

**Exhibit A**  
**File No. 252189**  
**1<sup>st</sup> Amendment to DPD – Bader Philanthropies**  
**Current: 3300 N. Martin L. King Jr. Drive**  
**New: 3301 & 3307 N. Vel R. Phillips Av., and 410 W. Concordia Av.**  
**June 18, 2026**

**Previous File History**

The property at 3300 N. Martin L. King Jr. Dr. was rezoned from RT4 and LB2 to Detailed Planned Development (DPD) known as Bader Philanthropies in 2016 as File No. 160607 to allow the construction of a new building for use as Bader Philanthropies' global headquarters. The DPD was subsequently modified in 2020 as File No. 200461 to allow a digital monument sign with an LED changeable message component.

**Project Summary**

Bader Philanthropies mission is to help people and honor the legacy of our founders, Helen Daniels Bader and Isabel and Alfred Bader. We strive to do this through grants and program-related investments, by convening partners, engaging with community, and developing leaders. We support organizations of all sizes that are committed to improving quality of life in our communities. We are equally committed to convening, offering a welcoming space that brings people from all walks of life together to share diverse perspectives, spark solutions, and advance meaningful change.

Our physical presence reflects our commitment to community. From our beginnings in downtown Milwaukee, to the Historic Third Ward, and now in the Harambee neighborhood, we continue to practice the intentions of our trailblazing founders and their deep love for people, service, and one another.

This 1<sup>st</sup> Amendment to the DPD will add the properties located at 3301 & 3307 N. Vel R. Phillips Av. (currently zoned RT4) and 410 W. Concordia Av. (currently zoned LB2) to the DPD boundary that currently entails 3300 N. Martin Luther King Jr. Dr., and allow a new accessory parking lot to be constructed on them. The three subject sites were purchased by Bader Philanthropies in 2023 and previously contained residential structures that have been razed. A Certified Survey Map is pending to combine the three sites into one lot. The new parking lot will contain 10 additional spaces for use by Bader's vendors, staff, and guests. A 2-story addition inclusive of a 627 sf first floor storage space and second floor offices and storage on the southeast corner of the building will be retroactively amended into the plan. This addition is 627 square feet and the building materials consist of brick, matching the existing building.

The accessory parking lot will be constructed with permeable pavers. It will be set back 47 feet from W. Concordia Av., and will be screened and landscaped. Screening will include Skyrocket Juniper and Crimson Spire Oak. Between the parking lot and street will be landscaped open space. A new pedestrian walkway as shown on the site plan will connect the parking lot to the building entrance at the southeast corner of the building.

**Parking Needs**

DPD Owner’s Written Narrative

This additional parking is necessary to help address parking needs based on the number of staff, vendors and guests that are on site at any given time. We currently have 42 surface parking spots, including two handicapped spaces. The addition of these approximately 10 spaces will bring the total parking available on site to 52 surface spaces and 15 indoor spaces.

We are committed to convening, offering a welcoming space that brings people from all walks of life together to share diverse perspectives, spark solutions, and advance meaningful change; our entire first floor is dedicated to gathering people. We host at no cost to them; We handle all the hospitality costs and labor to alleviate that burden for them, allowing them to concentrate solely on the projects and work they do in the community. In 2025, we hosted 44 different organizations, featuring over 136 events, and had more than 3,975 attendees. We currently have 37 staff members, including those in our part-time intern program, and most staff members park in our underground parking garage to ensure as many spots as possible are available to our guests. In addition, we have Shalem Healing staff use our parking lot on a daily basis since the Harpole building, 3338 N Martin Luther King Jr. Drive, has 13 parking spots which are reserved for the patients of the clinic. The additional 11 spaces will aid us in providing space for our vendors, such as security, caterers, and contractors, who are often in our facility alongside the Shalem Healing staff and any interns currently parking in our lot.

During the summer, we host an annual BBQ where we serve 1500 kosher meals to our neighbors and partners, and also showcase some of our grantees in the Arts and Youth program by having them perform. In the past, we closed Concordia and set up a stage on the street, but we plan to relocate the performers to the new lot. During large events, we have a partnership with MLK Elementary School to utilize their parking lot as a satellite parking lot for our guests. However, the opportunities to do so are slim because the events must usually take place after school hours and during off-school times, such as summer and winter/spring break.

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

	<b>Original DPD (FN 160607)</b>	<b>1<sup>st</sup> Amendment to DPD</b>
Uses:	See narrative	Unchanged from original DPD. This file adds one new accessory parking lot.
Design standards:	See drawings	See drawings
Space between structures:	N/A	N/A
Setbacks (approximately):	North: 69’ South (Concordia Av): 120’ East: 112’ West (Martin L. King Jr. Dr): 0’	Building setbacks unchanged.  Parking Lot Setbacks: North: 9’ South (Concordia Ave.): 47’ East (Vel R. Phillips Ave.): 3.3’
Screening:	Parking lot and other perimeter site areas will include Type B landscaping. Approval of final landscaping by staff.	New Parking lot will be screened with Skyrocket Juniper and Crimson Spire Oak.  A 6’ tall ornamental fence with gate will screen the parking lot along N.

