

**Exhibit A**  
**File No. 210171**  
**Minor Modification to Detailed Planned Development known as "Nova"**  
**1237 N Van Buren St, Milwaukee Wi, 53202**  
**06/11/2021**

**Previous File History:**

In March 2021 a Detailed Planned Development (DPD) known as Nova was established as File No. 201143. This DPD approves a 9-story, 251 unit mixed-used development at the former Buca di Beppo restaurant site. The approximately 187 foot tall building will be 8 stories in height along Van Buren Street and 9 stories in height along Jackson Street, due to the sloping topography of the site.

**Project Changes Summary:**

The approved design for Nova Apartments previously incorporated floor-to-ceiling curtain wall glazing on the 6 residential floors at the southeast corner of the site. This was the only location where curtain wall glazing with spandrel glass was applied on the project. We have modified the design to incorporate fiberglass window units at the southeast corner, consistent with the residential window units on the rest of the building. This affects the window openings at the far southern end of the east elevation and the far eastern end of the south elevation, and changes the glazing pattern for two residential units per floor. In the spirit of maintaining the original design intent, the scale and configuration of the window bays has been kept intact, and an inset black brick has been used for spandrels at the window corner. This helps maintain the look and scale of the original larger gesture, creating an overscaled dark "opening" that spans multiple floors in the larger, light-colored masonry massing. This creates the same impression of scale and provides desired variation at the special corner facing the intersection. Also, the new fiberglass windows at the intersection corner are 12' wide, larger than any of the other window units on the project – creating another differentiating feature on the corner similar to the original design. See attached images for comparison.

The unit balconies along the east elevation at the third floor have also been modified, to align more closely with the size and configuration of the balconies above. The previously approved design showed a continuous rail and terrace balcony at the third floor. We feel this change will provide a more appropriate aesthetic and scale for these spaces, while highlighting other features such as the architectural feature lighting – which will now be more visible from the street and sidewalk.

**All other aspects of the DPD remain unchanged.**