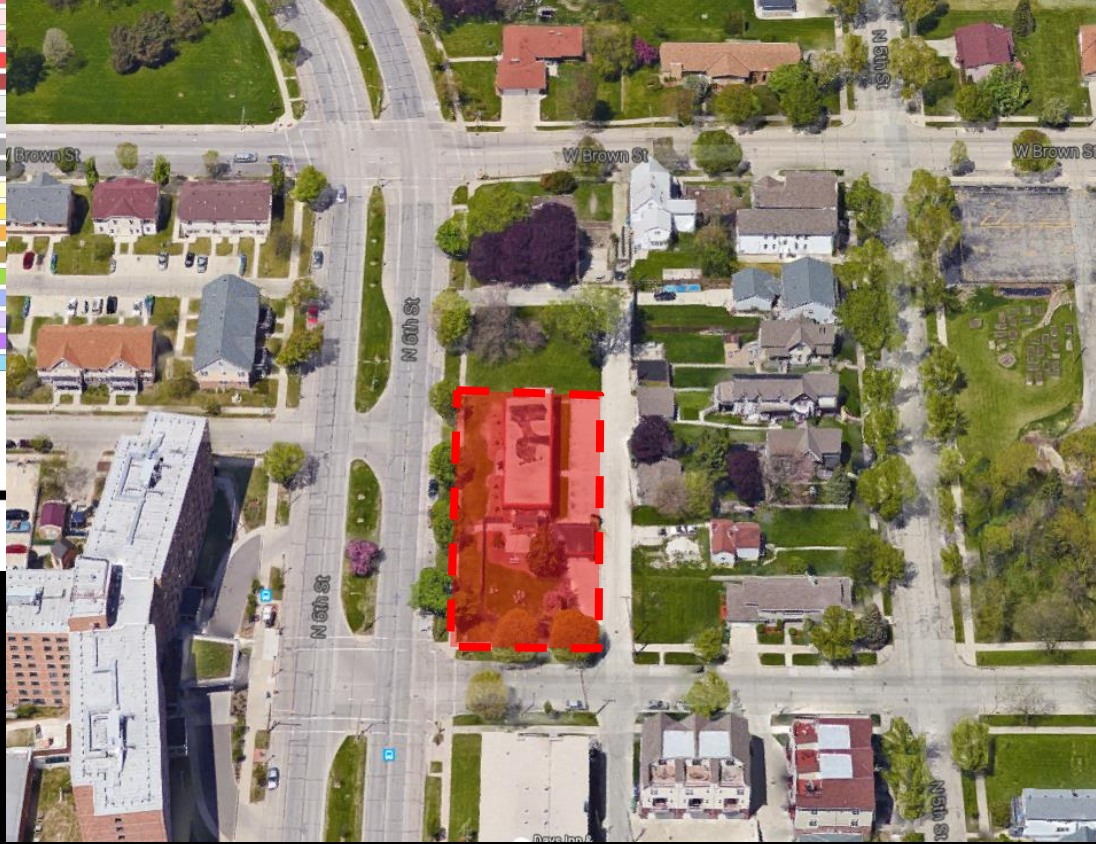


File No. 150857. An ordinance relating to the change in zoning from Two-Family Residential to a Detailed Planned Development for supportive housing at 1914-18 North 6th Street, on the northeast corner of North 6th Street and West Reservoir Avenue, in the 6th Aldermanic District.



