Friendship Gardens
3701 – 3719 W. Vliet
Detailed Plan Development Submittal

Table of Contents

A. Owner's Statement of Intent

B. Vicinity Map

C. Plat of Survey (Not Applicable)

D. Plans: Site Plan/Landscape Plan/Grading Plan/Elevations

E. Utility Plan (Not Applicable)

F. Sign Plan (Not Applicable)

G. Pictures

A. Detailed Plan Project Description and Owner's Statement of Intent

Friendship Gardens
3701 - 3719 West Vliet Street
Detailed Plan Project Description &
Owner's Statement of Intent

I. Project Overview

The United Methodist Children's Services of Wisconsin ("UMCS") in collaboration with the Hmong American Friendship Association (HAFA) are pleased to present their plans to construct a four-story, 40,000 square foot senior housing development ("Friendship Gardens"). Friendship Gardens will be located at 3701 – 3719 West Vliet Street and will include up to 39 apartment units (1-bedrooms and/or efficiencies) and approximately 10,000 square feet of community serving space. The monthly rent will be affordable to seniors with incomes at 40% to 60% County Median Income. Friendship Gardens is part of the Washington Park Partners Sustainable Communities Plan and is consistent with City of Milwaukee Department of City Development's Washington Park Comprehensive Plan which calls for housing at this location.

A. The Developer

UMCS's current facility, located at 3940 W. Lisbon Avenue, houses UMCS's administrative offices, a licensed day care, and 16 transitional living units for women with children. Adjacent to the existing facility is Washington Park Apartments which was completed in 2009. Washington Park Apartments includes 24 three-bedroom units which are moderately priced permanent housing, and each unit includes a washer and dryer, dishwasher and all kitchen appliances. Washington Park Apartments also includes 10,000 square feet of community-serving space, including the relocation of the Family Resources Center, which is the most heavily utilized emergency food pantry in Milwaukee County, serving over 40,000 people in 2009, and provides several other resources to area residents. Residents of Washington Park Apartments have access to the Family Resource Center, the UMCS Daycare, and other supportive services offered by UMCS. Among its many environmentally-friendly elements, the Washington Park Apartments includes a solar hot water system that will also help mitigate families' utility costs.

Also a part of the UMCS campus is the UMCS Family Townhomes, a six unit development completed in 2008. The townhomes are spacious three bedroom units with detached garages, basements, and quality materials built to last. Currently under construction is UMCS Phase III which includes an additional 14 townhome units, together with a 10 unit apartment building along Lisbon Avenue. These new sites will utilize vacant City-owned land as well as bank-owned properties acquired through foreclosure to improve the neighborhood and eliminate blight.

With UMCS' existing transitional units, the independent townhome units, the additional family apartment units, and the planned senior housing—UMCS will be able to provide a continuum of housing options for families to sustain independence, and contribute to the revitalization of Washington Park.

B. The Property

Friendship Gardens will utilize five parcels of land between 3701 – 3719 W Vliet. All of the parcels are city owned vacant lots that are currently being used as a temporary "pop-up park." The park was designed to attract a development to the site.

C. The Tenants

All of the thirty-nine units of Friendship Gardens will be marketed to seniors. Due to the mission of UMCS and HAFA, together with the requirements of the funding resource all of the thirty-nine units will have affordable rents. Twenty-eight of the units will be reserved for seniors at 50% CMI or below, and eleven units will be reserved for seniors at 60% CMI or below.

D. *The Operation*

The Project will be managed by UMCS in collaboration with Ogden, which is the current management structure of UMCS's other Developments. UMCS will be responsible for all "front-office" work including building operations, maintenance, resolving tenant issues and application intake. Ogden is responsible for all "back-office work" which includes leasing, accounting and compliance.

II. Statistical Information

1. *Gross land area.*
   19,200 Sq. Ft.

2. *Maximum amount of land covered by principal buildings.*
   10,000 Sq. Ft. Footprint. (52%)

3. *Maximum amount of land devoted to parking, drives and parking structures.*
   8,000 Sq. Ft. (42%)

4. *Minimum amount of land devoted to landscaped open space.*
   1,200 Sq. Ft. (6%)

5. *Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses.*
   1 dwelling unit per 492 Sq. Ft. of Land

6. *Proposed number of Buildings.*
   1

7. *Maximum number of dwelling units per building.*
   Up to 39

8. *Bedrooms per unit.*
   1-Bedroom and Efficiency Units

9. *Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential.*
   20 surface parking spaces total. Note, same side of the street parking is approximately 284 linear feet which at 20 feet per space would be an additional 14 spaces.

