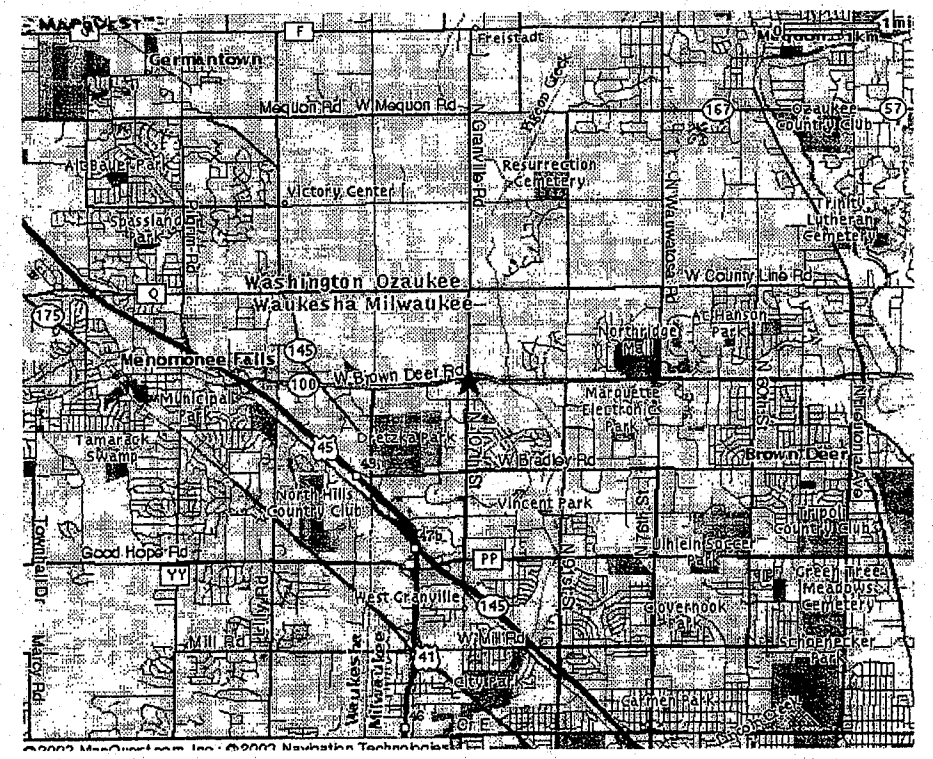
1. A change in the general character of the planned development
2. Substantial relocation of the buildings
3. Substantial relocation of parking or recreation areas
4. Substantial relocation of traffic facilities
5. An increase in land coverage by the buildings and parking areas
6. An increase in the gross floor area of the buildings
7. A reduction in the amount of approved open spaces landscaping or screening

8. A reduction of parking spaces
9. The addition of maintenance facilities

Please see the attached Exhibit I for a comparison between the existing Detailed Plan Development known as Crystal Heights and our proposed plan for Granville Heights.

Exhibit I – Comparison of Proposed Granville Heights Project to Existing Detailed Plan Development known as Crystal Heights

Project	**Granville Heights** **(Requested Amendment)**	**Crystal Heights** **(Currently Approved Project)**
Gross Land Area	6.1526 acres	6.1526 acres
Building Footprints	50,120 square feet 18.7% of site	56,155 square feet 21.0% of site
Pavement Surfaces	44,600 square feet 16.6% of site	48,143 square feet 18.0% of site
Landscape and Open Space	173,287 square feet 64.7% of site	163,712 square feet 61.1% of site
Total Dwelling Units	135	135
Density	21.94 units per acre	21.94 units per acre
Number of Buildings	3	1
Dwelling Units per Building	Building A: 63 units Building B: 36 units Building C: 36 units	135 units
Bedrooms per Units	81 two bedroom units: 60% 54 one bedroom units: 40%	103 two bedroom units: 76% 10 one bedroom plus den units: 7% 22 one bedroom units: 16%
Parking Spaces	102 Underground 34 Surface Spaces 20 Future Surface Spaces 156 Total	76 Underground 44 Surface 120 Total
Parking Ratio	.933 spaces per unit	.889 spaces per unit



