

Exhibit A
File No. 240938
Detailed Planned Development known as Downer Avenue Redevelopment – Phase 2
2560 North Stowell Avenue, Milwaukee, Wisconsin
January 5, 2025

Previous File History: The site, 2560 North Stowell Ave, Milwaukee, Wisconsin (the “Site”), is located in a Detailed Planned Development (“DPD”) zoning district. In 2007, a General Planned Development (GPD) was established as file number 060705 for land generally on the east and west sides of Downer Avenue from East Webster Place to the south and East Park Place to the north. In 2007, a DPD known as Downer Avenue Redevelopment – Phase 1 was established as file number 070334 for the southeast corner of East Bellevue Place and North Downer Avenue to allow the construction of a mixed-use parking structure. The Phase 1 DPD has since been modified a few times. In 2008, a DPD known as Downer Avenue Redevelopment – Phase 2, was approved by the Common Council as file number 070963 for the properties located generally on the East Side of North Downer Avenue and South of East Park Place, and on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, which includes the Site. This DPD envisioned a mix of new construction and redevelopment of existing buildings along Downer Avenue, including an 11-story condominium (up to 128 feet in height) and five town homes on the Site. The condominium and town homes were never developed, and the Site remains vacant. Developer is proposing an amendment to the existing DPD to accommodate the Project (defined below). Minor modifications that have been approved for the Phase 2 DPD for other buildings within the DPD include file numbers 121059, 141177, and 170293.

Project Summary: 2502 LLC, 2502 S LLC and 2502 H LLC (collectively, "Developer") has acquired the Site, as legally described on the attached Exhibit A-1. The Site consists of approximately 19,827 square feet. For context, the Site is bounded by residential to the north, East Webster Place to the south, North Stowell Ave to the west and a mix of office, retail and multi-family to the east.

The Developer proposes to develop one, seven-story multi-family residential building with up to 65 units and related improvements on the Site (the "Project"). The building will have a maximum height of 85 feet and will consist of six stories of residential units, with ground floor and underground parking. At least one parking space will be provided for each bedroom (1.25 per unit). Ground level parking will consist of 38 spaces, and underground parking will consist of 43 spaces. Ample bicycle racks (26) will also be provided. The previously approved condominium for the site included 70 condominium units and five town houses, which created greater density than the proposed Project. The previously approved condominium had a maximum height of 128 feet.

District Standards (s. 295-907):

Uses:	<p>The Site will be used exclusively for multifamily residential (apartment) and related purposes.</p> <p>The Site was previously approved for an 11-story residential condominium and 5 town houses.</p>
Design standards:	<p>The building will be clad with high quality durable materials. The primary accent material feature is a weathered copper panel run in a vertical orientation to contrast the horizontal masonry module.</p> <p>Smaller accents on the building are accomplished through up wash</p>

	<p>building lighting, bands of precast concrete within the masonry and select locations of orange architectural panel to complete the color scheme. Dark bronze windows and storefront further lend a modern and quality nature to the overall design scheme. The building will be at a maximum height of 85 feet. The previously approved condominium for the Site had a height of 128 feet.</p> <p>The Project will consist of a mix of one bedroom and two bedroom units.</p>
Density (sq. ft. of lot area/dwelling unit):	The Project will consist of up to 65 residential units (approximately 305 square feet of land per dwelling unit). This density is lower than the previously approved development for the Site, of 264 square feet of land per dwelling unit.
Space between structures:	There is only one structure proposed for the Site.
Setbacks (approximately):	<p>North: 10' to accommodate landscaping and a utility enclosure</p> <p>South (Webster Pl): 0'</p> <p>East (Stowell Av): 0'</p> <p>West (alley): 0'</p>
Screening:	The northeast corner of the Site will accommodate a utility enclosure which will have screening fence that will coordinate with the building design and materials.
Open space:	All open spaces will be landscaped and programmed consistent with the Landscape Plan.
Circulation, parking and loading:	<p>Pedestrian access:</p> <p>The main entry is located on the southwest corner of the Site and faces Webster Place. The stairwells that discharge on North Stowell Ave and East Webster Place are intended for egress only, not ingress.</p> <p>Vehicular access and parking:</p> <p>Parking for the building will be located underground and at ground level. At least one parking space will be provided for each bedroom in the Project. A total of 81 parking spaces are proposed (approximately 1.25 per unit). Entrances to the parking areas will be provided from North Stowell Ave and East Webster Place.</p> <p>Bicycle parking:</p> <p>Ample bicycle racks will also be provided for short and long term bike parking consistent with zoning code standards, as well as bicycle storage located within the building.</p> <p>Loading:</p> <p>Because the building occupies almost all the Site, there are no designated loading zones within the site boundaries. Developer will work with the City and DPW to establish a loading zone outside of the Site if it is deemed necessary.</p>

