

**Exhibit A**  
**File No. 251188**  
**1<sup>st</sup> Amendment to Detailed Planned Development**  
**Legacy Lofts Real Estate Development**  
**1536-40 W. North Av.**  
**November 4, 2025**

**Previous File History**

The subject site was rezoned from Local Business (LB2) to Detailed Planned Development (DPD) in 2016 as File No. 160391 to allow the redevelopment the former Blommer Ice Cream Company building into 36 residential units and construction of a 4-story, 28-unit mixed-use building with 2,000 sf of ground floor commercial space (for a total of 64 units) and associated parking for residents. The DPD was modified in 2017 as File No. 161472 to allow minor design changes, a reduction in parking by one space, and a shift in the number of units in each building to 38 units in the Blommer building and 26 units in the new building.

**Project Summary**

Since this DPD was established, the buildings have been constructed/redeveloped in accordance with the approved plans. This 1<sup>st</sup> Amendment to the DPD zoning is being requested by the owner, 15<sup>th</sup> and North Apartments LLC, to update the allowable uses within the first-floor commercial space of the mixed-use building.

The DPD cross-references uses allowed in the Local Business (LB2) zoning district as those allowed for the 2,000 sf of commercial space in the mixed-use building. This space was previously occupied by Legacy Redevelopment Corporation as an office use. Legacy Redevelopment Corporation recently relocated its office elsewhere, and a new tenant is proposing to occupy the space with a Social Service Facility use. The Social Service Facility use is classified in the LB2 zoning district as a Special Use, meaning it requires case-by-case review and Special Use approval from the Board of Zoning Appeals based on a specific plan of operation. Because of this, the Social Service Facility use is not currently allowed per the DPD zoning, and an amendment to the DPD zoning is necessary in lieu of the BOZA approval to allow this use.

The tenant seeking to occupy this space is FAMILY Matters, which is a counseling service that holds structured meetings with the parents enrolled in Rubies programs. Rubies Corporation is a nonprofit dedicated to empowering girls ages 10-18 who have experienced or are at risk of exploitation, trauma, and high-risk behaviors. Through our holistic approach our programs include intervention awareness and prevention, social-emotional learning, life skills, mentorship, and community engagement, Rubies walks alongside youth to restore confidence, dignity, ignite purpose, and unlock potential. Rubies Corporation's mission statement is, "To identify and reach youth who are directly or indirectly at risk of commercial sexual exploitation (CSEC). Through intervention, awareness and ongoing prevention while shaping character through culture, we aim to educate, empower and restore lives." FAMILY Matters is a separate, for-profit company that complements the work of Rubies by supporting the families of the youth we serve. While Rubies provides direct services to youth as a nonprofit, FAMILY Matters works alongside parents and guardians, offering coaching, resources, and personal development services. The two entities are mission-aligned but operate independently with separate finances and structures.

FAMILY Matters anticipates having 2 employees on site and generally a maximum of 6 people on the premises at any given time. Anticipated hours of operation are 11:00 am – 7:00 pm Monday through

## DPD Owner's Written Narrative

Friday. Street parking will be used for employees and clients, and W. North Avenue is well served by busses.

Should this tenant vacate the space at some point in the future, another Social Service Facility use meeting the following parameters may be allowed, along with the uses allowed in the LB2 zoning district. The terms below are based on the plan of operation that is the impetus for this DPD amendment, and take into account the size of the space as well as the fact that there is not off-street parking available for the tenants or customers.

- Service provided is oriented towards training, education, counseling, and/or therapy that can be provided in person or remotely. This may also include online education and job training. The use is considered low-impact from a traffic generation standpoint.
- The use should not entail more than 15 persons on premises at any given time, inclusive of employees and customers.
- Hours of operation shall not be before 7:00 am or after 8:00 pm.

**District Standards (s. 295-907):** Aside from the allowance for a Social Service use within the ground floor commercial space of the mixed-use building, the District Standards remain unchanged from the original DPD (File No. 160391) and Minor Modification to DPD (File No. 161472).

Uses:	<p>File No. 160391 + 1<sup>st</sup> Amend. to DPD: Proposed, approved uses to be permitted in the DPD include multi-family residential (and uses ancillary and accessory to these uses, including but not limited to accessory surface parking, community room, etc.), commercial and community spaces. Commercial uses in the new building are along W. North Avenue, on the ground floor level only. The first floor of the new building will contain over 2,000SF of commercial space. Part of this area will be used as general office space and a small leasing office. The use for the remaining space has not been identified at this time. The following uses are permitted within the commercial space:</p> <ul style="list-style-type: none"><li>• All uses permitted per the Local Business (LB2) zoning classification (City of Milwaukee Zoning Code section 295-601). Potential uses for the space include general office, medical office, personal service, business service, recording studio, sit-down restaurant, general retail, etc. <b>This 1<sup>st</sup> Amendment to the DPD also allows a Social Service use that meets the criteria noted above.</b></li><li>• The space will not be leased as a storage facility, pawn shop, currency exchange, cash for gold, or loan installment business.</li></ul>
Design standards:	<p>Buildings have been constructed/redeveloped. See Exhibit A for File Nos. <u>160391</u> (DPD) and File No. <u>161472</u> (Minor Modification to DPD) for a detailed description of design standards.</p>

