

**Exhibit A**  
**File No. 231294**  
**Detailed Planned Development known as Veterans Community Project Tiny Homes Village**  
**6767 N 60<sup>th</sup> St.**  
**January 8, 2024**

**Previous File History**

In 2019, this site was rezoned from Industrial Light (IL1) to a Detailed Planned Development (DPD) known as Veterans Outreach of Wisconsin (File No. 190782) to allow the phased development of tiny homes and a community building by Veterans Outreach of WI. That proposal did not move forward. A change in zoning to a new DPD is being proposed by a different entity (Veterans Community Project) to allow the phased development of a tiny home village and support building.

**Project Summary** Veterans Community Project is proposing a similar development to the previously approved site plan for Veterans Outreach of Wisconsin (VOW). This project proposes 40 individual tiny homes each equipped with kitchen, bathroom, and sleeping areas, and a Village Center where Veterans receive wrap-around support services. The Village Center is where support staff offices are housed, community events are hosted, and mail and packages are received. The development will be constructed in phases as described in more detail below in the Design Standards section.

Veterans Community Project is a 501(c)(3) nonprofit organization founded in 2016 by a group of combat Veterans in Kansas City, Missouri. VCP ensures that Veterans who have historically been denied support services do not fall through the cracks by providing Veteran-specific supportive services to all who took the oath to serve America, regardless of discharge status or type of service.

VCP is dedicated to assisting Veterans and their families in achieving housing stability, self-sufficiency, and overall well-being. Through our two programs of Residential and Outreach Services, VCP caters to low-income, at-risk Veterans experiencing or in danger of homelessness. Regardless of their service duration or discharge status, Veterans and their families are welcomed and supported by VCP.

In contrast to typical transitional housing programs, VCP's approach revolves around the utilization of tiny homes. These homes offer Veterans a sense of privacy, security, and the opportunity to reintegrate into society at a comfortable pace. Each tiny home is thoughtfully designed to meet the unique needs of Veterans, taking into account factors such as post-traumatic stress disorder (PTSD). With features like strategically placed doors and windows, VCP aims to enhance security and create a safe environment for those impacted by PTSD. These homes are built on concrete foundations, spanning 240 square feet (or 340 square feet for family units), and are constructed to meet the code requirements of new construction. Furthermore, all homes are connected to essential city services such as sewer, water, and electricity.

While VCP takes a leadership role in coordinating wrap-around services and providing overall supervision of case management, the organization works collaboratively within the social service community to complement existing supportive services rather than competing with them. VCP recognizes the expertise and resources of partner organizations and agencies and leverages these specialized services to meet the diverse needs of Veterans. This comprehensive support includes addiction counseling, suicide prevention, mental and behavioral health services, and various other necessary provisions.

## DPD Owner's Written Narrative

VCP understands that every Veteran's journey is unique, and success is achieved at an individualized pace. To ensure effective personalized care, Veterans receive tailored plans explicitly designed to address their unique needs. As Veterans make progress in their respective programs and work towards transitioning into permanent housing, they have the opportunity to stay in their tiny homes as long as necessary, providing stability and continuity throughout their journey.

In summary, VCP's commitment to Veterans goes beyond providing housing solutions. By offering comprehensive supportive services, fostering community collaboration, and prioritizing individualized care, VCP strives to empower Veterans and their families, guiding them towards sustainable housing, self-sufficiency, and improved overall well-being.

**Other:** Currently, improved Green Tree Road is 50' in width to the north of this site. The City's Official Map notes a 100' right-of-way width for this section of Green Tree Road. The Dept. of Public Works has determined that only 80' is necessary to accommodate a future sidewalk and additional drive lane width. As such, the north 30' of this site (and the RACM-owned site to the west) will be dedicated as public right-of-way to increase the width to 80' and provide sufficient space to accommodate a future sidewalk along the south side of Green Tree and a wider drive lane. The land shall be dedicated as right-of-way prior to the issuance of building permits. The Official Map will also be amended to reflect this 80' width.

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

Uses:	40 Single-family Residential (Tiny homes for Veterans), Village Center (Management Office, support services, counseling rooms, community meeting spaces). Maintenance Support shed. Accessory uses: Community patio, walking paths, dog park, labyrinth, and other elements based on resident needs and interests. Other uses considered ancillary and accessory to these uses are also allowed.
Design standards:	<p>The tiny homes are wood framed and patterned after traditional neighborhood designs. The exterior finish materials are cement-fiber siding (6" lap siding primarily with board-and-batten at the front porch) with cultured stone wainscot at the porches. Windows are white vinyl single-hung. Doors are insulated fiberglass or hollow metal. Roofing is asphalt shingles. Building height varies slightly but homes are generally between 13' and 15' tall. There are three floor plans—an Individual Unit (271 SF), Family Unit (340 SF), and ADA Unit (387 SF). One Tiny Home footprint (labeled as VSS) is the maintenance facility for the development—it will look like a typical ADA tiny home but has an overhead door on the east side facing toward the Village Center.</p> <p>The Village Center materials are light-colored brick (Cream City Brick), dark metal siding, thermally-treated wood siding, and storefront aluminum glazing. The building façade is divided by projecting gables which maintain a residential scale/feel to fit with the surrounding neighborhood. Total building height is 22'. This</p>