VICINITY MAP

HORIZON

GRANVILLE HEIGHTS SENIOR HOUSING

EXHIBIT A
File No.
031237

EPPSTEIN UHEN
ARCHITECTS

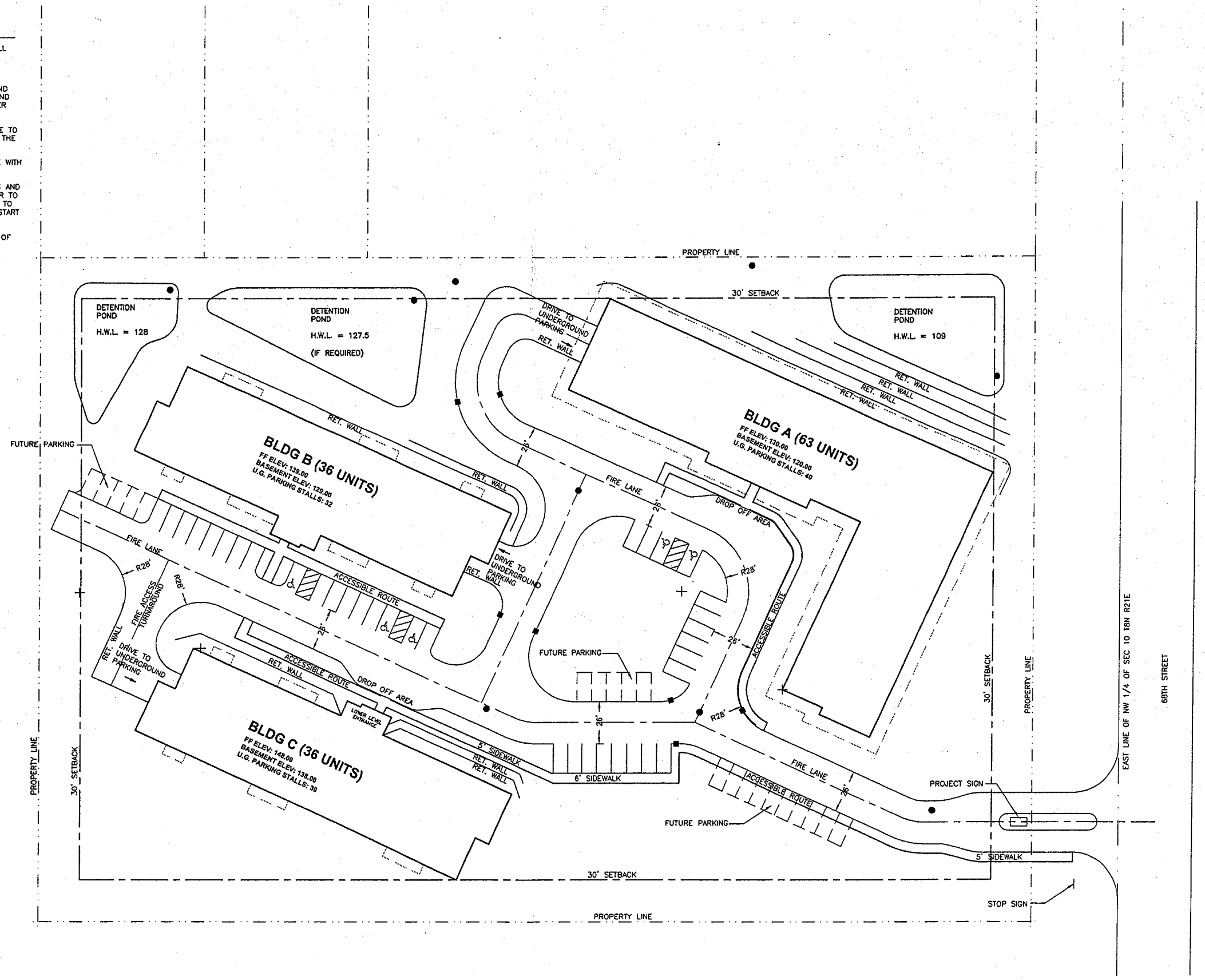
DETAILED PLAN DEVELOPMENT

DECEMBER 10, 2003

EUA PROJECT NUMBER: 1-03372-01

GENERAL NOTES

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. REFER TO ARCHITECT'S SPECIFICATIONS FOR ASPHALT PAVEMENT.
3. RESTORATION OF EXISTING IMPROVEMENTS IS CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND CONSTRUCTION AND SHALL INCLUDE CURB & GUTTER, PAVING, SIDEWALK, TOPSOIL, FERTILIZER SEEDING AND MULCHING.
4. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE ORDINANCES AND REQUIREMENTS OF THE CITY OF MILWAUKEE AND THE STATE OF WISCONSIN DCOMM AND DNR REQUIREMENTS.
5. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS AS APPROVED BY THE CITY OF MILWAUKEE.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS AND COMMENCEMENT OF CONSTRUCTION AND IS TO UTILITY ELEVATIONS PRIOR TO THOSE INDICATED ON THE ENGINEERING COMPARE THE SITE CONDITIONS TO DRAWINGS. ANY DISCREPANCIES ARE TO BE RESOLVED PRIOR TO THE START OF CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION OF IMPROVEMENTS.



