

FN 080740
EXHIBIT A

Empowerment Village
525 W. Lincoln Avenue
General Plan Project Description &
Owner's Statement of Intent

I. Project Overview

The team of Cardinal Capital Management, Inc. ("Cardinal") and Our Space, Inc. ("Our Space") are pleased to present their plans to construct a 30 unit apartment building on the lot currently housing Our Space's Drop-In Center at 525 W. Lincoln Avenue (the "Project"). In addition to housing Our Space's executive offices, this project will include both apartments for low and very-low income individuals as well as community serving uses to serve tenants and residents of the neighborhood. The Project will integrate housing with supportive services designed to support resident's self-sufficiency.

1. *The Parties*

Cardinal will be the primary developer and property manager. Cardinal manages approximately 1,000 affordable housing units throughout the state of Wisconsin and has developed several affordable housing projects for individuals with special needs. Cardinal's projects include the award winning Water Tower View, a 43 unit affordable housing project for deaf senior citizens developed in association with Southeastern Wisconsin Deaf Senior Citizens. Most recently, Cardinal has developed and managed United House Apartments, an affordable housing project providing housing and supportive services for persons with persistent mental illness in Milwaukee.

Our Space will be a development partner, co-owner, and will coordinate the community outreach effort and provide services to tenants. Our Space has been serving the community for over twenty years and has been at its current location since 1996. It offers a variety of programs, services, and skills training to adults who have experienced mental illness. Our Space is currently providing supportive services to residents of United House through a contract with Milwaukee County.

2. *The Property*

The Project will be built on the site of Our Space's current facility located at 525 W. Lincoln Avenue. The current two story structure and attached garage will be replaced with a four story structure with underground parking. In addition to housing Our Space's executive offices and offices for case workers, the first floor will consist of space to serve residents of the project and provide outreach services to the community. The first floor will also contain a large community space for tenants and neighborhood activities which may consist of conference and seminar rooms, a fitness center, smoking lounge, technology center, warming

kitchen, laundry facilities, and other common areas. The second through fourth floors will each consist of one bedroom apartment units.

3. *The Tenants*

The Milwaukee County Department of Health and Human Services will provide tenant referrals for the Project. All units are rent and income restricted in accordance to the project's goals and anticipated funding sources.

4. *The Operation*

The Project will be managed by Cardinal which has a broad range of experience providing affordable housing for people with special needs. Cardinal will be responsible for building operations and property operations oversight, including billing, rent collections, and maintenance. The onsite supportive services will be provided by Our Space. Cardinal and Our Space will work cooperatively to solve any resident and community issues that may arise.

5. *The Development Concept and Owners' Intent*

The Project's goal is for participants and residents who have experienced mental illness to develop the skills needed to live independently attain a more meaningful life. Cardinal and Our Space will provide the facilities and a supportive services program that will allow residents to establish a residential track record and increase their skill levels and/or incomes in an effort promote recovery through a greater sense of independence and self-determination. Residents will be funded by the Milwaukee County Behavioral Health Division.

II. District Standards

1. USES

Development of the Project is conditional upon a number of factors, including but not limited to the allocation of Low Income Housing Tax Credits to the Project. Cardinal and Our Space respectfully request that Our Space's current use of the property – as a social services facility for individuals with mental illness - be allowed to continue until such time as a Detailed Plan Development has been established and construction has begun on the property in accordance with such plan.

In the event that development of the property proceeds, Cardinal and Our Space respectfully request the uses allowed for this Planned Development include: residential multifamily, up to 30 units, with related community space, general office space, parking, and the provision of supportive services to residents and community members.

In the event that the project does not proceed to development, Cardinal and Our Space respectfully request that Our Space's current use of the property be allowed to continue until such time as the parties shall secure a Amendment to the zoning map pursuant to City of Milwaukee Ordinances § 295-307 that will allow for such current use.

2. DESIGN STANDARDS

The conceptual design standards are included in the attached site plan and floor plans.

3. DENSITY

The Project is within the Near South Side Area. Although the Neath South Side Area Comprehensive Plan is not yet available, the Market Study recommends the development of dense affordable housing in residential areas surrounding neighborhood retail districts to establish viable retail districts, meet growing housing needs, and shield current residents from displacement through gentrification. (Near South Side Area Market Study pages 10; 54; 72-74). The Market Study also provides that properties on arterial streets served by bus routes and within walking distances of neighborhood shopping districts may be appropriate sites for relatively dense multi-family buildings. (See Market Study page 74). The project is consistent with the comprehensive plan because it would provide a quality dense affordable housing project within walking distance of the Lincoln Village retail district and public transportation, thereby supporting community development and protecting current residents from gentrification and Near South Side property value increases.

4. SPACE BETWEEN STRUCTIRES

Spaces between structures shall not be less than required by the building code.

5. SETBACKS

The setback requirement of 25 feet for Planned Developments only applies to lots exceeding five (5) acres in size. The Project's lot is only .214 acres and therefore the requirement is not applicable to the Project.

6. SCREENING

All parking shall be underground and appropriately screened.

7. OPEN SPACES

All open spaces shall be landscaped and maintained so as not to create a nuisance or hazardous conditions.

