



SHILOH MANOR AT FIVE POINTS  
3418 N. Martin Luther King Jr. Drive  
Milwaukee

DETAILED PLAN SUBMITTAL

Detailed Plan Project Description and Owners Statement of Intent

I. Project Overview

The Volunteers of America National Services ("Volunteers of America") and the Shiloh Tabernacle UHCA Church ("Shiloh Church") plan to jointly develop a 45 unit apartment building with services ("the Project") for low income seniors on a site located at 3418-3428 N. Martin Luther King Jr. Drive. There is currently a need for affordable, assisted living within the City of Milwaukee where there are a significant number of low-income seniors. The Wisconsin Housing and Economic Development Authority ("WHEDA") in cooperation with the Wisconsin Department of Health and Family Services ("DHFS") offers resources that allow developers to produce affordable rental housing with services so that seniors may stay independent and age in place. This is accomplished by coupling financing provided through WHEDA's 9% Low-Income Housing Tax Credit (LIHTC) program for the construction of a Residential Care Apartment Complex ("RCAC") with DHFS' Family Care program to bring in services to qualified residents. The Volunteers of America was awarded LIHTC's in April 2009.

A. The Partners

Volunteers of America ("VOA") will be the primary developer and owner of the property. VOA is a non-profit organization and is one of the nation's largest providers of affordable housing with thousands of units across the U.S. The Wisconsin affiliate of VOA has been in existence since 1929 and currently operates 157 units of housing. In fact, VOA owns and operates a 12 unit property at 3261 N. Martin Luther King Jr. Drive, a few blocks from the proposed site. Under the leadership of Jim Stewart, VOA Wisconsin President and CEO, the organization is expanding services to the frail elderly and disabled in the Milwaukee area.

Shiloh Church is a development partner and will coordinate the community outreach effort and provide spiritual services to the tenants. The Shiloh Church is located at 3436 N. Port Washington Road and owns the proposed project site located across the street from the church building. Shiloh Church has been operating in the Milwaukee community for 54 years. Reverend Charles Jordan is the leader of the 120 member congregation. Shiloh has a long history of service to the community going back to 1966 when the then leader, Lady Pitts, founded a school for unwed teens which continues within the MPS system today. Shiloh Church has operated a relocation program for Cuban refugees and a meal program for disadvantaged families in the neighborhood.

B. The Property

PRINCIPALS  
Stephen J. Alexander, AIA  
Eugene R. Guskowski, AIA  
SENIOR ASSOCIATES  
John Joseph Cronin, AIA  
Gene Krueger, Assoc. AIA  
Anthony J. Luciano, P.E.  
Michael P. Mikecz, NSPE  
Tracey R. Schnick, AIA  
Joseph Silvers, AIA  
Cynthia A. Lofy, CPA

The site is located at 3418-3428 N. Martin Luther King Jr. Drive in an area known as the Five Corners. Please note that the parcel located at the north end of the site at 3458 N. Martin Luther King Jr. Drive is owned by the City of Milwaukee and is currently being vacated. Upon vacation, the parcel will be joined with the parcels located at 3418-3428 N. Martin Luther King Jr. Drive.

The proposed development will consist of a 4-story structure with surface parking for up to 12 vehicles. The building will consist of 45 apartment units with 42-one bedroom units and 3-two bedroom units. Common areas will include a commercial kitchen, dining room, multipurpose room, computer lab, fitness room/wellness center, beauty/barber shop, laundry facilities, staff offices, outdoor garden area and sheltered patio. The majority of the common space will be located on the first floor. At least half of the building will be certified as a Residential Care Apartment Complex ("RCAC") and as such, will be regulated by the Wisconsin Department of Health and Family Services. An RCAC provides a combination of housing, meals and support services for people with long term care needs. This setting will provide a home-like, non-institutional environment where units are recognized as private residences and have all the features of a regular apartment unit.

There will be active programming in place for the residents of the building and, therefore, the majority of the common space will be on the first floor. As such, there will be no "blank walls" to the street, but rather significant transparency to bring light into the common space areas. Discussions have been held with the Clinton and Bernice Rose Senior Center located at 3045 N Martin Luther King Jr. Drive and Interfaith Older Adult Programs about opportunities for programming out of the Shiloh Manor building that would appeal to seniors who live in the surrounding neighborhood. Therefore, both the building design and programming will be developed to support the concept of aging in the community to encourage the building residents to stay involved in the neighborhood as well as presenting opportunities for the neighborhood to be involved with the building tenants.

C. The Tenants

The Project will be open to tenants who are 55 years of age and older and who have incomes of less than 60% of the County Median Income. All units will have some form of rent and income restriction in accordance with WHEDA's guidelines and those of other funding sources. The Project will serve a mix of independent seniors and those who require assisted living services in order to remain independent in the community.

Family Care is a Medicaid waiver program that pays for income-qualified frail seniors to receive services where they live. Seniors who qualify for Family Care will have on-site services provided to them either by VOA or other community providers as required.

D. The Operations

The Project will be managed by ACC Management Group which has a long history in the management of affordable housing developments and currently manages two tax credit projects in the Milwaukee area. ACC will be responsible for property management including building oversight and administration, rent collections and

billing, and maintenance. The on-site supportive services will be provided through a contract between Milwaukee County Department on Aging's Family Care program and VOA. ACC and the VOA will work closely together to resolve any resident and community issues that may arise.