III. District Standards

1. *Uses*
   UMCS respectfully request the uses allowed for this Detailed Plan Development include: residential multifamily, up to 39 units, with related community space, parking, office, supportive services, senior center, beauty salon, library, fitness area and laundry.

2. *Design Standards*
   The specific design standards to be applied to this project are included in the attached Site Plan and Floor Plans.

3. *Density*
   UMCS Expansion is within the Washington Park Comprehensive Plan Area (the "Plan"). The Plan recommends the development of multifamily housing at this location. The project is also specifically identified in the 2012 -2017 Sustainable Communities Plan for the neighborhood.

4. *Space Between Structures*
   The building will be compliant with the setbacks allowed by the building code.

5. *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 .45 acres and therefore this requirement is not applicable to the Project.

6. *Screening*
   Landscaping screening will be provided between the building and the residential area to the south.

7. *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.

8. *Circulation, Parking & Loading.*

Curb cuts on N 37th Street and N 38th Street, as depicted on site plan, will provide access to the surface parking lot. Landscaping will be added to the Southern end of the site along the alley to help screen the parking entrance. There is an existing pedestrian sidewalk in front of the Project (north) and on the east and west side of the Project that will all be maintained. These features are consistent with the comprehensive plan which encourages parking access from the alley, minimizing the intrusion of automobiles, and minimizing parking as a component of the overall use or mix of uses.

9. *Landscaping*

All vegetation planted shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All vegetation depicted on the Landscape and Site Plan shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

10. *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.

11. *Utilities*

Any new utility lines shall be installed underground. Any new transformers and substations, if any, shall be installed within buildings or otherwise screened from view.

12. *Signs & Sign Standards*

The following signs will be a part of the project:

(1) Temporary Signs during construction. The Project may include up to 3 temporary construction signs during construction that will be located on the southern construction fence or southern façade of building. 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 Wisconsin Housing and Economic Development Authority identifying the project s a WHEDA tax credit project, (2) a sign required or requested by financial contributors to the Project, and (3) a sign identifying Project partners.

(2) Permanent Sign - Management. The Project may include one permanent sign located on the south elevation near the front door. The sign shall not exceed 15 inches by 20 inches. The Material of the sign shall be stamped, engraved or similar metal product. The purpose of the sign is to identify the Management Company.

(3) Permanent Sign – Building Name. The Project may include one permanent sign located on the north elevation. The sign shall not exceed 32 square feet. The purpose of sign is to include the Project's name, which may be a requirement or request of a donor.

(4) Periodic Sign – Leasing and Sale. The Project may include one rental sign located on the south, west or east elevation. The sign shall not exceed 48 square feet. Materials will be screen printed vinyl or similar material. The purpose of the sign is to advertise units available for lease or advertise the property for sale. The sign may be displayed until all units are initially rented, but not longer than 12 months after the occupancy permit. After initial lease-up, the sign may be displayed no more than two consecutive months and no more than 4 months total in any calendar year.

13. Sign Illumination

If signs are illuminated, the source of illumination will not be visible or intermittent.

B. Vicinity Map

(See Statement of Intent)

Friendship Gardens

a senior housing community

C. Plat of Survey

(Not Applicable)

This Development is an existing site and the site has been previously platted. The legal descriptions are as follows:

All that certain parcel or parcels of land located in the City of Milwaukee, County of Milwaukee, State of Wisconsin, more particularly described as follows:

Lot 1, Block 1, Becker's Subdivision in the Southwest ¼ of Section 24, Town 7 North, Range 21 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Address: 3701-03 West Vliet Street
Tax Key No.: 366-0101-000-8