DPD Owner's Written Narrative

Density (sq. ft. of lot area/dwelling unit):	File No. 160391: The site zoning is being modified from Local Business District (LB2) where smaller lots are typical to a larger DPD, featuring a mixture of commercial and residential uses. The area of the development site is 34,043SF. The historic Blommer Building will have 36 units, and the new building will have 28 units. This equates to 532SF of lot area per dwelling unit.
Space between structures:	Buildings have been constructed. See exhibits for File Nos. 160391 and 161472.
Setbacks (approximately):	Buildings have been constructed. See exhibits for File Nos. 160391 and 161472.
Screening:	File No. 160391: Urban landscape treatment will be used as a landscape buffer along N. 15th and N. 16th Streets. New landscaping shall conform to City of Milwaukee requirements. Screening of circulation facilities will include shrubs and trees between the concrete walk that wraps the parking and the buildings. There will be a 7foothigh decorative metal fence at the entrance zone located between the two buildings. The dumpster enclosure, which will be located off the alley and within the parking area, will be screened with cementitious cladding to match the new building, with a minimum height of 6 feet.
Open space:	<p>Open spaces are shown on sheets DPD-3A and 3B of File No. 160391. Open spaces will include facilities for pedestrian circulation, including paved paths and a seating area; landscaping areas and decorative and functional residential enhancements such as an outdoor terrace. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.</p> <p>Site features will include information features such as signs; lighting (shielded so as not to cause glare for adjoining streets and residences, with white light sources, and of pedestrian scale along the pathways).</p>
Circulation, parking and loading:	File No. 160391: The main pedestrian entrances for the Blommer Building will be located at the corner of W. North Avenue and N. 15th Street and on the north side of the building. The main pedestrian entrances for the new building will be located at the corner of W. North Avenue and N. 16th Street and at the inside corner of the parking court. Additionally, the walk-up residential units will have their own entrances along N. 15th Street, N. 16th Street, and adjacent to the parking court and surface parking off the alley (served by well-lit 5-foot-wide pedestrian walks). The commercial spaces in the new building will have entrances along W. North Avenue. Vehicles will access the surface parking lot via the

	<p>existing east-west alley from either N. 15th or N. 16th Street. The parking lot will include 20 parking spaces for residents and will be screened as noted above.</p> <p>Outdoor bicycle parking will be located in the landscaped area between the two buildings, near the parking lot. There will be a minimum of four (4) outdoor bicycle parking spaces.</p> <p>The development will include interior bicycle parking meeting required City of Milwaukee Code of Ordinances. Bicycle parking will be located in each building on either the first floor or will be accessible by elevator. There will be eleven (11) interior bicycle parking spaces in the new building to serve residents and commercial space. There will be nine (9) interior bicycle parking spaces in the existing building to serve residents.</p> <p>Residential trash will be transferred to dumpsters within an enclosure located at the north side of the site along the alley. Commercial trash will be collected at the same dumpsters. The dumpster enclosure will be constructed of the same materials as the new building. Pick-up of trash will occur off the alley along the surface parking lot.</p> <p>Residents will coordinate move-ins and move-outs with property management staff who will organize them to create as little impact on current residents as possible.</p> <p>Pedestrian paths will be located along the parking areas, linking each building's north entrance and the walk-up unit entrances with the parking. The paths will be constructed of concrete and will be a minimum of 5 feet wide. Pedestrian-scale lighting will be provided along the paths, and will consist of cut-off fixtures with a white light source.</p> <p>The general location of circulation, parking and loading are identified on sheets DPD3A, 3B and 4. Adequate access for pedestrian and private vehicles will be provided. Parking and loading will be located near the uses they support and will be adequately screened.</p>
Landscaping:	<p>File No. 160391: Site landscaping standards will conform to section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI Z60.1). Circulation facilities will be landscaped and screened between the 5 foot wide walk and the buildings. Open spaces will include the uses and related landscape standards as specified in 3.f above. Landscaping shall meet or exceed the requirements of section 295-405.1.c, for planting materials, fencing and walls.</p>

## DPD Owner's Written Narrative

	<p>Plantings located in planting beds along sidewalks serving the parking areas will be layered and maintained at between 3-foot and 4-foot heights to help mitigate headlight glare at the walk-up town home units.</p> <p>Landscape features may encroach into the public right-of-way, with City approval, in accordance with section 295-405.1.c-8. See DPD-3A for more information.</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>File No. 160391: New development lighting will conform to Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences. The original light fixtures at the W. North Avenue entry of the historical building will be recreated to light this entrance and will comply with the 1926 design documents. Pedestrian scale lighting will be provided along the walkways within the development, and will contain a white light source and cut off fixtures.</p> <p>To identify the full scope of exterior lighting, lighting types and locations are identified on DPD-4. Specific Information (photometrics) will be available as the project proceeds and actual fixtures are selected.</p>
Utilities:	<p>File No. 160391: All existing utility power lines are located overhead on utility power poles. All existing gas, water and sewer are underground. The site is within an existing shared storm and sanitary district.</p> <p>New transformers and substations will be installed within buildings or otherwise installed outside and screened from view. See DPD-6 for more information. All new utility lines will be fed underground from the existing above grade power lines and their existing power poles.</p>