PRELIMINARY

HORIZON DEVELOPMENT GROUP
MILWAUKEE, WISCONSIN
GRANVILLE HEIGHTS

SITE PLAN

NO	REVISIONS	DRN	CHK	DATE

SHEBOYGAN, WISCONSIN

DRN	JER	DEC. 2003
DES	SJK	DEC. 2003
CHK		DEC. 2003
APP	TRJ	DEC. 2003

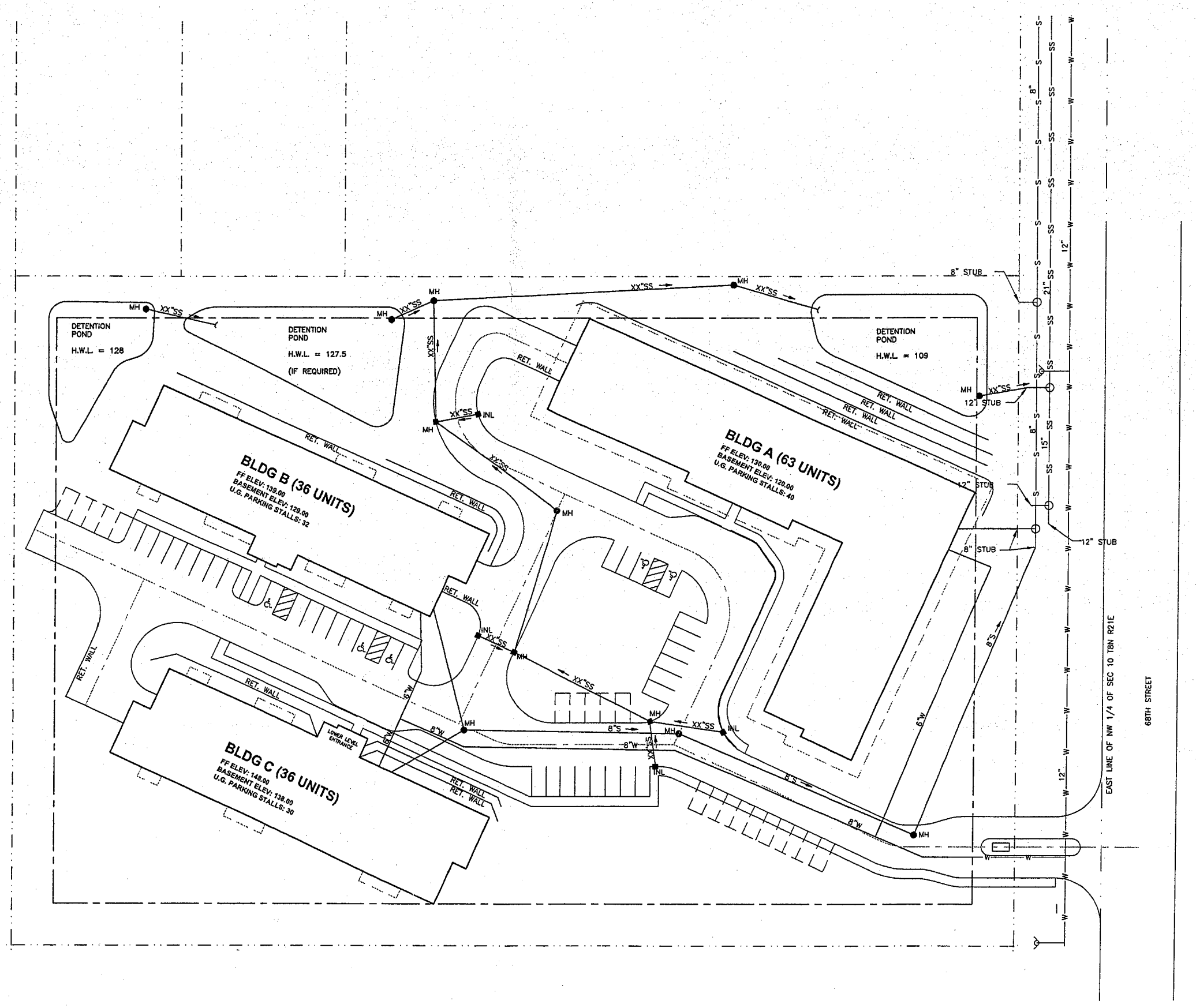
EARTH TEC

DATE	DECEMBER 2003
PROJECT NO	73074
FILE	02C01.DWG
FILE NO	----
SHEET NO	C1
DRAWING NO	C1

File: L:\work\73074\CADD\CIVIL\02C01.dwg Time: Dec 10, 2003 - 11:13am

UTILITY SPECIFICATIONS

1. WATER SERVICE CONSTRUCTION SHALL CONFORM TO THE CITY OF MILWAUKEE "WATER SERVICE SPECIFICATIONS" DATED 1982 AND ADDENDUM(S) AND "STANDARD SUBURBAN NOTES". SEWER SERVICE CONSTRUCTION SHALL CONFORM TO THE MILWAUKEE METROPOLITAN SEWERAGE DISTRICT SPECIFICATIONS.
2. SANITARY SEWER LATERAL MATERIALS: PVC PIPE CONFORMING TO ASTM D3034, SDR-35.
3. STORM SEWER LATERAL MATERIALS: CONFORM TO SANITARY SEWER LATERAL MATERIALS.
4. WATER SERVICE PIPE MATERIALS: DUCTILE IRON PIPE, CLASS 52, CONFORMING TO THE REQUIREMENTS OF AWWA C151.
5. GATE VALVES: MECHANICAL JOINT, CAST IRON BODY, BRONZE MOUNTED VALVES WITH BRONZE NON-RISING STEMS, AND O-RING SEALS, CONFORMING TO THE REQUIREMENTS OF AWWA C-500. THE VALVES SHALL BE THE DOUBLE DISC TYPE WITH PARALLEL SEATS AND INSIDE SCREW. CLOW NO. F-5065 OR EQUAL, AND SHALL OPEN COUNTER-CLOCKWISE.
6. VALVE BOXES: TYLER 6860 LENGTH AS REQUIRED FOR THE DEPTH OF COVER SHOWN ON THE DRAWINGS.
7. BACKFILL ALL TRENCHES IN EXISTING AND PROPOSED ROADWAYS WITH APPROVED GRANULAR MATERIAL. CONSOLIDATE BACKFILL BY MECHANICAL COMPACTION.
8. CLEANOUTS LOCATED OUTSIDE OF BUILDING SHALL BE PROVIDED WITH A FROST SLEEVE.
9. STORMWATER INLET SHALL BE CONSTRUCTED IN A WATER-TIGHT AND SUBSTANTIAL MANNER OF PRECAST REINFORCED CONCRETE. STEPS ARE REQUIRED.



PRELIMINARY

HORIZON DEVELOPMENT GROUP
MILWAUKEE, WISCONSIN
GRANVILLE HEIGHTS

UTILITY PLAN

NO	REVISIONS	DRN	CHK	DATE

SHEBOYGAN, WISCONSIN

DRN	JER	DEC. 2003
DES	SJK	DEC. 2003
CHK		DEC. 2003
APP	TRJ	DEC. 2003

EARTH TECH

DATE	DECEMBER 2003
PROJECT NO	73074
FILE	02C02.DWG
FILE NO	----
SHEET NO	C2
DRAWING NO	C2

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IMPLEMENTATION OF EROSION CONTROL METHODS

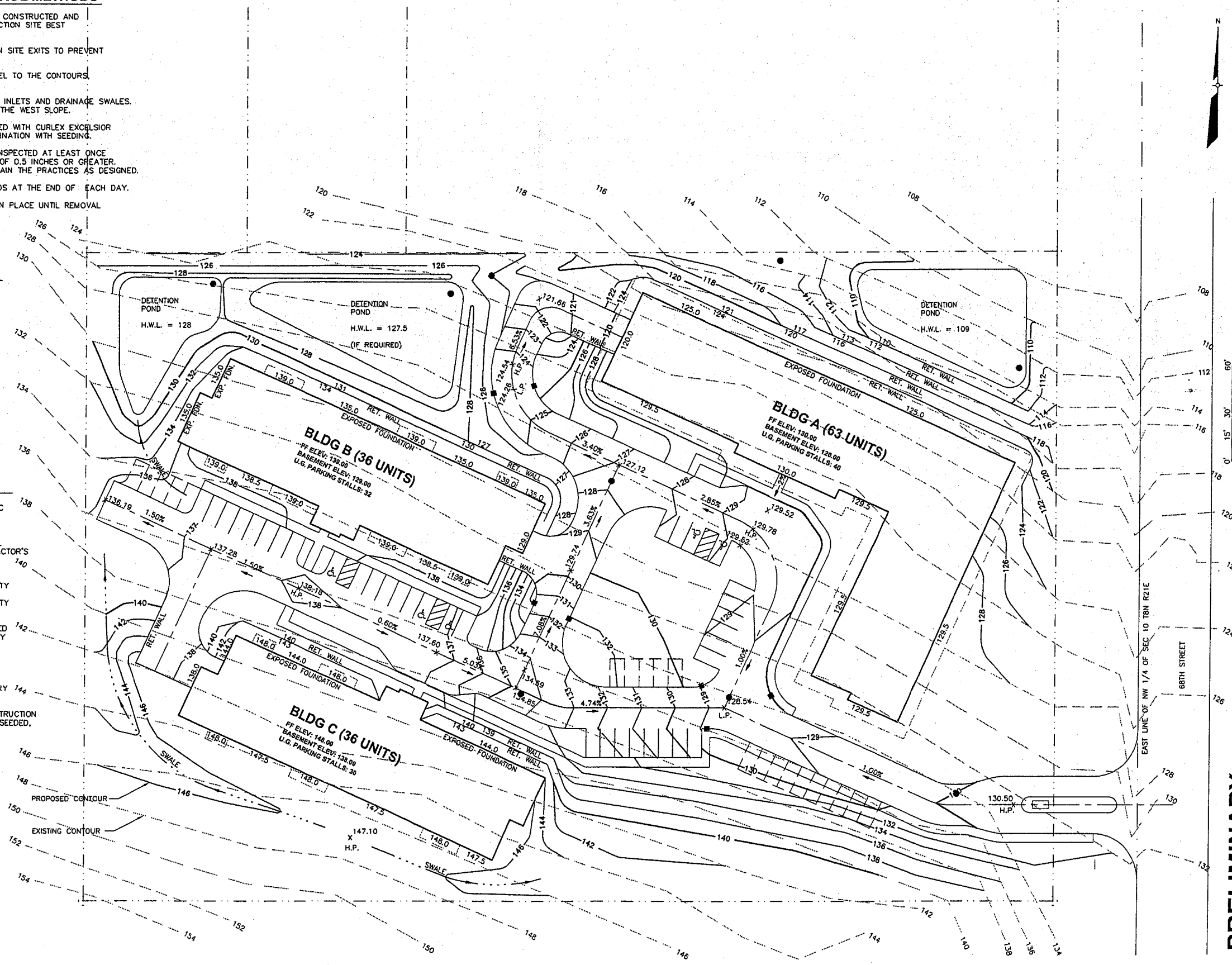
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
2. TRACKING PADS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL.
3. FILTER FABRIC SILTATION FENCE WILL BE INSTALLED PARALLEL TO THE CONTOURS, LOCATED DOWNHILL FROM THE CONSTRUCTION AREA.
4. HAY BALES SHALL BE INSTALLED AROUND ALL STORMWATER INLETS AND DRAINAGE SWALES. A HAY BALE FENCE SHALL BE INSTALLED AT THE BASE OF THE WEST SLOPE.
5. AREAS WITH 3H:1V OR GREATER SLOPES SHALL BE STABLIZED WITH CURLEX EXCELSIOR BLANKET BY AMERICAN EXCELSIOR CO., OR EQUAL, IN COMBINATION WITH SEEDING.
6. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AT LEAST ONCE EVERY WEEK AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN THE PRACTICES AS DESIGNED.
7. ALL TRACKED SOIL SHALL BE COLLECTED FROM PAVED ROADS AT THE END OF EACH DAY.
8. ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN UP AND APPROVAL.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING CONSTRUCTION OF IMPROVEMENTS.
2. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE SERVICE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES AT 1-800-242-8511.
3. CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS LEFT OPEN OVER NIGHT AS REQUIRED.
4. RESTORATION OF EXISTING IMPROVEMENTS, INCLUDING CURB & GUTTER, PAVING, SIDEWALK, TOPSOIL, FERTILIZER, SEEDING AND MULCHING, IS CONSIDERED INCIDENTAL AND PART OF THE COST OF THE UNDERGROUND CONSTRUCTION.

