

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
- Banquet Facilities
- Religious Services

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.

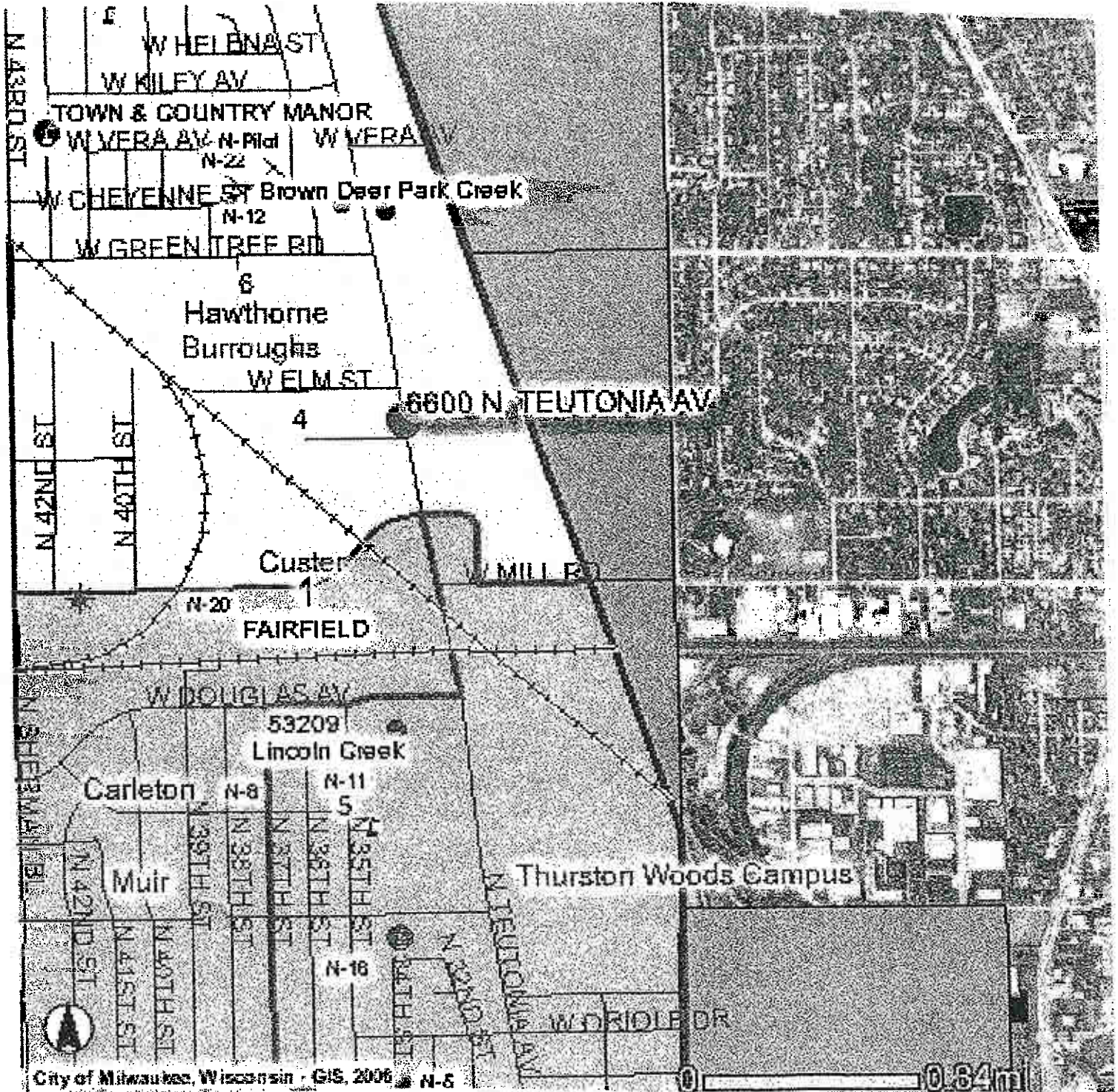
Olive Branch Senior Estates (formerly known as Gray's Development)

