

July 26, 2001

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 010248, being an ordinance relating to the change in zoning from Single-Family Residence (R/F-2/40 and R/F-5/40) to Detailed Planned Development (DPD) known as Living Circle Campus, located south of West Norwich Street and west of South 60th Street, in the 11th Aldermanic District.

This rezoning would allow for the construction of two developments that are designed to address the need of affordable senior housing and a need for social services targeted to senior households on the south side of Milwaukee. The campus includes Three Oaks Circle, a 49 unit affordable senior housing apartment building and the Living Circle Senior Center that has a 190 person seating capacity and space devoted to health and social programming.

The proposed site is a 7.32 acre parcel that is now known as the southwest portion of Armour Park. The City of Milwaukee, Milwaukee County, the City of Greenfield and the sponsors of Three Oaks Circle (TOC) have entered into a development agreement where this area will be sold to TOC for the purpose of building the campus.

The proposed first phase includes a 3-story, 13,080 square foot senior apartment building with a masonry exterior. The front entrance is located off of a private turn-around for drop-off that extends to South 60th Street. In addition to apartments, the building will include a kitchen and food preparation facility, wellness center, staff offices and ancillary space such as restroom facilities, trash collection, storage, etc. The apartment building will have a covered walkway connected to the senior center.

The proposed second phase is the 1-story, 7,235 square foot Living Circle Senior Center with a brick veneer exterior. The main entrance is defined by a cupola and accessed from a private turn-around for drop-off. The senior center will contain a Milwaukee County Dept. on Aging meal program, nutrition programming, medical and wellness services, social and recreational activities and coordination of community resources.

Twenty-nine surface parking spaces will be provided for the senior apartment building and 94 surface parking spaces will be provided for the senior center for a total of 123 spaces. The parking lot will be screened with landscaping and contain

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interior landscaping on curbed islands.

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On July 23, 2001, a public hearing was held by the City Plan Commission. Several nearby residents attended the hearing to gather information regarding the proposal. Since this proposed rezoning is consistent with the City plans for the area, the City Plan Commission at its regular meeting on July 26, 2001 recommended approval of the attached ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Scherbert
Tom Gartner, City Attorney's Office