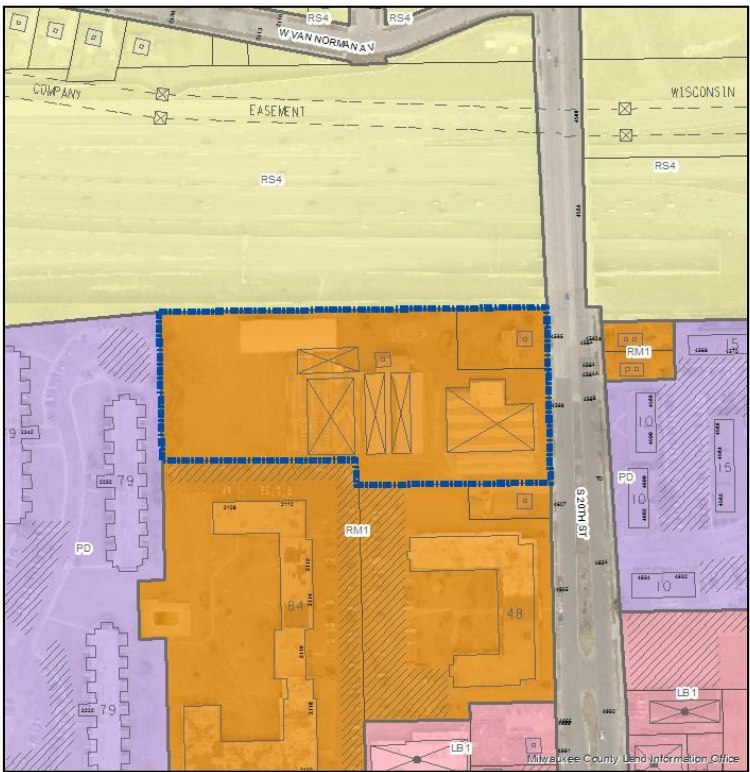


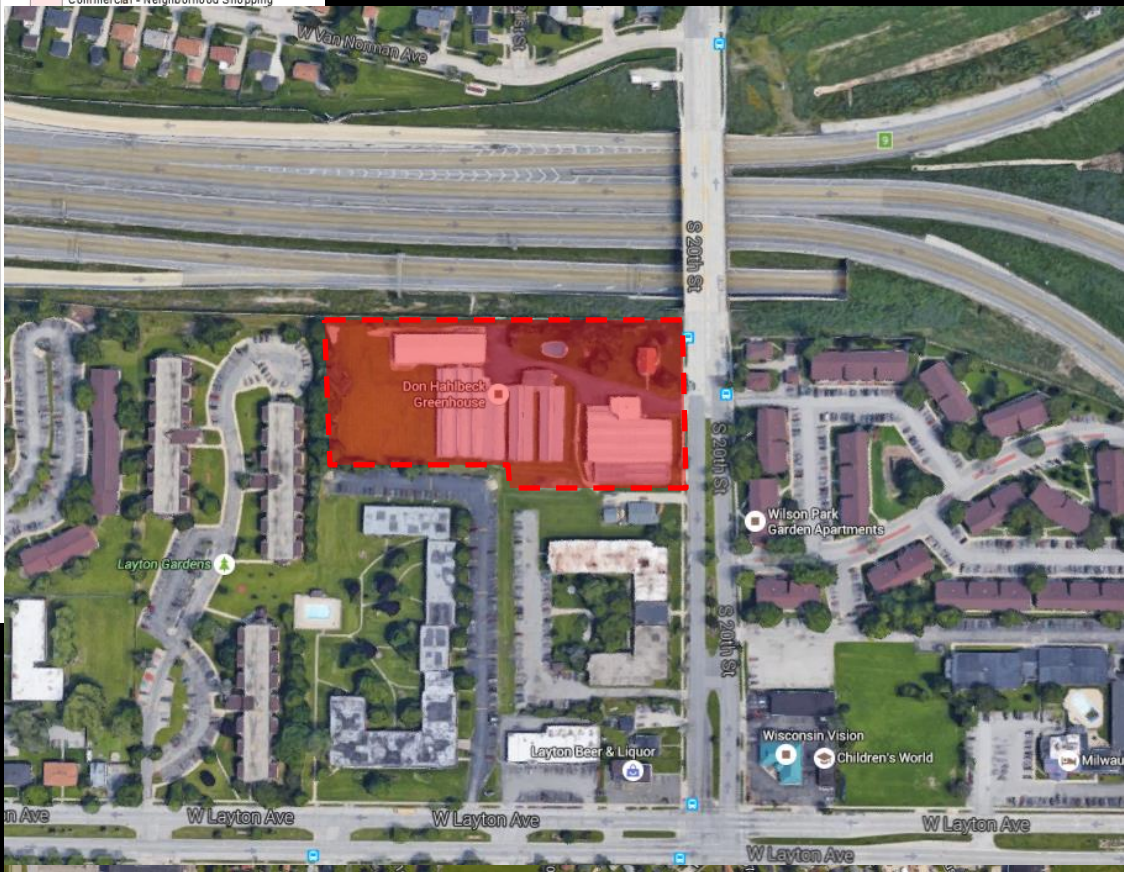
File No. 151867. A substitute ordinance relating to the change in zoning from Multi-Family Residential to a Detailed Planned Development to permit two multi-family, assisted living residential buildings at 4565 and 4569 South 20th Street, located on the west side of South 20th Street, north of West Layton Avenue, in the 13th Aldermanic District.



