

**Exhibit A**  
**File No. 220766**  
**Detailed Planned Development currently known as Trinity Village (to be known as Sycamore Place)**  
**7500 West Dean Road**  
**Milwaukee, WI 53223**

**Previous File History**

The Detailed Planned Development (DPD) known as Friendship Village originally and later known as Trinity Village (and moving forward will be known as Sycamore Place) was established in 1969. Because of the age of this DPD, and differences in terminology and ways in which units were counted, records are not especially clear. Below is a summary of the file history for this Detailed Planned Development (DPD) to the best of our knowledge:

File No.	File Type	Description
69-117 5a,b	Original DPD	<ul style="list-style-type: none"> <li>Independent living, nursing care (60 beds, 30 rooms), supporting services, detached garage, 3-story building radiating east-west</li> </ul>
71-2820 a,b	1 <sup>st</sup> Amend. to DPD	<ul style="list-style-type: none"> <li>Structure reconfigured to have 3 distinct areas (retirement center – 144 units with connecting interior corridors on each of the 3 floors; nursing center – 1-story element with 60 beds; and administrative center – 1-story element with facilities for both the retirement and nursing center).</li> <li>Retirement center has 3 attached garages.</li> <li>1 permanent sign on Dean Road.</li> </ul>
71-2820 c,d,e	2 <sup>nd</sup> Amend. to DPD	<ul style="list-style-type: none"> <li>Retirement center room count remained unchanged (144 units, 162 bedrooms).</li> <li>Nursing care remained the same (60 beds, 30 rooms).</li> <li>Total number of parking spaces was increased from 150 to 177.</li> </ul>
80-852 a,b	3 <sup>rd</sup> Amend. to DPD	<ul style="list-style-type: none"> <li>Addition of 8-bed nursing wing (for total of 68 beds), additional storage and lounge space.</li> <li>Expansion of dining facilities.</li> <li>Addition of 48-unit apartment wing (increasing unit count from 144 to 192 units).</li> <li>Addition of 6,500 sq. ft. assembly hall/chapel building.</li> <li>Parking changes (reduced attached garages from 6 to 4; increased underground parking garages from 0 to 1; decreased detached parking garages from 3 to 2; net increase of 17 spaces).</li> <li>The then-owner had anticipated acquiring additional 5 acres of property to the north for future expansion as shown on the master plan. Such expansion was to include remodeling of existing administrative and chapel area into an additional nursing facility, then a new administrative area was planned to</li> </ul>

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		<p>be added to the existing dining facility, as well as an addition of 102 elderly apartment units. The then-owners expressed an intent to eventually remove the existing surface parking and replace it with underground garages beneath the proposed apartment units. As a result, there would have been an increase in open space and recreation areas.</p>
030438	<p>4<sup>th</sup> Amend. to DPD (erroneously noted as 1<sup>st</sup> Amend to DPD in file)</p>	<ul style="list-style-type: none"> <li>• Construction of a 3,200 sq. ft. entry pavilion at the east wing of the Friendship Village Campus to serve both Friendship Village and Freedom Village residents.</li> </ul>
100266	<p>5<sup>th</sup> Amend. to DPD (erroneously noted as 4<sup>th</sup> Amend. to DPD in file)</p>	<ul style="list-style-type: none"> <li>• Addition to skilled nursing center was to include a 13-bed ventilation wing and a 16-bed short term rehabilitation wing.</li> <li>• Addition of a new lobby, reception area, and administrative offices.</li> <li>• Reconfiguration of parking lot adjacent to the front door.</li> <li>• This amendment added additional residential units, but did not change the number of approved beds (87).</li> <li>• Razing of several of the attached and detached garages and construction of surface parking and a new parking garage. Renovation and repair of structures that remain.             <ul style="list-style-type: none"> <li>○ Attached assisted living garages: At the time, there were then 3 garages with 8 cars each. This amendment was to involve demolition of 1 of the 3 garages and replacement with 10 spaces. The remaining 2 garages were to be renovated.</li> <li>○ Attached independent living garages: At the time, there were then 2 garages with 16 spaces each. This amendment was to involve razing of both structures and replacing them with 1 new structure that was to provide 36 spaces.</li> <li>○ Detached independent living garages: At the time, there were then 3 detached garages with 20 spaces each. This amendment was to involve razing of 2 structures and replacing them with 45 surface parking spaces. The remaining structure was to be repaired and used as a maintenance garage for the campus.</li> </ul> </li> <li>• Independent living units: 178</li> <li>• Assisted living units: 144</li> <li>• Skilled nursing beds: 87 (pre and post construction)</li> </ul>

### **Project Summary**

This proposed 6<sup>th</sup> Amendment to DPD would add non-age-restricted multifamily housing to the list of Sycamore Place's existing permitted uses, but would not add any additional residential units or any additional skilled nursing beds of any kind. The amendment would allow up to 322 total residential units: 226 units of non-age-restricted multifamily housing and 96 units for residents aged 55 and older. The 322 residential units would be in addition to the existing 87 beds dedicated for skilled nursing care residents. The prior DPD amendment permitted a total of 322 residential units, although that number was divided between 178 independent living units and 144 assisted living units. The prior DPD amendment also permitted 87 skilled nursing beds, which number will be unchanged under this current amendment.

Consistent with the City's October 2017 Granville Strategic Action Plan & Land Use Study (the "Granville Plan"), the purpose of the amendment is to help create co-located, multi-generational housing opportunities in the Granville neighborhood by incorporating non-age-restricted multifamily housing as an additional use to the Sycamore Place/Trinity Village (f/k/a Friendship Village) residential project. The applicant is responding to the strong desire it has observed on Milwaukee's Northwest side for modernized apartment units. Additional public and private investment in the Granville community has led to an increase of potential tenants looking in this area for new or recently rehabilitated housing. According to the Granville Plan, young professionals desire to live alongside seniors who are housed in a continuum of care setting, which helps foster a community that is vibrant and diverse. The Granville Plan has identified the lack of multi-generational housing as a community deficit. But it also goes on to suggest that any new proposed multifamily housing in Granville should be prioritized along existing commercial corridors, should be accessible by transit and should feature strong pedestrian connections. The project's location at the northwest corner of West Dean Road and North 76<sup>th</sup> Street makes it an ideal setting in which to pursue this goal. Most recently, the applicant's proposed concept for Sycamore Place – which includes a number of completed and pending physical and programmatic improvements (see Exhibit 3 attached hereto) – received a unanimous positive recommendation from the Granville Advisory Committee at its October 5, 2022 meeting.