8. CIRCULATION, PARKING AND LOADING

All parking is underground. Access to the parking garage is through the rear alley on the Southeast side of the building. There is an existing pedestrian sidewalk in front of the Project and on the West side of the Project that will be maintained. The Project is located within walking distance of a neighborhood retail district and public transportation. An Our Space van will be available to transport residents. These features are consistent with the Market Study which encourages lowering resident's combined housing and transportation costs by locating residential development within walking distance of neighborhood retail districts and public transportation. (See Market Study pages 6-7; 9-10; 34-37). The underground parking, which is accessed through a rear alley, conserves space in a densely developed area and preserves a more pedestrian friendly streetscape. (See Market Study pages 9-10).

9. LANDSCAPING

All required vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

10. LIGHTING

In accordance with City of Milwaukee Ordinance 295-409, all on-site lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled as follows: (1) No light source shall be visible from an adjoining property or public right-of-way, and (2) where adjoining properties are zoned residential, the maximum illumination at a property line shall be one foot-candle. In all other circumstances, the maximum illumination at a property line shall be 5 foot-candles.

11. UTILITIES

All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or screened from view.

12. SIGNS

All signs shall be compliant with City of Milwaukee Ordinance s. 295-907(3)(L) and s. 295-407. The following signs will be part of the project:

(1) *Temporary Signs During Construction.* The Project may include up to 3 temporary signs pertaining to construction that will be located on the northern construction fence or northern façade of the building. Signs shall not exceed 48 square feet. Materials will be Screen Printed plywood or similar rigid material. The purpose of each sign may include (1) a sign required by the Wisconsin Housing and Economic Development Authority (“WHEDA”) identifying the project as a WHEDA tax credit project, (2) a sign required or requested by financial contributors of the Project, and (3) a sign identifying Project partners.

(2) *Permanent Sign.* The Project may include one permanent sign located on the north elevation near the front door. The material of the sign shall be stamped, engraved, or other similar metal product. The sign shall not exceed 18 square feet. The purpose of the sign is to identify the Project.

(3) *Temporary/Periodic Sign – Leasing and Sale.* The Project may include one rental sign which shall not exceed 36 square feet located on the North or West elevation. Materials will be screen printed vinyl or similar material. The purpose of the sign is to advertise units available for lease or advertise the property for sale.

13. SIGN ILLUMINATION

If signs are illuminated, the source of illumination will not be visible or intermittent.

III. Statistical Information

1. *Gross Land Area*

9,305 Sq. Ft. or .214 acres

2. *Maximum amount of land covered by principal buildings*

8780 Sq. Ft.; 94.4% of total tract

3. *Maximum amount of land devoted to parking, drives, and parking structures*

525 Sq. Ft. includes parking entrance and other paved areas; 5.6% of total tract

4. *Minimum Amount of Land devoted to Landscaped Open Space*

0 Sq. ft.

5. *Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses*

1 dwelling unit per 310.17 Sq. Ft. of Land; 6564 Sq. ft. devoted to office and mixed community/residential uses

