

**DETAILED PROJECT DESCRIPTION AND
OWNERS STATEMENT OF INTENT
LIVING CIRCLE CAMPUS
LANDS TO BE LOCATED AT WEST WATERFORD COURT
WEST OF SOUTH 60th STREET
MILWAUKEE, WISCONSIN**

OVERALL DEVELOPMENT CONCEPT

The proposed Living Circle Campus is comprised of two developments that are designed to address a need for affordable senior housing and a need for social services targeted to senior households on the South Side of Milwaukee. The campus includes two components that are described as follows:

- **Three Oaks Circle**, a forty-nine (49) unit affordable senior housing apartment building.
- **The Living Circle Senior Center** which has a one hundred ninety (190) person seating capacity and space devoted to health and social programming.
- The two components are physically linked by a ground level, climate controlled walkway.

The housing development will be owned by Three Oaks Circle, Inc. (TOC), a private, non-profit corporation recognized under Section 501(c)3 of the Internal Revenue Code. The Sponsors of TOC are the Sisters of St. Francis of Assisi (OSF), the School Sisters of St. Francis (SSSF) and the Indian Council of the Elderly, Inc. (ICE).

Three Oaks Circle will be targeted for senior households who are at least sixty-two (62) years of age and who are able to live independently. Three Oaks Circle is planned to include forty eight (48) apartments that will be assisted by the U. S. Department of Housing and Urban Development (HUD) Section 202 Supportive Housing for the Elderly Program and an apartment that may be reserved for an on-site manager.

Residents of Three Oaks Circle will be required to have incomes that do not exceed fifty percent (50%) of the Milwaukee County Median Income Level. Please note that a HUD requirement is that only income qualified households whose head of household is at least sixty-two (62) years of age 62 are eligible for occupancy in Three Oaks Circle. Residents will be required to pay no more than thirty percent (30%) of their adjusted income toward their monthly rent obligation.

Three Oaks Circle is planned to include forty-eight (48) one bedroom apartments and one, two bedroom apartment (reserved for the on-site manager), a community room with serving kitchen facilities, programming areas and resident lounges, common laundry facilities on each floor and other amenities. The one-bedroom apartments are designed to have no more than five hundred forty (540) square feet of living area (a HUD requirement).

The Living Circle Senior Center will be owned by solely by ICE. The Living Circle Senior Center will generally include the following elements:

- A dining area with a one hundred ninety (190) person seating capacity,

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OVERALL DEVELOPMENT CONCEPT (continued)

The Living Circle Senior Center will generally include the following elements (continued):

- Kitchen and food preparation facilities,
- Wellness Center,
- A climate controlled, on grade covered walkway connecting Three Oaks Circle and Living Circle Senior Center,
- Staff offices and an area for the provision of support services. Please note that the ICE offices will be located in the Living Center Senior Center.
- Ancillary space such as washroom facilities, trash collection, storage, etc.

The programming and services offered at the Living Circle Senior Center will include but not be limited to the following:

- A Milwaukee County Department on Aging Meal Program
- Nutrition programming,
- Medical and wellness services,
- Social and recreational activities and,
- Coordination of community resources.

These services are further defined in the attached General Plan of Operations. The Living Center Senior Center will be resource for the Three Oaks Circle residents and for neighborhood seniors.

It is anticipated that Three Oaks Circle will commence construction in the fall of 2001 with initial occupancy anticipated for summer of 2002. (A delay in the commencement of construction will delay the anticipated occupancy). The Living Center Senior Center is anticipated to commence construction the fall of 2002 with an anticipated completion in the summer of 2003.

PROPOSED SITE

The proposed site for the Living Circle Campus is being created from what is now known as the southwest portion of Armour Park. The City of Milwaukee, Milwaukee County, the City of Greenfield and the sponsors of TOC have entered into a development agreement whereby the southwest portion of Armour Park will be "sold" to TOC for the purpose of building the Living Circle Campus. (The subject development agreement outlines a land conveyance involving another parcel of land and certain requirements and agreements involving all of the parties referenced above).

The primary access to the subject site is planned from South 60th Street. A roadway (constructed by the City of Milwaukee) will be located on lands currently owned by the Wisconsin Electric Power Company and on lands to be owned by TOC. Each party will provide the necessary legal authority (easements) for the City of Milwaukee to extend the subject roadway and utilities (constructed to City of Milwaukee public street standards) necessary for the construction and operation of Three Oaks Circle and the Living Circle Senior Center. The proposed Certified Survey Map (included in Attachment Number 1) depicts the location of the proposed Living Circle Campus site configurations, roadway location and some of the necessary easements.