This property is currently significantly underutilized, with nearly 50% of the existing units being vacant. Significant upgrades to the property and individual units must be made in order to successfully operate and stabilize the building. Immediately prior to the assisted living operator's September 2022 announcement that it would cease operations by October 31, 2022, a total of approximately 170 assisted living units and age-restricted "senior housing" independent living units for residents aged 55 and older were occupied at the Sycamore Place project. (The assisted living facility operator is unaffiliated with the applicant.) After the assisted living facility ceases operations, all the former assisted living units will be reallocated to non-age-restricted residential units. The age-restricted restricted units will be physically separated from the non-age-restricted residential units by a new wall bisecting the middle of the main building at Sycamore Place. Residents aged 55 and older will be able to pass through a secure door within this wall via security fobs so they may access the middle and west portions of Sycamore Place. However, residents of the non-age-restricted portion of the building will not be able to enter the age-restricted wing. In addition, a separate dedicated, accessible entrance and lobby will be created at the eastern end of the building. This east entrance (as well as the main entrance at 7300 W. Dean Road) will be secured by a fully integrated video intercom system that will be connected to individual units, from which residents may screen and permit access to visitors. Based on input from residents aged 55 and older, there will also be no less than three (3) senior-only community

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spaces available for and programmed by those residents, including a dining room, “maker space” and community garden.

The applicant believes there is adequate onsite parking to support Sycamore Place/Trinity Village’s residential units. This includes the addition of 45 additional off-street parking spaces added to the northeast corner of the site where a maintenance shed now exists. In addition, ample street parking spaces exist. The use of existing infrastructure and paved surfaces is consistent with the city’s goals to reduce stormwater runoff and efficiently use existing infrastructure for multiple purposes, including automobile traffic and bike/scooter/mass transit traffic, as well as parking for all associated uses. The applicant will incorporate bicycle parking and indoor storage lockers to support the non-age-restricted multifamily housing units. Locations are indicated on the accompanying exhibits.

While many anticipated upgrades to the facility will be interior (and not subject to zoning), some exterior changes to the building and site are proposed as follows:

- Addition of a covered entrance for the non-age restricted lobby along W. Dean Road (rendering on Exhibit 4.2)
- Removal of the maintenance shed on the northeast corner of the site and expansion of a surface parking lot from 45 to approximately 90 spaces. Additional landscaping and screening will accompany this.
- Addition of bicycle parking as shown on the plans. Bicycle parking reserved for residents will be covered as shown on Exhibit 3.

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

Uses:	Skilled Nursing, Assisting Living, Non-Age-Restricted Multifamily Housing, age-restricted (55+) housing
Design standards:	
Density (sq. ft. of lot area/dwelling unit):	<p>322 units (1,788 sq. ft. of lot area per unit)</p> <ul style="list-style-type: none"> <li>• 96 age-restricted units               <ul style="list-style-type: none"> <li>○ Studios - 10 units</li> <li>○ 1-bedroom units - 48 units</li> <li>○ 2-bedroom units - 38 units</li> </ul> </li> <li>• 226 anticipated non-age-restricted units               <ul style="list-style-type: none"> <li>○ Studios – approximately 25% of units</li> <li>○ 1-bedroom units – approximately 40%</li> <li>○ 1-bedroom plus den units – approximately 10%</li> <li>○ 2-bedroom units – approximately 25%</li> </ul> </li> </ul> <p>Additionally, there are 87 skilled nursing beds at this site that are expected to remain.</p>
Space between structures:	Unchanged – no new buildings proposed; all existing buildings and accessory structures will remain as shown on the site plan.
Setbacks (approximately):	<p>North: 22.8’</p> <p>South (Dean Road): 25’5’</p> <p>East (N. 76<sup>th</sup> St): 12.5’</p> <p>West: 26.8’</p>

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<p>Screening:</p>	<p>No new proposed screening; existing fence and landscape screening elements to remain unchanged. Resident parking areas are located in the rear (north) of the property and continue to be screened from adjacent residential areas by plants, trees and shrubs, as permitted under 5<sup>th</sup> Amendment to DPD. Screening will be added to the area surrounding new parking on the northeast corner of the site. Landscaping will abide by all applicable code requirements (sec. 294-405 of the zoning code).</p>
<p>Open space:</p>	<p>294,910 sq. ft. (see below and on Exhibit 2 regarding existing and proposed outdoor amenities)</p>
<p>Circulation, parking and loading:</p>	<p>Pedestrian access: Existing interior sidewalks and sidewalks lining adjacent streets. The existing entrance to the project at 7300 W. Dean Road will serve as the entrance to the non-age-restricted section of the project, and will continue to be ADA-accessible. The entrance on North 72<sup>nd</sup> Street will remain as the main entrance to the section of the building for age-restricted residential units. The existing entrance at 7500 W. Dean Road will continue to serve as the entrance to the skilled nursing facility.</p> <p>Automobile access and parking (see Exhibit 1): Two large parking garages (39 stalls in one, 34 stalls in the other), one large parking lot (45 stalls being expanded to 90 spaces as indicated in accompanying site plan), two small parking lots (2 stalls in one, 8 stalls in the other) and four one-car garages are located on the northeast quadrant of the property, behind the residential buildings and accessed via North 72<sup>nd</sup> Street. See Zones 1, 2, 3, 4, 5 and 8 on Exhibit 1.</p> <p>Two small parking lots are accessed from West Dean Road. One is situated adjacent to the 7300 W. Dean Road entrance (the main entrance for the non-age-restricted section) and contains 14 stalls (Zone 6). The other lot is situated adjacent to the 7500 W. Dean Road entrance (the main entrance for the skilled nursing facility) and contains 19 stalls (Zone 7). See Exhibit 1 for more details.</p> <p>The 34-stall parking lot referenced above (Zone 3 on Exhibit 1) is reserved for age-restricted units, and contains more than 1 stall for every 3 units. Additionally, 37 street spaces as outlined in Zone 9B are available for visitor and guest parking. This use of available street parking rather than adding additional pavement has been encouraged by city leaders.</p> <p>Zones 1, 2, 4, 5, 6, and 8, together with the approximately 23 street parking stalls in Zone 9A, provide an aggregate of 180 stalls for the non-age-restricted units. Off street parking (157 spaces) provides a ratio of .69 spaces per unit, consistent with city requirements of 2 spaces for every 3 units. An allocation of 23 adjacent street spaces, where parking is plentiful, would accommodate visitors and guests.</p>

