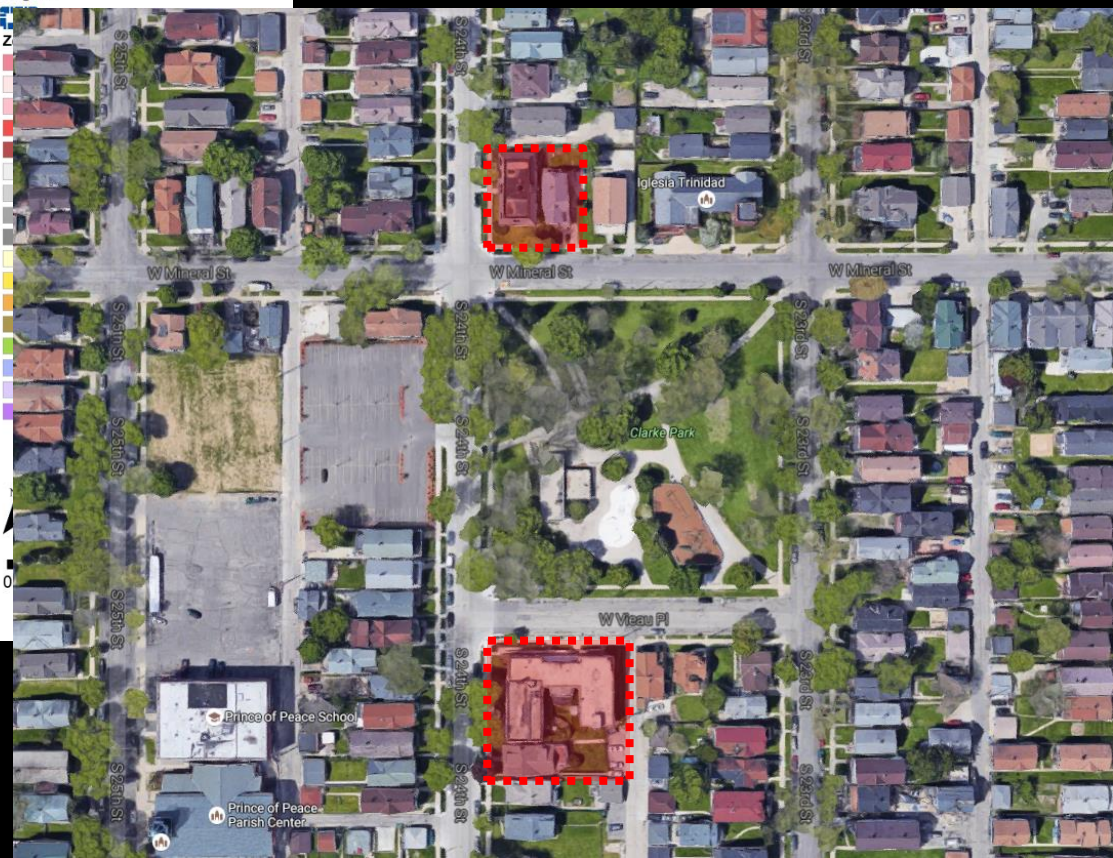


File No. 160918. A substitute ordinance relating to the change in zoning from Two-Family Residential to General Planned Development for multi-family residential development at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street, located on the northeast corner of West Mineral Street and North 24th Street, and the southeast corner of West Vieau Place and North 24th Street, in the 8th Aldermanic District.



