

**Exhibit A**  
**File No. 210172**  
**Detailed Planned Development known as Eighteen87 On Water**  
**1887 N. Water St, Milwaukee, WI**  
**June 11, 2021**  
**Revised -06-28-2021**  
**Revised 07-12-2021.**  
**Revised 07-20-2021.**

**Previous File History** In 2013, the site was rezoned to a Detailed Planned Development (DPD) for a 4-story, 87-unit multi-family residential building with associated parking and a Riverwalk (file no. 120999). This development was not constructed, and Rule Enterprises is now proposing to rezone the site to a new DPD to allow a 5-story, 79-unit multi-family residential building with associated parking and a Riverwalk.

**Project Summary**

**(Tax Key -3540913110)**

Rule Enterprises requests that the Detailed Planned Development (DPD) for the parcel at 1887 North Water Street, bounded by Water Street to the south, Milwaukee River to the north, and side neighboring properties to east and west, be considered in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development request.

**Project Overview:**

The proposed project is for the design and construction of 5-story Residential Apartment building with two levels of interior and integrated parking within the building. There are total of 79 units (7 of which will be walk-up townhouse-style units) with associated tenant amenities to include a management/leasing office, fitness room, community room, business center, storage, and indoor parking. The building height is up to 58 feet from street side elevation. A Riverwalk will also be constructed on the north and west sides of the building as shown in the drawings. Details relating to the Riverwalk will be provided in the exhibits for the Riverwalk Site Plan Review Overlay Zone (SPROZ). Currently, the site is occupied by a one-story storage building and surface parking lot, which will be demolished to provide needed area for the new construction.

The project is financed through Wisconsin Housing and Development Authority,

(WHEDA), utilizing its housing and tax credit program. The project was awarded Low Income Housing Tax Credit 9% LIHTC financing. The project plans to have 16 units rented at 30% AMI, 32 units at 50% AMI, 12 units at 60% AMI and 19 Market Rate 16 total units in this building are considered supportive housing. We do not directly provide services but provide a robust service coordination program connecting residents to direct service providers. Partners include MyChoice, Milwaukee County Veterans Service Office, Milwaukee County Disability Resource Center, and Milwaukee County Health and Human Services.

The Development includes multi-family residential units with a mix of, 1-bedrooms,

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2-bedrooms and 3-bedroom (10 of the 3-bedroom units are Townhomes accessed both from inside and outside of the building). Additional uses for the building include storage for units, leasing office, fitness room, community room, limited outdoor terraces and internal car parking and bike Storage for residents.

Building Overview:

- Street Level- First Floor: Main Building Resident Entrance & Lobby, leasing office, mechanical spaces, indoor parking, indoor bike parking, trash/recycling, and all first floors of the two- story Townhomes. Additionally, 3 apartments have access from first floor interior hallways as apartment units.
- Second Level: Indoor parking, storage spaces, second floors of the two- story Townhomes, four apartment units, and a business center.
- Third Level: twenty apartments units, tenant amenities which includes a community room with roof terrace access, a fitness room, storage units, and other support spaces.
- Fourth – Fifth: twenty-one residential apartment units, support spaces
- The project also includes a roof terrace area located on third floor of the building with allocated use to six units and the community room, all with direct entry access to the terrace area.

**Building Materials:**

The exterior materials for the proposed building will consist of a combination of the following materials. Material samples will be provided to DCD as requested, and all final material selections will be reviewed and approved by DCD in advance of permit issuance:

- Face brick: utility size
- Precast Stone sills at brick surfaces: size varies.
- Architectural fiber cement panels in various shades and cuts.
- Smooth Surface Interlocking Metal panels with concealed fasteners
- Clear, Low E glazing
- Vinyl operable windows, and patio doors
- Aluminum storefront, for Building Entry, and Townhome Entries
- See Elevations on **A400 – A402** for detailed information.
- Metal railings for terrace and exterior ramps
- Metal garage doors with windows
- Membrane roofing.
- Steel framed and hung balconies, with associated hardware. Prefinished pipe metal railing. Underside of balconies will show finished painted metal framing at mid support and perimeter. The walking surface of the balcony is made of composite decking material, which has a through body finish, therefore the underside looks like the finished top side. Balconies are provided to units facing Water Street. Units on west side of the building, as well and the corner unit on Northwest corner will also get balconies.