GRADING

1. SITE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC SOILS FROM AREAS OF BUILDINGS, PAVEMENTS, AND STRUCTURES. THESE SOILS SHALL BE STOCKPILED ON SITE AND USED IN THE REGRADING OF THE AREAS TO BE SEEDED ONLY. THIS MATERIAL IS NOT TO BE USED AS FILL. REMOVAL OF ANY EXCESS SOILS OFF THE SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
2. SUITABLE FILL MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DRY DENSITY BELOW BUILDING, DRIVES, RAMPS, CURBS, AND WALKS, AND TO AT LEAST 90% STANDARD PROCTOR MAXIMUM DRY DENSITY ELSEWHERE.
3. IN PAVEMENT AREAS, REMOVE AND REPLACE WITH COMPACTED CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
4. BEFORE THE BASE COURSE MATERIALS ARE INSTALLED, THE SUBGRADE SHALL BE INSPECTED BY THE OWNER'S ENGINEER. COMPACTION TESTS SHALL BE TAKEN WHERE FILL IS PLACED AT THE OWNER'S OPTION AND IF TAKEN, OWNER SHALL CARRY COSTS OF THESE TESTS.
5. EXISTING ROADWAY RIGHT-OF-WAYS DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL GRADE AND FERTILIZED, SEEDED, AND MULCHED.
6. NEW TREES AND PLANT MATERIAL TO BE DETERMINED BY LANDSCAPE DESIGNER AND OWNER.



NOTES

EXISTING CONTOURS & BENCHMARK FROM KENNETH L. BERKE SURVEY DATED OCTOBER 2, 1984

BENCHMARK: HYDRANT LOCATED ON BROWN DEER ROAD APPROXIMATELY 300 FT. NORTH OF NW CORNER OF THIS PROPERTY

NO	REVISIONS	DRN	CHK	DATE

SHEBOYGAN, WISCONSIN

DRN	JER	DEC. 2003
DES	SAK	DEC. 2003
CHK		DEC. 2003
APP	TRJ	DEC. 2003

EARTH TEC

PRELIMINARY

HORIZON DEVELOPMENT GROUP
MILWAUKEE, WISCONSIN
GRANVILLE HEIGHTS

GRADING PLAN

DATE	DECEMBER 2003
PROJECT NO	73074
FILE	02C03.DWG
FILE NO	----
SHEET NO	C3
DRAWING NO	C3

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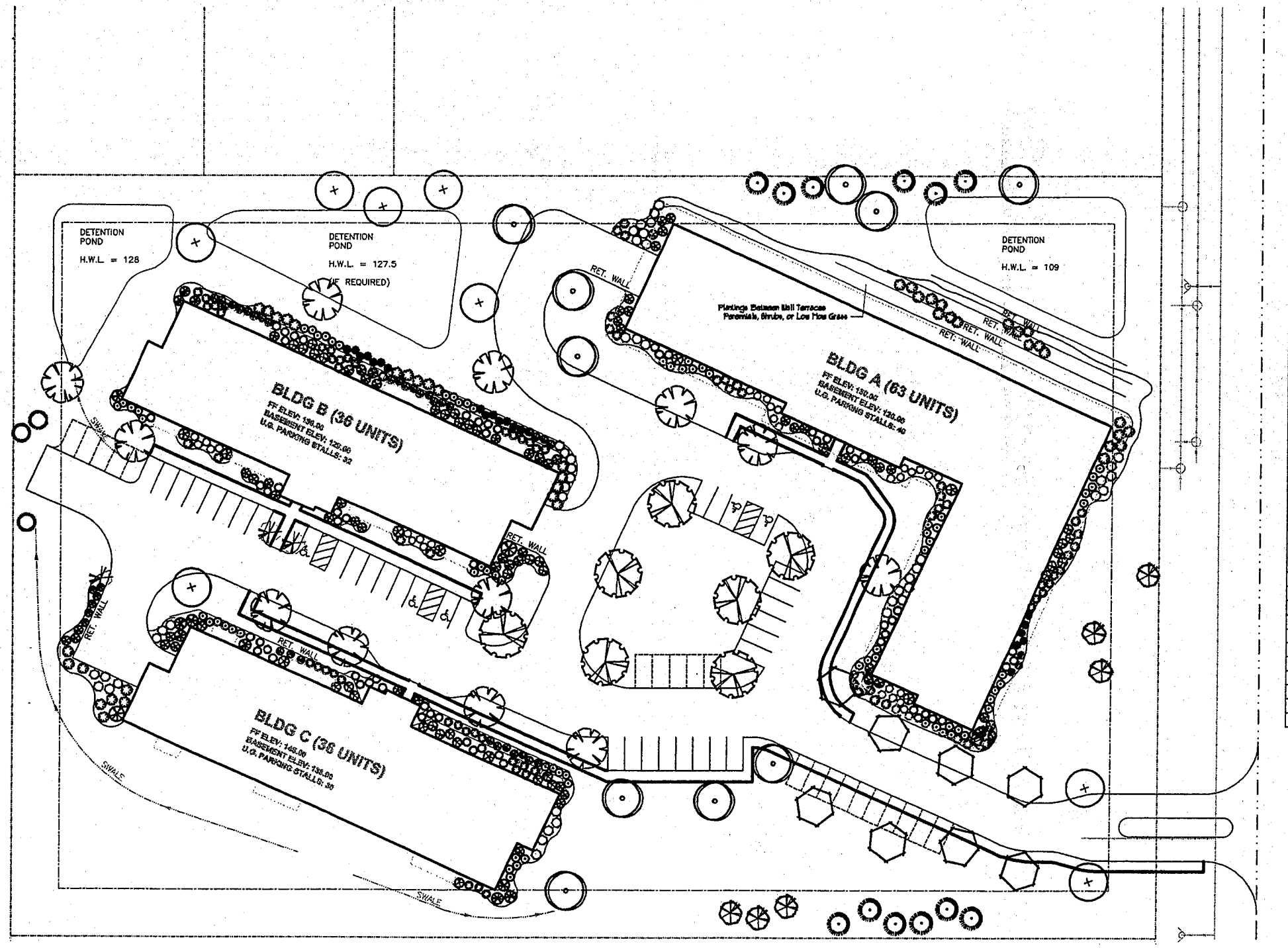


