

Exhibit A
File No. 220987
3rd Amendment to General Planned Development known as Freshwater Plaza
200 E. Greenfield Av.
November 11, 2022

Previous File History

The Freshwater Plaza site was rezoned from Industrial Office to a General Planned Development (GPD) in 2014 as File No. 141111 to allow phased, mixed-use development on the site. The 1st Amendment to the GPD was approved in 2018 as File No. 171270 to allow changes to the uses and design standards for future Phase III development on Lot 4 (200 E. Greenfield Av.; the subject of this 3rd Amendment), which is owned by the Redevelopment Authority of the City of Milwaukee (RACM). The 2nd Amendment to the GPD (File No. 180044) was approved in 2018 and updated the signage standards for the entire development site.

Detailed Planned Developments (DPDs) have been established for Phase I (grocery store and mixed-use residential building) and Phase II (retail paint store and credit union along S. 1st St). A DPD will also be necessary for the future Phase III development on Lot 4 of Freshwater Plaza.

Amendment Summary

This 3rd Amendment to the GPD will update the allowable residential density and other site standards for Lot 4 of the development site, located at 200 E. Greenfield Avenue. This amendment also removes the restriction relating to multi-family residential use, which is currently permitted on upper floors only, in order to allow flexibility for future development of this site. All other aspects of the GPD will remain unchanged from the 2nd Amendment to the GPD. Lot 4 standards that change are noted in table below.

Lot 4 is currently vacant and owned by the Redevelopment Authority of the City of Milwaukee (RACM). Previous proposals have been contemplated for this site, but have not moved forward. In 2022, RACM issued a Request for Proposals for the development of Lot 4. The updated site and use standards for Lot 4 reflect the anticipated future development of this site. A future DPD will approve the specific development proposal.

Phase III (Lot 4) Standards	Current Lot 4 Standards	Updated Lot 4 Standards (3rd Amend. to GPD)
Use – multi-family residential	Allowed on upper floors only	Removes this restriction
Gross land area	88.758 sq. ft.	---
Maximum amount of land covered by principal buildings (approx.)	57,156 sq. ft. Up to 64%	---
Maximum amount of land for drives and walks (approx.)	17,021 sq. ft. Up to 20%	---
Minimum amount of land devoted to open space (approx.)	16,311 sq. ft. Approx. 19%	---

GPD Owner's Written Narrative

Commercial space (approx.)	45,000 sq. ft.	To be determined as part of future DPD
Proposed number of buildings	1	Unchanged (1)
Max. # of units per building (density)	76 units 1,167 sq. ft lot area/du	150 591.72 sq. ft lot area/du
Bedrooms per unit (estimated)	1.2 (micro, studio, 1 bd, 2 bd)	Mix of 1, 2, and 3-bedroom units (final unit mix will be determined as part of future DPD)
Min. parking spaces (approx.)	90 2:1000 sq. ft commercial space; 1:1 residential	Anticipated mix of interior and exterior parking spaces (45 interior and 60 exterior parking spaces proposed. Exterior parking will be screened by bldg.) Final numbers will be determined as part of future DPD

