

**Clarke Square Apartments  
General Plan Project Description  
and Developer's Statement of Intent**  
2331 W. Vieau Place and  
918 S. 24<sup>th</sup> Street and 2330 W. Mineral Street  
(collectively, the "Property")  
File No. 160918

**I. Project Overview**

The team of Cardinal Capital Management, Inc. ("Cardinal") and Journey House, Inc. ("Journey House") are pleased to present their plans to construct a 40-unit scattered site multifamily apartment building at the above referenced Property (the "Project"). This Project will contain affordable apartments, a portion of which will be designated to serve individuals aging out of foster care. The Project will integrate housing with supportive services provided by Journey House at its existing nearby facility located at 2110 W. Scott Street that are designed to support resident's self sufficiency. Specifically, the team proposes to change the zoning of the parcels noted above from Two-Family Residential (RT4) to a General Planned Development (GPD), which will establish the parameters by which the future development will be constructed. A rezoning to a Detailed Planned Development (DPD) will be requested in the future to approve specific plans and building elevations prior to construction of the buildings.

***1. The Parties***

Cardinal will be the primary developer and property manager. Founded in 2004, Cardinal has gained a national reputation as an industry leader in acquiring, developing, preserving and financing multifamily housing. Cardinal and its affiliates have acquired, developed and preserved over 8,000 units of multifamily housing. These projects have been awarded numerous local and national awards. Cardinal's award winning properties in the City of Milwaukee include Veterans Manor on 35<sup>th</sup> and Wisconsin and Empowerment Village Lincoln and Empowerment Village National on the Near South Side.

Journey House will provide services to residents of the Project at its nearby facilities located at 2110 W. Scott Street. Journey House has been serving children and families on Milwaukee's Near South Side since 1969. Journey House empowers families to move out of poverty by offering adult education, youth development, workforce readiness, and family engagement.

Cardinal and Journey House will form a limited liability company to own the Project. As is typical with Low Income Housing Tax Credit projects, the limited liability company will admit an equity investor as part of the financing for the Project.

## ***2. The Property***

The Project will be located on two sites:

A 23 unit apartment building will be constructed on the site of the former Lao Community Center at 2331 W. Vieau Place (the “Vieau Place Property”) which now sits vacant. The Vieau Place Property is currently owned by the City of Milwaukee (the “City”) who obtained ownership through foreclosure proceedings and demolished the previously existing fire damaged structures on the site. The new apartment building will be a three-story structure with underground and surface parking. The first floor will contain a community room and management office as well as seven apartment units. Floors two and three will each contain 8 apartment units. The units will be a mix of one, two, and three-bedroom units. The basement will house underground parking, tenant storage, and mechanical room.

A 17 unit apartment building will be constructed north of Clarke Square on the vacant City owned parcel located at 918 S. 24<sup>th</sup> Street and the adjacent privately owned parcel located at 2330 W. Mineral Street (collectively, the “Mineral Street Property”). The existing structure on the 2330 W. Mineral Street Parcel will be demolished. The new apartment building will be a three-story structure with underground and surface parking. The first floor and second floor will contain 6 apartment units and the third floor will contain five apartment units. The units will be a mix of one, two, and three-bedroom units. The basement will house the underground parking and mechanical room.

## ***3. The Operation***

The Project will be managed by Cardinal which has a broad range of experience managing affordable housing. Cardinal will be responsible for building operations and property operations oversight, including billing, rent collections, leasing, and maintenance. Journey House will provide services to residents at its existing facility located at 2110 W. Scott Street. Cardinal and Journey House will work cooperatively to solve any resident and community issues that arise.

## ***4. The Development Concept and Owner’s Intent***

The Project’s goal is to provide quality affordable housing in the Near South Side, a portion of which will be designed to serve the underserved group of individuals aging out of foster care. Cardinal and Journey house will provide the facilities and a supportive services program that will allow residents to establish a residential track record and increase their

skill in an effort to promote individual growth through a greater sense of independence and self-determination.

## II. **District Standards**

### *1. Uses*

Cardinal and Journey House respectfully request the uses allowed for this Planned Development include: multifamily housing, up to 40 units (23 units on the Vieau Place Property and 17 units on the Mineral Street Property), with related community space, general office space, and parking. The parties also request that the current use of the Mineral Street Property be allowed to continue until such time as development commences.