PLANT LIST

Symbol	Quantity	Planting Size	Scientific Name	Common Name
	1	6' BB	Aesianchier x grandiflora 'Autum Brilliance'	Autum Brilliance Juneberry
	13	24"	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
	24	18"	Berberis thunbergii 'Rosy Glow'	Rosy Glow Barberry
	5	Existing	Betula nigra	River birch
	13	3'	Cornus alba 'Bailsalo'	Ivory Halo Dogwood
	9	18"	Cotoneaster divaricatus	Spreading cotoneaster
	2	3'	Euonymus alatus 'Nordine'	Burning Bush Nordine Strain
	21	18"	Forsythia viridissima 'Bronxensis'	Bronx Forsythia
	1	2" BB	Fraxinus americana 'Autum Purple'	Autum Purple Ash
	8	2 1/2" BB	Gingko biloba 'Princeton Sentry'	Princeton Sentry Gingko
	10	2" BB	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust
	34	36"	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
	9	36"	Hydrangea paniculata 'Unique'	Unique Hydrangea
	43	18"	Juniperis chinensis 'Sea Green'	Sea Green Juniper
	35	18"	Juniperis horizontalis 'Hughes'	Hughes Juniper
	6	1 1/2" BB	Malus 'Prairie Fire'	Prairie Fire Crabapple
	1	2" BB	Malus 'Red Jewel'	Red Jewel Crabapple
	3	4' - 6'	Picea glauca	White spruce
	12	4' - 6'	Pinus strobus	Eastern white pine
	5	2" BB	Quercus rubra	Northern red oak
	36	18"	Rhus aromatica 'Gros Low'	Gros Low Sumac
	32	1 gal	Rosa 'Fuschia Meidland'	Fuschia Meidland Rose
	32	1 gal	Rosa 'Knockout'	Knockout Rose
	13	1 gal	Rosa 'Scarlet Meidland'	Scarlet Meidland Rose
	60	15-18"	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
	13	15-18"	Spirea japonica 'Little Princess'	Little Princess Spirea
	32	24"	Syringa patula 'Miss Kim'	Miss Kim Lilac
	3	2" BB	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
	60	18"	Taxus media 'Taunton'	Taunton Yew
	7	2" BB	Ulmus x 'New Horizon'	New Horizon Elm
	10	24"	Viburnus carlesii	Koreanspice Viburnus
	5	3'	Viburnus dentatum 'Autum Jazz'	Autum Jazz Viburnum
	3	3'	Viburnus lentana 'Mohican'	Mohican Viburnus
	3	24"	Viburnus opulus compactus	Compact Cranberry Viburnus

LANDSCAPE ARCHITECTURE, LLC
Artistic Landscape Design and Project Management
5808 South Hill Drive
Madison, Wisconsin 53705
Phone 608.233.6909 Fax 608.233.6941

GDP LEVEL LANDSCAPE PLAN

GRANVILLE HEIGHTS

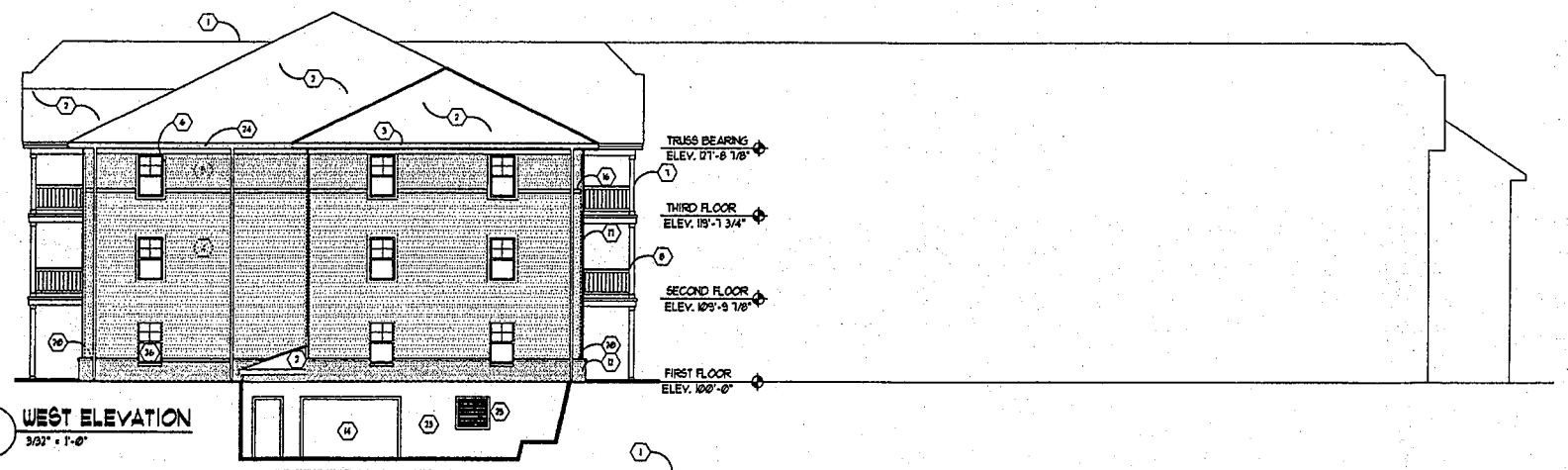
68th & BROWN DEER ROAD
MILWAUKEE, WISCONSIN