**District Standards (s. 295-907):**

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| Proposed uses: | The Development includes multi-family residential units with a mix of, 1-bedrooms, 2-bedrooms and 3-bedrooms. Additionally, 16 of |
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|   | <p>the units will be supportive housing. We don’t directly provide services but provide a robust service coordination program connecting residents to direct service providers. Partners include MyChoice, Milwaukee County Veterans Service Office, Milwaukee County Disability Resource Center, and Milwaukee County Health and Human Services.</p>  |
| <p>Density (sq. ft. of lot area/dwelling unit):</p> | <ul style="list-style-type: none"> <li>▪ 79 Units or 520 SF of lot area per Unit</li> </ul>  |
| <p>Space between structures:</p>                    | <ul style="list-style-type: none"> <li>▪ Only one structure is planned for the site.</li> </ul>  |
| <p>Setbacks (approximately):</p>                    | <ul style="list-style-type: none"> <li>▪ North (river-facing): River Set back Setback: 50’-0” set back is an average calculated taking into accounts at 5 locations where the building jots in and out closest to the River edge. The closest set back is at 41.5 feet and farthest is at 58 feet.</li> <li>▪ South: (Water Street -facing), Street Setback: set back is 2’-7 “parallel to water street due south, and upon bend of the road, and once building is parallel to that zone it will be 10 inches. An average of 20.5 inches.</li> <li>▪ East: Setback: 9’-0” minimum at SE corner of building to 11’-7 inches maximum at Northeast corner of building to property line</li> <li>▪ West: Setback: 5’-0” Building to Property line<br/>Easement Dimension West of property line at 7- feet<br/>In the above total of 12 feet Riverwalk will be located</li> </ul> |
| <p>Shadow Study</p>                                 | <ul style="list-style-type: none"> <li>▪ To meet the condition of approval for DPD package a shadow study of the east side of the property is presented. This will show views standing on Southeast corner of the building from Water Street towards north, representing three time periods of the day, Morning, Mid-day, and Mid-afternoon. See sheet A506-A508.</li> </ul> <p>Similar condition for same time periods is also depicted from Northeast side of building south towards Water Street. please see drawings on Sheets A506-A508</p>   |
| <p>Screening:</p>                                   | <ul style="list-style-type: none"> <li>▪ The mechanical units will consist of condenser units with dimensions of 3 feet x 3 feet by 3 feet tall located in the middle of roof, and not anticipated to be visible from any angle due to low height and being away 25 feet from roof edge that shall have a 24-inch-tall parapet. No screening is anticipated at roof level.</li> </ul>  |

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| <p>Open space:</p> | <ul style="list-style-type: none"><li>▪ There are minimal open spaces planned for this development. All areas will receive grass/seed and specified species of landscaping as noted on the landscaping plans, Sheet L100, and L200</li><li>▪ The River north side, is an existing sloped area with existing trees, project anticipates keeping this natural edge, as is, with minimal disturbance.</li><li>▪ River Side bluff will be kept with minimal disturbance as a vital requirement of bluff stability. Potentially disturbance such as removal, and or pruning of limited number of shrubs and trees may be required for installation of elevated Riverwalk, whether it is the ramp portion on Northeast, or partially overhanging along Northwest side edges of the site. This also provides the opportunity for sight lines at some locations toward river.</li><li>▪ Riverwalk is planned to run along the top of this sloped area where it plateaus. The elevation of River walk at north is about 18 inches below elevation of the first-floor plate. This allows for northerly located Townhomes to receive 3 steps before entering the unit from outside. The Riverwalk connection to the east will be made with a series of three ramps and associated landings to connect to the existing Riverwalk at 1905 north Water Street neighboring property. This ramp is continuous and is elevated and supported with pier foundations along its northern edge. The Riverwalk connection alongside of the building on the west will be brought to the public pedestrian sidewalk along Water Street, while provisions will be made to also connect to the west side property's future Riverwalk proposal somewhere along the midpoint of the western Riverwalk.</li><li>▪ On the <b>East side</b> while is no Riverwalk or public access on the open area east of the building, there will be a landscape bedding with hostile vegetation as prescribed by CPTED principles, such as thorny bushes will be planted , <b>See Sheets L100, &amp; L200</b>, protected and isolated with a 6-foot fence and lockable gate. This is located at the northern edge of the building, visible from ramp and is installed a s a deterrent to make this zone inaccessible from Riverwalk.</li></ul> |
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- Similarly, a 6-foot fence and lockable gate is installed at the Southeastern corner of the building, running east. This gate is installed to protect the east side setback from adjacent neighboring building. The gate would allow for the most easterly located townhouse access entry from outside. This unit also has interior access from interior lobby of the apartment building. This area, east setback, will consist of a path and landscape bedding to create a buffer zone with neighbors. This path will also end with the third and final fence and lockable gate making this area function exclusively as an access for the townhouse. The path to the townhouse is positioned such that it is not connected to the Water Street public sidewalk. There is a low retaining wall between this entry zone and sidewalk, and while sidewalk curves away to continue southwest, we feel the gate and access path is not an inviting and easy path for outsiders to access. See Sheets **A200, and L100**
- On the west side the only open area is the westside Riverwalk. This area consists of 5 feet of property land and an additional 7 foot of easement acquired from western neighbor's property to install a 12 feet Riverwalk. See Riverwalk SPROZ narrative for detail.
- Public Right-of-Way along Water Street:  
The project is proposing to integrate this Right-of-Way with installation of new public sidewalk, and patios to the townhomes, along with some landscaping. A DPW permit will be obtained for work being done in the right-of-way.
- There will be new pedestrian walkway offset by green between curb and sidewalk. This will match the neighboring property in width and will be constructed to conform with Milwaukee Code of Ordinances Chapter 115, the Milwaukee Complete Streets Policy, and Department of Public Works Design Standards.
- The development will propose to plant trees within the tree border, to help serve as a buffer between vehicular traffic going around the street curve, pedestrians on the sidewalk, and the building itself.
- The project will obtain a Public Way Excavation **Non-Utility Permit** via the City of Milwaukee's online permit system. This allows for planting in this area as well after permit is