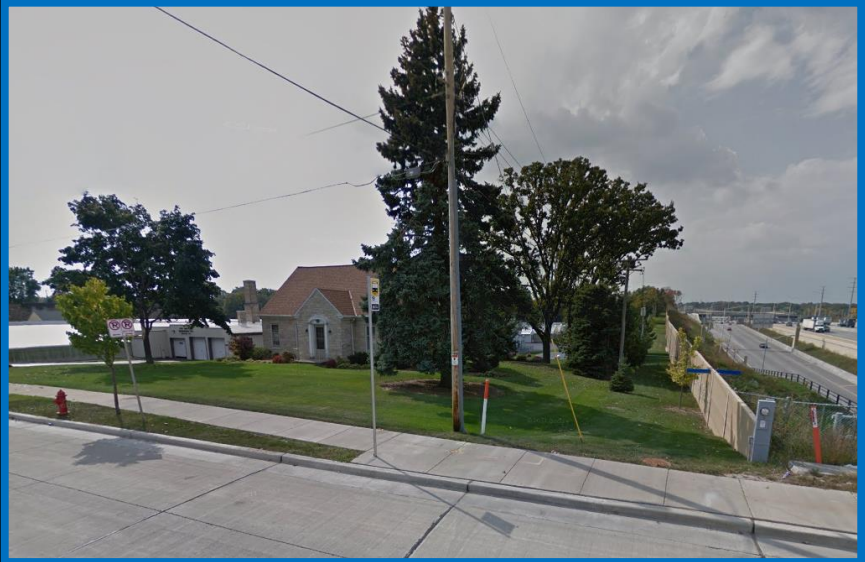
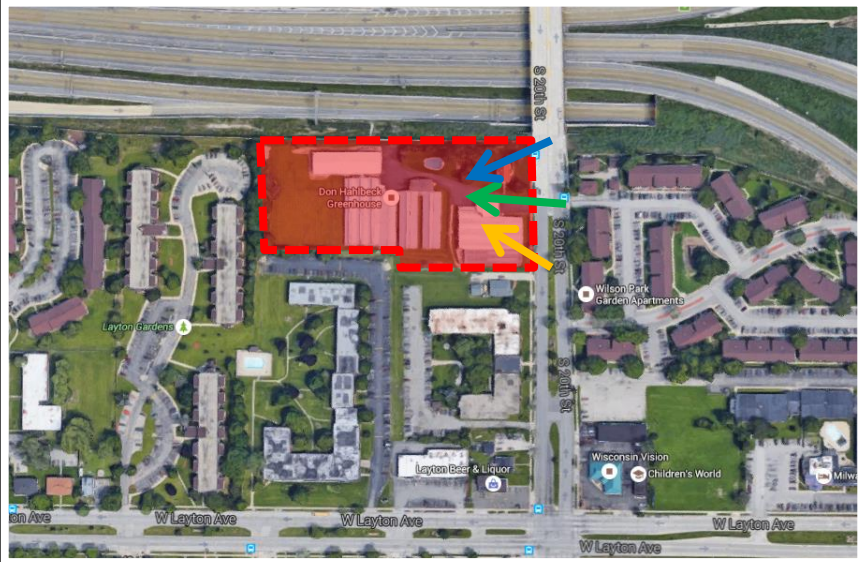
FN 151867
RM1 to DPD
4565 and 4569 S. 20th St.
May 2016

Legend

- Zoning Change Boundary
- Commercial - Commercial Service
- Commercial - Neighborhood Shopping



File No. 151867. Site Context Photos.



