

Exhibit A
File No. 230880
Detailed Planned Development known as St Matthews Residence
[2953-2977 North 8th Street]
[November 01, 2023]

Cupid Development LLC in partnership with Cinnaire Solutions Corporation, is proposing the redevelopment of the site located at the Southwest corner of the North 8th Street and West Chambers Street. The lots included in this development are 2953, 2963, 2965, &-2977 North 8th Street. Part of this site is currently being used as overflow parking for St. Matthews Christian Methodist Church located across the alley. We would propose, as part of St Matthews Residence development, to allow construction of six buildings, one five-story building with 40 residential units for seniors, a community room and office, covered parking at lower level and part of the first-floor level. The other portion of the development includes 5 two-story side-by-side townhome units with a total of 10 units for large families and associated surface parking. This development will be built in one phase with each residential building being completed shortly after the other.

Project Summary

The development team is proposing a Detailed Plan Development (DPD) for the parcel(s) located at the southwest corner of North 8th West Chambers Streets. This Detailed Plan Development will include (50) residential units with one-bedroom, two-bedroom and three-bedroom unit types, and a community room with an onsite office for the senior building. The proposed development will feature one five-story building, with twenty-six (26) enclosed parking spaces between the lower level and the first floor, access to both levels is off the alley and will have separate vehicular entries. The other portion of the proposed development will feature five, two-story buildings, with ten (10) surface parking spaces located at-grade and accessed off the alley. In total there is nearly one parking stall provided for each unit. The development will include higher end durable finishes, community room with patio, townhomes with private porches and yard areas.

District Standards (s. 295-907):

Uses:	<p><i>This site will be used exclusively for multifamily residential. Surface parking lot accessory use, parking structure accessory use, and community room. All uses ancillary and accessory to these uses.</i></p> <p><i>The Community Service Facility will be used by residents for cultural or community activities and social gatherings. The community space will have tables, televisions, plenty of seating and a kitchenette for entertaining.</i></p>
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	<i>The existing parking lot will continue to be utilized until such time that the future development occurs on the site.</i>
Design standards:	<i>Building materials will include masonry, fiber cement panel, and fiber cement wood siding. Balconies will be prefinished all-aluminum construction including the plank decking. All walk-up townhome units will have a porch light and will be clearly marked with signage.</i>
Density (sq. ft. of lot area/dwelling unit):	<i>27,780 SF (0.638 Acres)/50 total units = 555.6 SF/Unit (86 total bedrooms/1.72 bedrooms per unit)</i>
Space between structures (approximately):	<i>Varies, please see the detail below for the space/gaps between the structures on this site.</i> <ul style="list-style-type: none"> • <i>Surface Lot at middle of site:</i> <ul style="list-style-type: none"> ○ <i>Drive lane: 22'-0"</i> ○ <i>Distance between building 01= 0'-0"</i> ○ <i>Distance between building 02= 8'-0"</i> ○ <i>Distance between building 03= 15'-2"</i> • <i>Building 01 & 02: 21'-2" at grade & 6'-2" at floors above</i> • <i>Building 02 & 04/03 & 05/04 & 06: 12'-0"</i>
Setbacks (approximately):	<i>Setbacks to the lot line along North 8th Street, West Chamber Street, Alley and South property line below.</i> <ul style="list-style-type: none"> • <i>East (N 8th St.)</i> <ul style="list-style-type: none"> ○ <i>0'-0" from lot line at Building 01</i> ○ <i>8'-0" from lot line at Building 02, 04 & 06</i> • <i>North (W Chamber St.)</i> <ul style="list-style-type: none"> ○ <i>0'-0" from lot line at Building 01</i> • <i>West (Alley)</i> <ul style="list-style-type: none"> ○ <i>5'-4" from lot line at Building 01</i> ○ <i>9'-5" from lot line at Building 03 & 05</i> • <i>South (Property Line)</i> <ul style="list-style-type: none"> ○ <i>2'-1" from lot line at Building 03 & 05</i>
Screening:	<i>6'-0" high, wood tone vinyl fence along alley and between townhomes at south property line. Condensers for townhomes will be located internal to site and will not be visible from street side. All MEP equipment for 5-story building to be located inside building and condensers at roof gathered at the middle of roof to avoid being visible from ground floor.</i>
Open space:	<i>There are 3,305 SF of open yard areas and walkways that will serve townhomes. All townhomes will have private porches and adjacent yard areas. As a potential option the fencing at the two townhomes in the rear could be removed to create additional usable green space between townhomes. The five-story senior housing building will have a community room with an adjacent covered patio terrace area (625 SF) as well as 29 balconies and two walk-out terraces for the 40 units.</i>

