

**Shiloh Manor
3418 N. Martin Luther King Jr. Dr.
General Plan Submittal**

General 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 65-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 development team intend to submit to WHEDA for tax credits in the upcoming funding round with a deadline of February 1, 2008.

A. The Partners

Volunteer of America ("VOA") will be the primary developer and owner of the property. VOA is a nonprofit 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 the early 1920's and currently operates 157 units of housing. In fact, VOA owns and operates a 12-unit property at 3261 N. Martin Luther King Drive, a few blocks from the proposed site. Under the leadership of Jim Stewart, VOA Wisconsin President and CEO, the organization intends to expand 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

The site is located at 3418-3428 N. Martin Luther King Jr. Drive in an area know 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 purchased and joined with the parcels located at 3418 – 3428 N. Martin Luther King Jr. Drive.

The proposed development will consist of a four-story structure with underground parking for up to 27 vehicles. The building will consist of up to 65 apartments units with 50 one-bedroom units and 15 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 on each floor, 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 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.

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 wavier 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

1. *Gross land area: 30,286.41 Sq. Ft. or 0.695 acres.*
2. *Maximum amount of land covered by principal building: 14,836.66 Sq. Ft. or 0.34 acres.*
3. *Maximum amount of land devoted to parking, drives and parking structures: 1,853 Sq. Ft.*
4. *Minimum amount of land devoted to landscaped open space: 13,596.75 Sq. Ft. or 0.31 acres*
5. *Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses: 1 dwelling unit per 465.9 Sq. Ft. of Land*
6. *Proposed number of buildings: 1*
7. *Maximum number of dwelling units per building: 65*
8. *Bedrooms per unit: 50 one-bedroom and 15 two-bedroom*
9. *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: 27 underground parking spaces, which is .42 units per space. 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 include: residential multifamily, up to 65 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 with 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 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 5 acres or more. The Project’s lot is only 0.695 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 underground. 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 Nurseriesmen (ANSI 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 & 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 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 feet by 4 feet each. The material of each sign shall be Screen Printed plywood or similar rigid material. The purpose of each sign may include (1) a sign required by the Wisconsin Housing and Economic Development Authority identifying the Project as a WHEDA tax credit project, (2) a sign required or requested by Project financing entities or financial supporters to the Project, and (3) a sign identifying Project Partners.

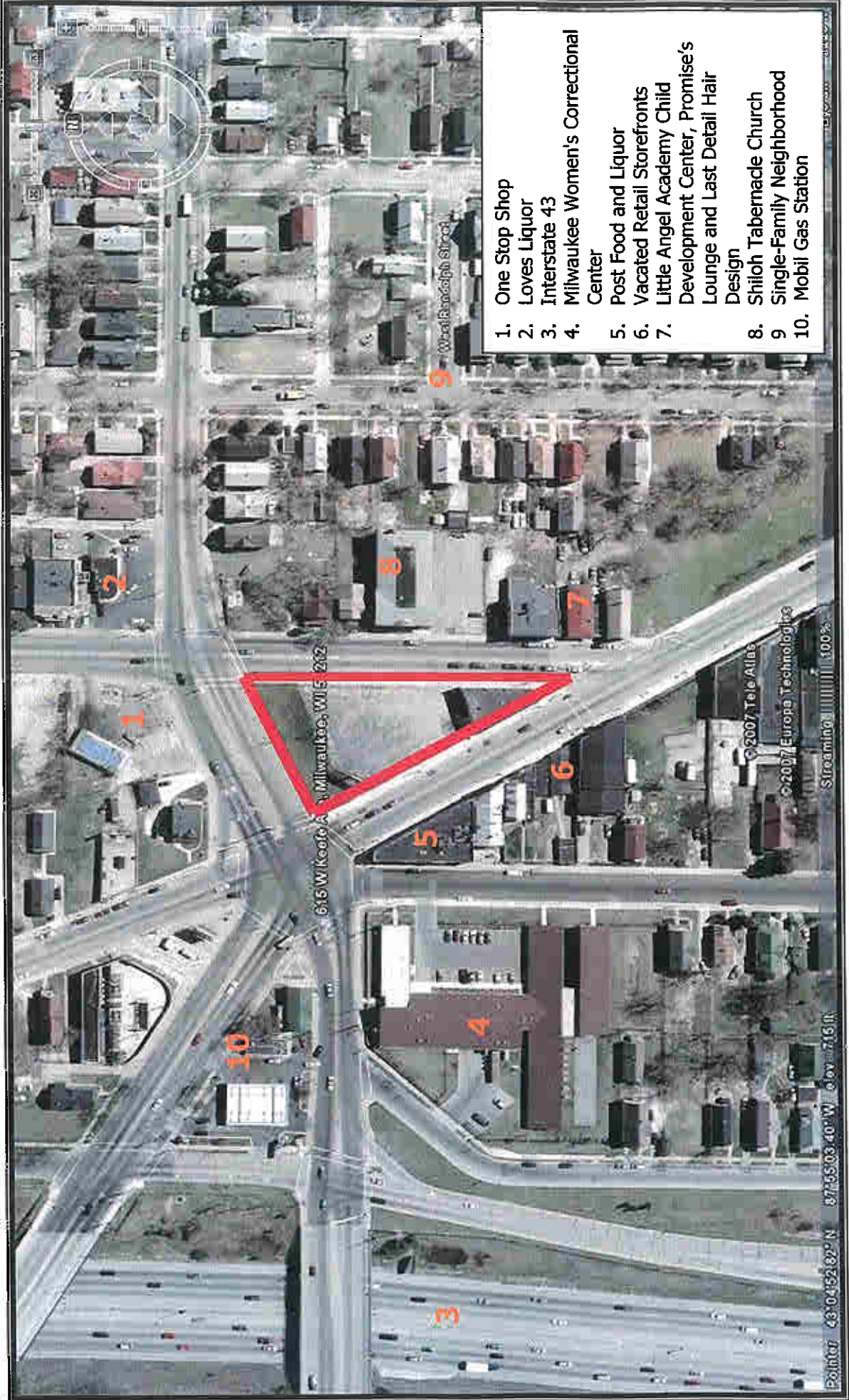
(2) Permanent sign – Building Name. Since this Project will be visible to pedestrian and vehicular traffic from all sides of the building it is important to have permanent signage on at least two sides of the building. The Project may include permanent signs located at the south end of the site and along Keefe Avenue to the north. 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 square feet. 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.

