

4565 AND 4569 SOUTH 20TH STREET

Detailed Planned Development Project Description Owner's Statement of Intent Common Council File Number 151867

1. Overview.

SCA Properties LLC ("Developer") has contracted to purchase the real property located at 4565 and 4569 South 20th Street and more particularly described on the attached Exhibit A (the "Site"). The Site currently consists of approximately 4.22 acres and is currently operated as the Don Hahlbeck Greenhouse. Developer will be requesting approval of the enclosed certified survey map ("CSM"), which proposes to dedicate that portion of South 20th Street that is currently included in the legal description of the Site. If the CSM is approved, the Site will consist of approximately 4.076 acres (which acreage is used for purposes of density and other calculations herein).

The Site is bounded by I-43 to the north, commercial uses and West Layton Avenue to the south, the Layton Gardens Apartments to the west and South 20th Street and the Wilson Park Garden Apartments to the east. The Site is currently zoned RM1. Property adjacent to the Site, including the Layton Gardens Apartments, the Layton Grove Apartments and the Wilson Park Garden Apartments are also zoned Planned Development.

The project will consist of two phases: the first phase entails a four-story, approximately 127-unit building that will be placed along South 20th Street. The second phase includes a single-story, approximately 26-unit building that will be placed west of the Phase 1 building. The two buildings will be connected by a breezeway. Additional detail regarding the specifics of the proposal is provided below.

The existing topography and Site layout creates some unique and difficult challenges to designing and developing the Site. A sewer easement ("Easement") held by the City bisects the near-center of the Site, running north to south, and limits the ability to build structures across the easement area. Developer has initiated discussions with the City regarding the proposed construction of a breezeway over the Easement to connect the Buildings on the Site.

In addition, connecting the Buildings poses challenges because the Site has 16 feet of relief from both the east and west sides to the middle. Development of the Site will involve significant grading and material import to allow for construction of the Buildings and the parking areas. An additional challenge is bringing the grade of the Site in line with that of South 20th Street. The enclosed grading plan, which includes a combination of slopes and retaining walls, addresses these topographic Site challenges. The site plan includes a potential retaining wall along the southern side of the Site; however, the Developer intends to request a temporary grading easement from the property owner to the South of the Site to alleviate the need for this retaining wall. The retaining wall will be a Keystone Straight-Face modular block system, with an integral tan color. The Site has been designed to closely match the height of the pavement on the property to the south of the Site, but the grade currently drops from the edge of such property's pavement down to the Site, creating the need for a wall to maintain the existing ditch bottom.

2. Description of Proposed Development.

The Developer proposes to develop two assisted living buildings ("Buildings") with approximately 127 and 26 units respectively, for approximately 153 total units, and other related improvements on the Site (the "Project"). The Project is intended to be developed in two phases, with the approximately 127-unit, 4-story building and corresponding improvements constructed during the first phase ("Eastern Building"), and the approximately 26-unit, single-story building and corresponding improvements constructed during the second phase ("Western Building"). Both phases of the development will be approved as part of this DPD.

It is anticipated during the second phase of the Project, the Buildings will be joined by a breezeway that will be built on grade over the Easement. The Eastern Building will house and serve elderly residents who need primary assisted living services. The Western Building, which, subject to market demand, Developer intends to construct during the second phase of the Project, may serve additional elderly residents who need primary assisted living services and/or senior residents needing advanced assisted living services. It is possible that the Developer will proceed with construction of both phases simultaneously (subject to market demand).

There will be approximately 71 surface parking spaces within the Project, upon completion of the second phase of the Project. It is anticipated that few, if any, residents of the Project will have vehicles. Parking is primarily available for staff and visitors.

Given the physical Site challenges noted above, the final numbers of units, parking spaces and the square footages of each unit may vary. The total Project will not exceed 160 units and will maintain not less than 65 parking spaces. Minor modifications to the parking and unit counts may occur to the plans included with this Statement, which may require a minor modification or amendment to the Detailed Planned Development to permit changes to the exterior of the Buildings and Site layout.