### *2. Design Standards*

The conceptual design standards are included in the attached site plan and floor plans. Each building will utilize the following materials: brick veneer at lower elevations with engineered wood trim and siding within the main body of the buildings and stucco panels and architectural shingles at the upper levels and roof. Windows will be recessed to provide architectural shadow lines and will be generously distributed on all sides of the buildings. The buildings will have ample variations in exterior elevation planes. The main entrances will have porches and projecting elements to create a sense of invitation.

The following standards will be complied with:

- a. Vinyl siding will not be utilized.
- b. Windows will be double hung and properly recessed
- c. Any Vinyl windows to be utilized will have a sash profile has depth of a traditional wood window.
- d. Building facades will include significant architectural articulation with bays, overhangs and changes in the building plane where materials change.
- e. There will be no blank walls.

### *3. Density*

The Project is within the Near South Side Area Plan and is located within the Clarke Square Neighborhood. The Near South Side Area Plan recommends the development of dense affordable housing in

areas surrounding neighborhood service and retail districts to establish viable neighborhood retail districts, meet growing housing needs in the Near South Side, and shield current residents from displacement through gentrification. The Area Plan also encourages the development of residential structures to accommodate various types of households, household sizes, and income levels. The Project is consistent with the Area Plan because it will provide moderately dense affordable housing near the commercial corridors on National Avenue and Cesar Chavez Drive that will accommodate various types of households.

#### **4. *Spaces Between Structures***

Spaces between structures shall not be less than required by the building code.

#### **5. *Setbacks***

The setback requirement of 25 feet for planned developments only applies to lots exceeding five acres in size. The Vieau Place Property is .4451 acres, the Mineral Street Property is .2296 acres, and the total Property area is .6747 acres. Therefore, the requirement is not applicable to this Project. Setbacks from the property line are depicted on the attached site plans. On the Vieau Place Property, minimum setbacks will be approximately 24'0" to 28'0" feet from the south property line, 12'0" to 15'0" feet from the west property line, 9'0" to 13'0" from the north property line, and 12'0" to 15'0" from the east property line. On the Mineral Street Property, minimum setbacks will be approximately 10'0" to 14'0" from the south property line, 5'00" to 9'0" from the west property line, 22'0" to 26'0" from the north property line, and 3'0" to 5'0" from the east property line.

#### **6. *Screening***

All parking shall be appropriately screened. Please see attached site plan.

#### **7. *Open Spaces***

All open spaces shall be landscaped and maintained so as not to create a nuisance or hazardous condition. Please see attached site plan.

#### **8. *Circulation, Parking, and Loading***

The Vieau Place Property has six parking spaces to the southeast of the building and 23 underground parking spaces. Access to all parking

spaces and for all vehicular traffic is off of the public alley to the east of the Property. Pedestrians can also access the building from an entrance on W Vieau Place. The existing pedestrian walkways on W Vieau Street and S. 24<sup>th</sup> Street will be maintained.

The Mineral Street Property has 15 underground spaces and one surface space accessed off of a new curb cut on S. 24<sup>th</sup> Street. Pedestrians can also access the building from an entrance on S. 24<sup>th</sup> Street. The existing pedestrian walkways on W. Mineral Street and S. 24<sup>th</sup> Street will be maintained.

Many residents are expected to use public transportation and the site is well served by public transportation. All parking shall be appropriately screened. Please see attached site plan.

Circulation, parking, and loading are consistent with the Area Plan which encourages alley access to minimize vehicular curb cut access with off-street parking provided underground and in the rear of the structure. Consistent with the Area Plan, the Project maintains the block and street system and promotes pedestrian friendly street frontages.

Refuse collection will be from underground parking in both the Mineral Street Property and the Vieau Place Property.

A minimum of 5 interior bicycle spaces will be provided in the underground parking structure on the Mineral Street Property and a minimum of two outdoor spaces will be provided in close proximity to the entry door. A minimum of 6 interior bicycle spaces will be provided in the underground parking structure on the Vieau Place Property and a minimum of two outdoor spaces will be provided in close proximity to the entry door.

## **9. *Landscaping***

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.

Plantings will be added to the base of each building, consistent with the residential landscaping of the adjacent neighborhood.

See Site Plans for all proposed landscaping.

## **10. *Lighting***

In accordance with City of Milwaukee Ordinance 295-409, all on-site lighting shall have cut off fixtures that ensure that lighting levels and glare are controlled as follows: (1) No light source shall be visible from an adjoining property or public right of way, and (2) where adjoining properties are zoned residential, the maximum illumination at a property line shall be one foot candle. In all other circumstances, the maximum illumination at a property line shall be 5 foot candles.