	<p>Trash Collection: Trash collection is located inside the building on the first floor and will be removed through the garage door facing East Webster Place.</p> <p>Move in/outs: One parking space inside the building, near the elevator, will be designated as a loading space for move-in and move-outs. If required, as noted above, Developer will work with the City and DPW to establish an additional, exterior, loading zone.</p>
Landscaping:	<p>The Landscape Plan for the Site generally depicts the location, number, size and type of proposed plantings. The Landscape Plan provides grade level landscaped space at the main entrance to the building on the southwest corner facing Webster Place, landscaped space on the west of the building and approximately ten feet of landscaped space on the north side of the building. Plantings located on the north and west portions of the Property have been selected taking into account significant amounts of shade and indirect sunlight in these areas. The east side of the building abuts the right of way.</p> <p>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>
Lighting:	<p>Lighting at the Site will comply with applicable City codes and ordinances, including lighting regulations for planned development districts. Building-mounted lighting at the base of the first floor will provide illumination for aesthetic and security enhancement without disrupting the units above. The main entry is further accented with decorative sconce lighting.</p>
Utilities:	<p>All new utilities to be located on the Site, to the extent possible, will be installed underground. The existing utilities on Site which may also serve other properties will be relocated to the northeast corner of the Property. New connections and infrastructure to and from the Property will be routed underground. Transformers will be located within the northeast utility enclosure.</p>
Signs (type, square footage, quantity and placement):	<p>The building identification signage is anticipated to consist of internally backlit fabricated black bake enamel aluminum channel letters that are held off the precast with stainless steel standoffs.</p>

	<p>The address above the entrance canopy will be cast aluminum numbers with a black baked enamel finish. No free-standing or monument signs are proposed for the Project.</p> <p>Final signage might differ slightly from the above, and will be submitted to DCD staff for review and approval prior to the issuance of permits.</p>
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Site Statistics:

Gross land area:	approximately 19,827 square feet
Maximum amount of land covered by principal buildings (approx.):	approximately 18,209 square feet (92%) <ul style="list-style-type: none">- Previously approved development: 19,000 square feet (95.82%)
Maximum amount of land devoted to parking, drives and parking structures (approx.):	approximately 15,777 square feet, located within the footprint of the building (80%). Additional parking will be located under the building. <ul style="list-style-type: none">- Previously approved development: parking located within the footprint of the principal building
Minimum amount of land devoted to landscaped open space (approx.):	approximately 1,140 square feet (6%) <ul style="list-style-type: none">- Previously approved development: 0% (all landscaping was provided within the right-of-way)
Max. dwelling units:	65 dwelling units <ul style="list-style-type: none">- Previously approved development: 75 dwelling units
Max. proposed dwelling unit density (lot area per dwelling unit):	305 square feet of land per dwelling unit <ul style="list-style-type: none">- Previously approved development: 75 residential units for a ratio of 264 square feet of land per dwelling unit
Proposed number of buildings:	One <ul style="list-style-type: none">- Previously approved development: condo building plus 5 townhomes
Bedrooms per unit (unit mix):	mix of one and two bedroom units <ul style="list-style-type: none">- Previously approved development: average of 1.6 bedrooms per unit including efficiencies
Parking spaces provided (approx.):	Vehicle: 81 Vehicles per Unit: 1.25 Bicycle Parking (long term): 26 (exceeds min required number of 17) <ul style="list-style-type: none">- Short term: at least 3 short term bicycle parking space are intended to be provided. The Developer will coordinate with the City and DPW on the location, as it would need to be located within the right of way.- Number, placement and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).- Previously approved development: approximately 109 parking spaces for the condominium and townhome (1.45 ratio). Silent on bicycle parking.

Time Limit on Zoning:

Per s. 295-907-2-c-12, 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 DPD (file no. 070963) at that time unless the criteria identified in 295-907-c-12-a and –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.

EXHIBIT A-1

Legal Description of Site

Parcel 1 of Certified Survey Map No. 8114 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on December 3, 2008 as Document No. 9676353, being a division of Lots 4 and 5 and the South 30 feet of Lot 6 in Block 4 in "E. Burke's Subdivision" being a part of the Northeast 1/4 of the Southwest 1/4 of Section 15, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

2560 North Stowell Avenue, Milwaukee, Wisconsin

tax key: 3191411000