DPD Owner's Written Narrative

	<p>A 6' open wrought iron-style fence is included on street and residential property frontage. Neighbors indicated a preference for open style, rather than opaque, fencing along adjacent residential properties.</p> <p>Dumpsters will be screened by a brick enclosure.</p>	<p>Vel R. Phillips Avenue and W. Concordia Ave..</p>
<p>Open space:</p>	<p>14,000 sf area south of the building is reserved to be utilized as both public and private plaza space with landscaping.</p>	<p>Add: 3,400 sf area south of parking lot remains open.</p> <p>New total: 17,400 sf</p>
<p>Circulation, parking and loading:</p>	<p>Pedestrian access: Shown on map, concrete pedestrian path from accessory parking lot to main parking lot and patio that gives access to main building on the south side and east side</p> <p>Automobile access and parking:</p> <ul style="list-style-type: none"> <li>• Traffic primarily from N. MLK and Keefe Av. exit from I-43.</li> <li>• Main entrance to parking lot remains from N. 5<sup>th</sup> St.</li> <li>• Second parking lot entrance/exit remains from N. Vel R. Phillips Av.</li> </ul> <p>Bicycle parking: We have Bicycle parking by our main entrance.</p> <p>Loading (deliveries, move in/out if residential, trash pick-up): All done at the main parking lot and then move to accessory parking lot for parking.</p>	<p>Pedestrian access:</p> <ul style="list-style-type: none"> <li>• Add: Pedestrian walkway from new parking lot to building</li> </ul> <p>Automobile access and parking:</p> <ul style="list-style-type: none"> <li>• Parking lot entrance will be off of N. Vel R. Phillips Avenue</li> </ul>
<p>Landscaping:</p>	<p>Proposed Landscaping:</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</p>	<p>New Parking lot will be screened with Skyrocket Juniper and Crimson Spire Oak.</p> <p>A 6' tall ornamental fence with gate will screen the parking lot along N. Vel R. Phillips Avenue and W. Concordia Avenue.</p>

DPD Owner's Written Narrative

	<p>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:	<ul style="list-style-type: none"> <li>• Parking lot lights will be LED, cutoff fixtures with a maximum height of 15'.</li> <li>• LED shielding up &amp; down sconce lighting will be included on the building exterior.</li> <li>• Under canopy lights will be included.</li> <li>• General exit door lights will be included as required by building code.</li> <li>• All exterior lighting is intended to be on from dusk until dawn.</li> </ul>	<p>Three light poles and heads are already installed on the site to provide lighting for the new parking lot. Pole heights are 25 feet. Fixtures are cut-off to prevent light spillage beyond the property line.</p>
Utilities:	<p>See narrative for utility-related information.</p>	<p>The parking lot will be constructed of permeable pavers. The permeable paver underdrain will discharge into the existing stormsewer in N. Vel R. Phillips Avenue</p>
Signs (type, square footage, quantity and placement):	<p>See narrative.</p> <p>Freestanding signs: Minor Mod FN 200461 allows a monument sign with changeable message component.</p> <p>Building wall signs: As shown on building elevations and noted in narrative (Sign Types A-G).</p> <p>Temporary signs: 2x 72-sf temporary signs will be allowed for 60 days to advertise special events, in addition to Sign Type D.</p> <p>2x 5' tall x 8' wide construction signs allowed.</p>	<p>Freestanding signs: Unchanged          Building wall signs: Unchanged          Temporary signs: Unchanged          Other signs: Unchanged          Illumination: Unchanged</p>

DPD Owner’s Written Narrative

	Final signage may be reviewed by staff provided it is consistent with DPD signage standards.	
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**Site Statistics:**

	<b>Original DPD (FN 160607)</b>	<b>1<sup>st</sup> Amendment to DPD</b>
Gross land area:	48,573 sf; 1.12 acres	Add: 8,103 sf; 0.19 acres Total: 56,676 sf; 1.30 acres
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 10,750 % of site: 22%	Add: 697 sf New total: 11,447 sf % of site: 20%
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 22,500 % of site: 46.5%	Add: 4,492 sf; Total: 26,992 sf; % of site: 47.6%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 15,323 % of site: 31.5%	Add: 3,611 sf; Subtract: 627 sf New total: 18,307 sf % of site: 32%
Proposed number of buildings:	Principal: 1 Accessory: 0	Unchanged
Parking spaces provided (approx.):	Automobile spaces: 57 (42 surface outdoor automobile and 15 indoor)  Spaces per 1000 sq ft for non-residential uses: 1 space/366 sf (excluding basement)  Bicycle spaces: Short term: Long term: 4 Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).	Add: 10 Automobile Spaces Total: 67 (52 Surface outdoor automobile spaces and 15 indoor)  Spaces per 100 sq ft for non-residential uses: 1 space / 311 sf (excluding basement)  Bicycle spaces: Unchanged Short Term: Unchanged Long Term: Unchanged No bicycle spaces required by zoning code (s. 295-404)

**Time Limit on Zoning: Not applicable.**

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 N/A at that time unless the criteria identified in 295-907-c-12-a and -b are met. The time period specified pursuant to subd. 12 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.