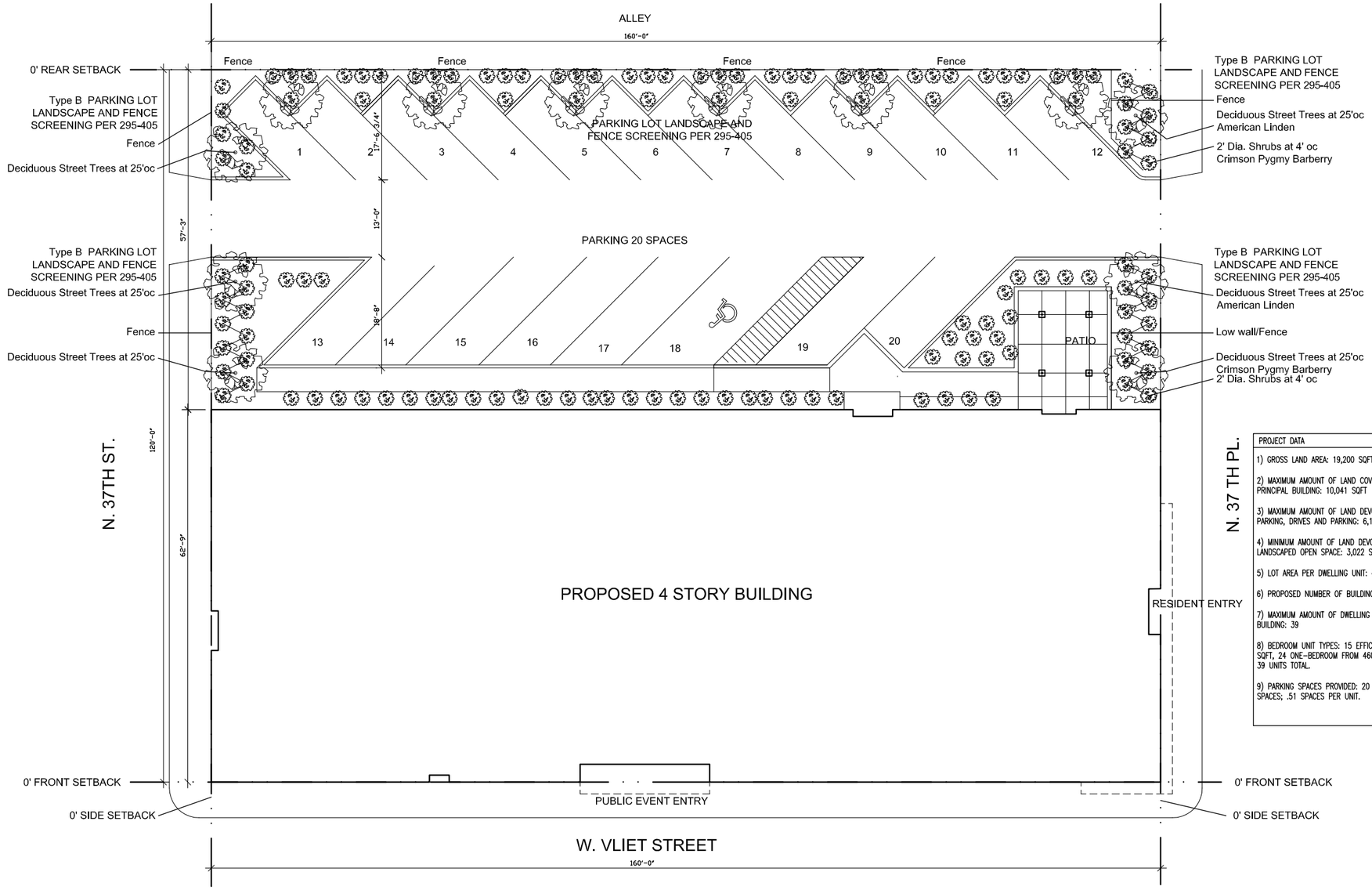
Lot 2, in Block 1, in Becker's Subdivision of a part of the Southwest 1/4 of Section 24, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin
Address: 3705-07 West Vliet Street
Tax Key No.: 366-0102-000-7

Lot 3, Block 1, Becker's Subdivision in the Southwest ¼ of Section 24, Town 7 North, Range 21 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Address: 3711 West Vliet Street
Tax Key No.: 366-0103-000-9

Lot 4 in Block 1, in Becker's Subdivision of a part of the Southwest 1/4 of Section 24, Town 7 North, Range 21 East, City of Milwaukee, County of Milwaukee, State of Wisconsin.
Address: 3715 West Vliet Street
Tax Key No.: 366-0104-000-4

Lot 5, in Block 1, in Becker's Subdivision being a part of the Southwest 1/4 of Section 24, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.
Address: 3717-19 West Vliet Street
Tax Key No.: 366-0105-000-X

D. Plans



PROJECT DATA

1) GROSS LAND AREA: 19,200 SQFT (.441 ACRE)

2) MAXIMUM AMOUNT OF LAND COVERED BY PRINCIPAL BUILDING: 10,041 SQFT

3) MAXIMUM AMOUNT OF LAND DEVOTED TO TO PARKING, DRIVES AND PARKING: 6,120 SQFT

4) MINIMUM AMOUNT OF LAND DEVOTED TO LANDSCAPED OPEN SPACE: 3,022 SQFT

5) LOT AREA PER DWELLING UNIT: 492 SQFT

6) PROPOSED NUMBER OF BUILDINGS: 1

7) MAXIMUM AMOUNT OF DWELLING UNITS PER BUILDING: 39

8) BEDROOM UNIT TYPES: 15 EFFICIENCY AT 325 SQFT, 24 ONE-BEDROOM FROM 460-500 SQFT. 39 UNITS TOTAL.