	<p>Street parking for the skilled nursing facility is located in Zone 9A on Exhibit 1, and has approximately 23 stalls for employees and visitors. While street parking has been “assigned” for the purposes of the plan to show the vast amount of available spaces on Dean Road and 72<sup>nd</sup> Street, it is important to note that these spaces will be used by employees, guests and visitors to any of the sections of the building based on convenience. The only other adjacent user to the street is a storage facility that provides off-street parking. On a daily basis these streets are occupied by just a few cars, making the efficient use of this paved area a benefit to the neighborhood and the environment.</p> <p>Bicycle parking: The applicant intends to install 83 long-term bicycle parking stalls and 14 short-term bicycle parking stalls. Bicycle parking areas primarily will be concentrated near the non-age-restricted multifamily units, in Amenity Zones B and C (and near entrances to all three sections of the facility), which are located on the west and north exteriors of the Project, respectively, as shown on Exhibit 2. The applicant anticipates designating 56 long-term bicycle stalls and 8 short-term bicycle stalls for a total of 64 bicycle stalls for non-age-restricted multifamily units in Amenity Zone B. The applicant anticipates designating 25 long-term bicycle stalls and 4 short-term bicycle stalls for age-restricted units for a total of 29 bicycle stalls in Amenity Zone C. Finally, the applicant anticipates designating 2 long-term bicycle stalls (interior) and 2 short-term bicycle stalls (exterior) in the skilled nursing bicycle parking zone as shown on Exhibit 2.</p> <p>The bicycle parking will comply with the intent of sec. 295-404 of the zoning code, although given the nature of the existing building and site, such bicycle parking might not be able to meet all standards. The long-term bicycle parking located outdoors will be covered (see Exhibit 3, which shows as an example a typical zone of outdoor bicycle parking for the non-age-restricted multifamily units).</p> <p>Loading: Garbage dumpsters are located on the north side of the property, and trucks will continue to access such dumpsters via access drives along North 72<sup>nd</sup> Street. Given that the former assisted living facility will cease operations, the applicant anticipates the intensity of use of loading zones for garbage, deliveries, employees, and other services will diminish.</p>
<p>Landscaping:</p>	<p>No new proposed landscaping: General landscaping to remain unchanged (with the exception of the required landscaping along the northeast corner of the site, adjacent to and within the expanded parking lot) and as permitted under the 5<sup>th</sup> Amendment to DPD. However, within existing landscaped areas, the applicant intends to enhance existing amenities to serve the non-age-restricted multifamily residential units, including grilling areas, patio</p>

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	<p>space, outdoor green space, community recreation area including shuffleboard/sport courts and community garden, dog run, children’s playground, and bicycle parking, all located either on the west or north areas of the property, as depicted on Exhibit 2. Existing outdoor recreation areas for age-restricted units on the east side of the property, such as gazebos, outdoor green space, community recreation areas, and landscaped courtyards, shall remain and are as depicted on Exhibit 2. All required vegetation, especially the area bordering newly created off-street parking, shall be of a quality consistent with the standards of the American Nursery &amp; Landscape Association (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. The new parking area will receive new screening and landscaping consistent with the requirements of the zoning code.</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>
Lighting:	No new lighting; site lighting shall remain unchanged as permitted under the 5 <sup>th</sup> Amendment to DPD.
Utilities:	See Utility Plan
Signs (type, square footage, quantity and placement):	<p>The applicant contemplates updating the existing 108-by-33.5-inch (25.125 sq. ft.) freestanding monument sign situated at the northwest corner of West Dean Road and North 76<sup>th</sup> Street, as well as the existing 48-by-63-inch (21 sq. ft.) freestanding monument sign situated at 7300 West Dean Road, and adding a new freestanding monument sign to the northwest corner of West Dean Road and North 72<sup>nd</sup> Street. No updated or new monument signs will exceed height or square footage of existing monument signs.</p> <p>Existing Building wall signs: The applicant contemplates adding up to four (4) Type A building wall signs, including one (1) outside the new non-age-restricted entrance.</p> <p>Temporary signs: Not applicable</p> <p>Other signs: Not applicable</p> <p>Existing Illumination: Internal</p> <p>Signs will be reviewed and approved by DCD staff.</p>

**Site Statistics:**

Gross land area (unchanged):	575,750 sq. ft. / 13.22 Acres
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Maximum amount of land covered by principal buildings (approx.):	181,320 sq. ft. (previously was 185,800 sq. ft.) 31% of site (previously was 32% of site)
Maximum amount of land devoted to parking, drives and parking structures (approx.):	103,115 sq. ft. (previously was 95,040 sq. ft.) 18% of site (previously was 16% of site)
Minimum amount of land devoted to landscaped open space (approx.):	294,910 sq. ft. 51% of site:
Max proposed dwelling unit density (lot area per dwelling unit):	322 units – 1,788 sq. ft. per unit (not including 87 existing skilled nursing beds)
Proposed number of buildings:	Two (2) of the three (3) existing buildings will remain (the main residence building and the north parking garage identified as Zone 1 on Exhibit 1). As earlier mentioned, the existing maintenance shed in the northeast corner of the site will be removed for the purpose of expanding parking in Zone 2.
Max dwelling units:	322. All dwelling units are existing (87 skilled nursing beds also existing)
Bedrooms per unit:	Studios and 1 & 2 bedroom units
Parking spaces provided (approx):	See above in “Circulation, parking and loading” section. In summary:  210 on-site parking stalls (77 covered, 123 uncovered) 60 on-street parking stalls
Bicycle Parking	97 total bicycle parking spaces will be provided (see attached exhibit), which include 83 long-term bicycle spaces along with 14 short-term spaces.