View from South 20th Street, looking southwest



View from South 20th Street, looking northwest



View from South 20th Street, looking west

City of Milwaukee
Zoning, Neighborhoods &
Development Committee

June 28, 2016

Sanctuary at Milwaukee
4565 and 4569 South 20th Street

Sanctuary at Milwaukee

Affordable Assisted Living Community

June 28, 2016



*SCA Properties' AALC Sanctuary At West St Paul,
Minnesota*

Table of Contents

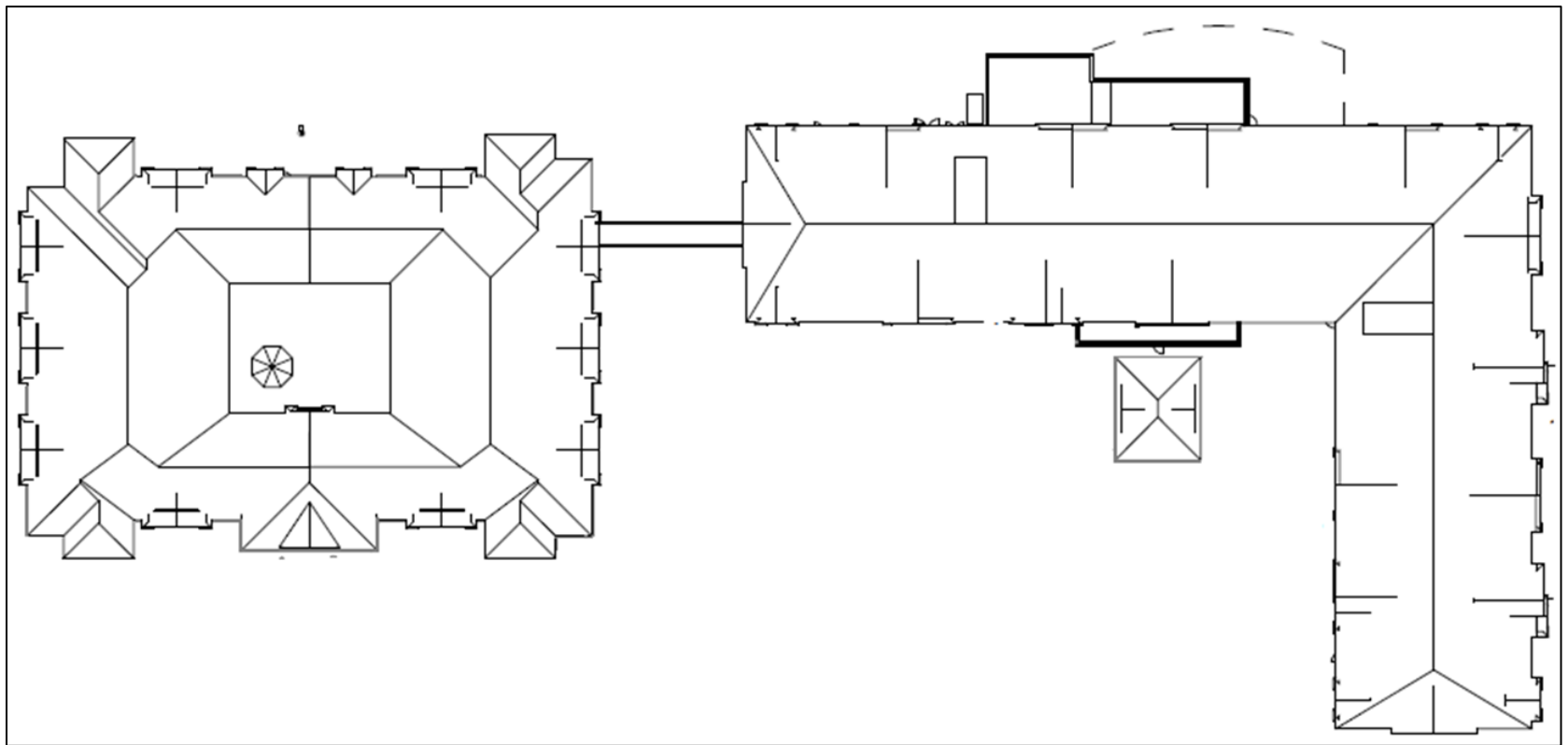
Page 1 Project Overview