File No. 160918
RT4 to GPD
December 2016

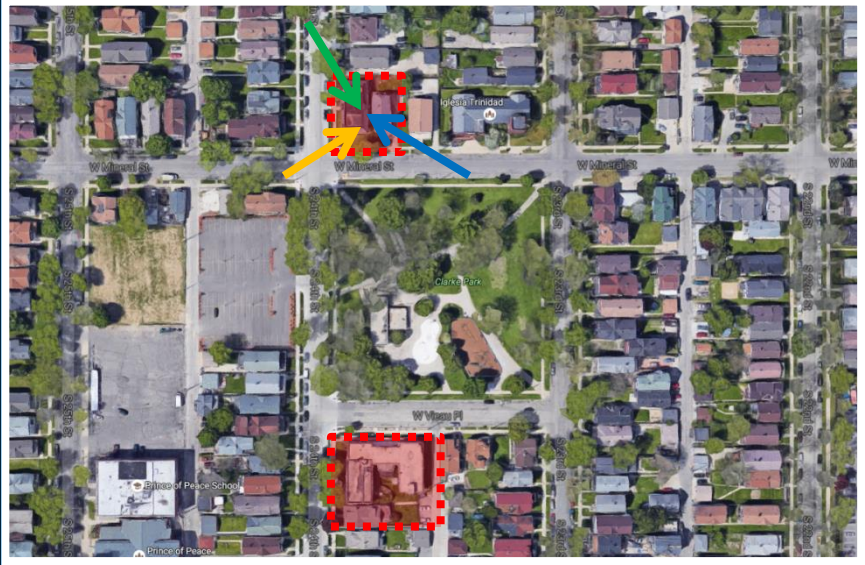
Legend



File No. 160918. West Mineral Street Site Context Photos



View from South 24th Street, looking southeast



View from West Mineral Street and South 24th Street

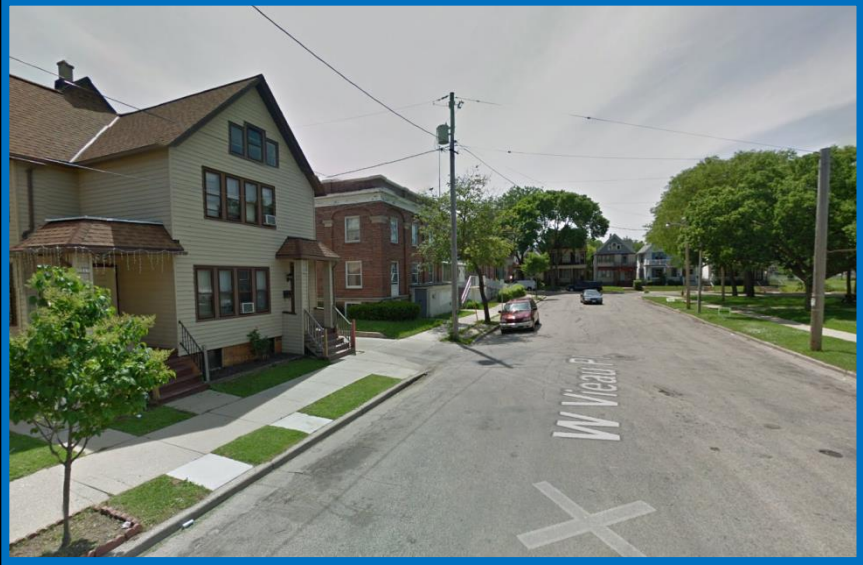


West Mineral Street, looking northwest

File No. 160918. West Vieau Place Site Context Photos



View from West Vieau Place and South 24th Street



View from West Vieau Place, looking southwest



View from South 24th Street, looking northeast



Zoning, Neighborhoods and Development Committee Hearing CLARKE SQUARE APARTMENTS

January 31, 2017



Project Overview

- A total of 40 units of housing on two sites located directly north and south of Clarke Square
 - A 23 unit building at 2331 W. Vieau Place, a currently vacant parcel owned by the City
 - A 17 unit building at the intersection of Mineral Street and South 24th Street. The site consists of a vacant city owned parcel and a privately owned parcel whose improvements will be demolished
 - In total there are 21 one-bedroom units, 13 two-bedroom units, and 6 three-bedroom units.
 - A portion of the units will serve individuals aging out of foster care
- The project will be developed by Cardinal Capital Management, Inc. and Journey House, Inc.
 - Cardinal will provide property management services and will be responsible for the operation of the building.
 - Journey House, Inc. will provide the supportive services program at their facilities at 2110 W. Scott Street.

Journey House, Inc.

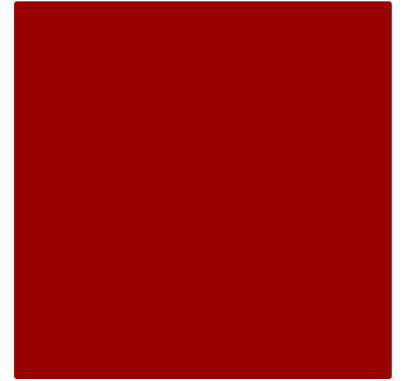
- A non-profit organization serving children and families on Milwaukee's Near South Side since 1969.
- The mission of Journey House is to empower families to move out of poverty by offering adult education, youth development, workforce readiness, and family engagement.
- Journey House's vision is that every individual and family in Clarke Square will be given the tools and resources to succeed and contribute personally, professionally, and civically to the neighborhood and our greater Milwaukee community.