**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 5<sup>th</sup> Amend. to DPD 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.

**PARKING ALLOCATIONS**

**SKILLED NURSING UNIT:**

- ZONE 7 - 7500 Entrance : 19 Stalls

**NON-AGE-RESTRICTED MULTIFAMILY HOUSING:**

(approximately 2 Stalls for every 3 units + 23 visitor stalls)

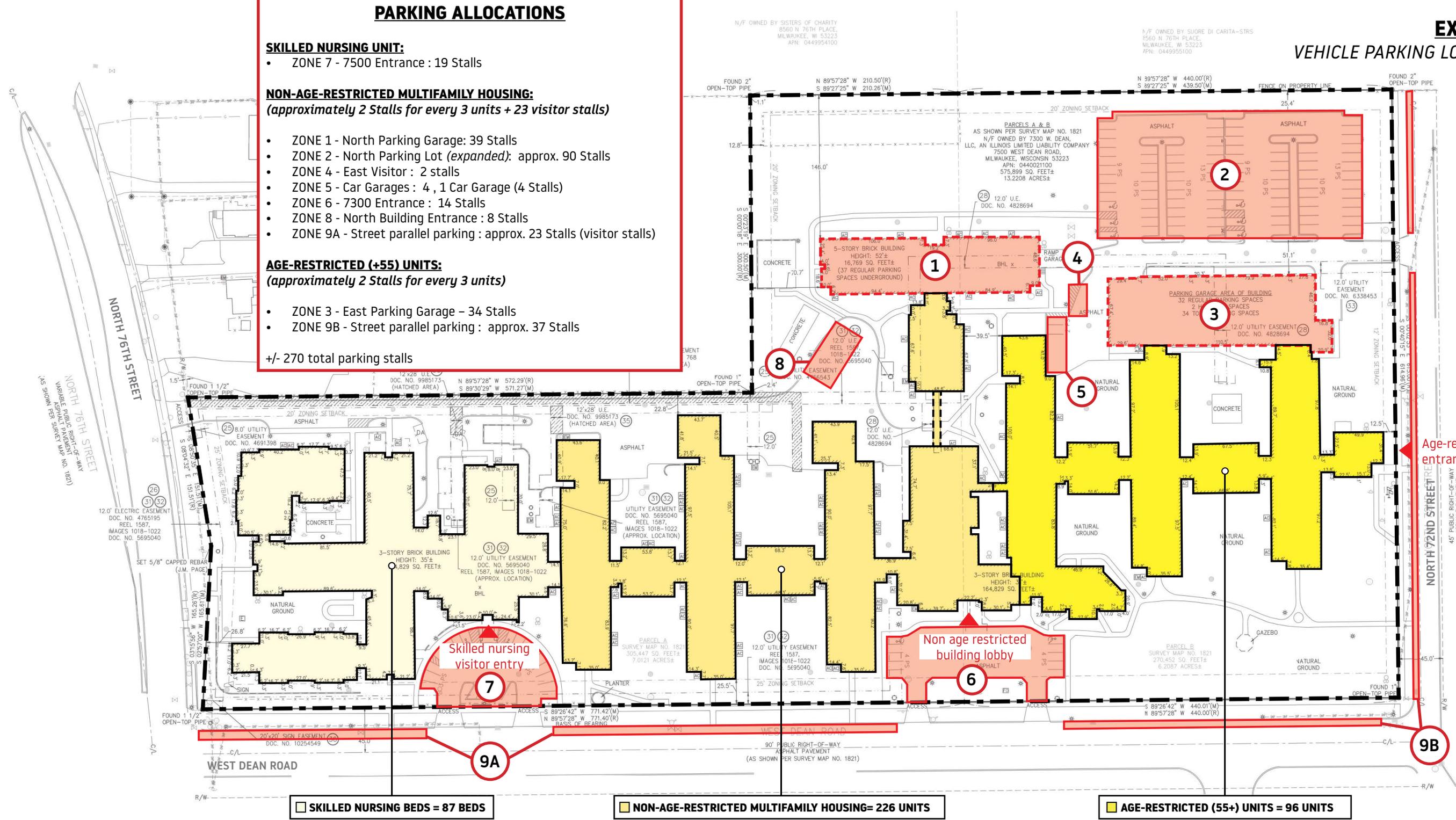
- ZONE 1 - North Parking Garage: 39 Stalls
- ZONE 2 - North Parking Lot (expanded): approx. 90 Stalls
- ZONE 4 - East Visitor : 2 stalls
- ZONE 5 - Car Garages : 4 , 1 Car Garage (4 Stalls)
- ZONE 6 - 7300 Entrance : 14 Stalls
- ZONE 8 - North Building Entrance : 8 Stalls
- ZONE 9A - Street parallel parking : approx. 23 Stalls (visitor stalls)

**AGE-RESTRICTED (+55) UNITS:**

(approximately 2 Stalls for every 3 units)