Page 17 The Sanctuary At Milwaukee

Page 19 Affordable Assisted Living
Communities

Page 20 Developer and Owner

Page 23 Team

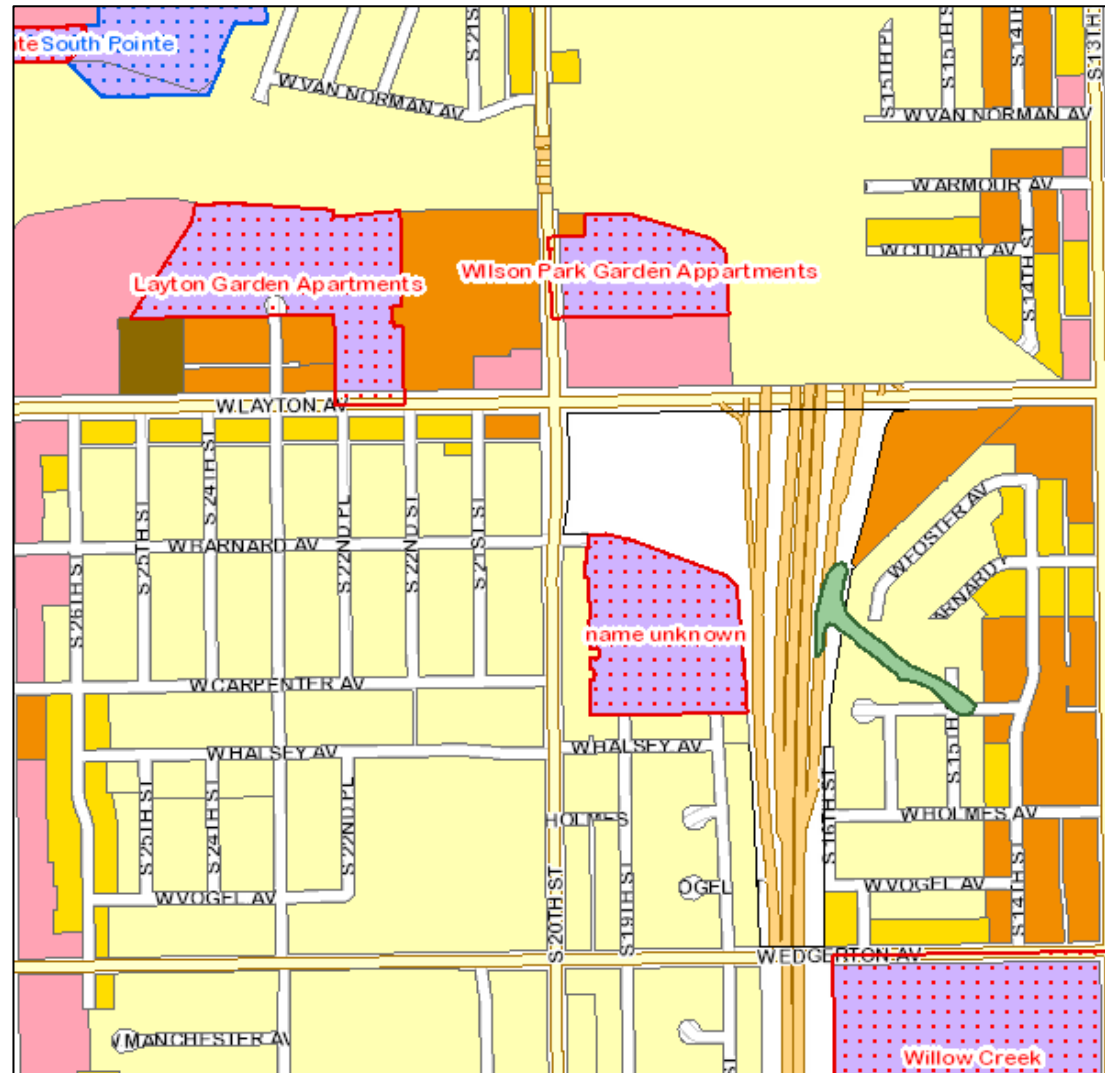


Sanctuary at Milwaukee Affordable Assisted Living Community

Current Zoning Of Site and Adjacent Properties

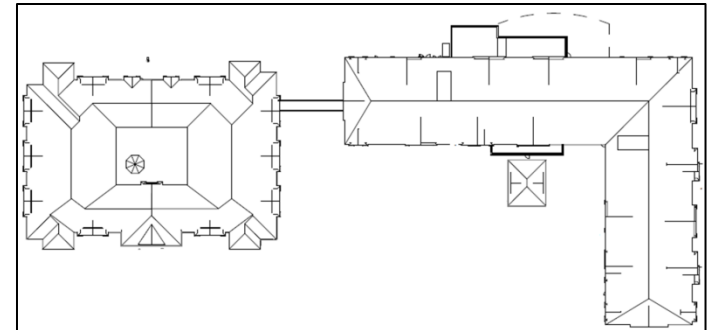
The Site is currently zoned RM1.

Properties near the Site, including the Layton Gardens Apartments, the Layton Grove Apartments and the Wilson Park Garden Apartments, are zoned Planned Development.

