

**Exhibit A**  
**File No. 191676**  
**Detailed Planned Development known as Ameira Orchids Assisted Living**  
**10401 W Bradley Road, Milwaukee**  
**2/17/2020**

**Previous File History**

**Project Summary** The proposed project is for the design and phased construction of two single-story 50-bed Community Based Residential Facilities (CBRFs). Additionally, an accessory shed may be constructed to the south of the northwest building as shown on the site plan.

There are site challenges that limit the use of the property, including low elevation of the land, wetlands toward the rear of the lot, and existing shallow sewer depth. These challenges limit the buildability of the land and is why the buildings are located toward the north end of the lot.

The initial phase of the project will consist of the 25-bed half of the northwest building, along with the driveway, parking stalls along the northwest building, and a temporary turn-around. Pending approvals, construction will begin in May/June of 2020. The remainder of the development, including the second 25-bed half of the northwest building and the 50-bed northeast building will be developed as demand exists. This DPD contains plans for the full build-out of the development so that construction of the remaining phase(s) can occur when needed.

This first phase will create roughly 22 new jobs, both part-time and full-time positions. These positions will include nurse on call, resident assistants, activity personnel, cooks, dietary aids, housekeeping, and maintenance.

Full build-out is roughly an \$8 million private investment, which will add to the tax basis, result in approximately 80 to 90 new jobs in total, and serve 100 elderly residents in need of care within the area.

This will be a beautiful and great addition to the neighborhood, giving residents of the community options to choose from when it comes to long-term care in a home-like setting.

**District Standards (s. 295-907):**

Uses:	Assisted Living licensed under the DHS (DHS-83 CBRF). Licensed for advanced age, Alzheimer's/dementia, and terminally ill. Uses accessory to this use are also allowed.
Design standards:	<b>Building Overview:</b> The single-story residential nature of the building will complement the neighborhood. The buildings will be approximately 25 feet in height and will be oriented toward the drive aisle. This assisted living community offers its residents a home-like setting. Each resident unit includes an individual room with private bathroom/shower, closet, cable, phone, and internet. Building common areas include living rooms, an open dining room supported by a commercial kitchen, activity room, beauty salon and patio. These buildings are staffed 24/7 to care for the residents. The parking area accommodates staff and residents' visitors, as residents typically do not have their own vehicles.



DPD Owner’s Written Narrative

	<p>Dumpster placement/screening: The dumpster is located on the interior of the property on the South end of the driveway. The dumpster will be located inside a chain-link fence enclosure, with colored slats that match the color of the buildings.</p> <p>Bicycle parking: 2 bike stalls per building are required (1/24,000 SF)          Building 1 (50 beds) = 30,910 SF which would be 1.28 or a minimum of 2          Building 2 (50 beds) = 30,910 SF which would be 1.28 or a minimum of 2</p> <p>Loading of residents: When outings for residents occur, loading will occur near the building’s front door. (Outings typically happen once or twice per month)</p>
<p>Landscaping:</p>	<p>Proposed Landscaping: See landscape plan.</p> <p>Phase I: Landscaping around the first phase building will be installed upon completion of the first half of the northwest building, as shown on the landscape plan. Until additional phases are constructed, the balance of the site will be maintained/mowed as shown on the landscape plan. As additional phases are constructed, the additional landscaping around the building additions will be installed. The courtyard/patio areas will have raised gardening beds for the residents to help plant and care for. These beds can include annual flowers and fruits or vegetables.</p> <p>The design goal is to maintain the existing landscaping/screening vegetation along the west property line, which is dense and provides screening from the residents west of the site.</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>Proposed lighting complies with the current lighting regulation for Planned Development Districts. Included is a photometric lighting plan and spec sheet on the proposed light fixtures.</p>
<p>Utilities:</p>	<p>Public sanitary sewer is available in the W Bradley Road right-of-way. A sanitary manhole is located behind the sidewalk west of the northwest corner of the property and will serve as the connection point for the sewer extension to the property. A 6-inch sanitary sewer lateral for each building is anticipated to be connected to the extended sanitary sewer in W Bradley Road to service the property.</p>

DPD Owner’s Written Narrative

	<p>A public 8-inch water main is available in the W Bradley Road right-of-way. A 6-inch water service is anticipated to be connected to the public main to provide service to this parcel.</p> <p>Final connection points will be coordinated with the design-build plumbing contractor and may change based on review comments from City of Milwaukee Plumbing Plan Review.</p> <p>AT&amp;T has buried lines located along the north side of the W Bradley Road right-of-way. New service will be coordinated with AT&amp;T as needed for the development.</p> <p>Spectrum has existing aerial and underground facilities within the project limits. New service will be coordinated with Spectrum as needed for the development.</p> <p>WE Energies has buried gas lines located along the north side of W Bradley Road. New gas service for the development will be coordinated with WE Energies.</p> <p>WE Energies has overhead electric lines located along the north side of W Bradley Road. New electrical service for the development will be coordinated with WE Energies.</p> <p>The project will disturb more than one acre of land and will include a storm water management pond that will be designed to meet City of Milwaukee and WDNR standards for new development.</p>
<p>Signs (type, square footage, quantity and placement):</p>	<p>All signage on the site will meet Chapter 244 of the Milwaukee Code of Ordinances.</p> <p>Freestanding signs: One monument sign is proposed to be located at the driveway entrance along Bradley Road, as shown on the site plan. The sign will not exceed 6 feet in height and 32 overall square feet. The base will be solid and the face will consist of individual letters and logo. If illuminated, it will be ground lit.</p> <p>Building wall signs: Building wall signage will not exceed 24 square feet on each building with individual letters and logo. Directional signage may be necessary. All signage will be reviewed and approved by DCD staff.</p> <p>Temporary signs: May be utilized during construction and will not exceed 48sf. Fabric wrapped sign may be placed along a construction fence. Temporary signage may be utilized during leasing and special events, and shall not exceed 36sf.</p>

**Site Statistics:**

Gross land area:	9.163 acres
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: approximately 62,503sf at full build-out % of site: 16%
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: approximately 19,172sf at full build-out % of site: 5%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: approximately 308,448sf at full build-out % of site: 79%
Max proposed dwelling unit density (lot area per dwelling unit):	100 total units on 9.163 acres, 3,991.4sf of lot area per unit
Proposed number of buildings:	2 assisted living buildings and one shed
Max dwelling units:	50 units per assisted living building.
Bedrooms per unit:	One bedroom in each unit. 100 single bedroom units
Parking spaces provided (approx):	Automobile spaces: Ratio per residential unit: Nursing Home is 1 for every 4 beds (25 spaces). 48 total parking spaces are provided.  Bicycle spaces: 4 are required Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).

**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\_\_\_ (*staff will assist with this*) 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.

SITE PICTURES