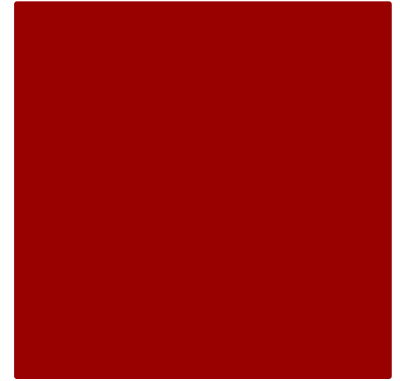
Cardinal Capital Management, Inc.

- National reputation as an industry leader in acquiring, developing, preserving, and financing multifamily housing
 - Cardinal and its affiliates have acquired, developed, preserved, and/or managed over 8,000 units in four states
- Known for award-winning projects that serve individuals with special needs
- Milwaukee-area projects include:
 - Veterans Manor (35th and Wisconsin)
 - Empowerment Village Lincoln (5th and Lincoln on the near south side)

Empowerment Village Lincoln



- 525 W. Lincoln Avenue
- 30 Units
- Affordable, supportive housing with features and amenities for persons recovering from mental illness



- 3430 W. Wisconsin Avenue
- Affordable, supportive housing with features and amenities for Veterans.
- 52 Units + Commercial Space
 - Troop Café, provides quality, affordable food to community while offering employment training to Veterans
 - Commercial kitchen leased to Milwaukee Center for Independence, who provide 5,000 meals each day for Milwaukee school children