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PROPOSED SITE (continued)

Currently, certain portions of the Living Circle Campus site are located within the City of Greenfield municipal boundary. The City of Greenfield is in the process of detaching the subject lands and correspondingly we anticipate that the City of Milwaukee will annex the subject lands.

DEVELOPMENT SPONSORS

The Sponsors of this development are the Indian Council of the Elderly, Inc. (ICE), the School Sisters of St. Francis, and the Sisters of St. Francis of Assisi. The organizations are private non-profit organizations, which have long histories of actively providing housing and services to seniors in Milwaukee, nationally and internationally.

Both the School Sisters of St. Francis and Sisters of St. Francis of Assisi were established in the 1800's and each provides education ministry, affordable housing, services to developmentally challenged individuals and other services and ministries. Each Order provides high-quality services and seeks to expand its ministries to this development.

ICE has served senior adults in Milwaukee County since 1971. The agency's mission and programs serve inter-tribal Native American and non-Native American elders with meals, planned activities and other daily assistance. ICE has organized an extensive volunteer network to implement its programming. The organization is without tribal affiliations and has not economically supported by gaming proceeds.

PLAN OF OPERATION

Attachment Number 2 includes the Plan of Operation for the Living Circle Senior Center.

TOC will provide affordable apartment-style housing for approximately forty-eight (48) persons who meet the age and income requirements prescribed by HUD. Various on-site and off-site social and recreational activities will be a part of the activities conducted at Three Oaks Circle. In addition, residents of Three Oaks Circle are anticipated to utilize the services of the Living Circle Senior Center.

TOC on-site staffing is anticipated to include the following positions:

- On-site Manager (full-time and anticipated to live on-site)
- Maintenance Person (part-time)
- Housekeeper (part-time)

COMPLIANCE WITH DISTRICT STANDARDS

Statistical Sheet

A statistical sheet including the following information is included in Attachment Number 3:

- Gross land area (reference a-1)
- Land covered by principal buildings (reference a-2)
- Land devoted to parking, drives and parking structures (reference a-3)
- Land devoted to landscape open space (reference a-4)
- Proposed dwelling unit density if residential ad/or total square footage devoted to non-residential uses (reference a-5)
- Proposed Number of buildings (reference a-6)

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**COMPLIANCE WITH DISTRICT STANDARDS (continued)
Statistical Sheet (continued)**

- Dwelling units per building (reference a-7)
- Bedrooms per unit (reference a-8)
- Parking spaces provided (reference a-9)

Vicinity Map

A vicinity Map is included in Attachment Number 4.

Plat of Survey

A Plat of Survey is included in Attachment Number 5.

Site Plan

The proposed site plan is included in Attachment Number 6.

Site Grading Plan

The proposed Site Grading, Drainage and Storm Water Management Plan and Erosion Control Plan are included in Attachment Number 7.

Utility Plan

The sanitary sewer service connection is planned from the Metropolitan Milwaukee Sewerage Commission Main Interceptor Sewer (MIS) which traverses the proposed site.

The City of Milwaukee plans to make a connection to the subject MIS and extend a sewer main onto the TOC and the ICE properties. This should allow for a lateral connection to Three Oaks Circle and the Living Center Senior Center buildings. The lateral connections are depicted on the proposed Site Plan included in Attachment Number 6.

The City of Milwaukee Water Works is extending a water main to serve the proposed site. The proposed water main is designed to traverse the site and is depicted on the proposed Site Plan included in Attachment Number 6. TOC and ICE will make a lateral connection to the proposed water main.

The City of Milwaukee is designing and will construct the proposed access road from South 60th Street (within the Wisconsin Electric Power Company Right-of-Way) onto that portion of the TOC site. The subject roadway will be constructed in accordance with City of Milwaukee public street standards. Storm water management for the subject roadway is being coordinated with TOC and ICE.

The extension of electric, natural gas and cable television service is being coordinated with the City of Milwaukee to be located within the subject access roadway. The subject utilities have facilities located along South 60th Street sufficient to serve the proposed campus. TOC and ICE will make underground lateral connections to the subject utilities.

Landscape Plan

The proposed landscape plan is included in Attachment Number 8.

Building Elevations

The proposed building elevations are included in Attachment Number 9.

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COMPLIANCE WITH DISTRICT STANDARDS (continued)

Pictures of the Site

Pictures of the Site and surrounding land uses are included in Attachment Number 10.

Lighting

Exterior site lighting fixture descriptive information is included in Attachment Number 11. The subject data includes information concerning photometric data from the lighting fixture manufacturer.

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