<p>Circulation, parking and loading:</p>	<p><i>Pedestrian circulation through the site will be denoted by concrete walks and striped connections within the site. Each townhome unit will have its own entrance at front and back. The five-story main entrance is located at the corner of N 8th street and W Chambers Street with additional fire egress exists on the first floor. Approximate pathway locations are shown on the site plan. The final circulation plan including walkway locations will be reviewed and approved by DCD Staff to ensure that outdoor space is maximized for the residents.</i></p> <p>Automobile access and parking: 10 surface stalls / 26 covered = 36 total (0.72 stalls per unit) <i>The five-story building contains garage parking at the ground level and at the lower level that will be accessed from the alley, with 26 parking stalls for the 40 senior units. Additionally, there is a surface parking accessed from the alley that will have 10 parking spaces (1-to-1 ratio) to serve the townhome buildings 02 thru 06. All of the aforementioned are accessed from the alley, via two-way in and out access points.</i></p> <p>Bicycle parking: Inside 12 & one inside each townhome / 10 outside</p> <p><i>Loading: Along North 8th Street and at Chambers Street, there are to be designated areas for deliveries and move-ins. The second designated area is envisioned to be a drop off/pick up area for building residents.</i></p> <p><i>Trash Collection: Refuse will be handled internal of the garage at the five-story building and at via individual a covered trash enclosure adjacent to the surface lot for the townhome residents.</i></p>
<p>Landscaping:</p>	<p>Proposed Landscaping:</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><i>Landscaping will be dictated by a broken-up massing of native perennials, grasses and shrubs. New street trees may be introduced on the public front of the project if deemed appropriate by DPW, this would help to fully integrating this new development into the neighborhood, complementing the single-family homes immediately to the south and across Chamber Street. The project also features a raised board-formed cast in place wall , separating the yard area from the community patio area. Final landscape plan will balance the need for providing outdoor space for the residents and placing landscaping to enhance the site and potentially incorporate stormwater features. Low fencing within the site to delineate semi-</i></p>

	<p><i>private spaces may be utilized as needed or appropriate. Final plans will be reviewed and approved by DCD Staff.</i></p> <p><i>Zoning and code standards are adhered, please refer to sheets L1.0 & L2.0</i></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><i>It is the intention of the project development team, design team and general contractor to conform to these standards.</i></p>
<p>Lighting:</p>	<p><i>Adequate lighting shall be provided at all structures along North 8th Street and West Chambers Street. Within the pedestrian circulation system, lighting will be pedestrian scale with cut off fixtures and a white light source.</i></p> <p>The lighting shall comply with requirements outlined in section 295-409.2 of the City of Milwaukee Code of Ordinances.</p> <p><i>Lighting Plan with Photometrics and cut sheets are provided, zoning and code standards are adhered to, please refer to attached Spectrum Lighting Sheets.</i></p>
<p>Utilities:</p>	<p><i>All new utility lines shall be installed underground or moved to existing poles along alley on the west sides of the property if allowed. Existing poles will remain in place if Utility company is accepting of this. Transformers and substations will be installed within buildings or otherwise screened from view.</i></p> <p><i>Zoning and code standards are adhered to by our Civil Engineer, please refer to Site Utility Plan C5.0 and other attached Civil Sheets.</i></p>
<p>Signs (type, square footage, quantity and placement):</p>	<p>Freestanding signs: N/A</p> <p>Building wall signs: <i>A proposed Type A wall sign is located on the east elevation of Building 01, near the entry. The sign will read "St Matthews Residence or similar, final working TBD. It is intended to consist of backlit raised aluminum letters pin-mounted to the face of the building entrance canopy. The letters will be approximately 1'-6" tall letters. Final signage will be submitted to DCD Planning staff for review and approval prior to permit issuance.</i></p>

	<p><i>Building address next to main entrance of multifamily building and at each townhome. This will be metal brushed letters, 12" high, backlit.</i></p> <p><i>Temporary signs: Temporary signage during construction and leasing will consist of up to two 6 foot by 12 foot banners/signs with a printed graphic of the project and contact information attached to the construction fence.</i></p> <p><i>Other signs: N/A</i></p> <p><i>Illumination: At multifamily building name and address to be backlit.</i></p>
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Site Statistics:

Gross land area:	<i>27,780 SF or 0.638 Acres</i>
Maximum amount of land covered by principal buildings (approx.):	<i>Sq. ft.: 21,425 sq. ft. % of site: 77% of total land area</i>
Maximum amount of land devoted to parking, drives and parking structures (approx.):	<i>Sq. ft.: 3,050 sq. ft. % of site: 11.0% of total land area.</i>
Minimum amount of land devoted to landscaped open space (approx.):	<i>Sq. ft.: 3,305 sq. ft. % of site: 11.9% of total land area.</i>
Max proposed dwelling unit density (lot area per dwelling unit):	<i>50 units, or 555.6 sq. ft. of lot area per dwelling unit</i>
Proposed number of buildings:	<i>six (one five-story building and five two-story townhome buildings)</i>
Max dwelling units:	<i>40 units – Building 01; 2 units each in Buildings 02 thru 06 = 50 units total</i>
Bedrooms per unit:	<i>Varies: 1, 2 and 3 (1.72 bedrooms per unit)</i>
Parking spaces provided (approx):	<p><i>Automobile spaces: 36 total (26 covered & 10 surface)</i></p> <p><i>Ratio per residential unit: 0.72 per unit</i></p> <p><i>Spaces per 1000 sq ft for non-residential uses: N/A</i></p> <p><i>Bicycle spaces: 22 inside / 10 outside = 32 total</i></p> <p><i>Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).</i></p>

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.