6. *Maximum number of dwelling units per building*

30

7. *Bedrooms per unit*

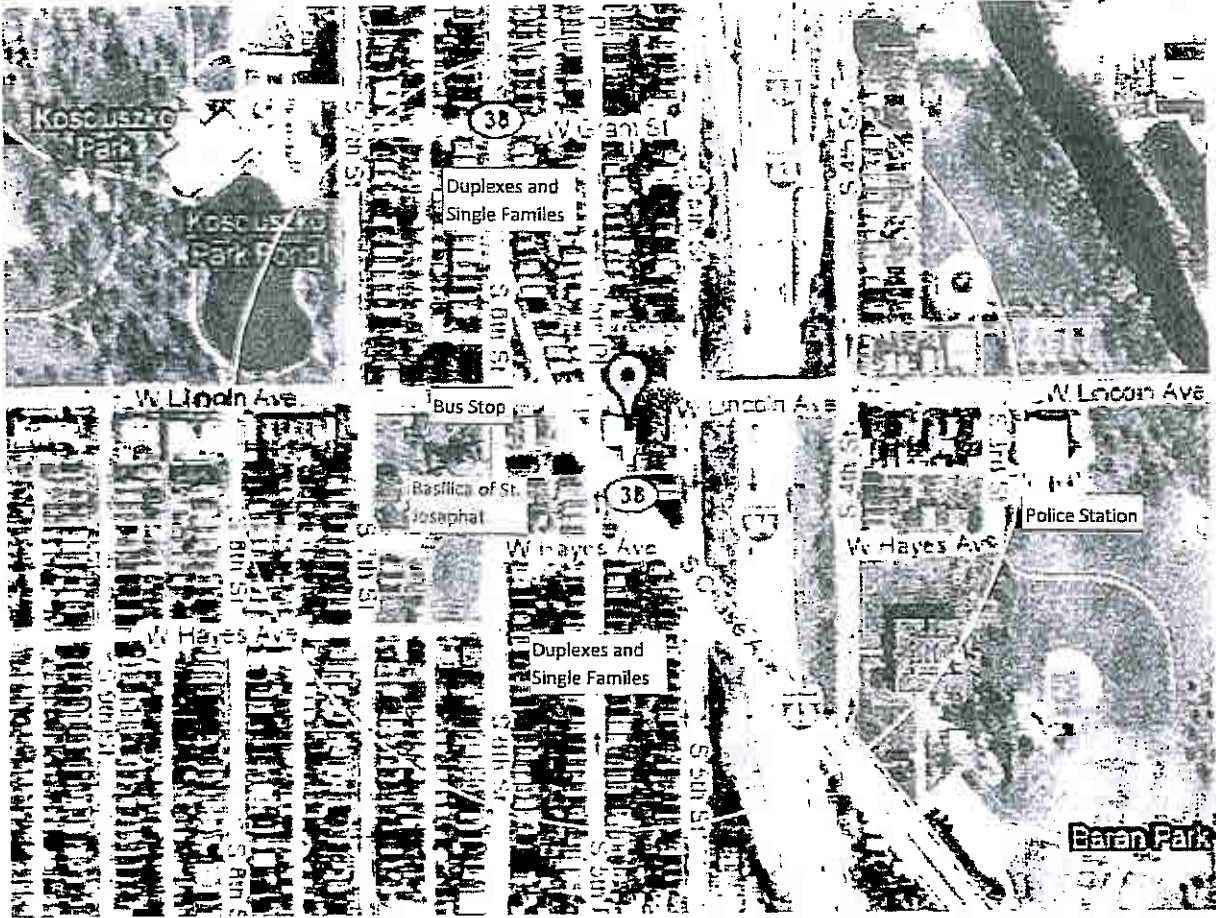
One Bedroom Per Unit

8. *Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential*

12 underground parking spaces; .4 spaces per unit

VICINITY MAP

Vicinity Map
Empowerment Village



PLAT OF SURVEY

PLAT OF SURVEY

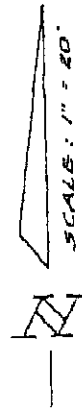
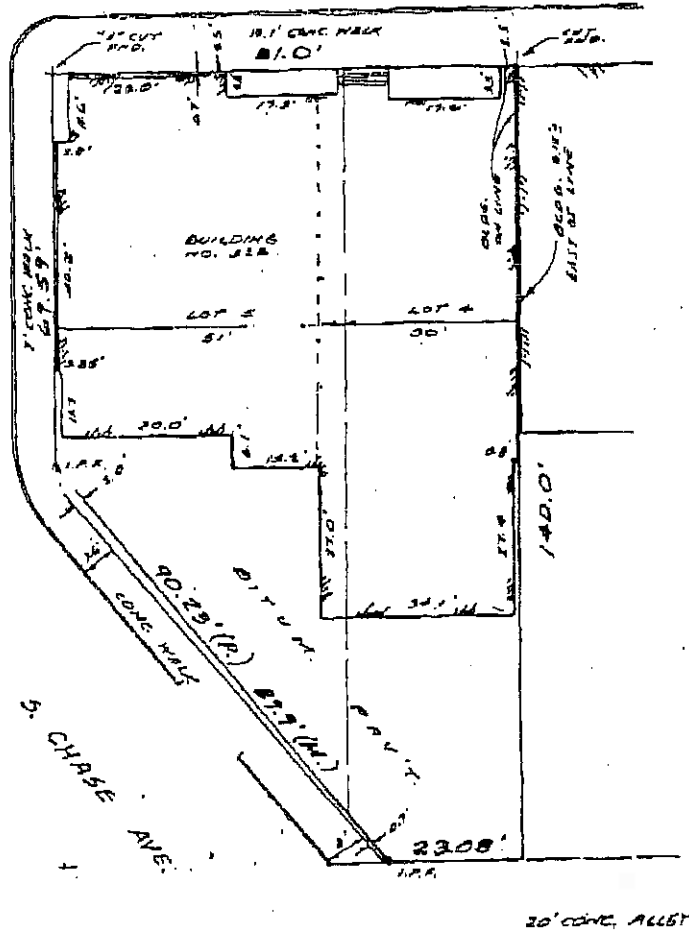
LOTS 4 AND 5 IN BLOCK 3 IN T. KUCZYNSKI'S SUBDIVISION NO. 2

BEING A SUBDIVISION OF A PART OF BLOCK 3, IN DR. E. CHASE'S SUBDIVISION, OF PART OF THE NORTHEAST 1/4 OF SECTION 8, IN TOWNSHIP 6 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN.

LOCATED AT: 517 WEST LINCOLN AVENUE

OWNERS: OUR SPACE, INC.

W. LINCOLN AVE.



SURVEY CERTIFICATE

I have surveyed the above described property and the same has been represented in the plat and shown the line and location of the property, its various boundaries, its location and dimensions of all visible structures thereon, fences, survey monuments and easements and visible encroachments.

This survey is made for the lawful use of the grantee herein of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.