9) PARKING SPACES PROVIDED: 20 PARKING SPACES; .51 SPACES PER UNIT.

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HAFA - Hmong American Friendship Association

Site Plan, Landscape Plan, and Site Data

Scale: 1" = 20'-0"

December 28, 2011

Engberg Anderson Project No. 112155.00

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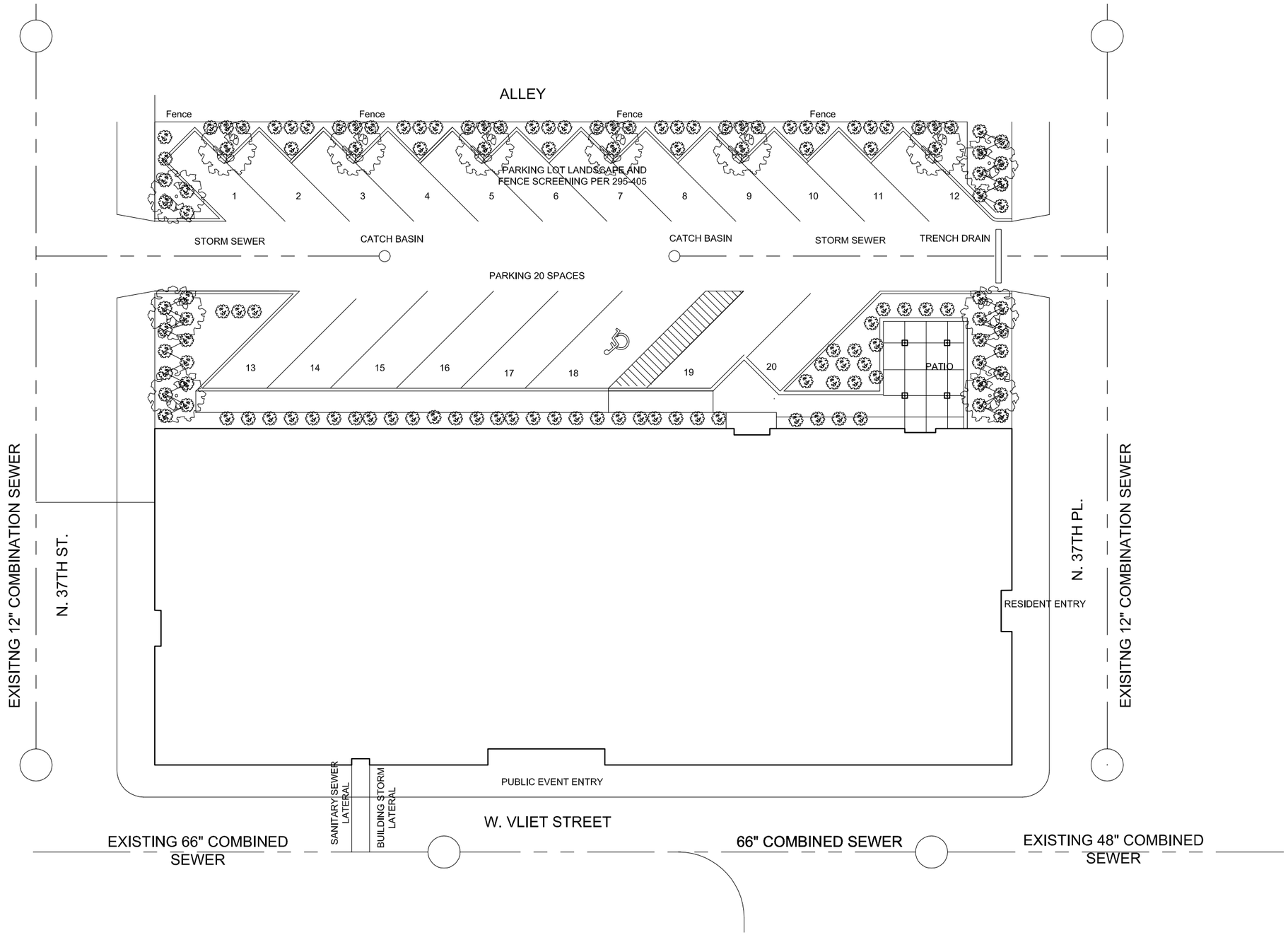

