

United House  
2500 W. Center St.  
General Plan Project Description &  
Owner's Statement of Intent

I. Project Overview

The team of Cardinal Capital Management, Inc. ("Cardinal") and United Christian Church, Inc. ("UCC") are pleased to present their plans to construct a 24 unit apartment building on a blighted lot at 2500 W. Center St. (the "Project"). This Project will include both apartments for low- and very-low income individuals in Milwaukee's Near North 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 primary developer and property manager. Cardinal manages thousands of affordable housing units throughout the state and in the past few years has developed several affordable housing projects as well. Most 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.

United Baptist Church, Inc. (d/b/a United Christian Church) ("UCC") is a development partner, co-owner, and will coordinate the community outreach effort, and provide spiritual services to tenants. Pastor Elloyd Jones and UCC have been in the community for 28 years. There are nearly 500 members of the Church. UCC's current facility is on the same block of the project (2535 W. Hadley). In addition to providing spiritual guidance to its congregation, UCC has rehabbed two duplexes to house the mentally challenged and runs a meal program twice a week.

B. The Property

The Project will turn a now blighted vacant lot into a 3 story structure, with underground parking. On the first floor there will be office space for case workers, an exam room, and other space to serve the residents of the project. The majority of the first floor is dedicated to community space for the entire neighborhood, not just the tenants. This space includes a library and computer lab, a large multi-purpose room, warming kitchen and multi denominational chapel/seminar room to seat about 70 people. The second and third floors each include 12 one-bedroom loft-style units.

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 a third party service provider. Cardinal will be responsible for building operations, including building administration, rent collections and billing, and maintenance. Cardinal is responsible for property operations oversight. Cardinal and UCC will work closely to resolve any resident and community issues that may arise. For more detail, please see the attached Operating Plan. The Operating Plan continues to be developed and more detail will be provided at the Detailed Development phase.

**II. Statistical Information**

1. *Gross land area.*  
11,044 Sq. Ft.
2. *Maximum amount of land covered by principal buildings.*  
7,920 Sq. Ft.
3. *Maximum amount of land devoted to parking, drives and parking structures.*  
288 Sq. Ft.
4. *Minimum amount of land devoted to landscaped open space.*  
2,836 Sq. Ft.
5. *Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses.*  
1 dwelling unit per 460 Sq. Ft. of Land
6. *Proposed number of Buildings.*  
1
7. *Maximum number of dwelling units per building.*  
24
8. *Bedrooms per unit.*  
One –Bedroom (“Loft Style”, eg.  $\frac{3}{4}$  wall separates bedroom from living area).
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.*  
17 underground parking spaces, which is .71 spaces per unit

### III. District Standards

1. Uses

Cardinal and UCC respectfully request the uses allowed for this Planned Development include: residential multifamily, up to 24 units, with related community space, parking and supportive services.

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 Fond du Lac & North Comprehensive Plan which calls for the creation of “housing options that accommodate a diversity of household and incomes ... [ including] multi-family,” “encourage locating medium and high density residential categories near commercial areas ... and transit routes,” and highlighting that such “residential and mixed uses along commercial corridors should be multi-story and densely developed.” (See Fond du Lac & North Comprehensive Plan pages 65, 66-67, 73.) The Project is consistent with the comprehensive plan because it (1) provides a quality housing option for a largely un-served population, (2) it is located near a commercial area and on a major transit route, and (3) is multi-story with a higher density than the neighboring residential area.

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 .22 acres and therefore this requirement is not applicable to the Project.

6. Screening

Landscaping screening will be provided between the building and the residential area to the west.

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.

8. Circulation, Parking & Loading.

All parking is underground. The existing alley and curb cut will be used to access parking and landscaping will be added to the Northern end of the site along the alley to help screen the parking entrance. There is an existing pedestrian sidewalk in front of the Project and on the east side of the Project that will both be maintained. These features are consistent with the comprehensive plan which encourages parking access from the alley, minimizing the

intrusion of automobiles, and minimizing parking as a component of the overall use or mix of uses. (See Comprehensive Plan Page 62 & 64).

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.

