

Exhibit A

File No. _____ (assigned upon Council introduction)
Minor Modification to a Detailed Planned Development known as
Eastcastle Place
2505 East Bradford Ave
Milwaukee, WI 53211
13 Aug 2021

Previous File History and Project Summary Eastcastle Place located on the Southwest Corner of East Bradford Ave and North Downer Ave, in the 3rd Aldermanic District is submitting an application for a minor modification to an existing detailed planned development established in 2004.

Minor Modification Summary The scope of work included in this application is interior renovation work within Bradford Terrace, the Contemporary Independent living commons, the historic building, and Watertower place. This interior renovation work will result in a revised unit mix on campus to better meet the needs of the Eastcastle community. A 400 SF addition is proposed for the Contemporary Commons building. Finally, windows will be replaced, and balconies added to Watertower Place. All other aspects will remain the same.

List of Attachments

- Vicinity Map of existing campus
- Enlarged Plan of addition at Commons Courtyard
- Exterior Elevations of Watertower

Proposed Changes

Watertower Place –

- Renovation of the basement level wellness spaces including fitness, salon, and pool areas.
- Renovation of the existing Assisted living units into (30) new independent living units
- Addition of exterior balconies designed to match the existing balconies at the Contemporary building on campus
- Window replacement throughout the exterior of the building to match the existing window aesthetic

Contemporary Commons

- Renovation of the first floor including reception, living areas, dining venues, and meeting rooms
- Approx. 400 sf ramp addition to provide an additional accessible route to the Historic Building and Watertower Place

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Historic Building

- Renovation of the Lower level at the connection to the commons

Bradford Terrace

- Renovation of the first two floors to RCAC units and associated commons spaces from independent living units
- Minor renovations to the third floor to CBRF units from memory care units
- New unit count within the building will be as follows
 - o (18) Assisted Living RCAC units
 - o (14) Assisted Living CBRF units
 - o (20) Memory support CBRF units
 - o (20) Skilled Nursing Units

Should you have any additional questions or comments, please contact me at the numbers listed below.

Sincerely,

AG ARCHITECTURE, INC.

HAILEY SCHWOBE
Project Manager