NORTH

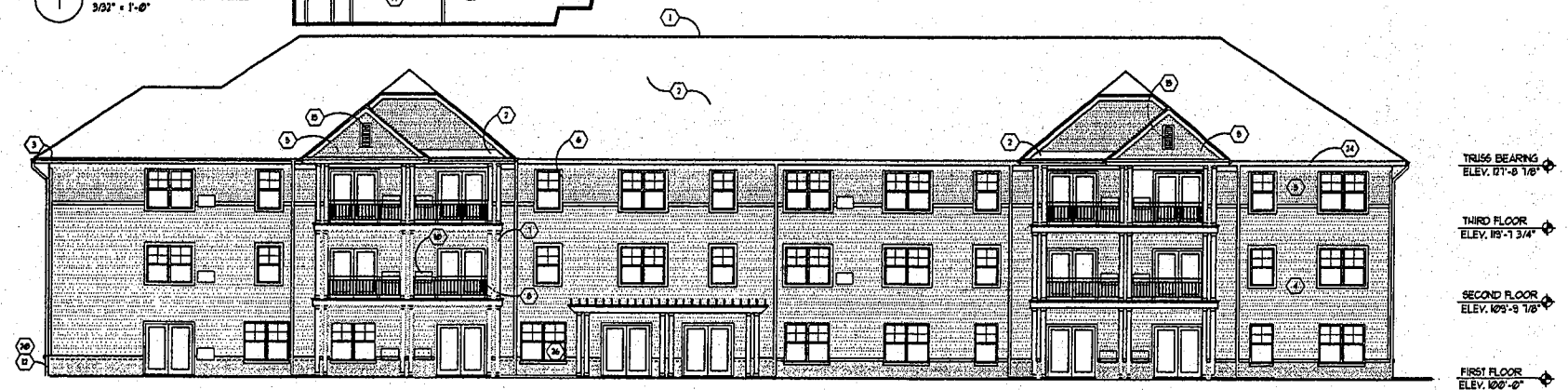
SCALE none

DATE 12.10.03
DESIGN Jch
REVISION

PLAN # 03-171
HOR-GRHE



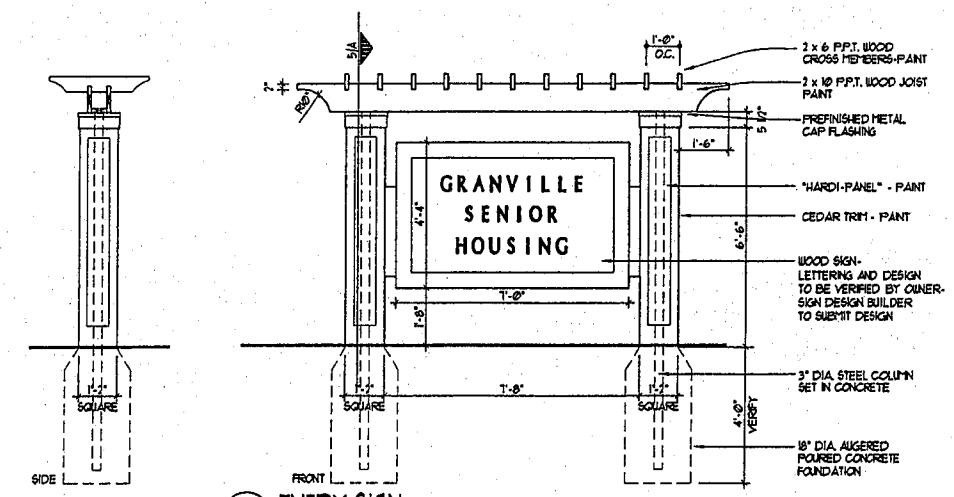
1 WEST ELEVATION
3/32" = 1'-0"



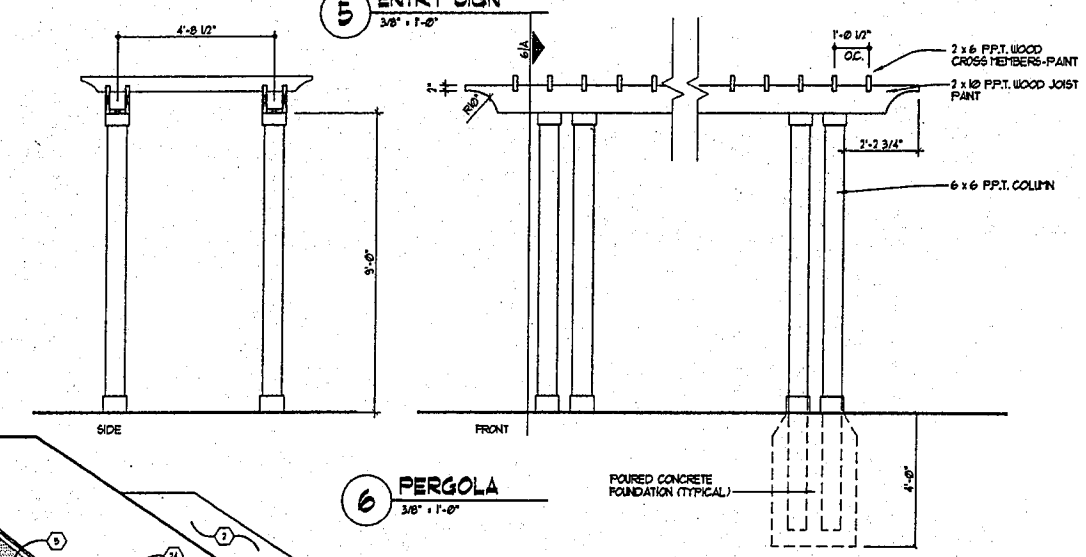
2 EAST ELEVATION
3/32" = 1'-0"

3 NORTH ELEVATION
3/32" = 1'-0"

4 SOUTH ELEVATION
3/32" = 1'-0"



5 ENTRY SIGN
3/8" = 1'-0"



6 PERGOLA
3/8" = 1'-0"

MATERIAL KEY:

