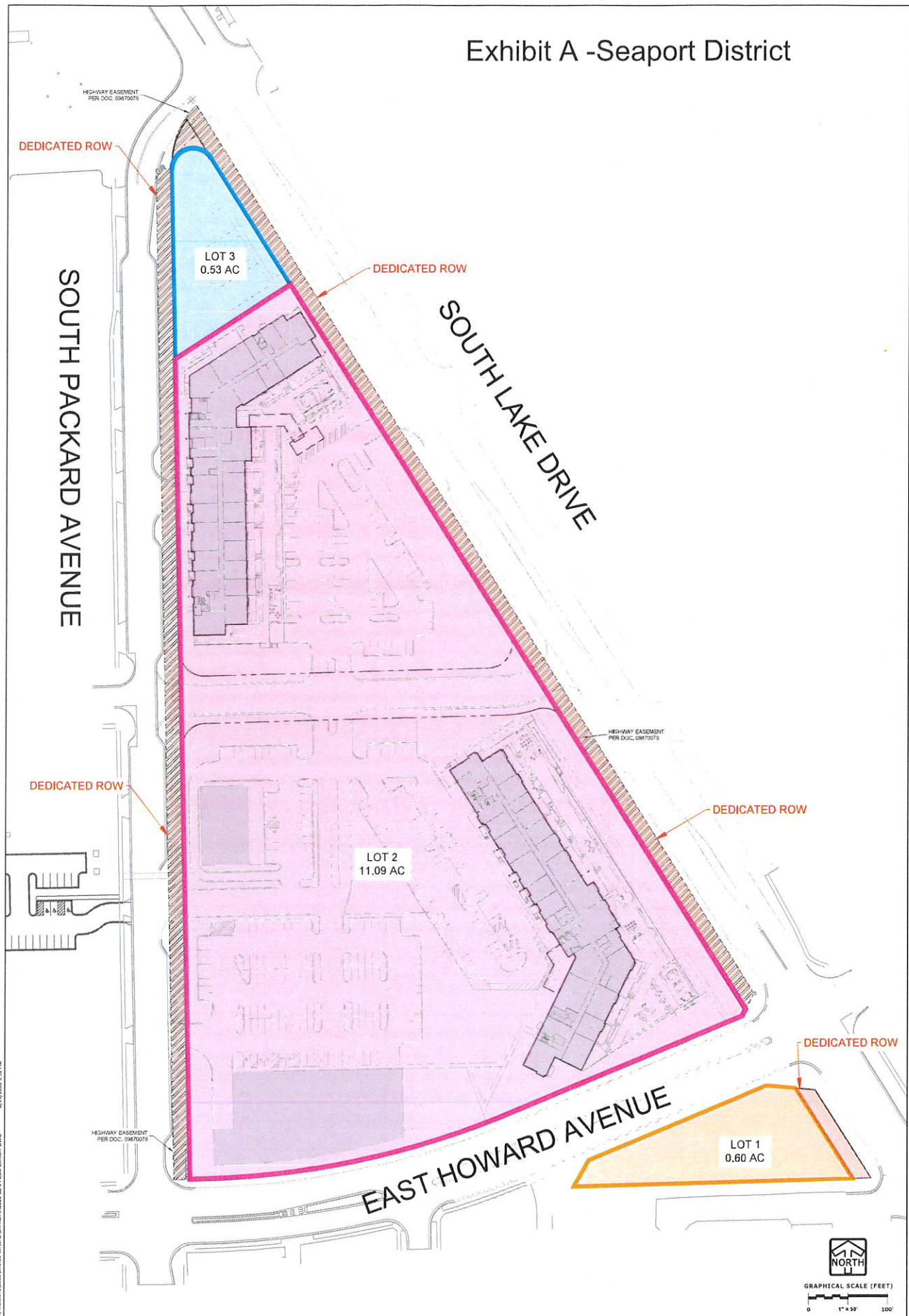


Exhibit A -Seaport District



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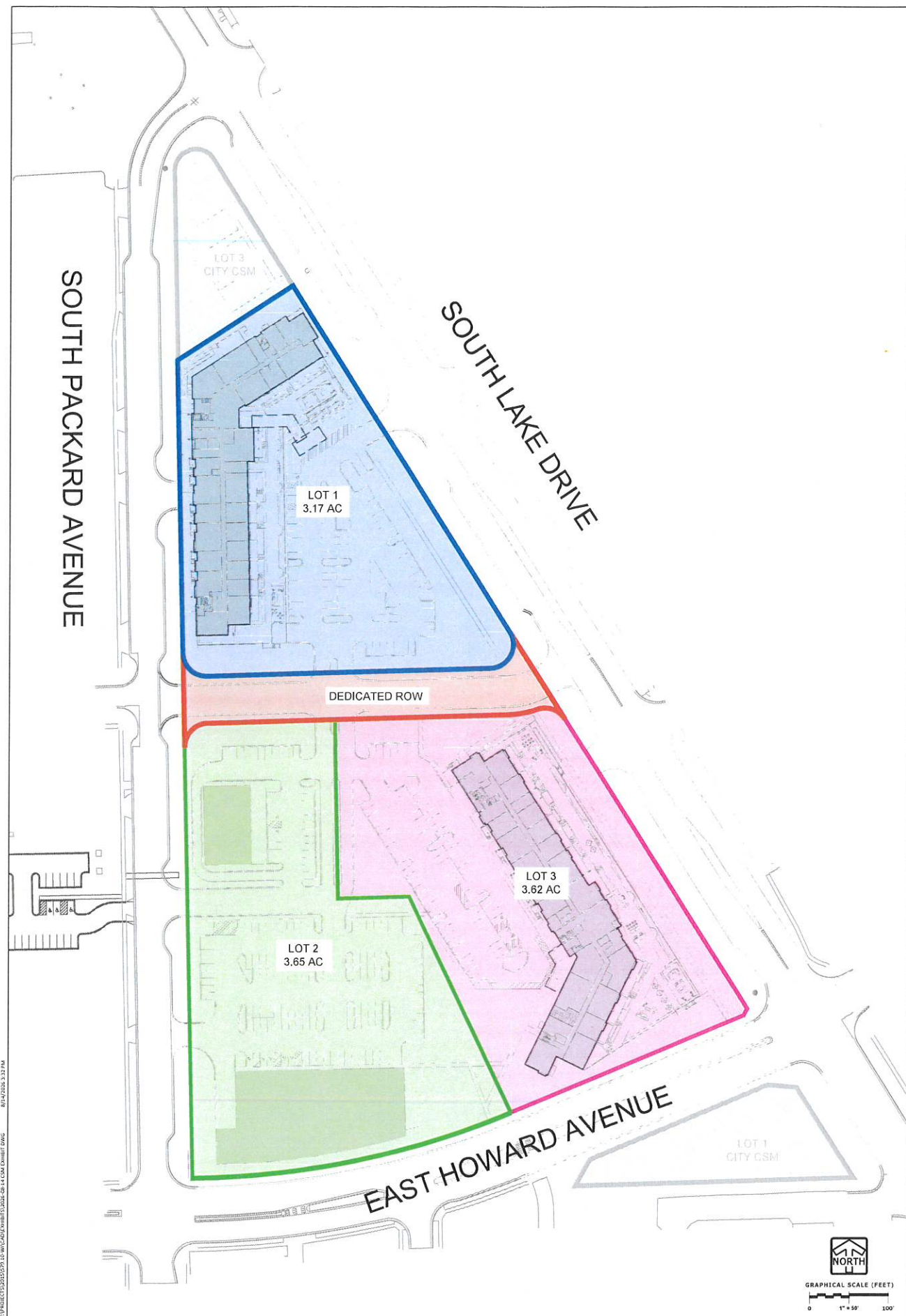
SEAPORT DEVELOPMENT - CITY CSM

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN|DESIGN|DELIVER PEGJOB#579.10

08/14/26



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SEAPORT DEVELOPMENT - DEVELOPER CSM

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER PEGJOB#579.10

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EXHIBIT B

SEAPORT DISTRICT — DEVELOPMENT DATA

Zoning & Site Data Summary | August 2026

Lot 1 — North Apartment Site | Lot 2 — South Retail Site | Lot 3 — South Apartment Site

Metric	LOT 1 North Apartment Site	LOT 2 South Retail Site	LOT 3 South Apartment Site
SITE AREA			
Gross Land Area	138,210 SF (3.17 AC)	158,889 SF (3.65 AC)	157,566 SF (3.62 AC)
BUILDING COVERAGE			
Max. Land Covered by Principal Buildings	49,300 SF (1.13 AC)	30,000 SF (0.69 AC)	55,550 SF (1.28 AC)
Lot Coverage Ratio	35.7%	18.9%	35.3%
PARKING COVERAGE			
Max. Land for Parking, Drives & Structures	36,854 SF (0.85 AC)	78,113 SF (1.79 AC)	38,953 SF (0.89 AC)
Lot Coverage Ratio	62.3%	68.0%	60.0%
OPEN SPACE			
Min. Land for Landscaped Open Space	38,234 SF (0.88 AC)	42,979 SF (1.35 AC)	46,715 SF (1.07 AC)
Greenspace Ratio	37.7%	32.0%	40.0%
DENSITY & UNITS			
Dwelling Units / Proposed Building Area	155 Units	30,000 SF	155 Units
Density (Units/Acre) or F.A.R.	48.90 Units/AC	18.9% F.A.R.	42.82 Units/AC
Bedrooms per Unit	1.4	N/A	1.4
PARKING SUPPLY			
Parking Provided (Indoor + Outdoor)	211 Spaces	149 Spaces	219 Spaces
Parking Ratio (per Unit or per 1,000 SF)	1.36	5.0	1.41