

Exhibit A
File No. 210718
Minor Modification to a Detailed Planned Development known as
Eastcastle Place
2505 East Bradford Ave
Milwaukee, WI 53211
21 September 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 (File No. 031238). The DPD allowed the renovation and partial redevelopment of the Milwaukee Protestant Home for senior apartments, a CBRF, assisted living units and nursing facilities. At the time of the DPD approval, there were four existing buildings on the site, including a 4-story historic building along Downer Avenue. The DPD approved the redevelopment of the Bradford Terrace building and replacement of the existing Yale wing building with a new, 4-story, 54-unit building, which has since been constructed.

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.

List of Attachments

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

Proposed Changes

Watertower Place –

- Current condition: 4-story building with 52 assisted living units and 12 underground parking stalls.
- 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

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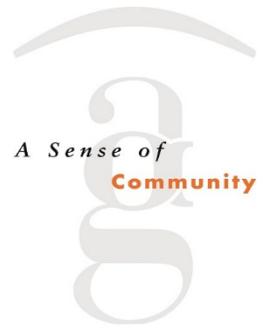
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Contemporary Commons -

- Current condition: 5 story building with 59 Independent living units, 38 underground parking stalls, campus main entry and amenity spaces.
- 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
- There is no change to the 59 independent living units within this building.

Historic Building -

- Current condition: 23 Independent living units
- Renovation of the Lower level at the connection to the commons

Bradford Terrace -

- Current condition: 5-story building with 22 independent living apartments and an 18-unit CBRF on the third floor for memory support. The fourth and fifth floors contain a 40-bed facility for skilled nursing.
- Renovation of the first two floors to RCAC units and associated commons spaces
- 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