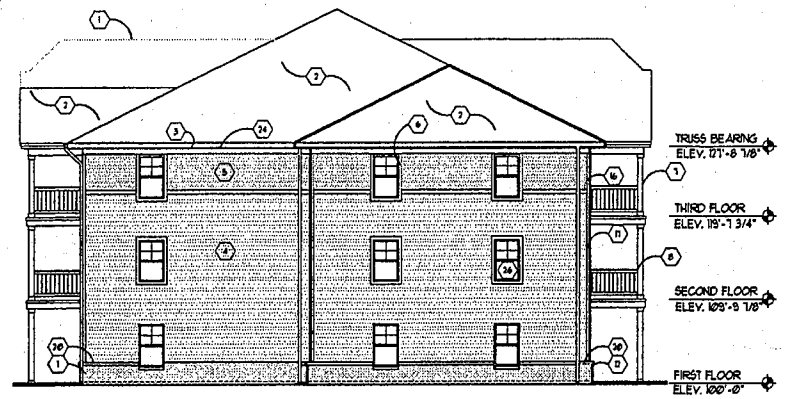
1	SHINGLE RIDGE VENT	15	VINYL LOUVER VENT
2	ASPHALT SHINGLES	16	5/4" X 6" ALUMINUM WRAPPED BOARD
3	PREFINISHED ALUMINUM GUTTER	17	3 1/2" VINYL CORNER TRIM
4	4.5" VINYL SIDING	18	NAIL-LITE BRICK PANEL
5	3" VINYL SIDING	19	PRE-FINISHED ALUM CAP
6	3 1/2" VINYL WINDOW TRIM	20	4" CONCRETE SILL W/ DRIP
7	6X6 WOOD COLUMN (BOXED)	21	PRE-FINISHED METAL FLASHING
8	PVC GUARDRAIL	22	CONCRETE FOOTING AND FOUNDATION
10	A/C UNIT (THROUGH-WALL)	23	EXPOSED CONCRETE - PAINT
11	5 1/4 X8 WOOD TRIM - ALUM WRAP	24	2X10 FASCIA - ALUM WRAP
12	BRICK VENEER	25	MECHANICAL LOUVER
13	PRECAST CONCRETE CAP	26	VINYL WINDOW
14	INSULATED METAL GARGAGE DOOR W/PANELS		

HORIZON

GRANVILLE HEIGHTS SENIOR HOUSING "A" - BUILDING

EPPSTEIN UHEN ARCHITECTS

DATE: 12-19-03 EUA PROJECT # 1-403.12-01



1 WEST ELEVATION
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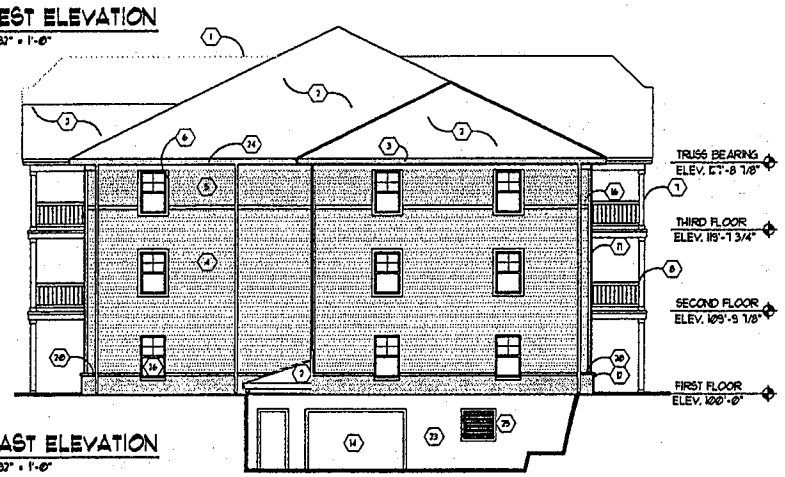

2 EAST ELEVATION
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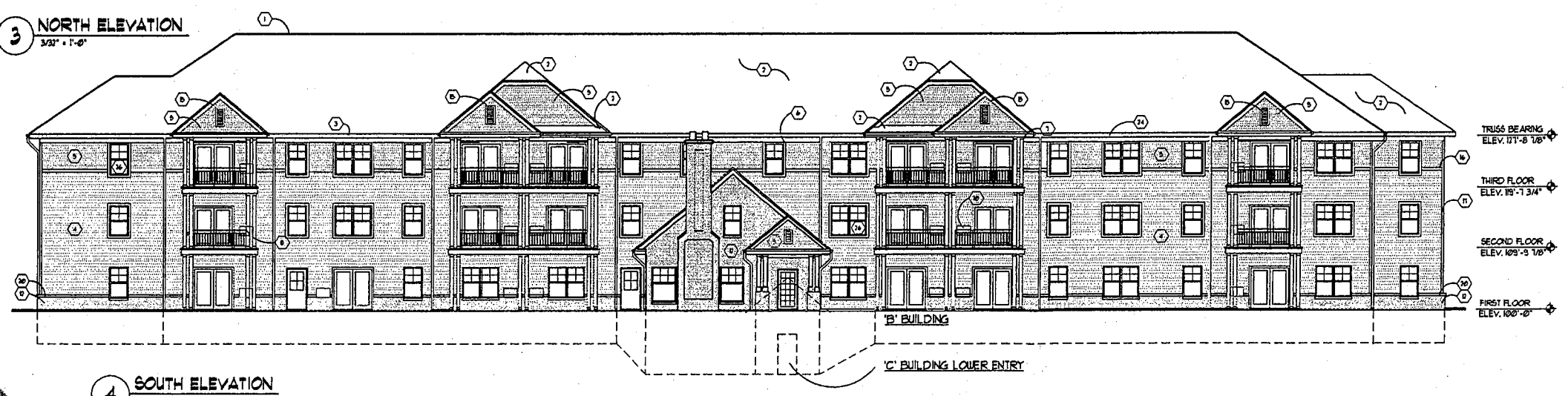
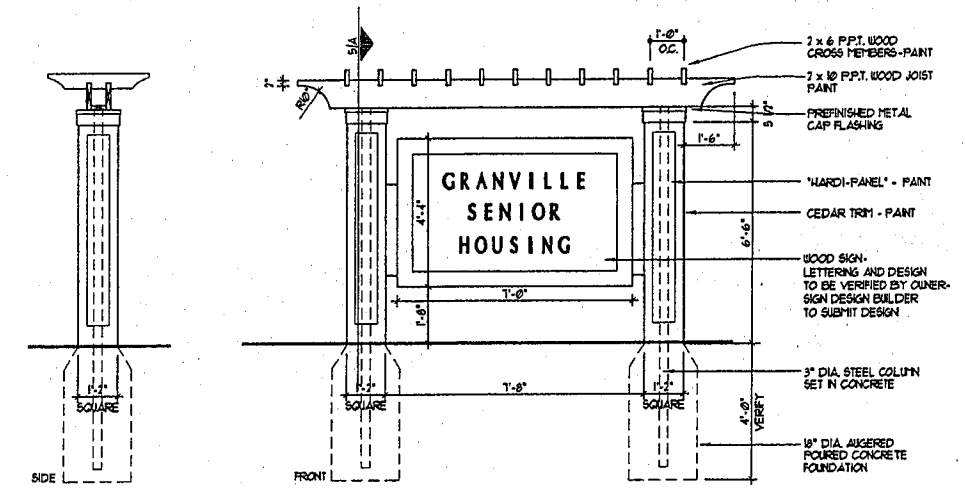
3 NORTH ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