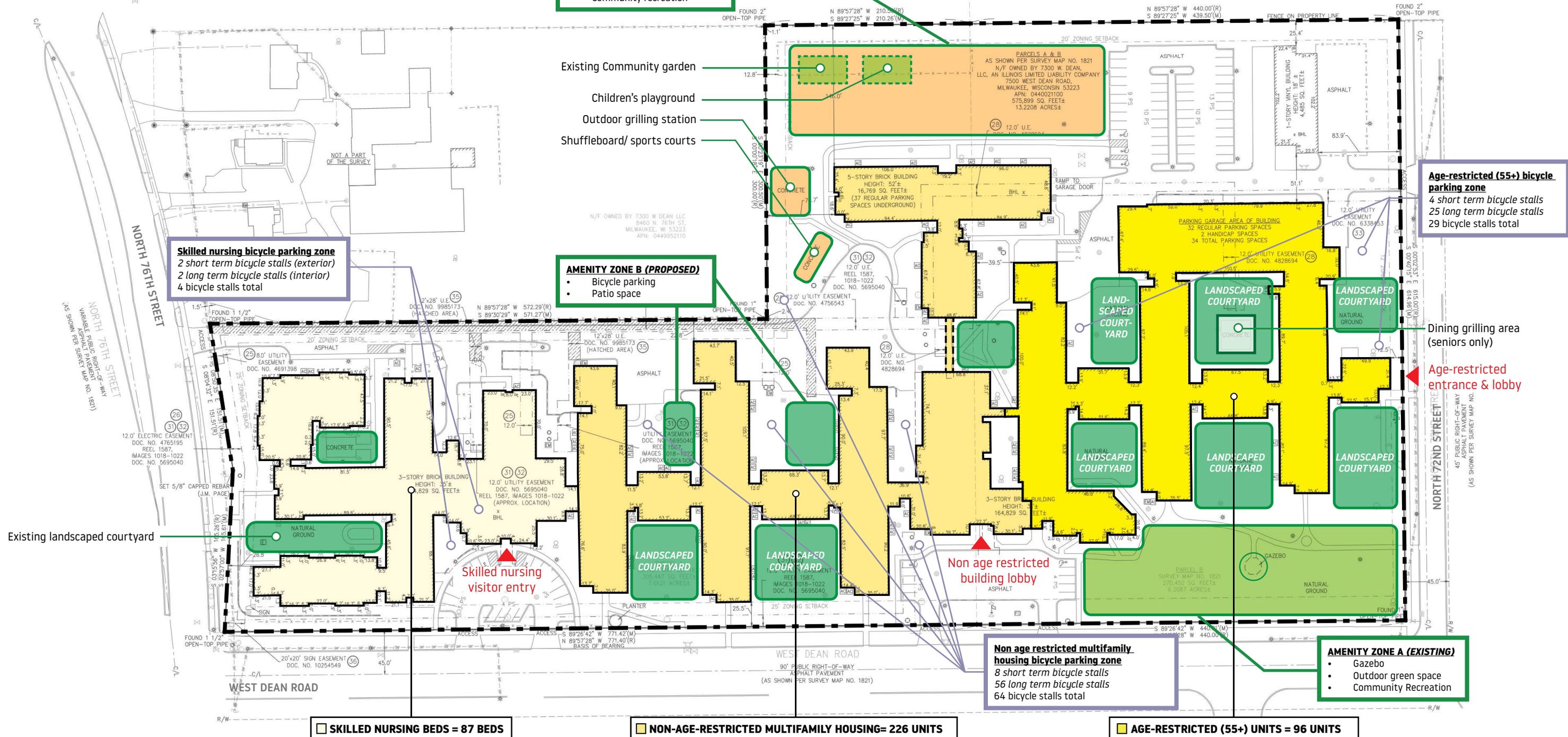
- ZONE 3 - East Parking Garage - 34 Stalls
- ZONE 9B - Street parallel parking : approx. 37 Stalls

+/- 270 total parking stalls



Age-restricted entrance & lobby

**PROPOSED IMPROVEMENTS & EXISTING AMENITY LOCATIONS**



**AMENITY ZONE C (PROPOSED)**

- Dog run
- Outdoor green space
- Community recreation

**AMENITY ZONE B (PROPOSED)**

- Bicycle parking
- Patio space

**AMENITY ZONE A (EXISTING)**

- Gazebo
- Outdoor green space
- Community Recreation

**Skilled nursing bicycle parking zone**  
 2 short term bicycle stalls (exterior)  
 2 long term bicycle stalls (interior)  
 4 bicycle stalls total

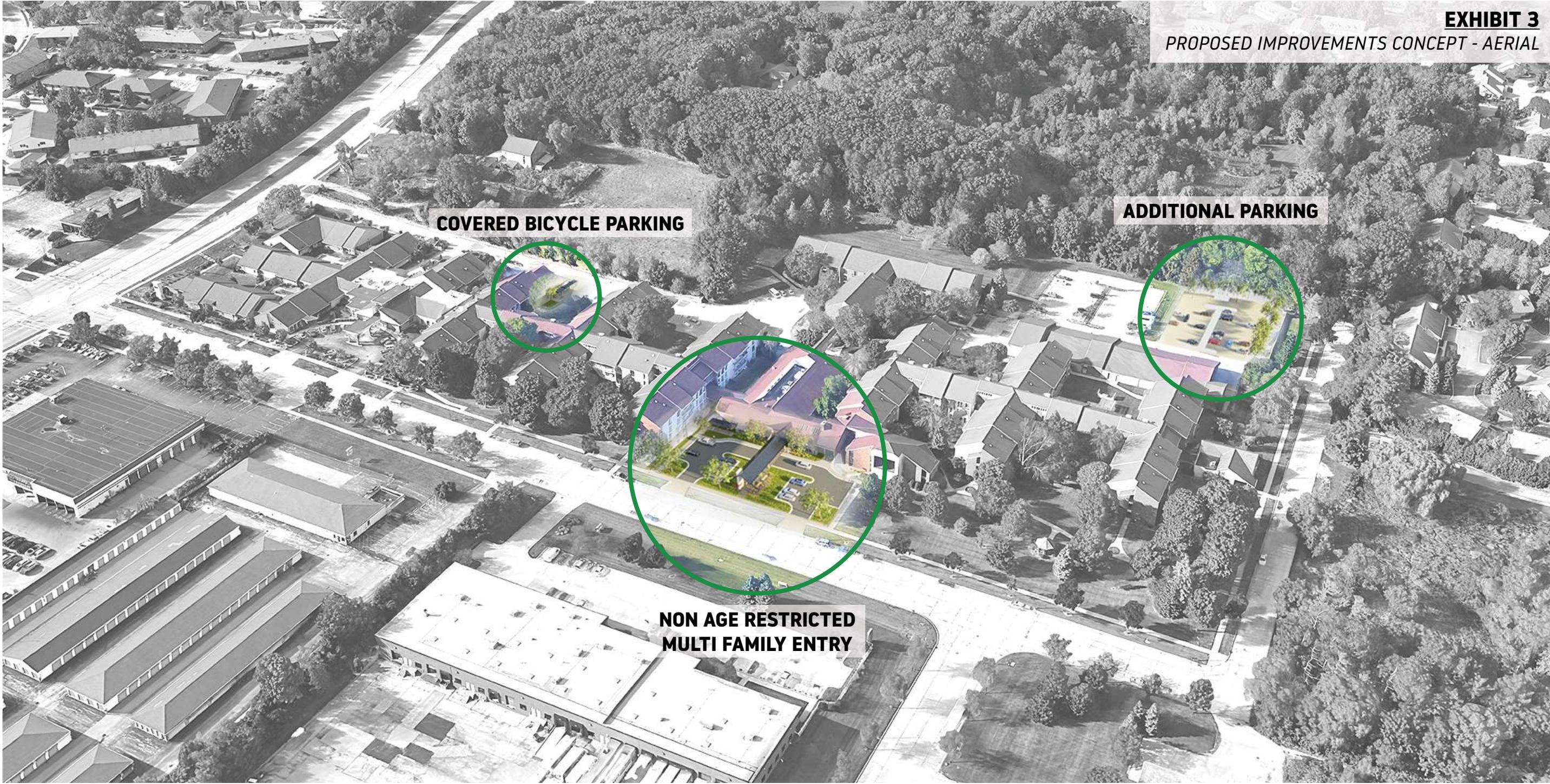
**Age-restricted (55+) bicycle parking zone**  
 4 short term bicycle stalls  
 25 long term bicycle stalls  
 29 bicycle stalls total