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|  | <p>granted by DPW.</p> <ul style="list-style-type: none"> <li>▪ For the above process and to garner the permit from DPW, the project will need to apply for a <b>Special Privilege</b>.</li> <li>▪ Project request that this item be addressed by Common Council with this DPD package as their action and approval is required prior to DPW permit being granted. Installation of private facilities such as walks or patios in the public right-of-way that are not otherwise permitted by code, require Common Council approval.</li> <li>▪ Project understands that there will be an annual fee for this based on the size of the encroachment and the assessed value of the property.</li> <li>• Third floor units facing river will be utilizing portion of roof over the parking below as their private outdoor terrace space. Additionally, the community room and the fitness room are located on this side as well with access to the roof terrace. There will be small play panels such as Tic-tac-toe puzzle games for children, or similar, on the terrace off of the community room for use of children in the building only. See <b>sheet A202</b> for terrace location.</li> </ul>   |
| <p>Circulation, parking and loading:</p> | <p>Pedestrian access:</p> <ul style="list-style-type: none"> <li>▪ Main Apt Building Entrance &amp; Lobby is located from Water Street, accessed from public sidewalk by two alternative paths, one that is sloping or ADA access to the front door, and another path with 2 risers that step down to reach the building for others. Town home entrances are also from Water Street, and Riverwalk and one town home on east side will have access from side setback as well. All town home entrances have a canopy and side light. All town homes also will have internal access from inside the building. <b>See Sheet C100, and A200</b></li> </ul> <p>Automobile access and parking:</p> <ul style="list-style-type: none"> <li>▪ Internal parking is provided for tenants, accessed from Water Street via a pair of garage doors, <b>and one combined driveway</b>. Eastern opening provides access to first floor parking at street elevation. The presence of parking is totally invisible to Water Street as it is planned behind the townhomes first floor living spaces. The westerly garage door accessed also from Water Street ramps up to the second floor of the parking structure also planned to be totally invisible from the Water Street as it is planned behind the townhomes’ second floor.</li> </ul> |

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|  | <ul style="list-style-type: none"> <li>▪ Bicycle parking:</li> <li>▪ Total bike parking is 28.</li> <li>▪ 24 Bike parking spaces will be available to the residents on the first floor of the indoor parking garage of the building.</li> <li>▪ 4 Bike parking spaces will also be available for the public and residents use placed outside of the garage which are located close to the building front entry along Water Street.</li> </ul> <p>Loading:</p> <ul style="list-style-type: none"> <li>▪ Building deliveries and services (such as refuse pick up, tenant move-in and deliveries), are planned to be at first floor parking accessed from eastern garage door internally. Additionally, the parking structure on first level is designed to receive ADA accessible vans that can park and pick up tenants directly from the lobby accessed to indoor parking conveniently.</li> <li>▪ A loading zone spot will also be applied for near the building’s front entry, close to the accessible path from sidewalk. This will allow for package delivery vehicles to have access to building without blocking Public Sidewalk. This permit will be maintained via annual fees due to the City of Milwaukee.</li> </ul>   |
| <p>General landscaping standards for all buffers and parking lots:</p> | <p>Proposed 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.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p> <ul style="list-style-type: none"> <li>▪ The general goal for the landscaping is to provide low maintenance vegetation, a sustainable-focus, and visually cohesive neighborhood aesthetic for the Public Right-of -Way facing Water Street. Also see <b>OPEN SPACES</b>.</li> <li>▪ Public Right-of-Way along Water Street- The project is proposing to integrate this Right-of-Way with installation of new public sidewalk, and patios to the townhomes, along with landscaping. A DPW permit will be obtained for work being done in the right-of-way. Please see landscape sheets for specific plantings proposed.</li> </ul> |