FN 150857
 RT4 to DPD
 November 2015

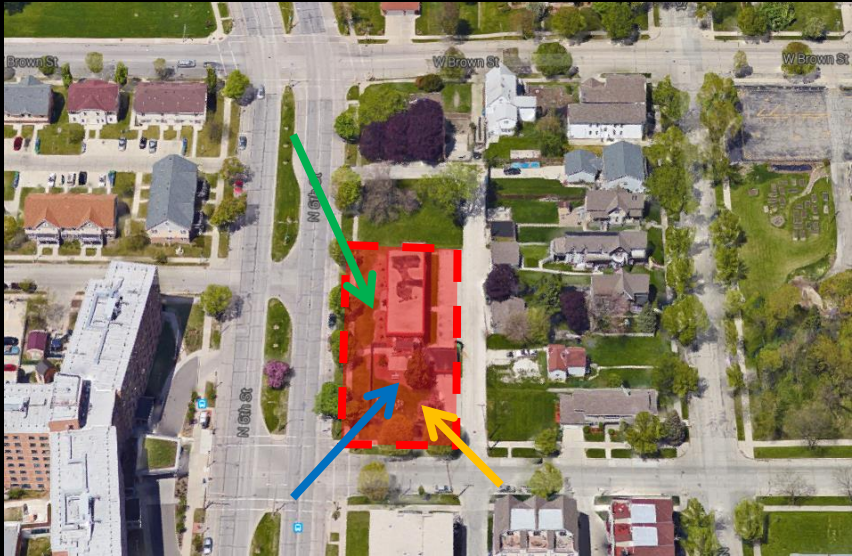
Legend
 Subject Zoning Change
 Zoning



File No. 150857. Site Context Photos



View from North 6th Street, looking southeast



View from North 6th Street and West Reservoir Avenue



View from West Reservoir Avenue, looking northeast

**Zoning, Neighborhoods and
Development Committee
Presentation
Thurgood Marshall Apartments**

December 8, 2015

Project Overview



- Currently existing building will be demolished and replaced with 24 units of permanent supportive housing
- Based on the “Housing First” model
 - Provide stable housing and supportive services to individuals experiencing homelessness and co-occurring substance abuse issues
 - Residents will develop skills to live independently and attain a more meaningful life
- The project will be developed by Cardinal Capital Management, Inc. and Wisconsin Community Services, Inc.
 - Cardinal will provide property management services and will be responsible for operation of the building.
 - Wisconsin Community Services, Inc. will provide the supportive services program

Wisconsin Community Services, Inc.



- 103-year-old 501(c)(3) non-profit agency that provides social services in southeastern Wisconsin
- The mission of WCS is to advocate for justice and community safety, providing innovative opportunities for individuals to overcome adversity
- Areas of programming:
 - Employment training and job placement
 - Drivers' license recovery
 - Mental health and substance abuse treatment
 - Education
 - General and intensive case management



Cardinal Capital Management, Inc.

- National reputation as an industry leader in acquiring, developing, preserving, and financing multifamily housing
 - Cardinal and its affiliates have acquired, developed, preserved, and/or managed over 8,000 units in four states
- Known for award-winning projects that serve individuals with special needs
- Milwaukee-area projects include:
 - Veteran's Manor (35th and Wisconsin)
 - Empowerment Village Lincoln (5th and Lincoln on the near south side)

Empowerment Village Lincoln



- 525 W. Lincoln Avenue
- 30 Units
- Affordable, supportive housing with features and amenities for persons recovering from mental illness