**Non age restricted multifamily housing bicycle parking zone**  
 8 short term bicycle stalls  
 56 long term bicycle stalls  
 64 bicycle stalls total

**SKILLED NURSING BEDS = 87 BEDS**

**NON-AGE-RESTRICTED MULTIFAMILY HOUSING = 226 UNITS**

**AGE-RESTRICTED (55+) UNITS = 96 UNITS**



**COVERED BICYCLE PARKING**

**ADDITIONAL PARKING**

**NON AGE RESTRICTED  
MULTI FAMILY ENTRY**

**EXHIBIT 4.1**  
**EXISTING SOUTH ENTRANCE**



**EXHIBIT 4.2**  
*PROPOSED CONCEPTUAL RENDERING  
NON AGE RESTRICTED MULTIFAMILY ENTRANCE IMPROVMENTS*



# Exhibit 3

On September 29, 2022, a community meeting was held with residents of the Senior Living section of the newly named Sycamore Place to discuss improvements taking place at the property and the plans to add the additional use of non-subsidized multifamily housing to the Planned Development zoning governing the site. In an effort to reach every resident, notices to the meeting (attached) were e-mailed, hand delivered and posted. Approximately 50 residents appeared at the meeting. Approximately 5 residents were also accompanied by caregivers.

On behalf of ownership, Michelle Winter (Property Manager), Elad Elmakies (Construction and Development Leader) and Michael D'Amato (outside consultant) were present to provide information and answer questions.

The attached document was presented and shared with residents on a step-by-step basis. Included in the presentation were several key points:

- **Based on resident input at the Granville Advisory Committee meeting, a plan was presented that showed a physical separation between the existing/future Senior Living (55+) residential wing from the remainder of the building.** A wall will be built that secures the East wing of the building from the remainder of the property. The East Building wing will be reserved for 55+ residents and operated as a Senior Living Community.
- **Based on resident input, concerns about safety and security were among the most critical.** In response the owner has implemented a security plan both within the units and on the property's common areas. This includes:
  - o Armed security personnel patrolling the property by foot between the hours of 8PM and 6AM. Security personnel will be available to escort residents to and from locations like the parking garage if so requested.
  - o Security cameras in the hallways and outside the property, specifically at entrances and exits.
  - o **ADT Alarm systems available in every residential unit to ensure security on both the perimeter and within individual units.**
- Updated units for every existing 55+ resident that include new modern appliances, new kitchens, new bathrooms, new carpeting and hardwood floors, and new SMART thermostats for individual temperature control. (A tour of a model unit was conducted after the meeting. Approximately 20 residents walked through and their feedback was universally positive).
- An outline of new tenant screening practices that include background checks for prior evictions, criminal history, verified income and credit scores, sex offender background check and a requirement to verify income equal to 2.5 to 3 times rent.

It was made clear to residents that the **above changes are an integral part of a plan to improve the entire building by increasing occupancy to levels that would sustain the necessary revenue needed to make the above-referenced improvements.** Given the size of the property and vacancy rates near 50%, the property is now unsustainable. **Adding the additional multifamily housing use will help bring the building to a sustainable occupancy level and allow for the investment in the improvements described in the attached document.**

Following the sharing of information, a question-and-answer period lasted for approximately one hour. Many of the concerns were about failures of past building owners and pre-existing conditions. Mr. Elmakies and Ms. Winter explained the order in which repairs were taking place and that all issues could not be addressed at once. In fact, at the time of the meeting no fewer than 10 repair/maintenance staff/contractors were on site performing repairs and installations. Concerns were shared regarding potholes, weeds, window washing, water damage, etc. All complaints were recorded for follow-up action. Several residents expressed appreciation for the improvements made thus far and the responsiveness to resident complaints.

Questions were asked and concerns were expressed about the recent closing of the Assisted Living (AL) facility, which had been operated by BRIA Health. Residents and ownership alike were concerned for the AL residents who were seeking new homes. Sycamore Place has reached out to residents who might be interested in staying in the Senior Living Wing and, in fact, it was reported that five or six residents had indicated an interest in staying. Their applications and review were being expedited. It was clarified to all present that the owners of Sycamore Place and the property do not own or operate the AL facility, and had no influence or involvement in the decision to close the facility. Information was shared that BRIA Health's AL facility closed because it reportedly had a unsustainably high vacancy rate. Representatives of the owners expressed an even more critical need for the addition of multifamily housing because of the AL facility closure. Another third of the building will now be vacant, straining the revenue needed to make improvements to the entire property.