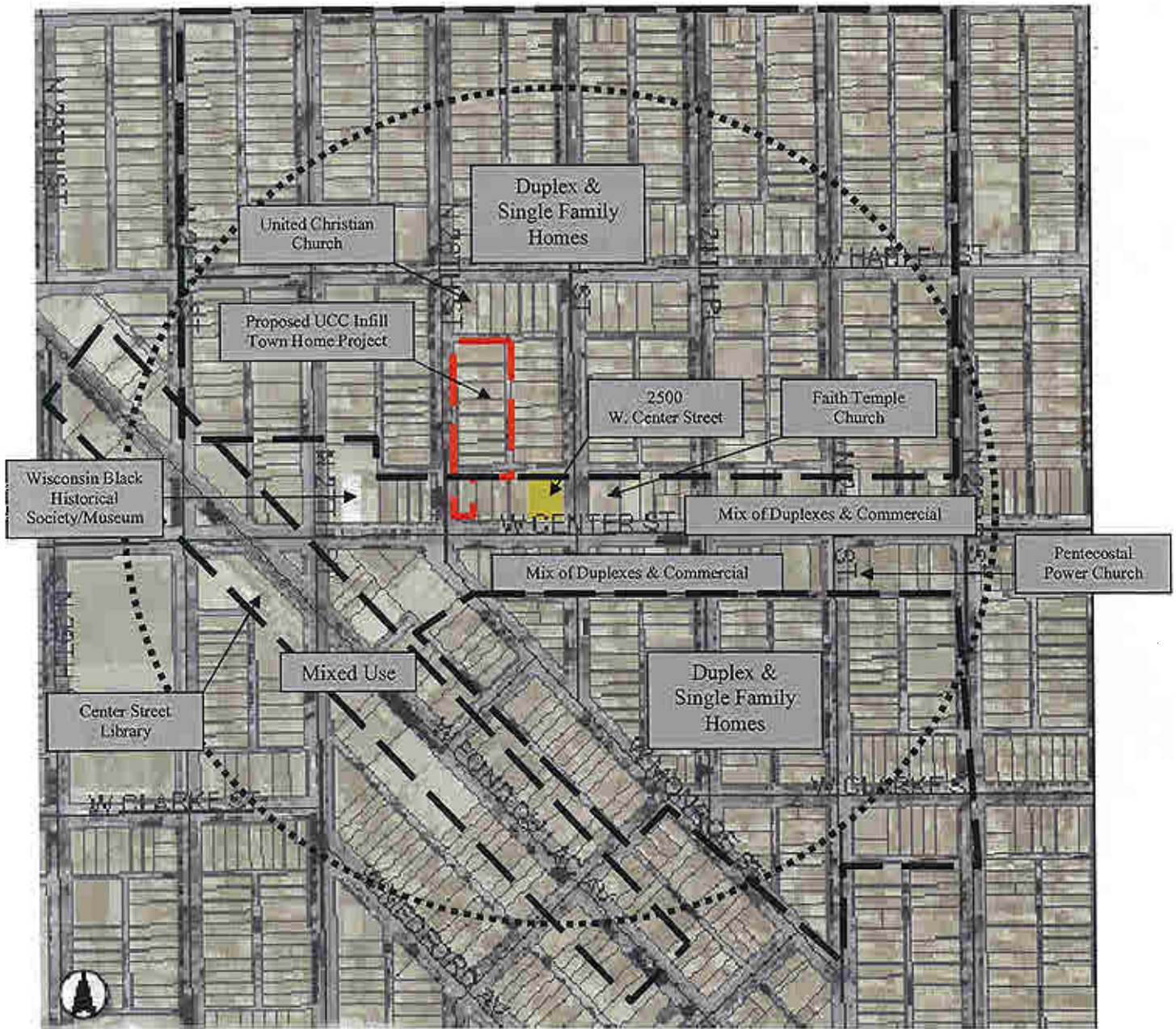
(4) Periodic Sign – Leasing and Sale. The Project may include one rental sign located on the south, west or east elevation. The sign shall not exceed 48 square feet. Materials will be screen printed vinyl or similar material. The purpose of the sign is to advertise units available

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.

# Vicinity Map 2500 W. Center St.





**2500 W Center – Facing NE Corner**



**2500 W Center – Facing East Property Line**



## 2500 W Center – Facing North Property Line





United House Operating Plan  
December, 2006

- United House will be managed by Cardinal Capital Management (CCM). CCM is a city of Milwaukee fee based management company that currently manages 900 units of affordable , low income housing. CCM's employees collectively have over 50 years of experience in property management.
- Screening criteria will require residents to be participants and recipients of supportive services from the Milwaukee County Service Access for Independent Living Program or their contract service providers.
- The physical structure of United House will include in its design active and passive features that enhance the safety of all residents and staff such as sprinklers, hardwired smoke detectors, fire alarms linked to the fire department. The architectural design may include features that enhance the experience such as rooms for private counseling, library, computer room, and classroom., chapel/seminar room and kitchen and dining room and onsite laundry. Entry to the building will be through a secured lobby.
- CCM will work closely with Milwaukee County SAIL Program and United Christian Church on building operations.