WISCONSIN LAND SURVEYORS, LTD.
735 WEST STATE STREET
WAUWATOSA, WISCONSIN 53213
TELEPHONE: (414) 476-0800
TELE-FAX: (414) 476-0800



For: MICHAEL BEST & FRIEDRICH, ATTY'S
100 EAST WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53202

NOT ORIGINAL UNLESS SEALED IN RED INK

No. 498 - 51151 Date JULY 23, 1996 Revised: 2/23/96 Surveyor G. E. Zander

SITE PLAN



**4 STORY
MIXED USE BUILDING**
ESTIMATED BUILDING HEIGHT - 50'-0"
UNDERGROUND PARKING
1st FLOOR COMMONS SPACE
2nd FLOOR RESIDENTIAL - 10 UNITS
3rd FLOOR RESIDENTIAL - 10 UNITS
4th FLOOR RESIDENTIAL - 10 UNITS

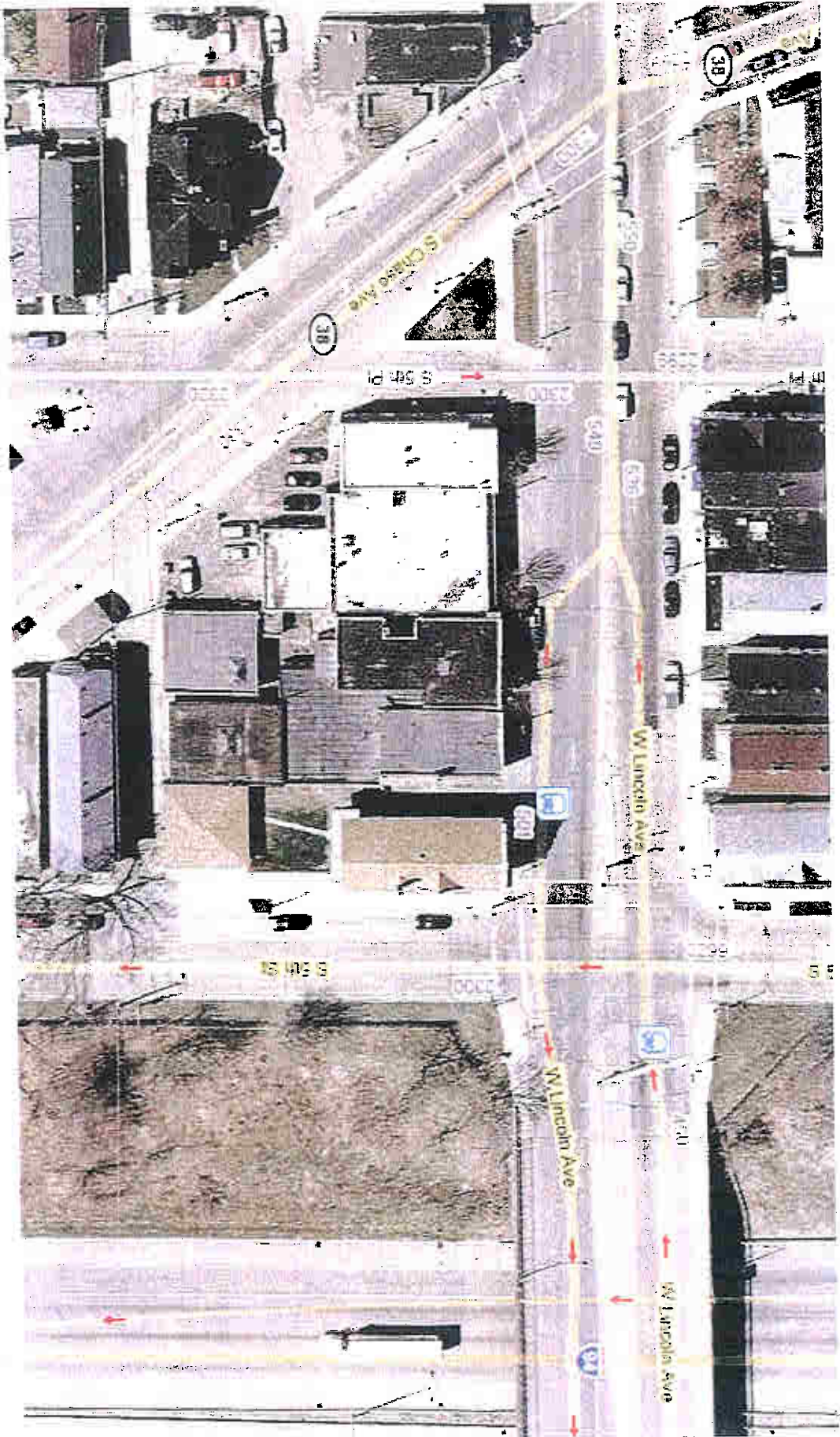
Site Plan
SCALE 1" = 20'-0"