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|                   | <ul style="list-style-type: none"> <li>▪ Riverwalk along the north edge against the building will also receive landscaping please see landscape plans Sheet <b>L100, and L200-</b> and renderings of Riverwalk perspectives on <b>Sheet A202- A205 of SPROZ Submittal.</b></li> </ul> <p>Additionally, growing vines will be planted in ground along the edge of the building on north façade. Vine species are indicated on the landscape plans. Additionally, an inground irrigation system will be placed to service and promote the growth of vines on the building mounted trellis. The trellis will be an aluminum frame structure system with interwoven smaller grid panels inbound of the structure of the frames to receive and allow space for vines to climb up from. The trellis system will be mounted to the brick wall of the parking structure along north side to provide more visual interest and will cover parking walls on seven locations.</p> |
| <p>Lighting:</p>  | <p><b>Proposed lighting:</b></p> <ul style="list-style-type: none"> <li>▪ Site Lighting</li> </ul> <p>Lighting along Riverwalk will also follow the Riverwalk Design Guidelines which call for Harp lights.</p> <p>Where Harp lights are not possible, building mounted Light fixtures with cut offs will be installed. For ramp portion of Riverwalk, railings with integrated lights will be installed reference SPROZ submittal for detail, and exhibits addressing these fixtures cut sheets.</p> <ul style="list-style-type: none"> <li>▪ Proposed Facility Lighting</li> </ul> <p>Up lighting of building, building name and address at canopies.<br/> Downlighting at canopies for main entrances.<br/> Lighting for third level terrace at the units accomplished with building mounted fixtures with cut offs.<br/> Lighting for egress and safety, where required by building code. accomplished with building mounted fixtures with cut offs.</p>          |
| <p>Utilities:</p> | <ul style="list-style-type: none"> <li>▪ New services from existing public utilities in Water Street</li> <li>▪ Electrical- power accessed from Water Street. Further specific location of a transformers to be discussed with WE Energies.</li> <li>▪ The sewer is combined, and entry is from Water Street.</li> <li>▪ The project will protect any existing MMSD sewer infrastructure that exists along the River.</li> </ul>  |



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| <p>Anticipated signs (type, square footage, quantity and placement):</p> | <p>Freestanding signs: Not anticipated.<br/>                 Building wall signs: Not anticipated</p> <ul style="list-style-type: none"> <li>▪ Temporary signs: Temporary Construction signs will be installed. Construction signs will be removed within 30 days receipt of certificate of occupancy. Up to 3 signs pertaining to the construction of the buildings will be provided and not to exceed 96 square feet. Signs will be equally spaced throughout project site.</li> <li>▪ Other signs: Canopy Signage: Individually internally lit lettering or numbers . The building name will be on the lobby entrance canopy fascia as shown on perspective views of the building.</li> <li>▪ 12-inch-high letters on canopy fascia.</li> <li>▪ Illumination: Lettered signs will be back lit</li> </ul> |
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**Site Statistics:**

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| Gross land area:  | 41,104 SF   |
| Land Easement Area on the West  | Sq. ft.: 1085 SF<br>7 feet on the western direction, by 155 feet long running north   |
| Maximum amount of land covered by principal buildings (approx.):                    | Sq. ft.: 21,834 SF<br>% of site:53  |
| Maximum amount of land devoted to parking, drives and parking structures (approx.): | Sq. ft.: 224 SF allocated to the driveway. Driveway covers the 2’-7” of setback provided for building from PL. The garage door is set back by 4 feet from property line,<br>% of site: NA |
| Minimum amount of land devoted to landscaped open space (approx.):                  | Sq. ft.: 13,306 SF<br>% of site:33  |
| Max proposed dwelling unit density (lot area per dwelling unit):                    | 520 SF of Lot Area per Unit   |
| Proposed number of buildings:   | one   |
| Max dwelling units per building:  | Seventy-nine  |
| Bedrooms per unit:  | 1 Bedroom/28 Units<br>2 Bedrooms/38 Units<br>3Bedrooms/3 Units<br><br>3 BR Townhomes/10 Units   |

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| Parking spaces provided (approx.): | Automobile spaces: 53<br>Ratio per residential unit: 2:3<br>Spaces per 1000 sq ft for non-residential uses: N/A<br>Bicycle spaces: 28 provided, 5 over code (minimum)<br>Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404). |
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**Time Limit on Zoning:**

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to GPD at that time unless the criteria identified in 295-907-c-11-a and -b are met. The period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.