Existing Sites

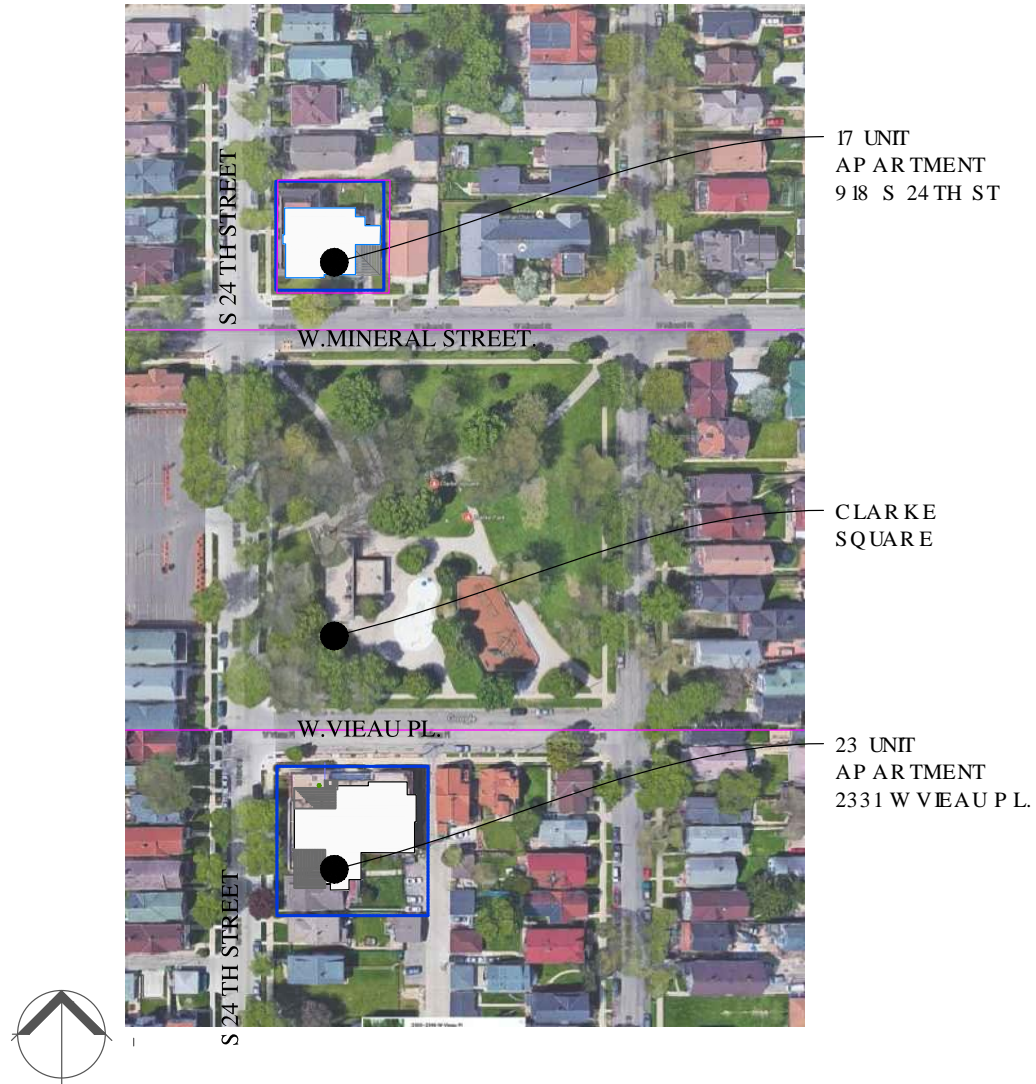


Mineral Street Site



Vieau Place Site

Aerial View

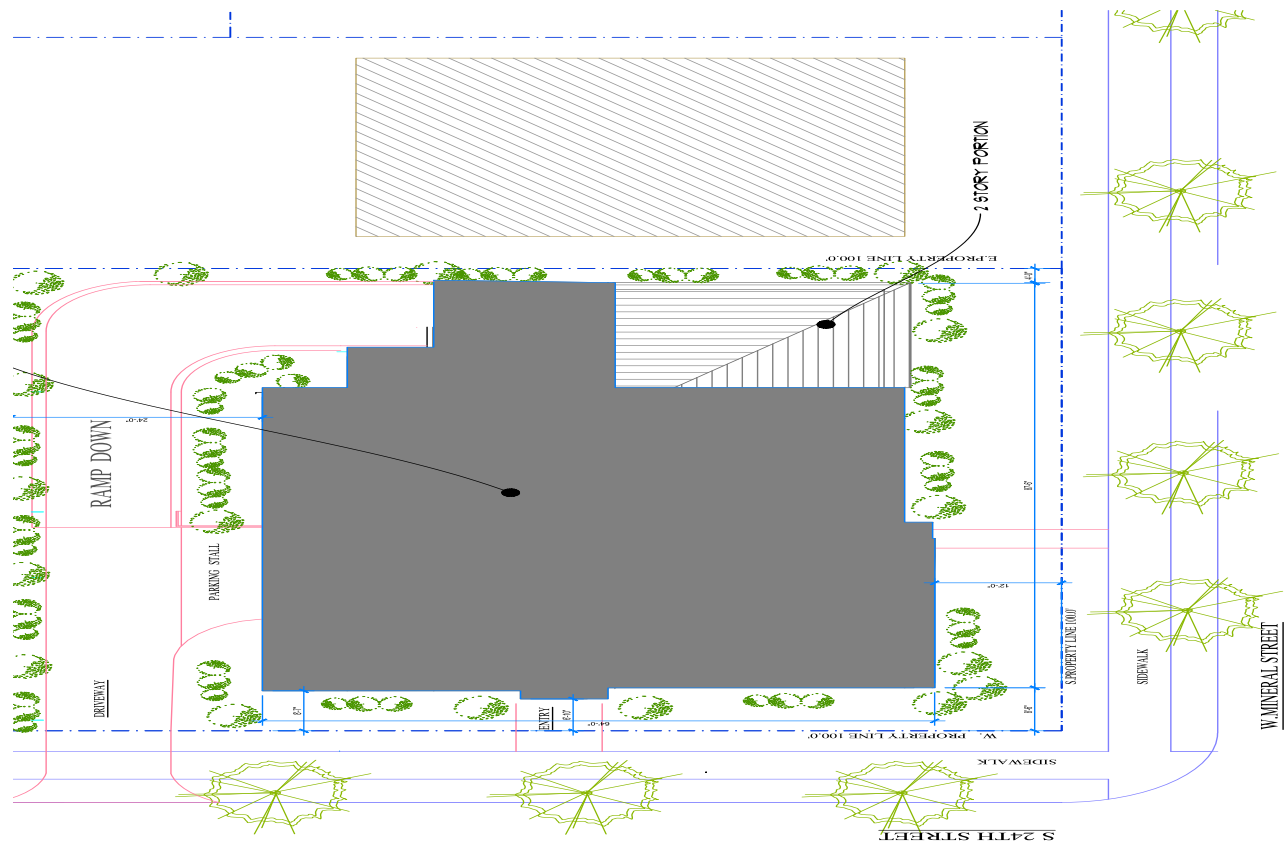
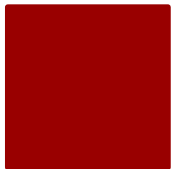


CLARKE SQUARE APARTMENTS.
MILWAUKEE WI.