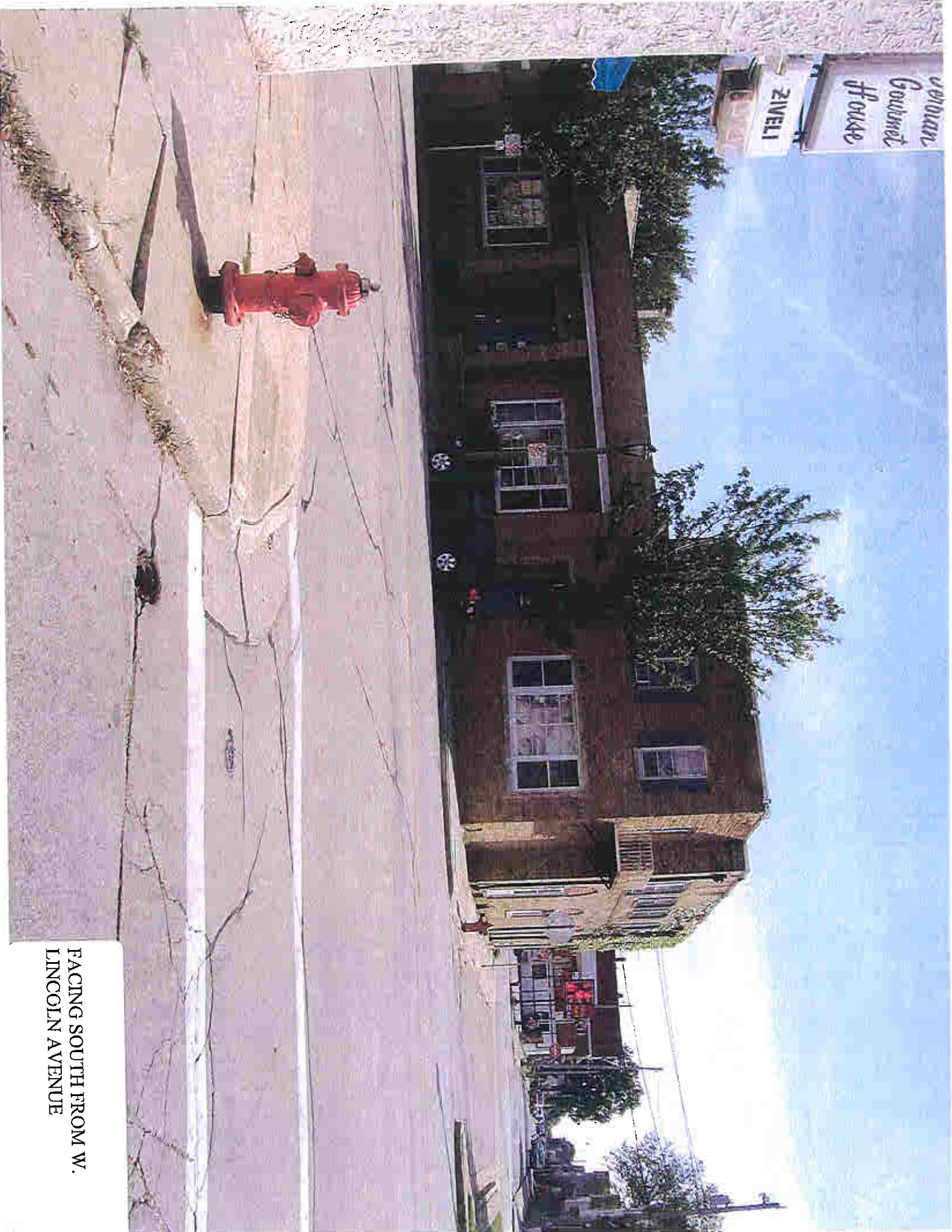
Empowerment Village
Milwaukee, WI



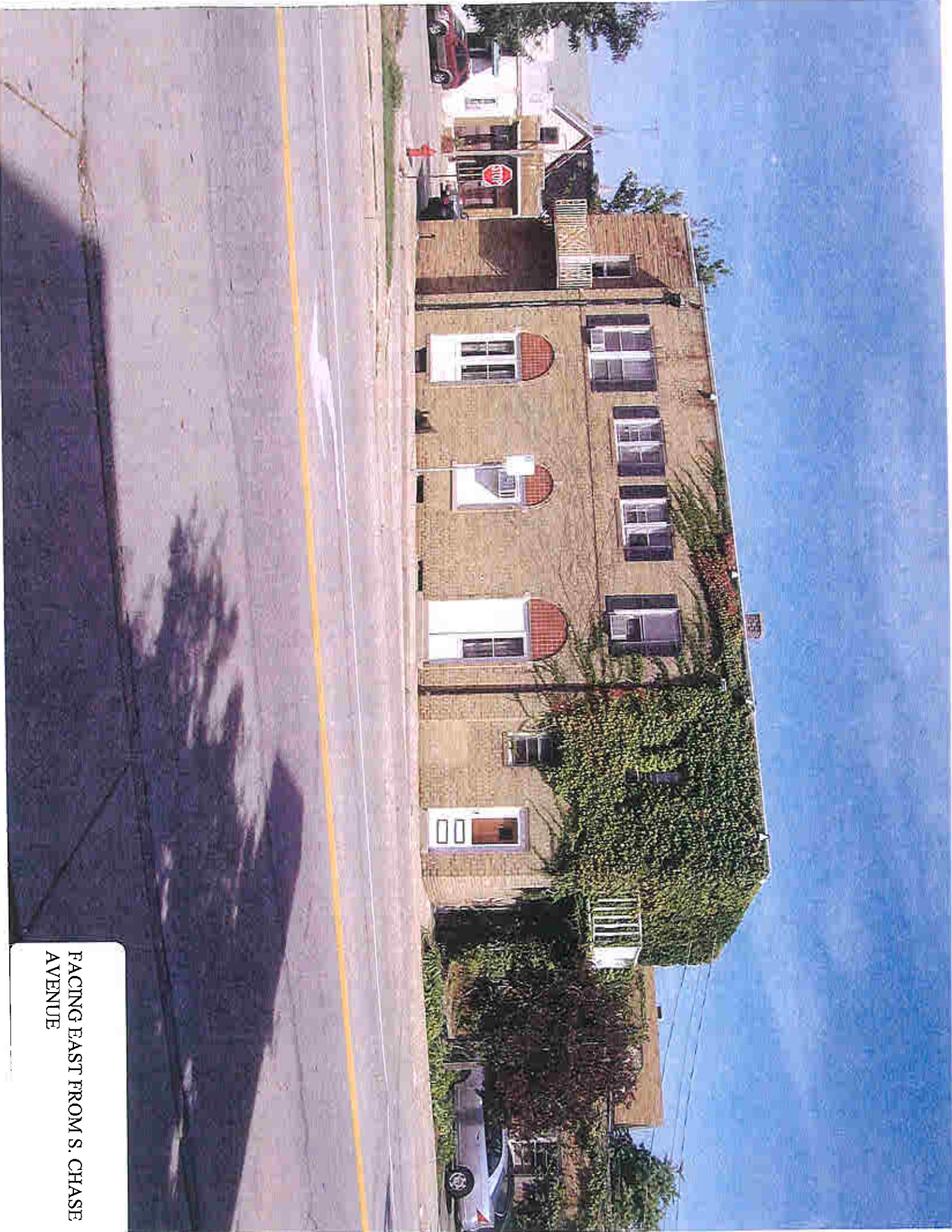
Sept 2008

PICTURES