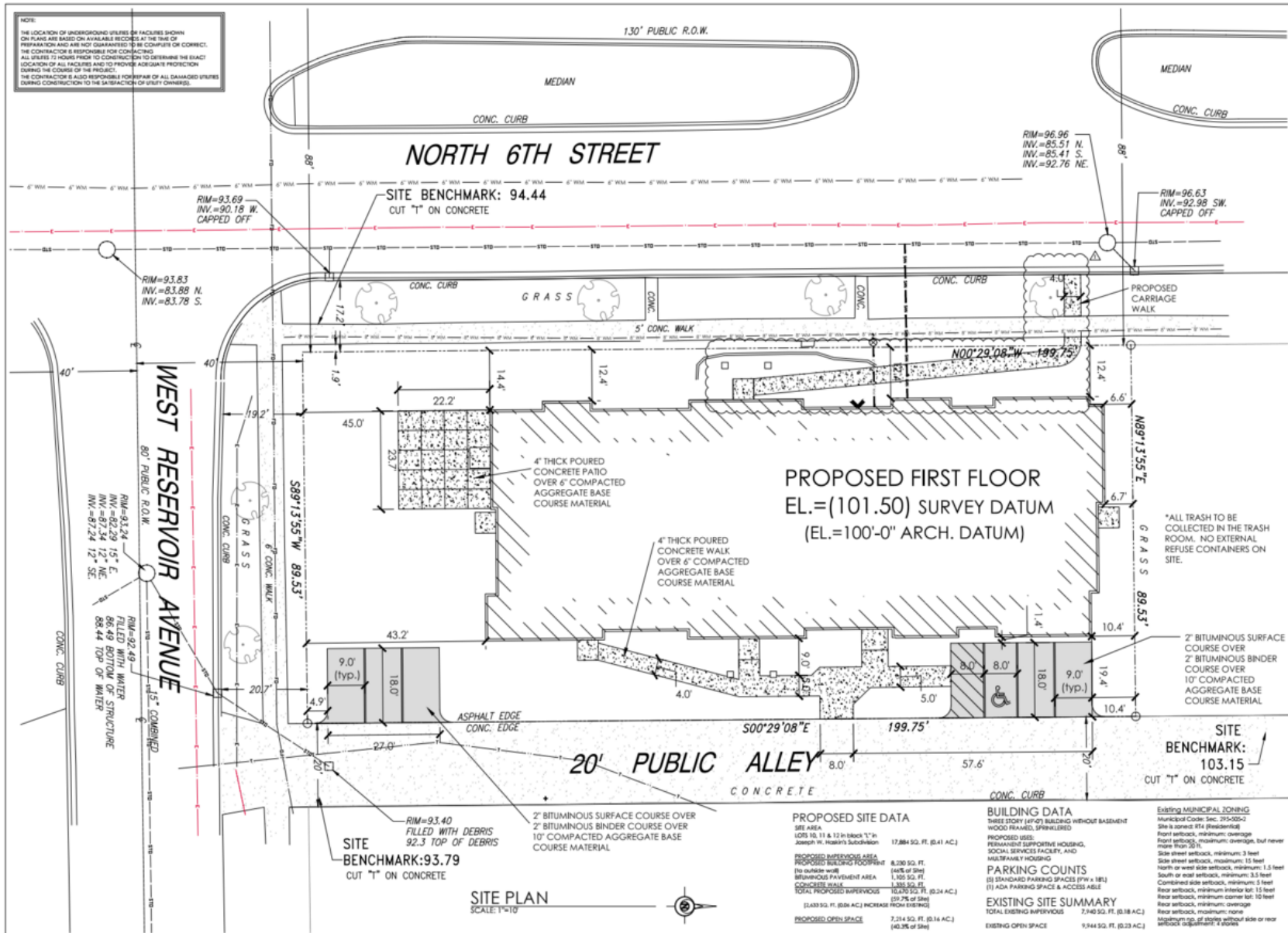
Veteran's Manor Milwaukee

- 3430 W. Wisconsin Avenue
- Affordable, supportive housing with features and amenities for Veterans.
- 52 Units + Commercial Space
 - Troop Café, provides quality, affordable food to community while offering employment training to Veterans
 - Commercial kitchen leased to Milwaukee Center for Independence, who provide 5,000 meals each day for Milwaukee school children

