GENERAL PLAN PROJECT DESCRIPTION
AND
OWNER'S STATEMENT OF INTENT

Olive Branch Senior Estates (formerly known as Gray's Development)

Horizon Development Group, LLC is requesting an amendment of the zoning of 6600 N. Teutonia Avenue, Milwaukee, WI from Light Industrial to a General Plan Development. This change is requested to permit the following:

For Parcel 1:
- Schools
- Education and Learning Facilities
- Day Care Facilities
- Assembly Hall
- Religious Assembly

The schools, education and learning facilities and day care facilities are currently permitted under a renewable special use permit.

For Parcel 2:
- Construction of up to 160 units of Senior Housing

The senior housing units in the building(s) to be constructed, will range in size from 640 square feet to 1,250 square feet. Many of the units will include a patio or balcony. There will be an elevator in each building.

The independent apartment buildings will incorporate some or all of the following amenities: fitness room, hair salon, club room with kitchen, laundry room, prayer/meditation room, media room with internet access and manager office.

The property will have a single access from North Teutonia Avenue. The property will be attractively landscaped and will include a detention basin.

Olive Branch Senior Estates (formerly known as Gray's Development)

Development Name: Requested Change:	Olive Branch Senior Estates To: General Plan Development Information Related to Parcel 2 only.
Gross Land Area	264,250 sf = 6.1 acres
Building Footprints	16,232 s.f. (bldg. 1) + 23,264 sf (bldg. 2) + 21,540 sf (bldg. 3) = 61,036 sf = 1.45 acres
Pavement Surfaces	63,455 sf = 1.45 acres
Landscape and Open Space	264,250 s.f. − 61,036 s.f. (bldg.) − 63,455 s.f. (paving) = 139,759 sf = 3.2 acres
Total Dwelling Units	160
Density	160 Units = 26 units/acre
Number of Buildings	3
Dwelling Units per Building	40 (building 1); 64 (building 2); 56 building 3)
Bedrooms per Units	60% two bedrooms; 40% one bedrooms
Parking Spaces for Senior Housing	Underground Parking = 126 Surface = 20 building #1 and 22 building #2 and 8 for building #3; Total Parking Spaces for Senior Housing = 176
Parking Ratio for Senior Housing	1.1:1
Parking Spaces - Existing Property	Surface = 130