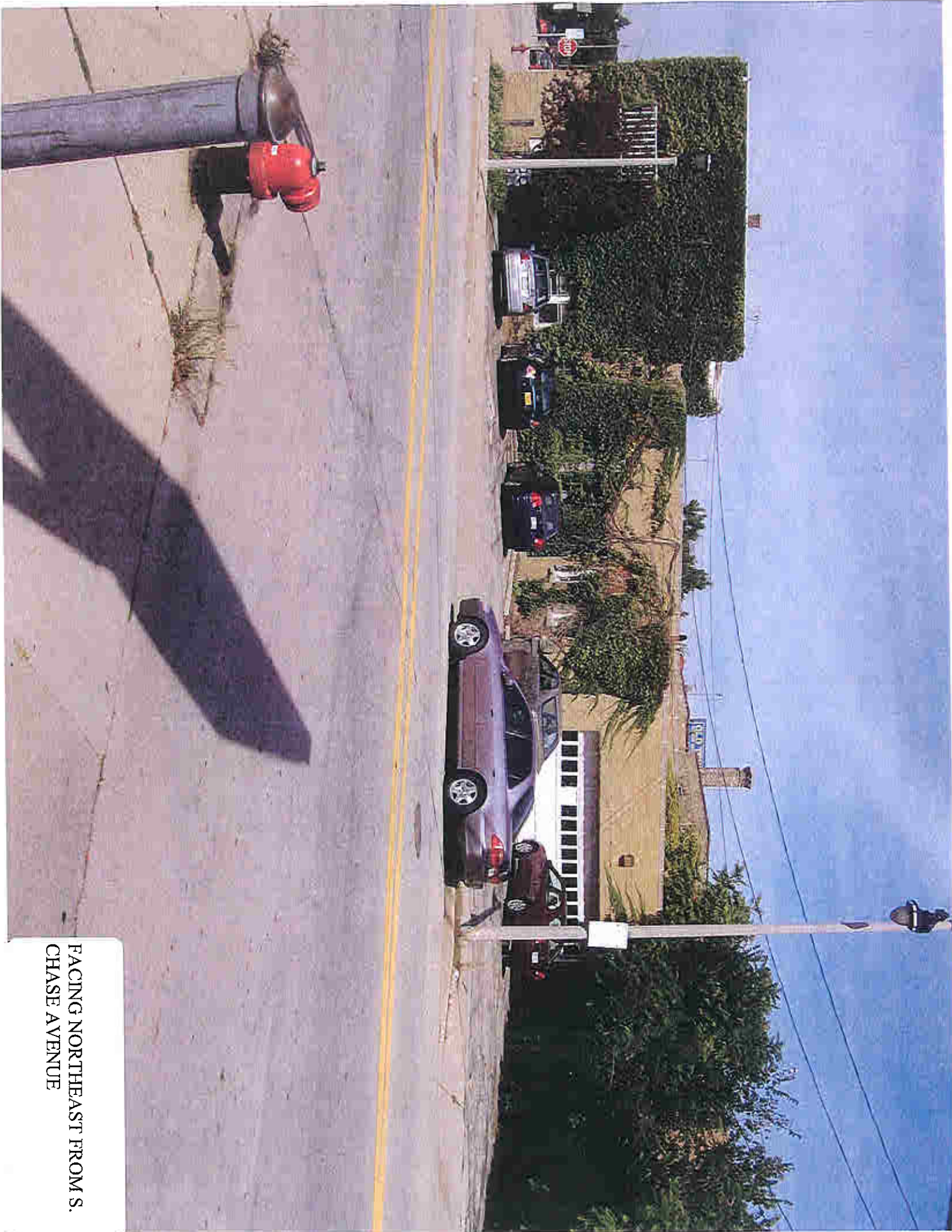




FACING SOUTH FROM W.
LINCOLN AVENUE

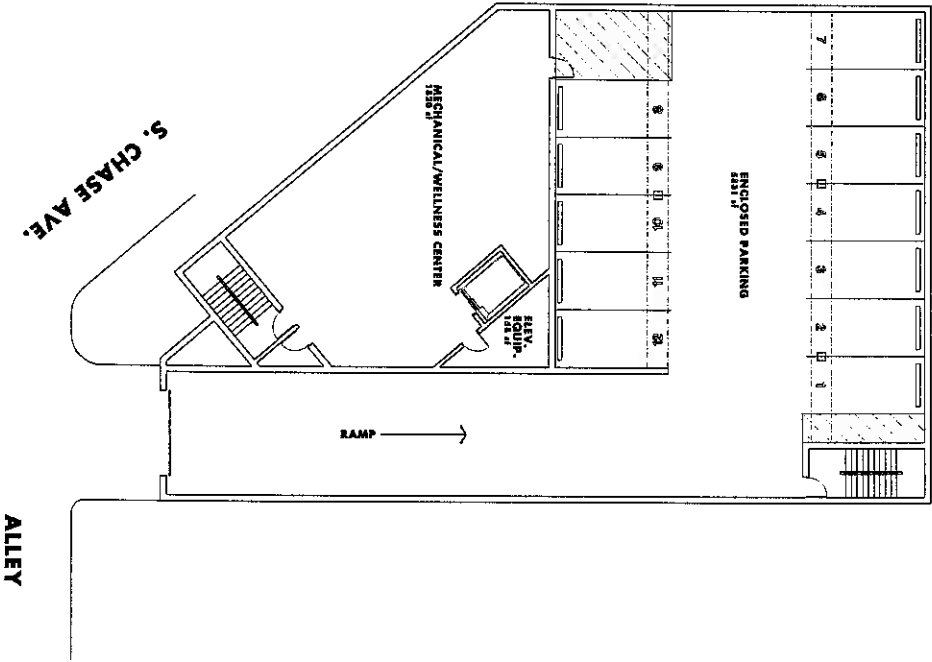


FACING EAST FROM S. CHASE