Existing Site



Site Plan



ABACUS ARCHITECTS

REVISIONS:
 #1; AD#1 11-03-2015

SCALE TO BE USED: REVISIONS SHOULD BE REVIEWED FOR ALL DIMENSIONS AND SPECIFICATIONS. REVISIONS TO BE DETERMINED BY THE PROJECT OR OTHER RECORDS OF WORK ON THE SAME WORK.
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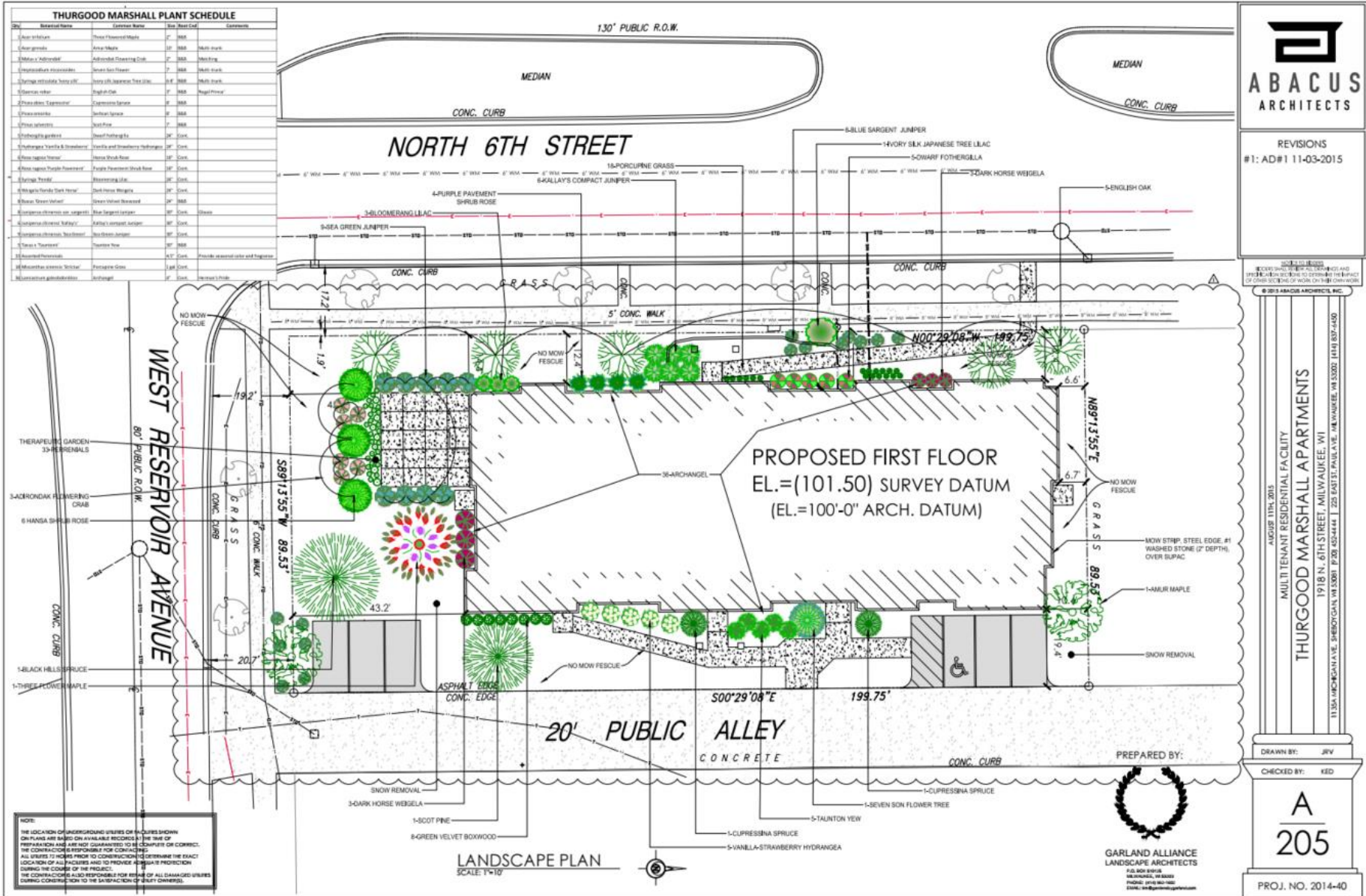
MULTI TENANT RESIDENTIAL FACILITY
THURGOOD MARSHALL APARTMENTS
 1918 N. 6TH STREET, MILWAUKEE, WI
 1115A WISCONSIN AVE. SHEPHERD, WI 53081 | 755.432.4444 | 231 EAST ST. PAUL, AVE. MILWAUKEE, WI 53202 | 414.837.4440

DRAWN BY: JRV
 CHECKED BY: KEO

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PROJ. NO. 2014-40

Landscape Plan



Rendering



Building Elevations



REVISIONS:

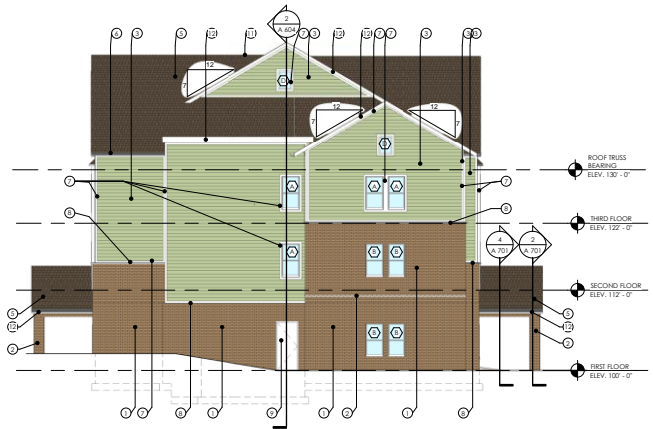
ISSUE TO BEGINS
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EAST COLORED ELEVATIONS 1
SCALE: 1/8" = 1'-0" A 902

WEATHER WOOD SHINGLES, WHITE TRIM AND WINDOWS, PAINTED SUBSTRATE SIDING NEUTRAL TONE GREEN AND BEIGE, CHARLESTON TUMBLED BRICK WITH TUMBLED SPEAKEASY CREAM BRICK REVEAL. TUMBLED SPEAKEASY CREAM BRICK AT ENTRY CANOPIES.