## ***11. Utilities***

All utility lines shall be installed underground. Transformers and substations shall be installed within buildings or screened from view.

## ***12. Signs***

The following signs will be part of the Project:

- (1) Temporary Signs During Construction. The Project may include up to 3 temporary signs pertaining to construction that will be located on the northern construction fence or northern façade of the building on the Vieau Place Property or the southern construction fence or southern façade of the building on the Mineral Street Property. Signs shall not exceed 48 square feet. Materials will be screen printed plywood or similar rigid material. The purpose of each sign may include (1) a sign required by the Wisconsin Economic Development Authority (“WHEDA”) identifying the project as a WHEDA tax credit project, (2) a sign required by financial contributors of the Project, and (3) a sign identifying Project partners.
- (2) Permanent Sign. The Project may include one permanent sign located each on: (i) the north elevation of the building on the Vieau Place Property near the entrance, and (ii) on the south elevation of the building on the Mineral Street Property near the entrance. The signs shall not exceed 32 square feet. The purpose of the sign is to identify the Project.
- (3) Temporary/Periodic Sign – Leasing and Sale. The Project may include one rental sign which shall not exceed 36 square feet located on the or northern façade of the building on the Vieau Place Property or the southern façade of the building on the Mineral Street Property. Materials will be screen printed vinyl or similar material. The purpose of the sign is to advertise units available for lease.

### 13. Sign Illumination

If signs are illuminated, the source of illumination will not be visible or intermittent.

## III. **Statistical Information**

### ***1. Gross Land Area***

- (i) Vieau Place Property: 19,390 sq. ft or .4451 acres
- (ii) Mineral Street Property: 10,000 sq. ft or .2296 acres
- (iii) Total Property Area: 29,390 sq. ft or .6747 acres

### ***2. Maximum amount of land covered by principal buildings***

- (i) Vieau Place Property: approximately 9,150 sq. ft or 47%
- (ii) Mineral Street Property: approximately 5,500 sq. ft or 55%
- (iii) Total Property: approximately 14,650 sq. ft or 50%

### ***3. Maximum amount of land devoted to parking, drives, and parking structures***

- (i) Vieau Place Property: approximately 3,500 sq. ft or 18 % of site
- (ii) Mineral Street Property: approximately 1,800 sq. ft or 18% of site
- (iii) Total Property: approximately 5,300 sq. ft or 18% of site

### ***4. Minimum amount of land devoted to Landscaped open Space***

- (i) Vieau Place Property: approximately 6900 sq. ft or 35.5% of site
- (ii) Mineral Street Property: approximately 2900 sq. ft or 29% of site
- (iii) Total Property 9,800 sq. ft or 33.3 % of site

### ***5. Maximum proposed dwelling unit density***

- (i) Vieau Place Property: approximately 1 dwelling unit per 825 sq. ft. of land
- (ii) Mineral Street Property: approximately 1 dwelling unit per 575 sq. ft. of land
- (iii) Total Property: approximately 1 dwelling unit per 720 sq. ft. of land

### ***6. Proposed Number of Buildings:***

- (i) Vieau Place Property: One

- (ii) Mineral Street Property: One
- (iii) Total Property: Two

**7. *Maximum Number of Dwelling units per building***

- (i) Vieau Place Property: 23
- (ii) Mineral Street Property: 17

**8. *Bedrooms per unit***

- (i) Vieau Place Property: 10 one-bedroom units, 10 two-bedroom units, 3 three-bedroom units
- (ii) Mineral Street Property: 11 one-bedroom units, 3 two-bedroom units, and 3 three-bedroom units
- (iii) Total Property: 21 one-bedroom units, 13 two-bedroom units, and 6 three-bedroom units

**9. *Parking Spaces Provided***

- (i) Vieau Place Property: 23 underground parking spaces, 6 surface parking spaces, 20 total spaces = 1.26 spaces per unit.
- (ii) Mineral Street Property: 15 underground parking spaces, 1 surface space, 16 total spaces = .94 spaces per unit
- (iii) Total Property: 38 underground parking spaces, 7 surface spaces, 45 total spaces = 1.125 spaces per unit

These parking ratios exceed the minimum requirements of the zoning code for multifamily housing, which is 2 spaces for every 3 residential units.