Residents opined on the value of a multigenerational property, with some residents excited by the new condition and others concerned. It was clear that the physical separation was very popular, as would be the placement of new amenities – pet walking area, playground, bicycle trails/parking – in areas that were placed at a distance from the Senior Living Wing. As well, it was explained that some existing residents would need to move from the North Building to the East Building if they desired to be in the Senior Living Wing. Residents choosing to relocate would move into newly renovated apartments and be provided assistance with moving their furniture and belongings. Discussion ensued about the merits of moving or staying and how such a move would be accomplished.

There were several concerns raised about new addresses and the ability to receive food, packages and grocery deliveries with the closing of the AL facility's front desk area. Ownership committed to staffing the desk until an alternative arrangement could be made for deliveries to come to the new East Building lobby. Residents were assured that there would be no interruption in deliveries of any sort.

Interestingly, an under-55 caregiver expressed interest in moving into the building if the multifamily housing change were made. She indicated that she had worked in the building for four years and would find it very convenient to live in the unrestricted age wing with her children and walk to the Senior Living Wing for work.

The meeting was adjourned after approximately 1.5 hours. Staff took residents to see where the new separating wall would be built and provided a tour of the new model unit.



Dear Neighbor;

As new owner of 7300 W. Dean Road I'm happy to share with some information about the property formerly known as Trinity Village and Friendship Village. The property has been rebranded as Sycamore Place.

Soon you will be receiving a letter from the City of Milwaukee informing you of our request to amend the Planned Development Zoning for the building to add market-rate non-subsidized housing to the mix of residential uses on the site. The plan that was developed nearly 50 years ago limited the uses at the building to Assisted Living Facility (ALF), Skilled Nursing Facility (SNF) (Bria Village) and apartments for residents who are 55 years old and older. With the closing of the Assisted Living facility and exciting redevelopment of the Grandville area, we're excited to make extensive upgrades to the property and open it up to market-rate tenants of all ages. Not only does the Grandville Comprehensive plan indicate a need for this type of housing, but the Grandville Advisory Committee also voted on October 5<sup>th</sup> to unanimously recommend approval of our plan.

As part of our ongoing effort to improve the operation of the property we have new dedicated staff for our 55+ residents that includes:

- Full Time Property Manager
- Full Time Regional Manager
- Full Time Maintenance Tech and Assistant

Previously the above positions were combined with the ALF and SNF staff of the previous operator. It was clear to us that the 55+ tenants needed more dedicated service.

As a part of our master plan to enhance the overall property and community, we have already begun extensive upgrades to the property. Most of these have been on the interior of the property to both common areas and the units themselves.

1. Systematic repair of deferred maintenance from previous operator including:
  - a. Building systems
  - b. Unit HVAC (Special Ordered Machinery)
  - c. Landscape and General Property Clean Up
  - d. Removal of trash in Common Area Parking Garages
  - e. Pest and Rodent Control
2. Interior Property Renovations
  - a. New Leasing Office
  - b. New Hallway flooring, paint, light fixtures
  - c. Replacement of HVAC systems and or repairs
3. Implemented Enhanced Security
  - a. Implemented Resident Security Protocol
  - b. Hired Armed Security for Evening Hours
  - c. No tolerance policy for loitering, noise etc.
  - d. On site night security guard
  - e. Security camera installation
  - f. Enhanced exterior lighting

Perhaps most exciting, we will be upgrading every unit in the building to include:

- NEW Stainless steel/Black Appliances
- NEW LVT and Carpet
- Refinished Kitchen Cabinetry
- NEW Kitchen Countertops
- NEW Kitchen Backsplash
- NEW Kitchen Fixtures
- NEW Lighting Fixtures
- NEW Bathroom Vanity
- NEW Door Hardware
- NEW ADT Alarm System
- NEW HVAC Smart Thermostat

These unit improvements will be added and will enhance the lives of our tenants and the general community:

- NEW Resident Library
- NEW Gym
- NEW Family Social Room
- NEW Walking Trail
- NEW Dog Park (2)
- NEW Children's Playground
- NEW Community Room
- NEW Common Area Furniture
- NEW Access Control On All Doors/Entrances
- NEW Bicycle parking (Year Round)

New Tenant Screening will be extensive:

