

Exhibit A
File No. 210053
Detailed Planned Development known as *The 1500s*
1540 N Jefferson Milwaukee WI
[06/07/2021]

Project Summary:

The existing site at 1540 N. Jefferson Street is zoned Two-Family Residential (RT4). There is a Certified Survey Map (CSM) underway to create the lot that is the subject of this Detailed Planned Development (DPD). The balance of the site will be divided into two residential lots and retain the RT4 zoning.

An existing 2-story with basement structure on the corner of Jefferson and Pleasant will be razed, site demolition may be required in the location of the proposed townhouses (past residential foundations may be present), and existing parking lots will be reconfigured to suit the development.

Development for **The 1500s**, located at 1520 - 1540 N Jefferson St. Milwaukee, WI consists of a proposed stand-alone three-story office building with rear parking for building occupant use. The purpose of this project is to further develop an exciting and treasured area of downtown Milwaukee, providing a home to local businesses, and services to the surrounding community.

The organized streetscape elements include lighted landscape elements and carefully proportioned landscape walls & buffers which work in tandem to re-establish the urban edge of the Jefferson & Pleasant Street intersection. An expansive, raised patio space at the intersection identifies the main entry of the building and offers an additional out-door gathering space to the building occupants and their guests. The intent is to breathe life back into this street intersection with exciting & flexible uses. Accessible parking will be provided in the proposed alley accessed parking area. The accessible path will extend from the parking to the accessible entry & elevator located within the building.

The building is to be crafted of high-quality materials, creating an icon on this corner of the city. The materials consist of white utility brick and black metal panel. The extensive use of glazing on the street facing facades is intended to enliven this corner as the building is occupied throughout the day. The outdoor rooftop will consist of a composite wood deck with white brick and black metal parapet walls acting as a guard rail around this space and will host up to 98 occupants. The roof of the third level will project over a portion of the deck to provide shade to the occupants. Outdoor amenities such as fire pit(s) and lounge furniture will be present.

The materials and energy sources are continuously being analyzed for environmental efficiency. Per our analysis, we are considering green energy alternatives such as geothermal, solar panels with a focus on high performance building materials. The insulation specifications will meet and exceed the commercial energy codes, which provide a standard of increased energy efficiency. This project will continue to analyze the energy sources while maintaining green construction practices by recycling when able and eliminating unnecessary waste.

District Standards (s. 295-907):

Uses:	General office; retail; health club; restaurant without drive-thru, business service, personal service, and other uses accessory and ancillary
Design standards:	Per DPD
Density (sq. ft. of lot area/dwelling unit):	N/A no dwelling units
Space between structures:	N/A
Setbacks (approximately):	North (Pleasant St.): 7.10' (average from neighboring buildings) South: 11' East: 7.60' (average, neighboring building) West (Jefferson St.): 11'
Screening:	Garbage collection screening (see plans) - A secured dumpster enclosure, conforming to Milwaukee Code of Ordinance 79-3-4 & 79-21 "Solid Waste Regulations" is being proposed.
Open space:	Per Site Plan
Circulation, parking, and loading:	<p>Pedestrian access: Access from N. Jefferson St. and E. Pleasant St. Main building entrance will be located 1540 N Jefferson and a secondary entrance will be located to the rear of the building, adjacent to the parking area.</p> <p>Automobile access and parking: Automobile access to site and parking – note that the 13 parking spaces will be accessed from the existing alley. The parking area will be boarded by a fence along the west side. Fence to be Ameristar Montage Plus Prefinished Black (or equal) a decorative metal fence.</p> <p>Bicycle parking: (see Parking section below for bicycle parking design.)</p> <p>Loading: Deliveries will be handled off the back alley in the location of the exterior screened dumpster enclosure. Access to the interior bike storage will occur via an entry door located at the northeast entry into the workout space. Tenant access will be via the back-alley parking where the accessible route into the building also resides. A secured dumpster enclosure, conforming to Milwaukee Code of Ordinance 79-3-4 & 79-21 "Solid Waste Regulations" is being</p>

	<p>proposed for solid waste collection and pick-up from the alley, similar to neighboring properties.</p>
<p>Landscaping:</p>	<p>Proposed Landscaping: (Refer to Landscaping Plans)</p> <p>Landscaping will consist of plantings along the building on both Jefferson St. and Pleasant St. in specified planting beds. There will be plantings along the west edge of the parking area. This will soften the transition between the public right of way and the building. As seen in the imagery provided, the landscaping is present in the right of way; all landscaping in the right of way does not change grades or create any maintenance issues.</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>
<p>Lighting:</p>	<p>Site lighting only on buildings, utilizing the alley lights for rear parking. Applicable code requirements will be followed with respect to exterior lighting. Refer to landscape plans for additional decorative lighted features.</p>
<p>Utilities:</p>	<p>See utility plan</p>
<p>Signs (type, square footage, quantity and placement):</p>	<p>Freestanding signs: N/A</p> <p>Building wall signs: Two signs – Type A with individual letters and logos. Signs are anticipated to have backlighting on steel; 100sf each.</p> <p>Temporary signs: - Applicable code requirements will be followed with respect to temporary signage.</p> <p>Other signs: A blade sign allowance of 1 blade sign per storefront entry. Blade signs shall be a maximum size of 20sf ea. & follow the applicable code requirements for Signs.</p> <p>Illumination: Backlighting on corner signage with allowance to illuminate blade signs either internally or externally.</p> <p>Final signage to be reviewed by DPD</p>

Site Statistics:

Gross land area:	11,239 sf (Lot 1 of CSM is underway)
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 4,048 % of site: 36%
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 2,572 % of site: 23%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 2,383 % of site: 21%
Max proposed dwelling unit density (lot area per dwelling unit):	N/A
Proposed number of buildings:	1
Max dwelling units:	0
Bedrooms per unit:	N/A
Parking spaces provided (approx.):	<p>Automobile spaces: 13 spaces</p> <p>Ratio per residential unit: N/A</p> <p>Spaces per 1000 sq ft for non-residential uses: 13 spaces (10,300 sf total = 10.3)</p> <p>Bicycle spaces: Interior Bicycle Storage in accordance with 295-404. Bicycle Parking</p> <p>2. LOCATION OF SPACES. a. Location of Long-Term Spaces. a-1. All required long-term bicycle parking spaces serving an office or retail use greater than 12,000 square feet shall be located indoors, except as provided in subd.</p> <p>4. 4. STANDARDS OF DESIGN. a. Bicycle Parking Space. A bicycle parking space provided to comply with the requirements of this</p>

	<p>section shall be a minimum of 2 feet in width and 6 feet in length, with a vertical clearance of at least 7 feet, and allow for both wheels to be at or near the floor or ground surface. If located outdoors, the space shall be hard-surfaced, well-drained and illuminated. A properly positioned inverted, U-shaped rack, commonly referred to as a bike staple, shall be considered 2 bicycle parking spaces</p> <p>Table 295-404-1 NUMBER OF BICYCLE PARKING SPACES REQUIRED, BY USE</p> <p>Use: General office Long-Term Bicycle Parking Spaces Required: for an occupancy larger than 12,000 sq. ft., one for every 6,000 sq. ft. of gross floor area; min. of 2 spaces</p> <p>Short-Term Bicycle Parking Spaces Required: one for every 24,000 sq. ft. of gross floor area; min. of 2 spaces.</p>
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Time Limit on Zoning:

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to GPD at that time unless the criteria identified in 295-907-c-11-a and -b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.