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February 11, 2011

Mr. Shaun Mueller  
Senior Planner  
City of West Allis  
7525 W. Greenfield Avenue  
West Allis WI 53219

Dear Mr. Mueller:

We recently received a copy of a February 7, 2011 letter to Paul Zeihler from a local resident regarding the proposed development of a 50 unit supportive housing project known as Highland Commons at 6640-6700 W. Beloit Road. The letter raises several concerns regarding the proposed development. We would like to take the opportunity to address those concerns on behalf of the co-developer of the property, Cardinal Capital Management, Inc.

As a preliminary matter, I would like to communicate that we worked closely with the architect to design a building that is compatible with the scale and character of the neighborhood. Several design elements were incorporated into the Project that were meant to reflect and build upon architectural styles seen in the surrounding homes and structures. In terms of scale, I think it is instructive to compare the proposed development with the structure that currently exists on the property. Such a comparison shows that the development plan will actually result in a decrease in density and the intensity of land use. Highland Commons will provide 50 units of affordable one bedroom apartments. The current building, known as New Samaria, is operated as a rooming house and is capable of serving up to 70 people. In addition, the building footprint will occupy approximately 60% of the site leaving approximately 40% for open space. The foot print is 10% less than the existing New Samaria building and the building height of Highland Commons is approximately 5 feet less than the existing building.

We would also like to assure you that the site will offer sufficient off street parking. The development plans call for 18 surface parking spots and 25 underground parking spots. Based on the tenant population and our experience with other supportive housing projects that we have developed and currently operate, the off-street parking will be underutilized. It is anticipated that few of the tenants will have vehicles and most will utilize public transportation. We do not see there being a significant need for residents and guests to park their vehicles on the street.

In regards to the demolition of the property, demolition and construction will be performed by experienced contractors that are required to operate in accordance with strict guidelines relating


to dust and noise (permissible levels and hours of operation). Our general contractor has also informed us that the alley will not be blocked during demolition or construction.

Finally, I would like to address the tenant population and building operations. Highland Commons is designed as permanent supportive housing for persons recovering from persistent mental illness. Tenants will be referred through the Milwaukee Behavioral Health Division and screened in accordance with tenant selection criteria established by Cardinal Capital Management. The current residents of New Samaria will be given priority in leasing units once the building is complete. Cardinal will provide property management services and the Milwaukee Center for Independence will provide onsite supportive services. Cardinal manages over 2000 units of affordable housing throughout the state of Wisconsin.

We believe that Highland Commons, once completed, will be an asset to the community and provide valuable services to community members in need. It will replace a building currently in foreclosure that has significant capital improvement needs with a new taxable building representing over \$9,000,000 in new investment. At the same time, it will improve the lives of persons already utilizing the site by providing them with quality housing and access to one of the premier service providers in the Milwaukee area.

I happy to answer any additional questions you may have. Please feel free to contact me at ckeen@cardinalcapital.us or (414) 727-9902 should you need further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Keen", with a long horizontal flourish extending to the right.

Carol Keen  
Project Manager

CC: John Stibal  
Steve Schaer  
Mayor Dan Devine  
Alderman Czaplewski  
Alderman Vitale

email: Mayor  
John Stibal  
Steve Schaer  
Alderpsons

mail: Alderpsons