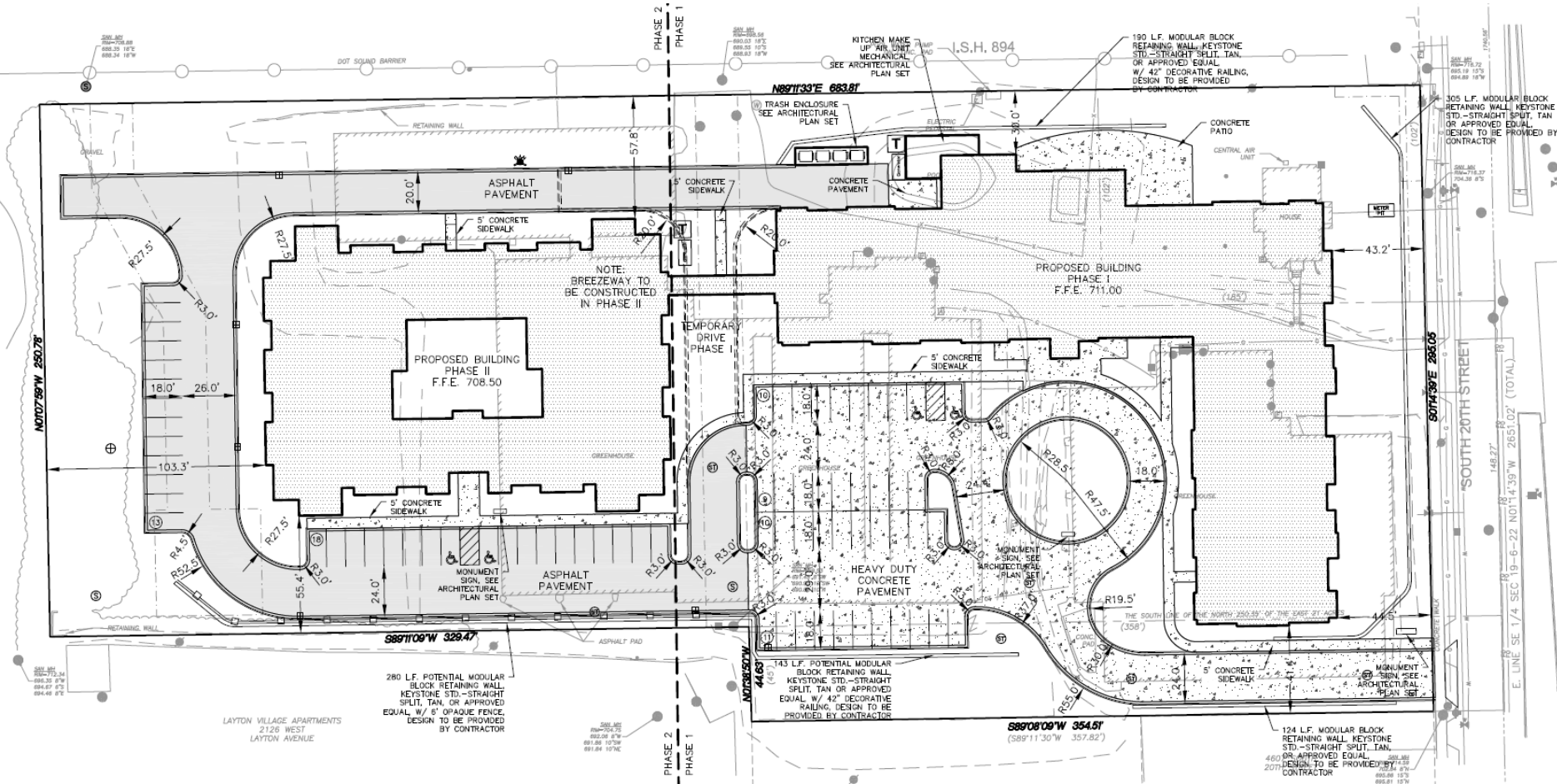


The Sanctuary At Milwaukee – Project

- The project consists of two buildings:
 - The main building contains approximately 127 units and amenities in a four-story, L-shaped building located along South 20th Street.
 - The second building is a single-story building, which contains approximately 26 units, located west of the main building.
 - The two buildings are proposed to be connected by a breezeway.
- Subject to market demand, both buildings may be constructed at the same time.