	<p>building is anticipated to be constructed in phases as shown on the Phasing Plan.</p> <p>Placement of windows and doors is significant and takes into consideration lines of sight from inside the dwelling for veterans who may be hyper-vigilant and/or dealing with PTSD to prevent the feeling of being vulnerable from behind. Window placement also assures that views from one unit do not look directly into another unit. The color pallet for the community is based on the colors of the five service organizations; Army, Navy, Air Force, Coast Guard, Marines. The different model homes are named after prominent historical military figures.</p> <p>PHASING: The project is divided into five phases of construction which have been noted on the architectural site plan, 1A0.1 and the Phasing Plan. Phase 1 is grading/infrastructure/paving. Phase 2 is the portion of the Village Center building along 60<sup>th</sup> Street (administrative wing). Phase 3 is construction of the first twenty tiny homes. Phase 4 is the expansion of the Village Center which houses the Veterans Support Services (VSS) which are the wrap-around services for veterans. Phase 5 is the construction of the last 20 tiny homes. These phases are related to the owner's fund-raising allocations and it is likely that multiple phases could happen simultaneously. For example, the Village Center building and tiny home construction could be simultaneous.</p>
Density (sq. ft. of lot area/dwelling unit):	<p>Total Lot = 279,800 / 40 DU = 6,995 SF per Unit</p> <p>Considering only improved/disturbed area (eastern portion of the site) = 175,240 / 40 DU = 4,381 SF</p>
Space between structures:	Minimum 10'
Setbacks (approximately):	<p>North (W. Green Tree Road): 40' to nearest tiny home (30' ROW Dedication + 10' setback); 189 ft to Village Center Bldg.</p> <p>South: 52'-6" to nearest tiny home; 78'-6" to Village Center Bldg.</p> <p>East (N. 60<sup>th</sup> St.): 28 ft</p> <p>West: 420 ft to nearest tiny home</p>
Screening:	<p>Most mechanical units will be inside the building. We will have some A/C condenser units located behind the building as shown on the mechanical plans. Each tiny home has an A/C condenser on the back of the tiny home.</p> <p>Trash enclosures are masonry and will have landscaping around them.</p> <p>To ensure the privacy of the residences we have included a gate at the entrance of the access drive to the village. The gate is anticipated to be wrought iron with a cantilevered gate, and will be 6' in height. From VCP Villages in other cities we have learned that these tiny home communities peak people's curiosity and they like to drive through the community. There are no other fences on the</p>

	<p>property. The entrance to the village is one-way to aid in traffic control and exits the site on Green Tree Rd.</p> <p>The Village Center building has been situated to screen and create privacy for the village residents. The tiny homes are located further back from 60<sup>th</sup> Street. The detention area is also used as a type of screening element buffering the tiny homes from the intersection of Green Tree and 60<sup>th</sup>. Our landscape plan is showing trees along both 60<sup>th</sup> and Green Tree Rd.</p>
Open space:	<p>Open space is a key element to a VCP Village. It provides each resident a sense of privacy and security. There are community areas behind Village Center with covered seating, flag pole area and landscaping. At other VCP campuses, they have added landscape which has been donated by community partners over the years of operation so we anticipate additional landscape over time.</p> <p>The west third of the site is not being developed with structures. Future use of this land may include walking trails, dog park, labyrinth and possible greenhouse. Development of this area is more than five years in the future. Plans for these uses will be reviewed and approved by DCD Planning staff prior to construction.</p>
Circulation, parking and loading:	<p>Pedestrian access: There is an existing public sidewalk along 60<sup>th</sup> St., and a connection from the site to the sidewalk has been provided; there is also access to the existing sidewalk along the north side of Green Tree. A pedestrian connection across Green Tree to N. 61<sup>st</sup> Street will also be provided as part of the first Phase which includes all paving and infrastructure. There will be 5' wide concrete walking paths through the homes and to the Village Center. The primary entrance to the Village Center will be on the west side of the building, closer to the residences. An accessible pedestrian connection from N. 60<sup>th</sup> Street (near the bus stop) will be provided to this entrance. There's an additional pedestrian entrance on the south side of the building, off of the visitor/employee parking lot.</p> <p>Automobile access and parking: Parking for residents will be between the homes on either side of the access drive. Access for the resident parking is off of 60<sup>th</sup> St. with an exit-only onto Green Tree. Parking for Village Center employees and visitors will be provided in a (22)-space parking lot including (2) ADA spaces on the south side of the Village Center, accessed from N. 60<sup>th</sup> Street. All of the infrastructure is provided in the first phase. There are 41 + 2 ADA spaces for residents. We have learned from other VCP sites we need to park 1:1 for tiny homes.</p> <p>Bicycle parking: Covered bike parking near the Village Center; individual bicycle parking available on the porch of each tiny home if requested.</p>