The Project will be enhanced with a variety of amenities designed to meet the needs of its residents. Amenities will include common dining rooms, a commercial kitchen, a dining room/party room available for family gatherings, activity and education spaces, a library and lounge area on each floor of the Eastern Building, a wellness and recreational room (gym), clinical space for visiting health care providers and a beauty salon. Site amenities will include a drive under porte-cochere, an outdoor patio and dining area, landscaped courtyards and additional open spaces with planting beds and other activity spaces. The areas within the courtyards on the Project and the spaces between the Buildings on the Site will be extensively landscaped, as shown in more detail on the enclosed landscape plans.

3. Uses. The Site will be used exclusively for an assisted living facility and related purposes as described in Section 2 above.

4. Design Standards. Site design is largely influenced by the topography of the Site, the influence of the interstate's sound wall to the north of the Site (including the sound wall's 10 foot maintenance easement) and constraints created by the Easement that bisects the Site.

The Site has been designed so that the parking is mostly concealed from South 20th Street by the Eastern Building. The Eastern Building is designed with a south facing entry to

allow more sunlight to enter the double story entry lobby. Patio space to the north of the Eastern Building will provide shaded outdoor access to the residents of the Project. The Western Building utilizes an enclosed courtyard at the center of the Building to provide residents additional access to open space.

The Eastern Building will consist of four stories and the Western Building will be a single-story building. The Eastern Building will be approximately 51 feet high from first finished floor to mid-point of its pitched roof. The Eastern Building will have not less than four foot deep bays, with an additional one foot at the second gables facing South 20th Street to provide visual relief to the façade. All other bays on the Eastern Building will be not less than 2 feet deep. The Western Building will be approximately 19.5 feet high from finished floor to mid-point of its pitched roof. The proposed pitched roofs of the Buildings provide a more-residential feel and experience for the Project's residents and allows for a smoother social transition from a single-family home to a multi-family building. The multi-family Wilson Park Garden Apartments to the east of the Site also utilizes a pitched roof.

The Eastern Building will be located approximately 43 feet off the eastern property line along South 20th Street. This greater setback provides more space and opportunity to include additional landscaping and greenspace along South 20th Street, as shown on the enclosed landscape plans. The Western Building will be located west of the Eastern Building, on the other side of the Easement.

The Buildings will be constructed with high quality materials, including concrete masonry units for the foundations, prefabricated engineered trusses and wall panels, energy efficient vinyl windows, and architectural grade asphalt shingles for the pitched roofs. The Buildings will consist of wood frame, slab on grade buildings. Exterior materials will be a combination of fiber cement lap siding, shake siding, panel siding and brick. Please see the enclosed architectural elevations for additional detail.

In addition, the Developer will implement multiple sustainability measures in the construction and operation of the Buildings, including Energy Star rated appliances, LED and CFL light fixtures, recycled content in the finish materials and energy efficient windows and doors.

5. Density. The project will consist of approximately 153 units (and up to 160 units), approximately 37-39 units per acre. This will be, on average, between approximately 1,110 and 1,160 square feet of lot area per unit. The dimensions of each unit will vary depending on whether the unit is a studio or single bedroom unit.

6. Spaces Between Structures. Spaces between structures shall not be less than that required by applicable provisions of the City's current building code. Buildings will be designed to accommodate fire and emergency access from South 20th Street.

7. Setbacks. The Eastern Building on the Site will be setback approximately 43 feet from South 20th Street (east property line). This greater setback provides more space and opportunity to include additional landscaping and greenspace along South 20th Street. The Eastern Building will be setback over 40 feet from the Site's southern property line and approximately 30 feet

from the Site's northern property line. The Western Building will be setback approximately 55 feet from the Site's southern property line, 103 feet from the Site's western property line and 57 feet from the Site's northern property line. Setbacks are depicted on the enclosed site plan. The Buildings on the Site will be separated by approximately 50 feet, with the exception of the breezeway connecting the Buildings.