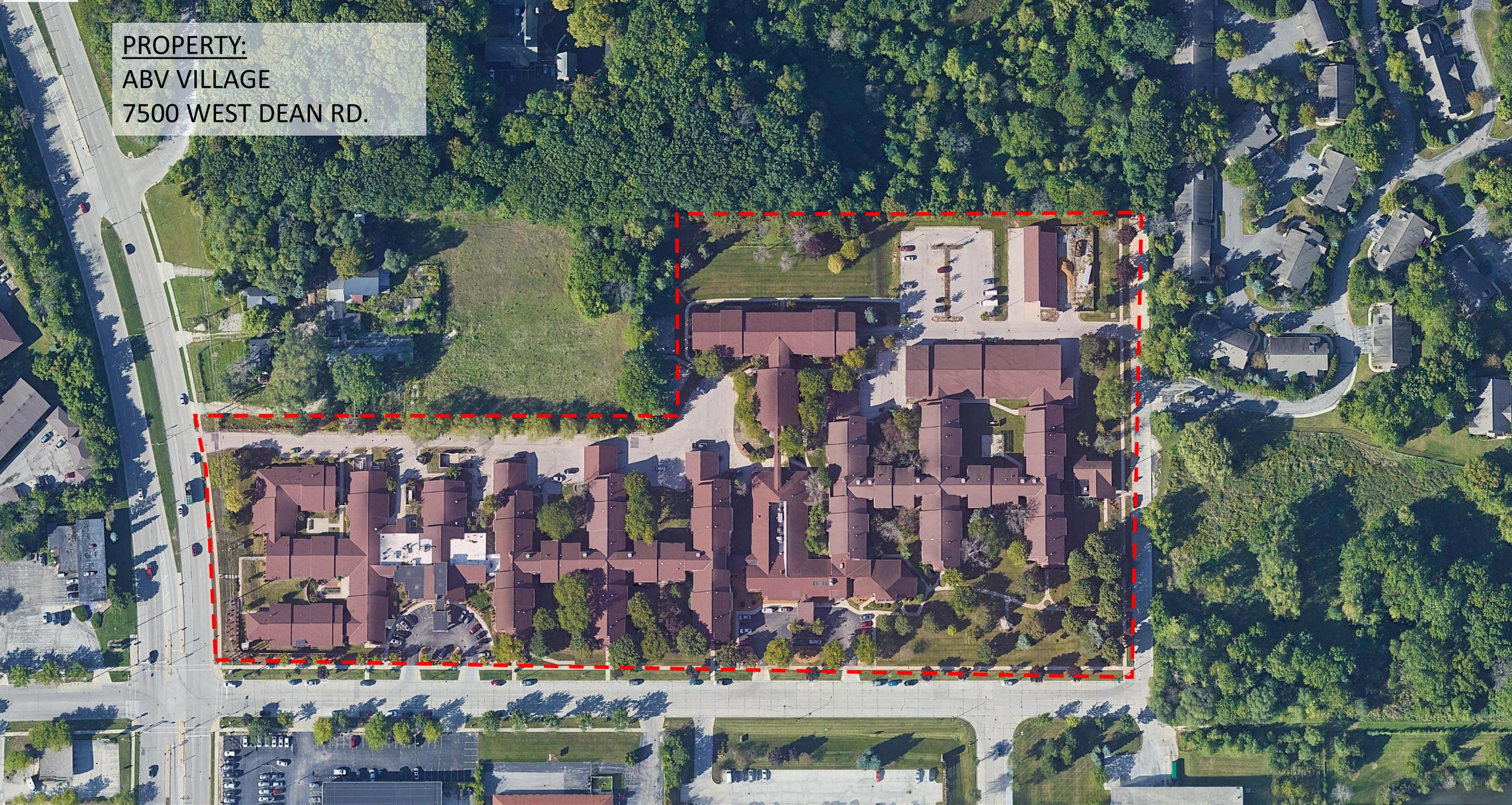
- All tenants must earn 3 X income vs. rent
- All tenants must pass a criminal background check
- All tenants must pass a sex offender background check
- All tenants must provide documentation of income proof
- All tenants are screened to verify income by employer
- All tenants must maintain a credit score of 575 minimum
- All tenants must comply with community rules for both themselves & guests or face removal

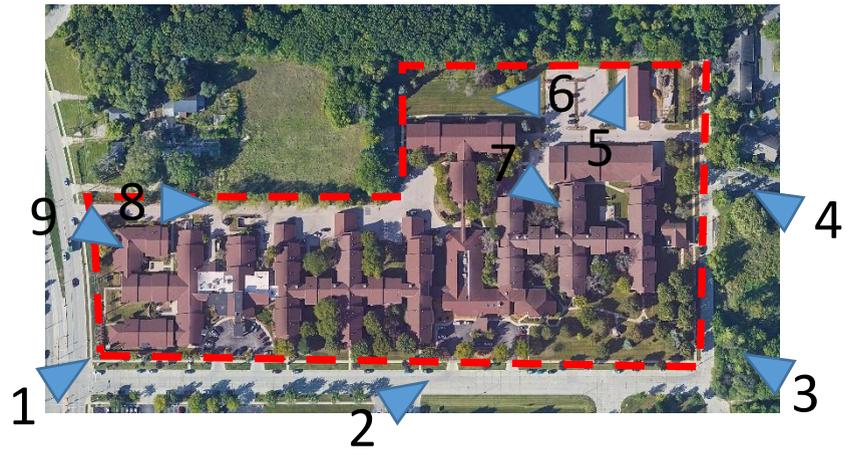
As a result of input from our dedicated tenants, we will also be instituting a dedicated and fully separate living area for 55+ Senior Residents. This newly formed "wing" of the building will separate seniors from our planned expansion to provide market rate (non-subsidized) housing for families and young professionals. A dedicated entrance and club house will be established for those residents.

Over the past decade this property has fallen into disrepair and been the victim of owner neglect. We look forward to reversing that decline by making a significant investment in Sycamore Place and participating in the renaissance of The Granville community.

Thank you for your time. If you have any questions, would like more information, or would like a tour of the building please contact Michelle Winter at 414-248-3138.

PROPERTY:  
ABV VILLAGE  
7500 WEST DEAN RD.





View 8



View 9



View 5



View 6



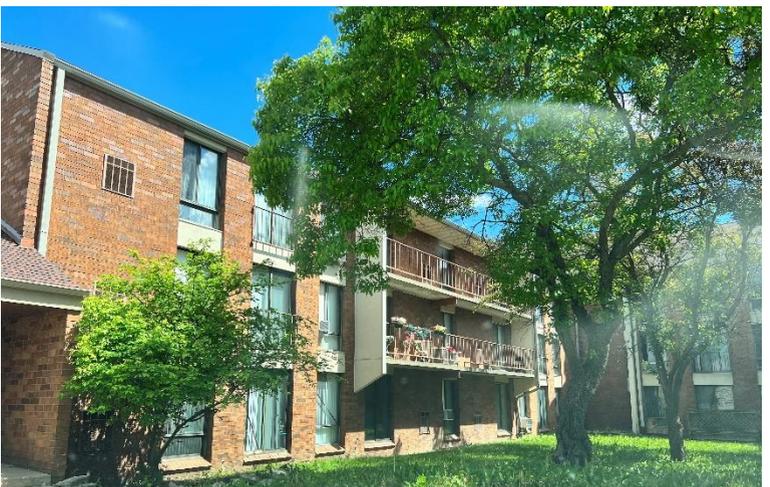
View 7



View 1



View 2



View 3



View 4



Existing Landscaping (typ.)

A photograph of a grassy field with a fence and trees in the background. The text "Existing Community Garden" is overlaid at the bottom.

Existing Community Garden



**Existing Outdoor Patio (typ.)**