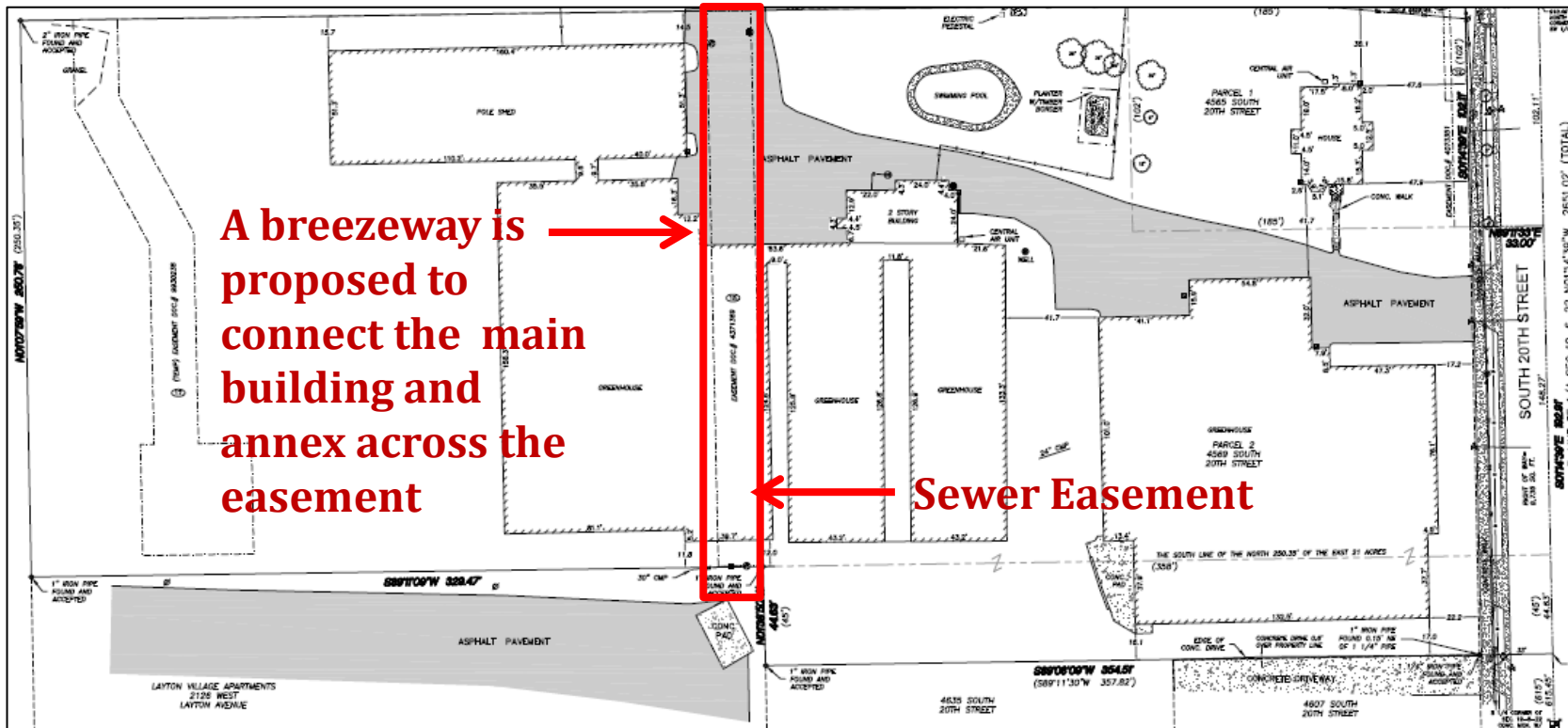
Site Plan



Sanctuary at Milwaukee Affordable Assisted Living Community

Site Challenges - Easement

- A sewer easement bisects the near-center of the Site, and includes restrictions on constructing improvements over the easement area.



Site Challenges - Grade

- 16-foot grade change from front and back of Site requires significant grading and material import fill.
- An additional challenge is the grade change between the Site and South 20th Street.
- Both the easement and grade limit the ability to connect front and back halves of the Site.