## II. Statistical Information

- A. Gross land area: 30,286.41 sq. ft. or 0.695 acres.
- B. Maximum amount of land covered by principal building: 11,280 sq. ft. or 0.25 acres.
- C. Maximum amount of land devoted to parking, drives and parking structures: 7,012 sq. ft.
- D. Minimum amount of land devoted to landscaped open space: 10,897 sq. ft. or 0.25 acres.
- E. Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses: 1 dwelling unit per 673 sq. ft. of land.
- F. Proposed number of buildings: 1
- G. Maximum number of dwelling units per building: 45
- H. Bedrooms per unit: 42-one bedroom and 3-two bedroom
- I. Parking spaces provided, whether surface or in structures and ratio per unit if residential or per thousand square feet of building are if non-residential: 12 surface spaces, which is .266 spaces per unit. It should be noted that tenants who live in the RCAC portion of the building and are receiving assisted living services are unlikely to drive. A van will be provided to offer transportation to those residents who are no longer driving.

## III. District Standards

- A. Uses  
VOA and Shiloh Church, respectfully request the use allowed for this Planned Development including: residential multifamily, up to 45 units, with related community space, parking and supportive services.
- B. Design Standards  
The specific design standards to be applied to this project are included in the attached Site Plan.
- C. Density  
The Project is located within the Northeast Side Comprehensive Plan area. The Comprehensive Plan for this area of Milwaukee is under development and is anticipated to be completed in April 2008. Jim Stewart from VOA and Reverend

Charles Jordan from the Shiloh Church have been participating in Harambee North Neighborhoods Plan Initiative. Implementation strategies have been identified and one of which is to “expand, maintain and preserve affordable housing opportunities for low-income residents and develop resources for residents who want to stay in the community”. Furthermore, the Neighborhood Action Plan states the object to “facilitate the development of higher density senior housing and other rental housing along Martin Luther King Jr. Drive”. The Project is consistent with this strategic goal and is in alignment with proposed redevelopment plans for the Five Points Exchange Project – an identified northern gateway for the neighborhood.

- D. Space Between Structures  
There will only be one structure on the site.
- E. Setbacks  
The setback requirement of 25 feet for Planned Developments only applies to lots that are five acres or more. The Project’s lot is only 0.67 acres and, therefore, this requirement is not applicable to the Project.
- F. Screening  
The building shall be screened from existing or proposed business or industrial uses on or adjacent to the site. Screening shall consist of decorative walls, fences, hedges, shrubs, trees or combinations thereof, appropriate to the surrounding neighborhood.
- G. Open Space  
All open spaces depicted on the Site Plan shall be landscaped and maintained so as not to create a nuisance or hazardous conditions.
- H. Circulation, Parking and Loading  
All parking is surface parking. Adequate access for pedestrians and public and private vehicles shall be provided. There is an existing pedestrian sidewalk along each of the three perimeters of the site that will be maintained.
- I. Landscaping  
All required vegetation shall be of a quality consistent with the standards of the American Association of Nurserymen (AAN 260.1). All vegetation depicted on the Site Plan shall be maintained on an ongoing basis, including seasonal tree and plant replacement.
- J. Lighting  
Pursuant to City of Milwaukee Ordinances §295-409, the Project 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.

K. Utilities

All utility lines shall be installed underground. Any new transformers and substations, if any, shall be installed within buildings or otherwise screened from view.

L. Signs and Sign Standards

The following signs will be part of the Project:

1. Temporary Signs during construction: The Project may include up to three (3) temporary construction signs during construction that will be located on one or more of the three surrounding streets; Keefe Avenue, Port Washington Road and N. Martin Luther King Jr. Drive. Each sign shall not exceed 8' x 4' each. The material of each sign shall be Screen Printed plywood or similar rigid material. The purpose of each sign may include:
  - a. A sign required by the Wisconsin Housing and Economic Development Authority identifying the Project as a WHEDA tax credit project.
  - b. A sign required or requested by Project financing entities or financial supporters to the Project, and
  - c. A sign identifying Project Partners.
2. Permanent Sign - Building Name: Since this Project will be visible to pedestrian and vehicular traffic from all sides of the building, it is important to have permanent signage on at least two sides of the building. The Project will include one permanent freestanding sign located at the east side of the site along Port Washington Road. This sign shall not exceed 32 sq. ft. A sign will be located on a wall parallel to Keefe Avenue to the north. This sign shall not exceed 25 square feet. The purpose of the signs is to include the Project's Name. The final plans for these signs will be submitted to the City as part of the Detailed Development Plan.
3. Periodic Sign – Leasing: The Project may include one rental sign located on the north, west or east elevation. The sign shall not exceed 48 sq. ft. Materials will be printed vinyl or similar material. The purpose of the sign is to advertise units available for lease. The sign may be displayed until all units are initially leased. After initial lease up, the sign may be displayed at times when vacancies are available.

M. Sign Illumination

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

N. Exterior

The building materials will be brick, glass, and cement fiber panels with coordinating trim. The dumpster enclosure will be clad in cement fiber board panels to match the building. Aluminum storefront will be used in the common spaces fronting Martin

Luther King Jr. Drive. There will be a 6'-0" decorative aluminum fence at the south end of the site and at the northwest corner of the site along Martin Luther King Drive. They will be similar in appearance to the balcony railings. The walls located at the corner of MLK and Keefe and parallel to Keefe will be of brick construction. The stepped retaining wall along Port Washington Road and the parking will be of Keystone masonry units with a thinner contrasting cap. The top of the wall will be at elevations consistent with the grades. Landscape plans will be modified in order to provide some cascading plants along the top of the Keystone wall. Open spaces will include landscaped areas including a patio and pedestrian facilities as shown on the site plan.