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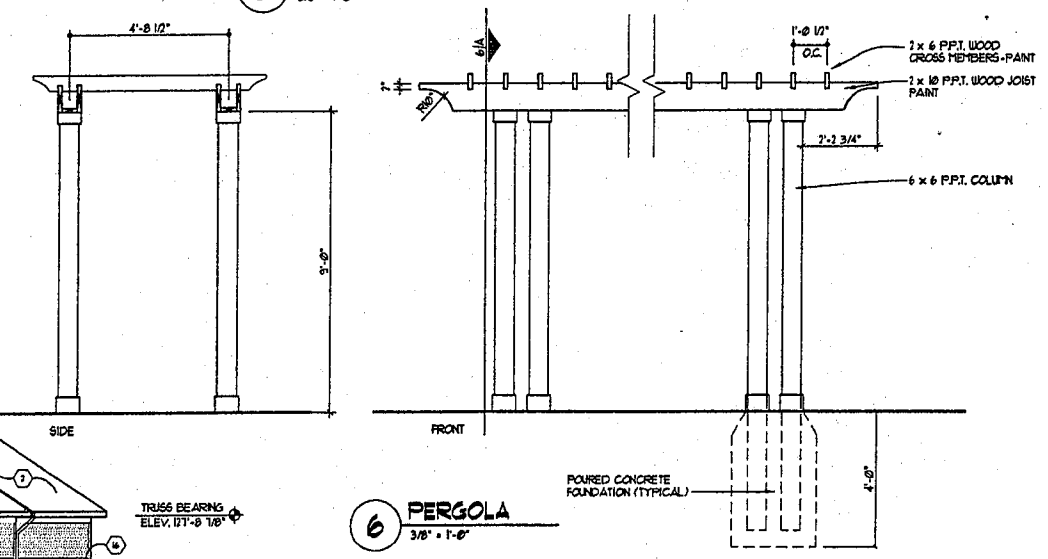

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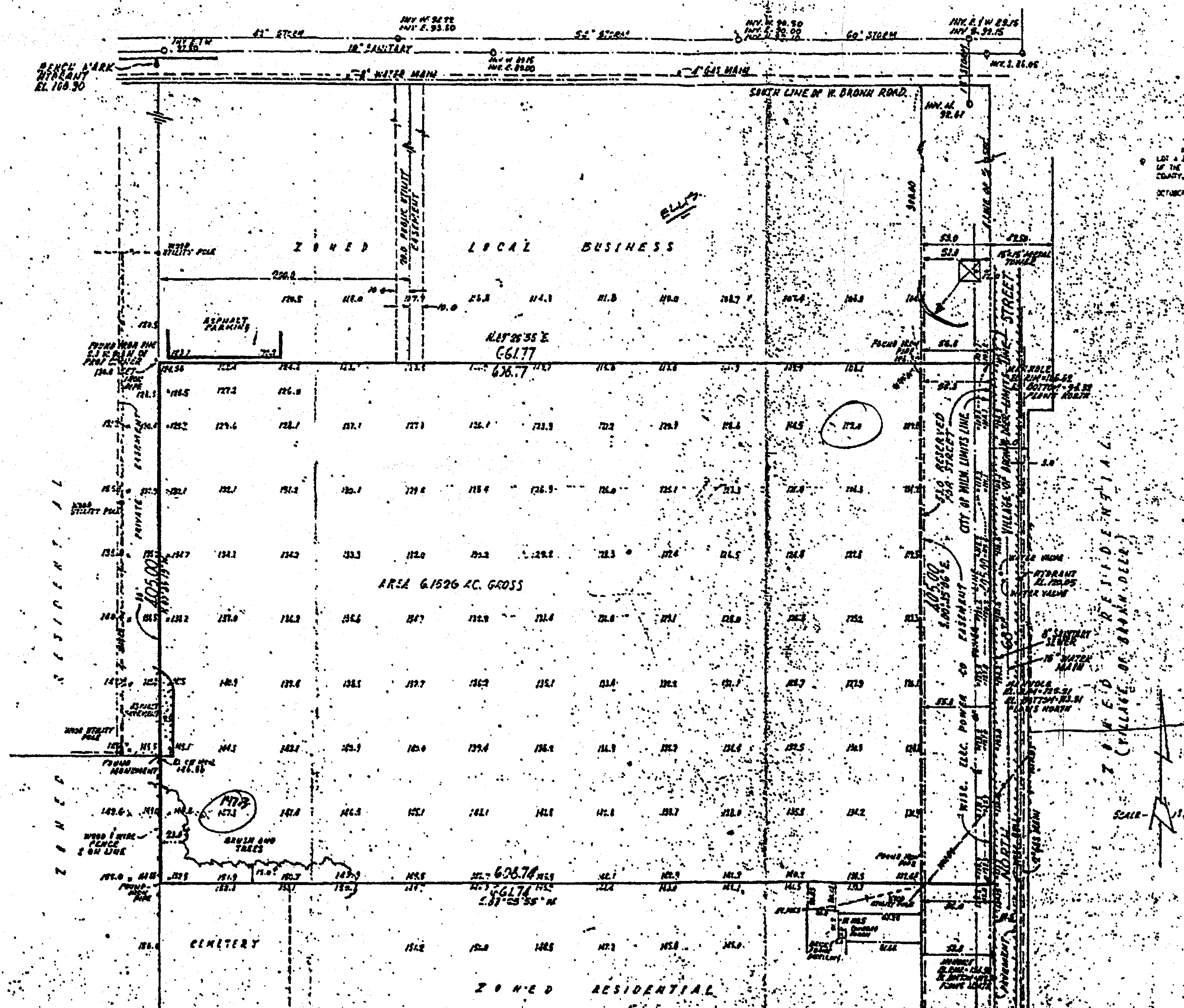
14	INSULATED METAL GARBAGE DOOR W/PANELS		

HORIZON

GRANVILLE HEIGHTS SENIOR HOUSING "B" - BUILDING ("C" BUILDING SIMILAR)

EPPSTEIN UHEN ARCHITECTS

DATE: 12-19-03 EUA PROJECT # 1-03372-01



KNOWN AS NORTH 68TH STREET, IN THE CITY OF MILWAUKEE, WISCONSIN. LOT 1 IN CERTIFIED SURVEY MAP NO. 3921, BEING A PART OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T 8 N, R 21 E, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

OCTOBER 2, 1986 COMPREHENSIVE ACQUISITION CORP. SURVEY NO. 149530-S

NOTE
SEWER AND WATER IN N 68TH STR. ARE IN VILLAGE OF BROWN DEER AND ARE NOT TO BE USED TO SERVE THIS PROPERTY

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS COMPILED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANY'S. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

I Certify that I have surveyed the above described property ("Property"), and the above map ... 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 ...