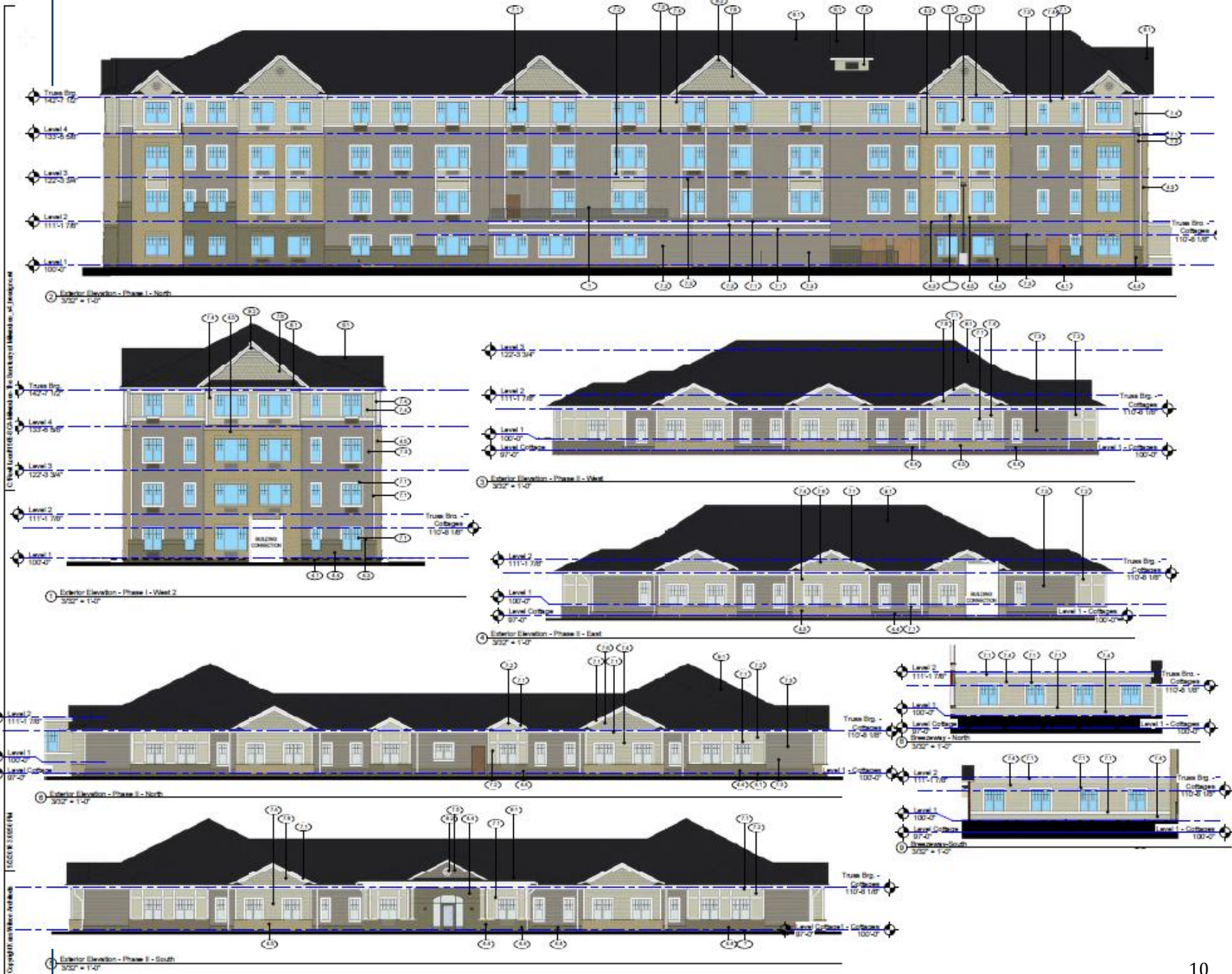


Grade change on south and east (S 20th Street) side of property

Renderings

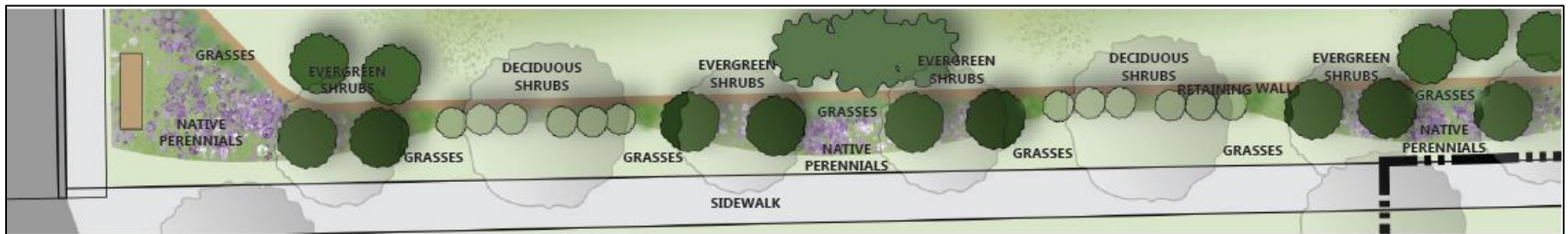






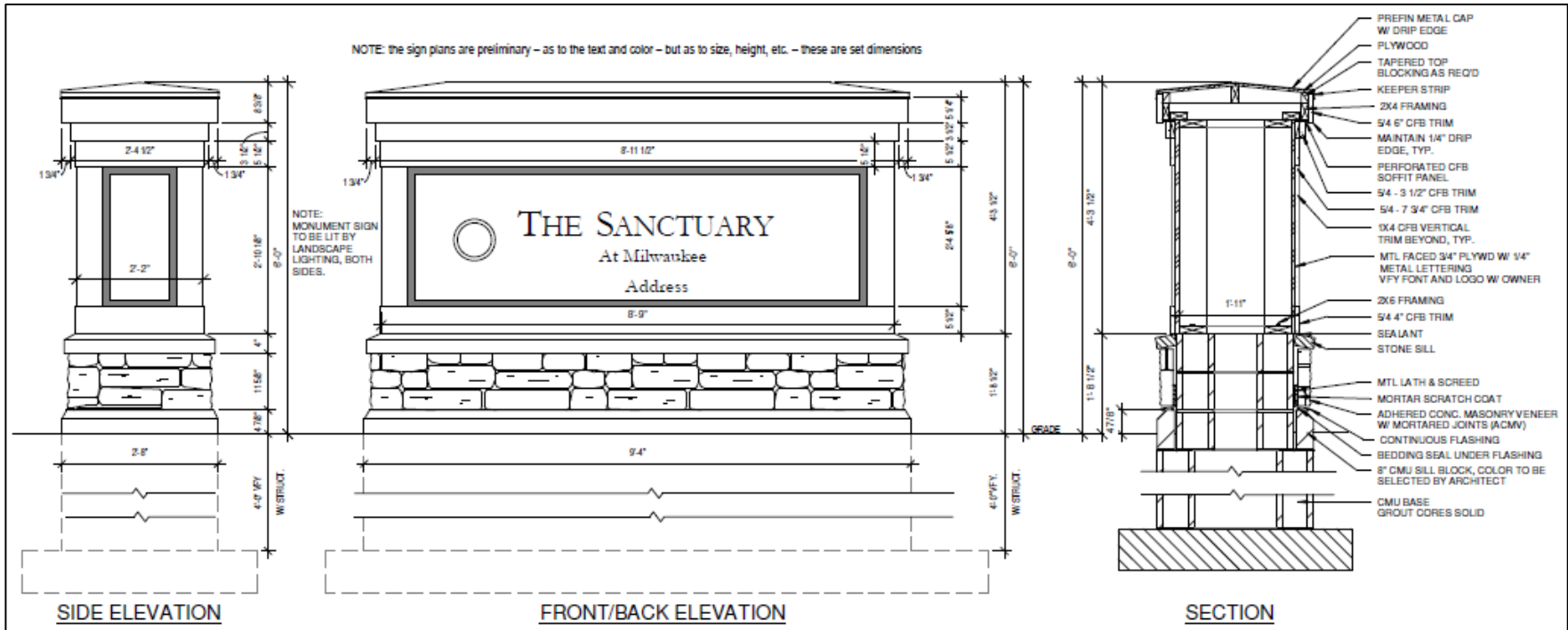
Landscape Plan

I-43



DETAIL OF STREET FRONTAGE - NTS (ORNAMENTAL TREES FADED BACK FOR CLARITY)

Signage



- One monument sign is proposed along South 20th Street to identify the project.
- Two smaller signs are proposed within the interior drives of the project.
- The signs will consist of a masonry structure with a masonry veneer and cement fiber board finish, painted to compliment the buildings.

The Sanctuary At Milwaukee - Services

- The main building will house and serve elderly residents in need of assisted living services, which, among other things, includes:
 - Assistance with activities of daily living (ADLs)
 - Medication management
 - 3 meals a day & snacks
 - Recreational/social programming
 - A 24-alert system
 - Private apartment
- The single-story building is designed to serve residents who, in addition to assisted living services, need additional monitoring or advanced assisted living services to ensure their safety and wellbeing.



The Sanctuary At Milwaukee - Amenities

Resident amenities at the Sanctuary At Milwaukee include:

- Restaurant-style dining rooms
- Commercial kitchen
- Private rooms for family gatherings
- Activity & gathering spaces
- Programming spaces
- Library
- Lounge areas on each floor
- Wellness and recreational room
- Clinical space for visiting health care providers
- Beauty salon
- Outdoor patio and dining area
- Landscaped courtyards
- Drive-under porte-cochere
- Additional open spaces for planting beds and other activities



Affordable Assisted Living Communities (AALC)

Who Lives in AALCs?

Average age of 82

80% women

60-80% are Medicaid eligible

2-year average residency

Eligible for nursing home level of care

BUT

- Do **NOT** need clinical or 24-hour medical or nursing care
- Do need assistance with activities of daily living (ADLs)
- Do need regular social interaction, physical activity and intellectual stimulation
- May need:
 - Dietary supervision
 - Medication management
 - Transportation
 - 24-hour alert system
- Residents choose if and when they take advantage of AALC services, and they may always return to their private apartment

