

Empowerment Village
2801 S 5th St.; 520 W Rosedale Ave.; 2744 S 6th St.
General Plan Project Description &
Owner's Statement of Intent

I. Project Overview

Cardinal Capital Management, Inc. ("Cardinal") is pleased to present its plans to construct a 48 unit apartment building to serve Milwaukee residents with special needs (the "Project"). This Project will include both apartments for low- and very-low income individuals in Milwaukee's South Side Community, as well as, community serving uses to serve all residents of the neighborhood, not just tenants in the building. The Project will integrate housing with services designed to support residents' self-sufficiency.

A. The Partners

Cardinal Capital Management, Inc. ("Cardinal"), will be the developer and property manager. Cardinal manages more than one thousand affordable housing units throughout the state and in the past few years has developed several affordable housing projects as well. Recently, Cardinal has developed and managed the Water Tower View project for SE Wisconsin Deaf Senior Citizens, a model project that many municipalities have now asked Cardinal to duplicate in other regions. Principals of Cardinal were also actively involved in the development of an apartment facility for the Badger Association of the Blind. Finally, Cardinal is developing United House, a special needs housing development on 25th and Center in collaboration with United Christian Church.

Our Space, Inc. ("Our Space"), will be relocating its currently cramped facility at 525 W Lincoln Avenue to the Project. Our Space is a community living support service which was originally established in 1988 as a drop-in center to assist adults with mental health needs. Today, Our Space offers many recovery-oriented services that assist individuals who have experienced mental illness pursue success in the ways they choose to live hopeful, satisfying, contributing lives. These services include occupational therapy, counseling for parents of children with a mental illness, computer training, pre-vocational training, recreational events, transportation services, a supported apartment program and many other programs. The Units in the project will be actively marketed to Our Space members and other participants in the Milwaukee County Service Access to Independent Living program ("SAIL Program").

The American Red Cross ("Red Cross") will also be relocating its current facility for up to 24 participants to the Project. The Red Cross offers housing and supportive services to Milwaukee's vulnerable homeless population. The Red Cross has, for several decades, been providing high quality services in a substandard building. The Red Cross will be providing 24 hour staffing for its participants.

B. The Property

The Project will include a 4 story structure, with covered and surface parking. On the first floor there will be office space for case workers, and other space to serve the residents of the Project, including a community room, fitness center, library, technology center, laundry and storage. The second, third and fourth floors include 48 one-bedroom units cumulatively.

Because of its proximity to the river, the site offers tremendous therapeutic value for residents, and recreational value for the neighborhood. Consequently the Project will include a bike path and other landscaping amenities to make it a gathering place for the entire neighborhood. Cardinal is actively working with the Department of Public Works and the planners of the Kinnickinnic River Trail to make sure this property is connected to the trail and fulfills the vision of the corridor, including: trail enhancements, leveraging outside funding, connecting to the river through outreach and programming, and potentially direct community access to the river itself.

C. The Tenants

The Project will receive tenant referrals from the Milwaukee County Department of Health and Human Services. All units will have some form of rent and income restriction, in accordance with the project's goals and funding sources.

D. The Operation

The Project will be managed by Cardinal, which has a broad range of experience in providing affordable housing for people with Special Needs. The onsite supportive services will be provided through a contract between the County and Our Space and the Red Cross. Cardinal will be responsible for building operations, including building administration, rent collections and billing, and maintenance. Cardinal will work closely to resolve any resident and community issues that may arise. Both Our Space and the Red Cross will be providing programming at the site for the residents, including, but not limited to, recreational activities, counseling and occupational therapy services.

II. Statistical Information

- 1. Gross land area.*
207,224 Sq. Ft.
- 2. Maximum amount of land covered by principal buildings.*
12,585 Sq. Ft.
- 3. Maximum amount of land devoted to parking, drives and parking structures.*
10,502 Sq. Ft.
- 4. Minimum amount of land devoted to landscaped open space.*
184,137 Sq. Ft.

5. Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses.
1 dwelling unit per 4,317 Sq. Ft. of Land
6. Proposed number of Buildings.
1
7. Maximum number of dwelling units per building.
48
8. Bedrooms per unit.
One –Bedroom units with Kitchen and Bathroom
9. 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.
32 surface parking spaces, which is .66 spaces per unit

III. District Standards

1. Uses
Cardinal respectfully request the uses allowed for this Planned Development include: residential multifamily, up to 48 units, with related community space, parking and supportive services. Please see the attached Program Descriptions for more details on the supportive services to be provided. As depicted on the site plan, a portion of the common area will be used for a Coffee shop that will be used as a work program for Our Space members.
2. Design Standards
The specific design standards to be applied to this project are included in the attached Site Plan and Floor Plans.
3. Density
The Project is within the South East Comprehensive Plan Area, and the plan is not yet complete. The property and the immediately surrounding area is zoned industrial. The closest sites in the industrial corridor that have been zoned residential are RM-4 and RM-1, which allow 1 unit per 3,000 sq. feet or per 1,800 square feet respectively. If this site were zoned RM-4 or RM-1, 69 to 115 units would be allowed. Given the unique shape of the site and its proximity to the river, together with unique funding requirements, Cardinal feels that only 48 units is reasonable.
4. Space Between Structures
The building will be compliant with the setbacks allowed by the building code.
5. Setbacks

The setback requirement of 25 feet for Planned Developments only applies to lots that are 5 acres or more. The Project's lot is only 4.75 acres and therefore this requirement is not applicable to the Project.

6. Screening

Landscaping screening will be provided around the building and the parking lots. Cardinal is working with the Department of Public Works and to determine what other screening may be necessary. Cardinal has also had several meetings with environmental and neighborhood groups that have provided critical input on the site plan. Cardinal is committed to working with these groups to incorporate screening that is desirable for both the neighborhood and the river.

7. Open Space

All open spaces depicted on the Site Plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions. Cardinal has also had several meetings with environmental and neighborhood groups that have provided critical input on the site plan. Cardinal is committed to working with these groups to determine what open space elements are desirable for both the neighborhood and the river.

8. Circulation, Parking & Loading.

The Project is within the South East Comprehensive Plan Area, and the plan is not yet complete. Please see the attached site plan that shows the curb cuts along Rosedale, together with the sidewalks and bike path proposed. This traffic circulation pattern will allow for the continued industrial use in the area.

9. Landscaping

All vegetation planted shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All vegetation depicted on the Landscape and Site Plan shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

10. Lighting

Pursuant to City of Milwaukee Ordinances § 295-409, the Project 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

Any new utility lines shall be installed underground. Any new transformers and substations, if any, shall be installed within buildings or otherwise screened from view.

12. Signs & SIGN STANDARDS

The following signs will be a part of the project:

(1) Temporary Signs during construction. The Project may include up to 3 temporary construction signs during construction that will be located on the southern construction fence or southern façade of building. Each sign shall not exceed 8 feet by 4 feet each. The material of each sign shall be Screen Printed plywood or similar rigid material. The purpose of each sign may include (1) a sign required by Wisconsin Housing and Economic Development Authority identifying the project as a WHEDA tax credit project, (2) a sign required or requested by financial contributors to the Project, and (3) a sign identifying Project partners.

(2) Permanent Sign - Management. The Project may include one permanent sign located on the south elevation near the front door. The sign shall not exceed 15 inches by 20 inches. The Material of the sign shall be stamped, engraved or similar metal product. The purpose of the sign is to identify the Management Company.

(3) Permanent Sign – Building Name. The Project may include one permanent sign located on the south elevation. The sign shall not exceed 32 square feet. The purpose of sign is to include the Project's name, which may be a requirement or request of a donor. Final plans of this sign will be submitted to the City as part of the Detailed Planned Development.

(4) Periodic Sign – Leasing and Sale. The Project may include one rental sign located on the south, west or east elevation. The sign shall not exceed 48 square feet. 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. The sign may be displayed until all units are initially rented, but not longer than 12 months after the occupancy permit. After initial lease-up, the sign may be displayed no more than two consecutive months and no more than 4 months total in any calendar year.

13. Sign Illumination

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