AVENUE



FACING NORTHEAST FROM S.
CHASE AVENUE

TENTATIVE FLOOR PLANS



Parking Plan

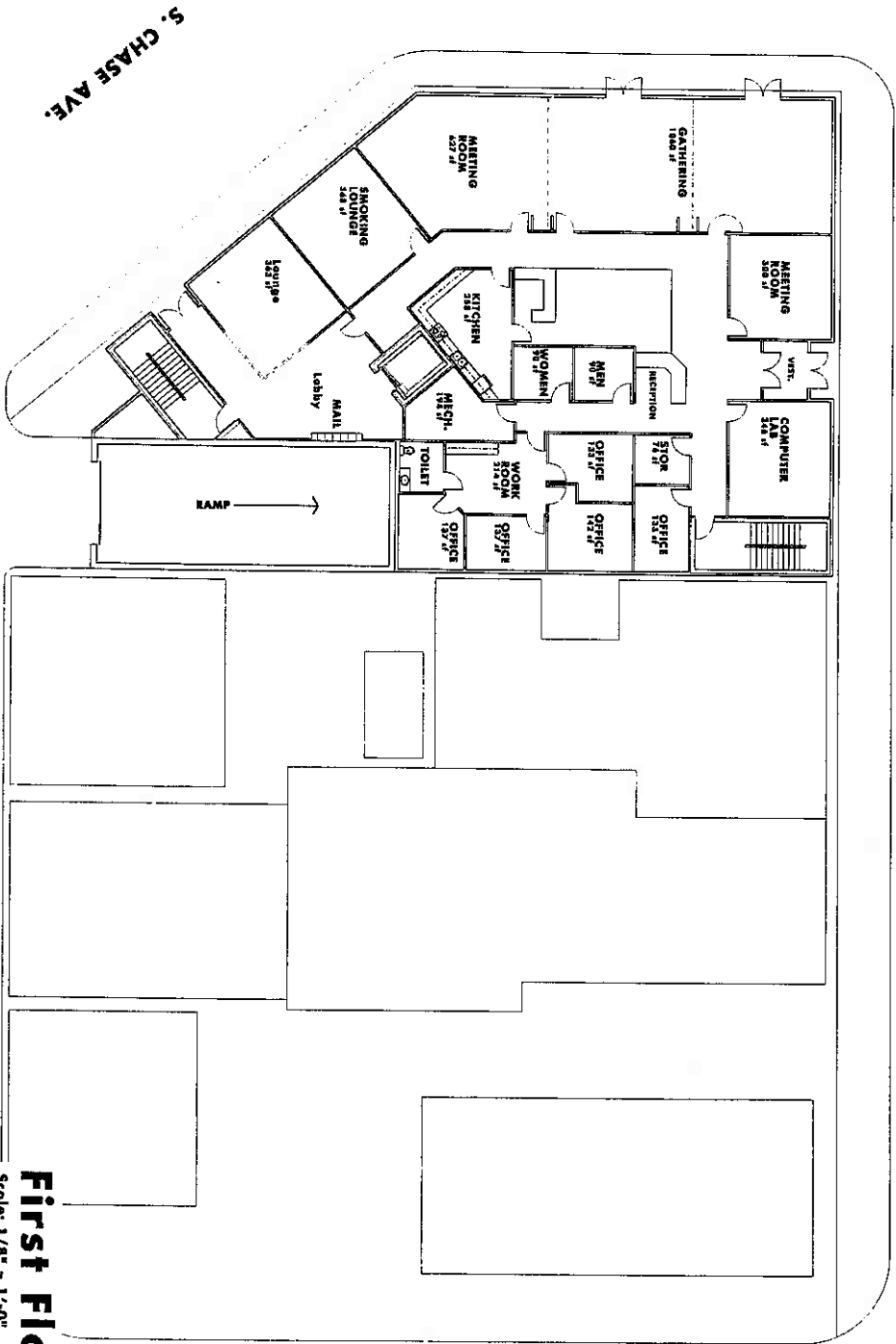
Scale: 1/8" = 1'-0"