8. Screening. The Buildings' layout on the Site will serve to provide privacy for residents. In addition, all mechanical equipment and dumpsters will be screened as shown on the enclosed architectural site plan.

9. Open Spaces. All open spaces will be landscaped consistent with the landscape plans. After completion of the first phase of the Project, approximately 64% of the Site will consist of landscaping and/or green space. Upon completion of the second phase of the Project, approximately 40% of the Site will consist of landscaping and/or green space.

10. Circulation, Parking and Loading. Approximately 70 surface parking spaces are located as shown on the site plan. On average, approximately 0.45 parking spaces will be provided for each unit. Developer's experience is that few, if any, residents of the Project will have vehicles. Parking is primarily available for staff and visitors. Residents and visitors will have vehicular access to the Buildings' parking and loading areas from one access point along South 20th Street, as shown on the site plan. All move-in loading space will be provided on-Site.

All deliveries, loading, move-in and trash pick-up will occur on the north side of the Site, in the service drive area adjacent to the kitchen. Resident move-ins will be scheduled as needed. Kitchen deliveries will be made on a regular, possibly daily basis.

An 8 to 12 stall bike rack will be located to the north of the Site (as shown on the architectural site plan) for employee bike parking.

11. Landscaping. The landscape plans for the Site generally depict the location, number, size and type of proposed plantings. All proposed vegetation will be of a quality consistent with the standards of the American Association of Nurserymen and will be maintained on an on-going basis. After completion of the first phase of the Project, approximately 64% of the Site will consist of landscaping and/or green space. Upon completion of the second phase of the Project, approximately 40% of the Site will consist of landscaping and/or green space.

The landscape plans utilize native plant species or native plant cultivars whenever possible, and such species and cultivars were selected for their ability to perform well in a landscape setting. Plants that bloom in the spring, summer, and fall were chosen to provide landscaping throughout all growing seasons in the state. As you transition away from the Buildings toward the property boundaries, a more naturalistic planting design is followed. Tree species that occur in southern Wisconsin forests form the property screen. The swales are planted as a meadow, using short grass and sedge species in the swale, and short flowering species and native shrubs and birch trees along the edges for interest.

The Site's stormwater and landscape designs have been integrated into a hybrid system where water quality control is primarily addressed through the use of bioswales. The bioswales will filter the runoff prior to releasing it to an underground stormwater detention basin. The

underground basin then holds back the water and releases it at a controlled rate meeting City of Milwaukee and MMSD design guidelines. The two bioswales located on the Site also serve as a landscape element and outdoor amenity for the Project's residents.

The interior landscaping meets the interior landscape standards of the zoning code (Chapter 4: General Provisions).

12. **Lighting.** Lighting at the Site will comply with applicable City codes and ordinances.
13. **Utilities.** All utility lines will be installed underground. Transformers will be installed within or adjacent to Buildings, as shown on the site plan. The Developer will coordinate these locations with WE Energies.
14. **Signs.** Three low-profile monument signs are proposed to identify the Project as depicted on the site plan and elevations. One sign is proposed along South 20th Street, while the other two signs are proposed within the interior drives of the Project. The monument signs will consist of a masonry structure with a masonry veneer and cement fiber board (painted to compliment the Buildings) finish. The top of the signs will have a prefinished metal coping to limit weathering. The monument signs will be lit from the ground with the use of focused LED landscape lighting located in the ground in front of the sign. The lighting will be directed at the signs and will not trespass over the Site's property line. The lighting fixtures will be obscured by plantings. The sign adjacent to South 20th Street ("Main Sign") will be approximately six feet high (including the base), 9.5 feet wide and three feet deep, with a sign face of approximately thirty-two square feet on each side, as shown on the enclosed architectural site plan. The interior monument signs may be a smaller version of the Main Sign.