SCA Properties LLC – The Developer and Owner

- Owned by Garrett G. Carlson, Sr., and **Shelter American Holdings, Inc.**, owned by Arni C. Thorsteinson.



- A Florida limited liability company.
- www.scapropertiesllc.com
- SCA Properties is developing affordable assisted living communities in Minnesota, Wisconsin, Ohio and Florida.

SCA Properties LLC - The Owners

- **Garrett G. Carlson, Sr.**, has been responsible for the acquisition and production of multi-family housing over the past three decades. He served as president of the Shelter Corp of America and Municipal Mortgage and Equity, both publicly owned companies involved in all facets of the real estate development and finance business.
- **Arni C. Thorsteinson** is a long-time partner with Mr. Carlson in multifamily development in the US, and will provide guarantees for SCA Properties' tax credit developments.

Mr. Thorsteinson is CEO & President of Shelter Canadian, a privately held company, that, in partnership Shelter America Holdings, is responsible for the management of 2.7 million square feet of commercial space valued at \$3.1 Billion. He is Chairman and CEO of Temple Hotel, Inc. (www.treit.ca), also managed by Shelter Canadian.



SCA Properties' Sanctuary At West St Paul, MN



164 Total Units

100 LIHTC & Medicaid Assisted Living

40 LIHTC & Private Pay

24 LIHTC & Medicaid Special Needs

140 1-bedrooms - Assisted Living

24 studios – Special Needs

147,500 square feet

Amenities:

- Walking path & outdoor patio
- Covered drop-offs/pick-ups
- 2 story lobby with fireplace
- Restaurant dining room
- Club room/mail café/lounge
- Secured outdoor garden
- Fitness/wellness area
- Clinic for visiting physicians
- Arts & craft studio, community room with adjacent deck
- Theater/chapel/multipurpose room
- Library/media space
- Beauty salon, Bathtique spas

Sanctuary at Milwaukee Affordable Assisted Living Community

Introduction Of The Team

Developer -	SCA Properties LLC - Gary Carlson (www.scapropertiesllc.com) - Arni Thorsteinson (www.scpl.com)
Development Services -	Carding Group (www.downingco.com) - Rob Downing
Architect -	Kaas Wilson Architects (www.kasswilson.com) - Collin Kaas
Engineer	JSD Professional Services, Inc (www.jsdinc.com) - Justin Johnson
Attorney	Reinhart Boerner Van Deuren S.C. - Leah Wyant (reinhartlaw.com)