## DPD Owner's Written Narrative

	<p>Loading: No loading, but there is a delivery/turn around lane west of the Village center for Amazon/FedEx/UPS and other deliveries. Resident move ins/outs will occur infrequently and given the size of the houses, most of the furniture could fit in the back of a pickup truck. We don't anticipate move in/out creating bottlenecks on the site. Three dumpsters will be located on the site. Dumpsters enclosures are designed to fit an 8-yd dumpster (6' x 6' x 7'h.) and will be made of masonry with corrugated metal on the gates that matches detailing on the Village Center.</p>
Landscaping:	<p>Proposed Landscaping: Landscaping is provided per Milwaukee city ordinance. Areas of the project that will be developed in later phases will be seeded and maintained until development of that area occurs.</p> <p>Street trees are being added along 60<sup>th</sup> as well as Green Tree with a mix of species noted on L-1.0. There are also trees throughout the tiny home clusters as well. The Village Center building will have foundation plantings along the east (60<sup>th</sup> St.) and south sides. The west side has a large patio with pergola, bike parking, flag pole and associated plantings. The west entrance is the main building entrance and landscaped commensurately with hardscape and plantings.</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>
Lighting:	<p>Residential Variety lighting will be used throughout the development. Tiny homes will have porch lights and we anticipate pedestrian scale lighting along paths where needed. The parking areas will have pole lighting with full cut-off fixtures. Light trespass will be limited to 1 footcandle at the property line to comply with 295-409 of the zoning code.</p>
Utilities:	<p>Utilities are shown on the attached civil drawings. Tiny Homes are all electric. The Village Center will need natural gas as well as electric service. Since VCP is paying for utilities for the site, we would like to consolidate meters—this will be worked out with the various utility companies according to their policies and availability of electrical switchgear as it relates to the phases of the project. We currently show water/sanitary for the tiny homes coming from the</p>

## DPD Owner's Written Narrative

	main at Green Tree Road and the water service to the Village Center is off of 60 <sup>th</sup> . Power for the tiny homes would come into switchgear at the VSS Maintenance building, and power for the Village Center would feed into the mechanical room.
Signs (type, square footage, quantity and placement):	<p>Freestanding signs: 5' tall monument sign not more than 30 SF total</p> <p>Building wall signs: (2) building mounted signs—one on south façade and one on East façade of Village Center along 60<sup>th</sup>. Each sign is approximately 3' tall and 16'-6" long (roughly 48 SF). See rendering on the cover sheet of the drawings for placement.</p> <p>Temporary signs: N/A</p> <p>Other signs: Tiny homes have plaques indicating the name of the donors/contributors.</p> <p>Illumination: Building Mounted signs will be internally lit.</p>

### Site Statistics:

Gross land area:	305,070 sf (7 acres) total site less 25,200 sf R.O.W. dedication = <b>279,800 SF</b> (Note: only 175,240 SF being developed. This excludes the 30' R.O.W along Green Tree. Stats below based on 279,800 SF usable site)
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 27,540 % of site: 9.8%
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 27,100 % of site: 9.7%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 225,160 % of site: 80%
Max proposed dwelling unit density (lot area per dwelling unit):	1 per 6,995 SF (6.2 units per acre)
Proposed number of buildings:	42 (40 tiny homes, 1 support/maintenance building, 1 village center)
Max dwelling units:	40
Bedrooms per unit:	1
Parking spaces provided (approx):	Automobile spaces: 40-42 at tiny homes; 24 at Village Center Ratio per residential unit: 1:1 ratio w/ houses 3 Spaces per 1000 sq ft for non-residential uses

## DPD Owner's Written Narrative

	<p>Bicycle spaces: Commercial/office (2) Long-term and (2) short-term; Residential (10) long term and (2) short term.</p> <p>Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404). (2) Long-term and (4) short-term covered spaces located within 50' of primary entrance to Village Center. Individual bike racks will be provided at individual resident covered porches—minimum of 10 total</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 General Planned Development 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.