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	FACE BRICK COLOR 'A'
2	FACE BRICK COLOR 'B'
3	STRAND SUBSTRATE HORIZONTAL LAP SIDING 4" EXPOSURE
4	VERTICAL STRAND SUBSTRATE PANEL SIDING
5	ASPHALT SHINGLES
6	PREFINISHED GUTTERS AND DOWNSPOUTS
7	STRAND SUBSTRATE TRIM
8	CUT STONE SILL
9	HOLLOW METAL DOOR
10	ALUMINUM ENTRANCE DOOR
11	BRASS VENT
12	PREFINISHED METAL FASCIA



NORTH COLORED ELEVATIONS 2
SCALE: 1/8" = 1'-0" A 902

ISSUE DATE: AUGUST 28TH, 2015
MULTI TENANT RESIDENTIAL FACILITY
THURGOOD MARSHALL APARTMENTS
1918 NORTH 6TH STREET, MILWAUKEE, WI
ABACUS ARCHITECTS INC., 1135A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 920-452-4444

DRAWN BY: Author

CHECKED BY: Checker

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902

PROJ. NO. 2014-40

Building Elevations



REVISIONS:

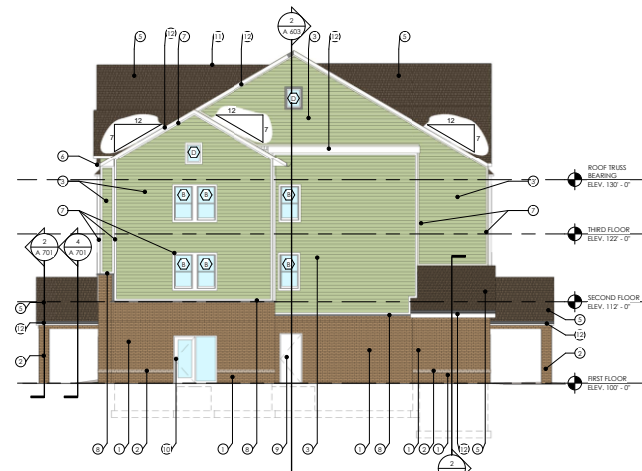
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WEST COLORED ELEVATIONS 1
 SCALE: 1/8" = 1'-0" A 903

WEATHER WOOD SHINGLES, WHITE TRIM AND WINDOWS, PAINTED SUBSTRATE SIDING NEUTRAL TONE GREEN AND BEIGE, CHARLESTON TUMBLED BRICK WITH TUMBLED SPEAKEASY CREAM BRICK REVEAL. TUMBLED SPEAKEASY CREAM BRICK AT ENTRY CANOPIES.

ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	FACE BRICK COLOR 'A'
2	FACE BRICK COLOR 'B'
3	STRAND SUBSTRATE HORIZONTAL LAP SIDING 'A' EXPOSURE
4	VERTICAL STRAND SUBSTRATE PANEL SIDING
5	ASPHALT SHINGLES
6	PREFINISHED GUTTERS AND DOWNSPOUTS
7	STRAND SUBSTRATE TRIM
8	CUT STONE SILL
9	HOLLOW METAL DOOR
10	ALUMINUM ENTRANCE DOOR
11	RIDGE VENT
12	PREFINISHED METAL FASCIA



SOUTH COLORED ELEVATIONS 2
 SCALE: 1/8" = 1'-0" A 903

ISSUE DATE: AUGUST 28TH, 2015
 MULTI TENANT RESIDENTIAL FACILITY
THURGOOD MARSHALL APARTMENTS
 1918 NORTH 6TH STREET, MILWAUKEE, WI
 ABACUS ARCHITECTS INC., 1115A MICHIGAN AVENUE, SHEBOYGAN, WISCONSIN 53081 P: 720-452-4444

DRAWN BY: Author

CHECKED BY: Checker

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PROJ. NO. 2014-40