Sign details are included with this submittal (please see the architectural site plan). Additional detail, as to the text and colors of the monument signs, will be provided upon application for a sign permit. Final signs will be reviewed and approved by City staff.

Temporary construction signs during construction of the Buildings may include separate signs for the Developer, general contractor and architect, each up to four feet high by eight feet wide. These signs may be affixed to a fence on the Site.

Temporary signs for leasing may include up to a four foot by fifteen foot banner sign affixed to the fence during construction, and, at times other than construction of the Buildings, up to two 4-foot by eight foot signs, either affixed to the wall of the Buildings or which stand alone, parallel to the Eastern Building's facade and facing South 20th Street, to market the Buildings for leasing. A temporary banner sign may be utilized for the grand opening.

EXHIBIT A

Legal Description of Site

A parcel of land in the Southwest 1/4 of Section 19 in Township 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: commencing at a point in the East line of said 1/4 Section; said point being 910.35 feet North of the Southeast corner of said 1/4 Section; thence West and parallel to the South line of said 1/4 Section 185 feet to a point; thence South and parallel to the East line of said 1/4 Section 102 feet to a point; thence East and parallel to the South line of said 1/4 Section 185 feet to a point in the East line of said 1/4 Section; thence North along the East line of said 1/4 Section 102 feet to the point of commencement, except that portion taken or used for South 20th Street.

Parcel II:

The North 250.35 feet of the South 910.35 feet of the East 21 acres of the South 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, Township 6 North, Range 22 East, except the North 102 feet of the East 185 feet thereof, also that part of the East 21 acres of the South 1/2 of the East 1/2 of the Southwest 1/4 of Section 19, in Township 6 North, Range 22 East, bounded and described as follows, to-wit: commencing at a point on the East line of said 1/4 Section 615 feet North of the Southeast corner of said 1/4 Section; thence running North along the East line of said 1/4 Section, 45 feet to a point; thence running West parallel to the South line of said 1/4 Section 358 feet to a point; running thence South 45 feet to a point; and thence running East parallel to the South line of said 1/4 Section 357.82 feet to the point of commencement, all in the Town of Lake now known as the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Addresses: 4565 South 20th Street and 4569 South 20th Street

Tax Parcel Numbers: 598-9952-3 and 598-9951-8

Statistical Sheet

Gross land area: Total: Approximately 4.076 acres or 177,551 square feet.

- Phase 1: Approximately 2.237 acres or 97,437 square feet (First Phase Building).
- Phase 2: Approximately 1.839 acres or 80,114 square feet (Second Phase Building).

Land covered by principal buildings: Total: Approximately 1.144 acres or 49,833 square feet. Approximately 28% of the Site.

- Phase 1: Approximately 0.621 acres or 27,051 square feet. Approximately 15% of the Site.
- Phase 2: Approximately 0.523 acres or 22,782 square feet. Approximately 13% of the Site.

Land devoted to parking, drives and parking structures: Approximately 1.282 acres or 55,844 square feet for parking and drives. Approximately 31% of the Site.

- Phase 1: Approximately 0.698 acres or 30,405 square feet. Approximately 17% of the Site.
- Phase 2: Approximately 0.584 acres or 25,439 square feet. Approximately 14% of the Site.

Land devoted to landscaped open space: Upon completion of Phase 1: Approximately 2.60 acres or 113,198 square feet. Approximately 64% of the Site. Upon completion of Phase 2: Approximately 1.65 acres or 71,846 square feet. Approximately 40% of the Site.

Total square footage devoted to non-residential uses: 0 square feet.

Number of buildings: Two.

Number of dwelling units per building: approximately 153-160 units total (127 units in the Eastern Building and 26 units in the Western Building). On average, between approximately 1,110 and 1,160 square feet of lot area per dwelling unit. The dimensions of each unit vary depending on whether the unit is a studio or one-bedroom unit.

Bedrooms per unit: mix of studio and one- bedroom units.

Parking spaces provided: Approximately 65-71 parking spaces total; an average of approximately .45 parking spaces per unit.