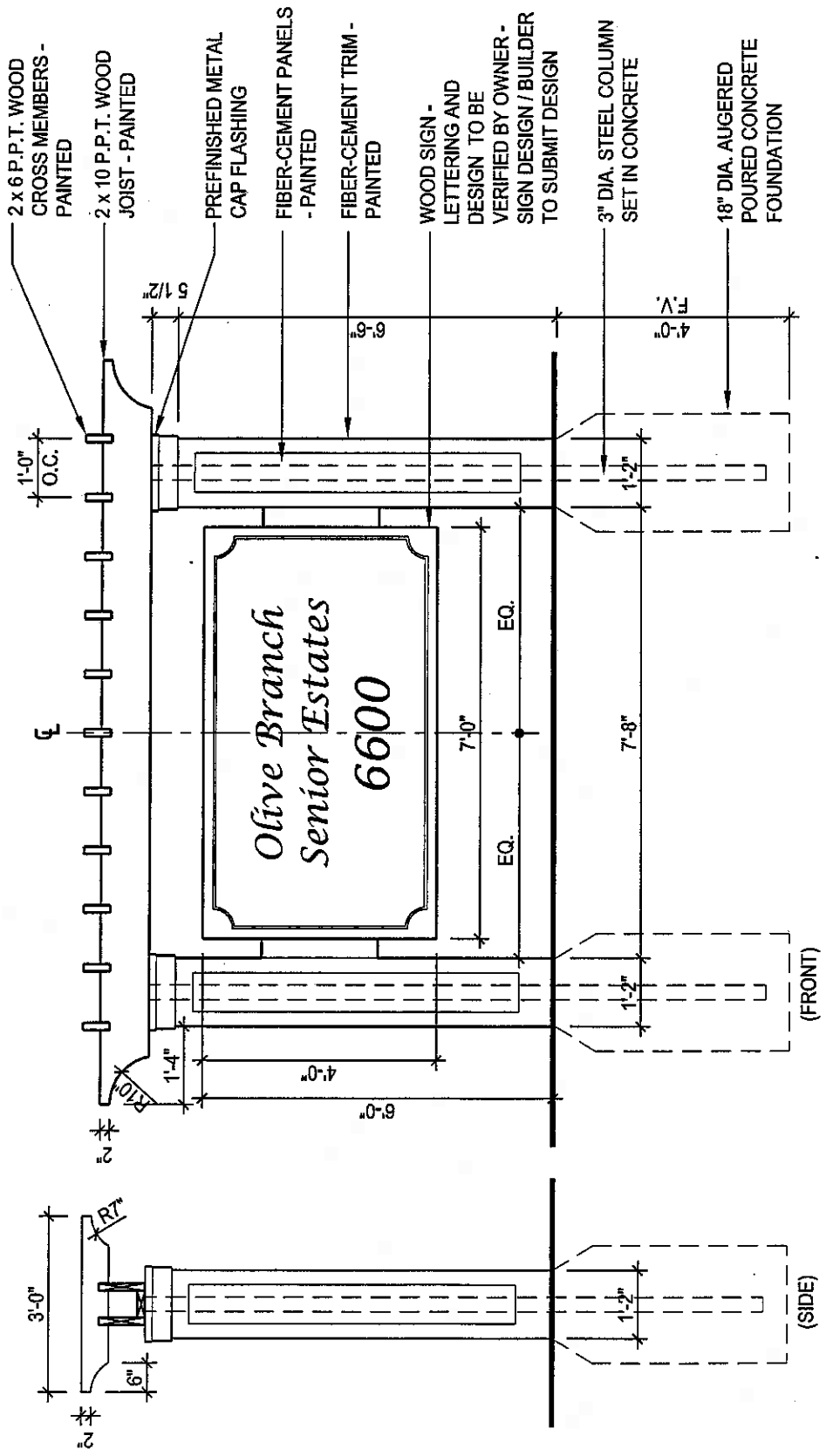
Development Name:	Olive Branch Senior Estates
Requested Change:	To: General Plan Development Information Related to Parcel 2 only.
Gross Land Area	264,250 s.f. = 6.1 acres
Building Footprints	16,232 s.f. (bldg. 1) + 23,264 s.f. (bldg. 2) + 21,540 s.f. (bldg. 3) = 61,036 s.f. = 1.45 acres
Pavement Surfaces	63,455 s.f. = 1.45 acres
Landscape and Open Space	264,250 s.f. – 61,036 s.f. (bldg.) – 63,455 s.f. (paving) = 139,759 s.f. = 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	Total Underground Parking = <u>176</u> Surface = 48 existing lot + 20 building #1 + 22 building #2 and 8 for building #3; <u>98</u> Total Surface Parking <u>Total Parking Spaces = 274</u>
Parking Ratio	1.1 underground & .3 additional surface parking Total ratio new parking and existing parking = 1.6

GENERAL PLAN DEVELOPMENT SUBMITTAL

OWNER: GRAY'S CHILD DEVELOPMENT CENTERS, INC.
6600 N. Teutonia Avenue, Milwaukee, WI

A vicinity map showing the territory within and beyond 1,000 feet of the tract and significant community facilities in the surrounding area. The boundaries of the tract and its proposed access are shown on the site plan prepared for this submittal.





1 MONUMENT SIGN ELEVATIONS

3/8" = 1'-0"



Olive Branch Senior Estates