CARDINAL
CAPITAL MANAGEMENT, INC.
www.cardinalcapital.us

12-02-2016
CAPITAL MANAGEMENT, INC.
MANAGEMENT

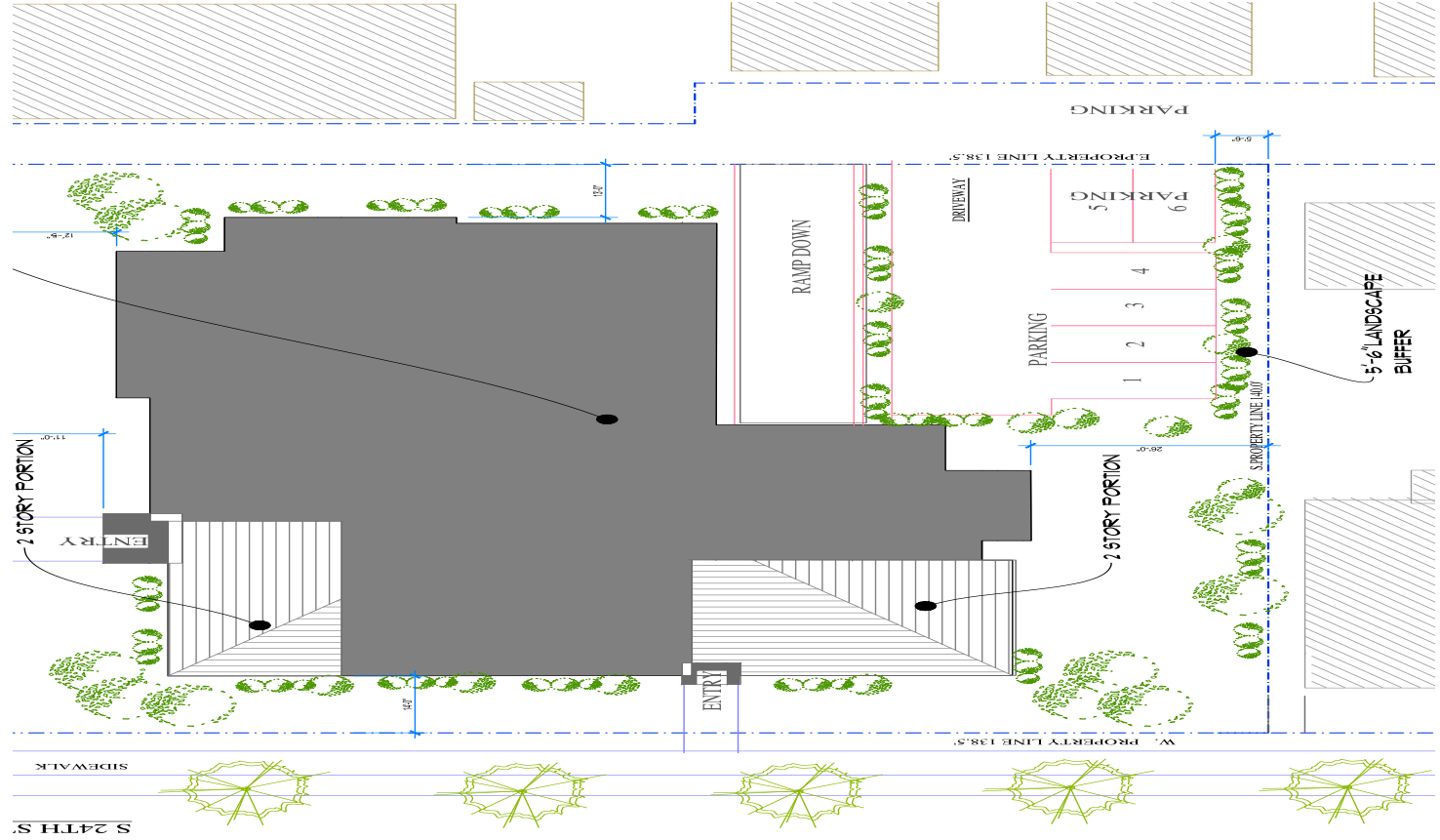
Site Plan for Mineral Street Site



Mineral Street



Site Plan for Vieau Place Site



Vieau Street



Community Outreach



The partners held two public meetings with residents of the Clarke Square Neighborhood with Alderman Donovan on October 11, 2016 and January 5, 2017.

As a result of the discussions, we have modified the design of the project to reduce the number units from 47 to 40 and increased the on-site parking ratio from .93 to 1.125 spots.

Journey House and Cardinal Capital in partnership with the Clarke Square Neighborhood Initiative have developed a neighborhood compact to engage neighbors with the project and provide opportunities for ongoing communication between the developers and residents during and post construction.