Area = 8,846 SF

Empowerment Village
Milwaukee, WI



Sept 2008



W. LINCOLN AVE.

S. CHASE AVE.

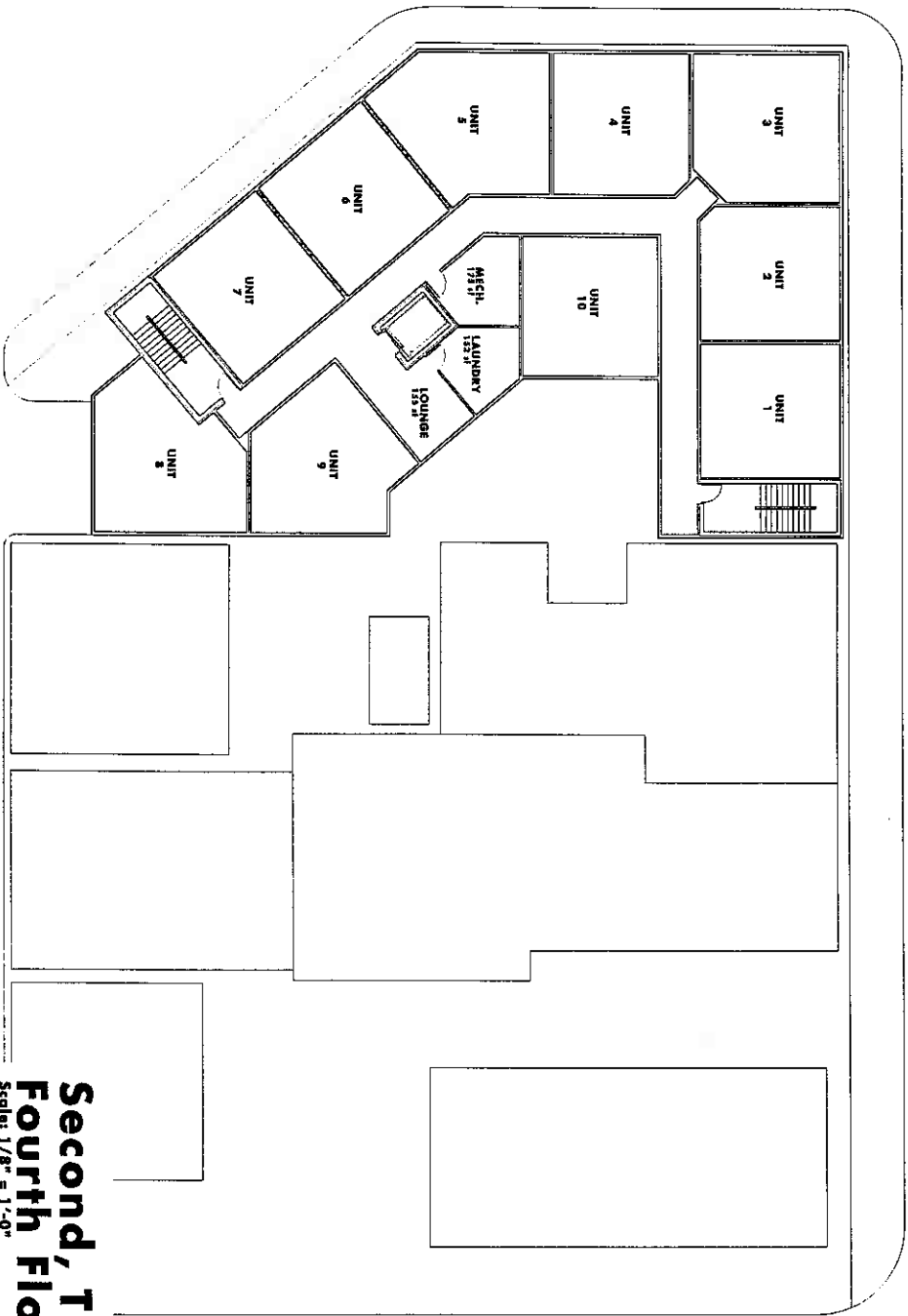
ALLEY

RAMP

First Floor Plan

Scale: 1/8" = 1'-0"
Area = 8,780 SF

Empowerment Village
Milwaukee, WI



**Second, Third &
Fourth Floor Plan**

Scale: 1/8" = 1'-0"
Area = 7,882 SF
Unit Size = 520 to 600 SF

Empowerment Village
Milwaukee, WI