Aerial Photo of Subject Property



- 1. One Stop Shop
- 2. Loves Liquor
- 3. Interstate 43
- 4. Milwaukee Women's Correctional Center
- 5. Post Food and Liquor
- 6. Vacated Retail Storefronts
- 7. Little Angel Academy Child Development Center, Promise's Lounge and Last Detail Hair Design
- 8. Shiloh Tabernacle Church
- 9. Single-Family Neighborhood
- 10. Mobil Gas Station

Site Photos and Surrounding Context

The subject site is located in the northern part of Milwaukee, Wisconsin. More specifically, the site is a 22,365 square foot triangular parcel bounded by Martin Luther King Drive to the west, Keefe Avenue to the north and Port Washington Road to the east. The general area consists primarily of commercial uses, vacated commercial uses, along with some single-family homes. The following are descriptions of the various uses in all directions from the subject site:

North: Directly north of the site is Keefe Avenue. Further northeast across West Keefe Avenue is the One Stop Shop car repair station and Loves Liquor followed various single-family homes lining North Port Washington Road. Further northwest of Keefe Avenue is a single-family home on the northeast corner of Martin Luther King Drive and Keefe Avenue followed by Dave's Auto Body, a Mobil gas station and access to I-43 offering access to the north and south.

East: Directly east of the site is North Port Washington Road. Further east across North Port Washington Road are the Shiloh Tabernacle Church and Johnson Preschool and Learning Center located at 3436 and 3444 North Port Washington Road. Southeast of the site along North Port Washington Road are several retail uses including Little Angel Academy Child Development Center, Promise's Lounge and Last Detail Hair Design. Further east of the site are single-family homes lining North 5th Street and West Randolph Street.

South: Directly south of the site is the intersection of Martin Luther King Drive and North Port Washington Road. Further south of the intersection are various vacated retail buildings lining Martin Luther King Drive.

West: Directly west of the site is Martin Luther King Drive. Further west across Martin Luther King Drive is Post Food and Liquor located at 3455 N Dr Martin Luther King Drive. Further west of the site is the Milwaukee Women's Correctional Center located at 615 West Keefe Avenue. The Milwaukee Women's Correctional Center offers services and opportunities to women to be educated and to learn viable skills; to work in the community; and to receive treatment in order for them to return to society in a more pro-social manner. The Milwaukee Women's Correctional Center is a facility that provides incarcerated women, their families, and the community with services that are measurable and carefully managed.

The site possesses high visibility and convenient vehicular linkages with easy connections to major highways in Milwaukee. The site is also served by the Milwaukee County Transit Bus System and has regular routes throughout the City of Milwaukee.



Looking Northwest across Site



Looking Southwest across Site



Looking East across Site



Looking North across Site



Looking North at Site



**Looking Southeast along
Martin Luther King Drive**



**Looking South along
Port Washington Road**



**Looking North along
Port Washington Road**



**Looking East along
Keefe Avenue**



**Looking West along
Keefe Avenue**



**Looking Southeast along
Martin Luther King Drive**



**Looking Northwest along
Atkinson Avenue**



Retail uses Directly East of Site



Retail uses Directly East of Site



**Vacant Retail Storefronts
Directly West of Site**



**Post Food and Liquor
Directly West of Site**