

United House  
2500 -2514 W. Center St.  
Detailed Plan Project Description &  
Owner's Statement of Intent

I. Project Overview

The team of Cardinal Capital Management, Inc. ("Cardinal") and United Christian Church, Inc. ("UCC") are pleased to present their plans to construct a 24 unit apartment building on the blighted lots at 2500 - 2514 W. Center St. (the "Project"). This Project will include both apartments for low- and very-low income individuals in Milwaukee's Near North Side Community, as well as, community serving uses to serve tenants and residents of the neighborhood. The Project will integrate housing with services designed to support residents' self-sufficiency.

1. The Partners

Cardinal Capital Management, Inc. ("Cardinal") will be the primary developer and property manager. Cardinal manages almost a thousand of affordable housing units throughout the state and in the past few years has developed several affordable housing projects as well. Most recently, Cardinal has developed and managed the Water Tower View project for SE Wisconsin Deaf Senior Citizens, a model project that many municipalities have now asked Cardinal to duplicate in other regions.

United Christian Church ("UCC") is a development partner, co-owner, and will coordinate the community outreach effort, and provide services to tenants. UCC and Pastor Elloyd Jones have been in the community for 28 years. There are nearly 500 members of the Church. UCC's current facility is on the same block of the project (2535 W. Hadley). In addition to providing spiritual guidance to its congregation, UCC has rehabbed two duplexes to house the mentally challenged and runs a meal program twice a week.

2. The Property

The Project will turn two blighted lots into a 3 story structure, with underground parking. On the first floor there will be office space for case workers, an exam room, and other space to serve the residents of the project. The majority of the first floor is dedicated to community space for tenants and the neighborhood. According to the plans, this space includes a large multi-purpose room, warming kitchen, and a seminar room to seat about 70 people. The first floor will also have 4 residential units. The second and third floors each include 10 one-bedroom loft-style units.

### 3. The Tenants

The Project will receive tenant referrals from the Milwaukee County Department of Health and Human Services. All units will have some form of rent and income restriction, in accordance with the project's goals and funding sources.

### 4. The Operation

The Project will be managed by Cardinal, which has a broad range of experience in providing affordable housing for people with Special Needs. The onsite supportive services will be provided through a contract between the County and a third party service provider. Cardinal will be responsible for building operations, including building administration, rent collections and billing, and maintenance. Cardinal is responsible for property operations oversight. Cardinal and UCC will work closely to resolve any resident and community issues that may arise.

### 5. The Development Concept and Owners' Intent

The Program's goal is for participants and residents to develop the skills needed to live independently. In order to achieve this goal, Cardinal and UCC will create a supportive program that will allow consumer opportunity to develop those skills needed to live independently, establish a residential track record, buy their own furniture and move on into recovery. All residents will be referred and funded by Milwaukee County Behavioral Health Divisions SAIL Program.

## II. District Standards

### 1. Uses

Cardinal and UCC respectfully request the uses allowed for this Planned Development include: residential multifamily, up to 24 units, with related community space, parking and supportive services.

### 2. Design Standards

The specific design standards to be applied to this project are included in the attached Site Plan and Floor Plans.

### 3. Density

The Project is within the Fond du Lac & North Comprehensive Plan which calls for the creation of "housing options that accommodate a diversity of household and incomes ... [including] multi-family," "encourage locating medium and high density residential categories near commercial areas ... and transit routes," and highlighting that such "residential and mixed uses along commercial corridors should be multi-story and densely developed." (See Fond du Lac & North Comprehensive Plan pages 65, 66-67, 73.) The Project

is consistent with the comprehensive plan because it (1) provides a quality housing option for a largely un-served population, (2) it is located near a commercial area and on a major transit route, and (3) is multi-story with a higher density than the neighboring residential area.

4. Space Between Structures

The building will be compliant with the setbacks allowed by the building code.

5. Setbacks

The setback requirement of 25 feet for Planned Developments only applies to lots that are 5 acres or more. The Project's lot is only .22 acres and therefore this requirement is not applicable to the Project.

6. Screening

Landscaping screening will be provided between the building and the residential area to the west.

7. Open Space

All open spaces depicted on the Site Plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions.

8. Circulation, Parking & Loading.

All parking is underground. The existing alley and curb cut will be used to access parking and landscaping will be added to the Northern end of the site along the alley to help screen the parking entrance. There is an existing pedestrian sidewalk in front of the Project and on the east side of the Project that will both be maintained. These features are consistent with the comprehensive plan which encourages parking access from the alley, minimizing the intrusion of automobiles, and minimizing parking as a component of the overall use or mix of uses. (See Comprehensive Plan Page 62 & 64).

9. Landscaping

All vegetation planted shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All vegetation depicted on the Landscape and Site Plan shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

10. Lighting

Pursuant to City of Milwaukee Ordinances § 295-409, the Project shall have cut-off fixtures that ensure that lighting levels and glare are controlled as follows: (1) No light source shall be visible from an adjoining property or public right-of-way, and (2) Where adjoining properties are zoned residential, the maximum illumination at a property line shall be one foot-candle. In all other circumstances, the maximum illumination at a property line shall be 5 foot-candles.

11. Utilities

Any new utility lines shall be installed underground. Any new transformers and substations, if any, shall be installed within buildings or otherwise screened from view.

12. Signs & SIGN STANDARDS

The following signs will be a part of the project:

(1) Temporary Signs during construction. The Project may include up to 3 temporary construction signs during construction that will be located on the southern construction fence or southern façade of building. Each sign shall not exceed 8 feet by 4 feet each. The material of each sign shall be Screen Printed plywood or similar rigid material. The purpose of each sign may include (1) a sign required by Wisconsin Housing and Economic Development Authority identifying the project as a WHEDA tax credit project, (2) a sign required or requested by financial contributors to the Project, and (3) a sign identifying Project partners.

(2) Permanent Sign - Management. The Project may include one permanent sign located on the south elevation near the front door. The sign shall not exceed 15 inches by 20 inches. The Material of the sign shall be stamped, engraved or similar metal product. The purpose of the sign is to identify the Management Company.

(3) Periodic Sign – Leasing and Sale. The Project may include one rental sign located on the south, west or east elevation. The sign shall not exceed 48 square feet. Materials will be screen printed vinyl or similar material. The purpose of the sign is to advertise units available for lease or advertise the property for sale. The sign may be displayed until all units are initially rented, but not longer than 12 months after the occupancy permit. After initial lease-up, the sign may be displayed no more than two consecutive months and no more than 4 months total in any calendar year.

13. Sign Illumination

If signs are illuminated, the source of illumination will not be visible or intermittent.

III. Statistical Information

1. Gross land area.

16,566 Sq. Ft.

2. Maximum amount of land covered by principal buildings.

8,149 Sq. Ft.

3. Maximum amount of land devoted to parking, drives and parking structures.

2,523 Sq. Ft. includes parking and other paving

4. Minimum amount of land devoted to landscaped open space.  
5,894 Sq. Ft.
5. Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses.  
1 dwelling unit per 690.25 Sq. Ft. of Land
6. Proposed number of Buildings.  
1
7. Maximum number of dwelling units per building.  
24
8. Bedrooms per unit.  
One -Bedroom ("Loft Style", eg.  $\frac{3}{4}$  wall separates bedroom from living area).
9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential.  
17 underground parking spaces, which is .71 spaces per unit

# Vicinity Map United House & United Townhomes