## DPD Owner's Written Narrative

Signs (type, square footage, quantity and placement):	<p>File No. 160391: Signs will be developed in accordance with the specific requirements of section 295- 907.3.L-1 through L-5, Milwaukee Code of Ordinances, and other requirements of the Code of Ordinances. Residential signage for the development will be located at the new building, in a prominent location visible in both directions along W. North Avenue. The residential signage will be comprised of individual, aluminum letters, backed with clear lexan, and mounted to the signage ribbon on standoffs. Signs will use reverse LED illumination. Quantity, colors, fonts and dimensions as shown on DPD-9.</p> <p>Commercial signage along North Avenue will be limited to the new building. It will be comprised of individual, aluminum letters, backed with clear lexan, and mounted to the signage ribbon on standoffs. Signs will use reverse LED illumination. Quantity, colors, fonts and dimensions as shown on DPD-9. Window signs may not block more than 15% of the storefront window system within the commercial spaces.</p> <p>Temporary signage during construction will follow the provisions of 295-407.3.a-1 and 295-907.3.l-4.</p>
---	--

**Site Statistics:** This file does not change the Site Statistics. Information in the table below is from File Nos. 160391 and 161472.

Gross land area:	File No. 160391: 34,043SF, comprised of three formerly separate lots. The parcels are currently addressed as: 1500-1504 W. North Avenue, 1524 W. North Avenue, and 1528-1534 W. North Avenue.
Maximum amount of land covered by principal buildings (approx.):	File No. 160391: Sq. ft.: 24,716SF % of site: Approx 72% of total
Maximum amount of land devoted to parking, drives and parking structures (approx.):	File No. 160391: Sq. ft.: 5,246SF % of site: Approx. 14.5% of total No parking structures, all open parking or green space
Minimum amount of land devoted to landscaped open space (approx.):	File No. 160391: Sq. ft.: 4,827SF % of site: Approx. 14.5% of total
Max. dwelling units:	File No. 161472: Existing building - 38 New building - 26

DPD Owner's Written Narrative

Max. proposed dwelling unit density (lot area per dwelling unit):	File No. 160391: The site is approximately 34,043SF/64 units = 532SF of lot area/du.																		
Proposed number of buildings:	File No. 160391: 2 Buildings: Existing, 3-story historical Blommer building and New, 4-story mixed-use building																		
Bedrooms per unit (unit mix):	File No. 161472: The updated unit mix is as follows: <table><tr><th>Unit Type</th><th>Detailed Planned Development</th><th>Minor Modification</th></tr><tr><td>One-Bedroom Units</td><td>39</td><td>41</td></tr><tr><td>Two-Bedroom Units</td><td>15</td><td>14</td></tr><tr><td>Three-Bedroom Units</td><td>8</td><td>8</td></tr><tr><td>Four bedroom Units</td><td>2</td><td>1</td></tr><tr><td><b>Total</b></td><td><b>64</b></td><td><b>64</b></td></tr></table>	Unit Type	Detailed Planned Development	Minor Modification	One-Bedroom Units	39	41	Two-Bedroom Units	15	14	Three-Bedroom Units	8	8	Four bedroom Units	2	1	<b>Total</b>	<b>64</b>	<b>64</b>
Unit Type	Detailed Planned Development	Minor Modification																	
One-Bedroom Units	39	41																	
Two-Bedroom Units	15	14																	
Three-Bedroom Units	8	8																	
Four bedroom Units	2	1																	
<b>Total</b>	<b>64</b>	<b>64</b>																	
Parking spaces provided (approx.):	File No. 161472: Surface - 19 Structured - 0 Total - 19  Cars per unit - 0.3 (see rationale below)  Parking spaces per unit calculation: <ul style="list-style-type: none"><li>• Residential units: <math>2:3 = 64 \times 2/3 = 42.67</math> spaces</li><li>• Commercial space: approx. 2,000 SF: 4 spaces for the first 2,000SF, plus 0.5 spaces above that = 4 spaces</li><li>• Total: <math>42.67</math> (residential) + <math>4</math> (commercial) = <math>46.67</math> (round to 47 spaces)</li><li>• 25% reduction because the site is within 1,000 feet of a bus stop = -11 spaces</li><li>• On-street parking: approximately 420 feet of available parking length along North Avenue, 15th Street, and 16th Street, the net reduction is <math>[(1 \times 220' / 20') + (2 \times 100' / 20')] = -21</math> spaces</li><li>• Total parking requirement = 15 spaces. The development will provide 19 spaces</li></ul>																		

**Time Limit on Zoning:**

S. 295-907-2-c-12 is not applicable, as the buildings have been constructed and this amendment relates to a change to the allowable use list.