HAFA - Hmong American Friendship Association

Utility Plan

Scale: 1" = 20'-0"

December 28, 2011

Engberg Anderson Project No. 112155.00

Engberg Anderson

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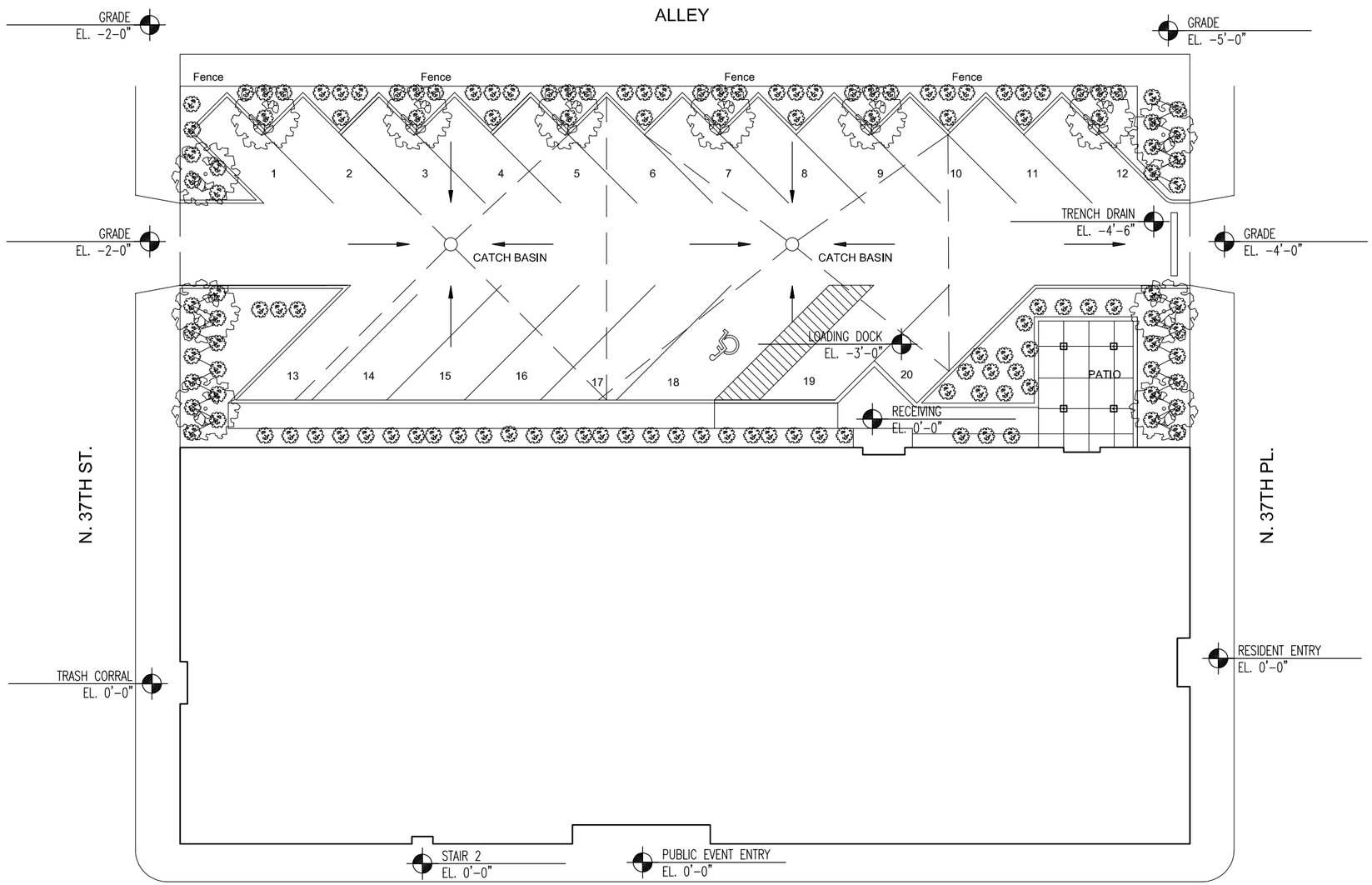

NOTE: PROPOSED GRADING PLAN IS INTENDED TO CONVEY SITE DRAINAGE INTENT ONLY. ACTUAL GRADING PLAN WILL VARY, PENDING SITE SURVEY.

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Proposed Grading Plan

Scale: 1/20" = 1'-0"

December 28, 2011

Engberg Anderson Project No. 112155.00

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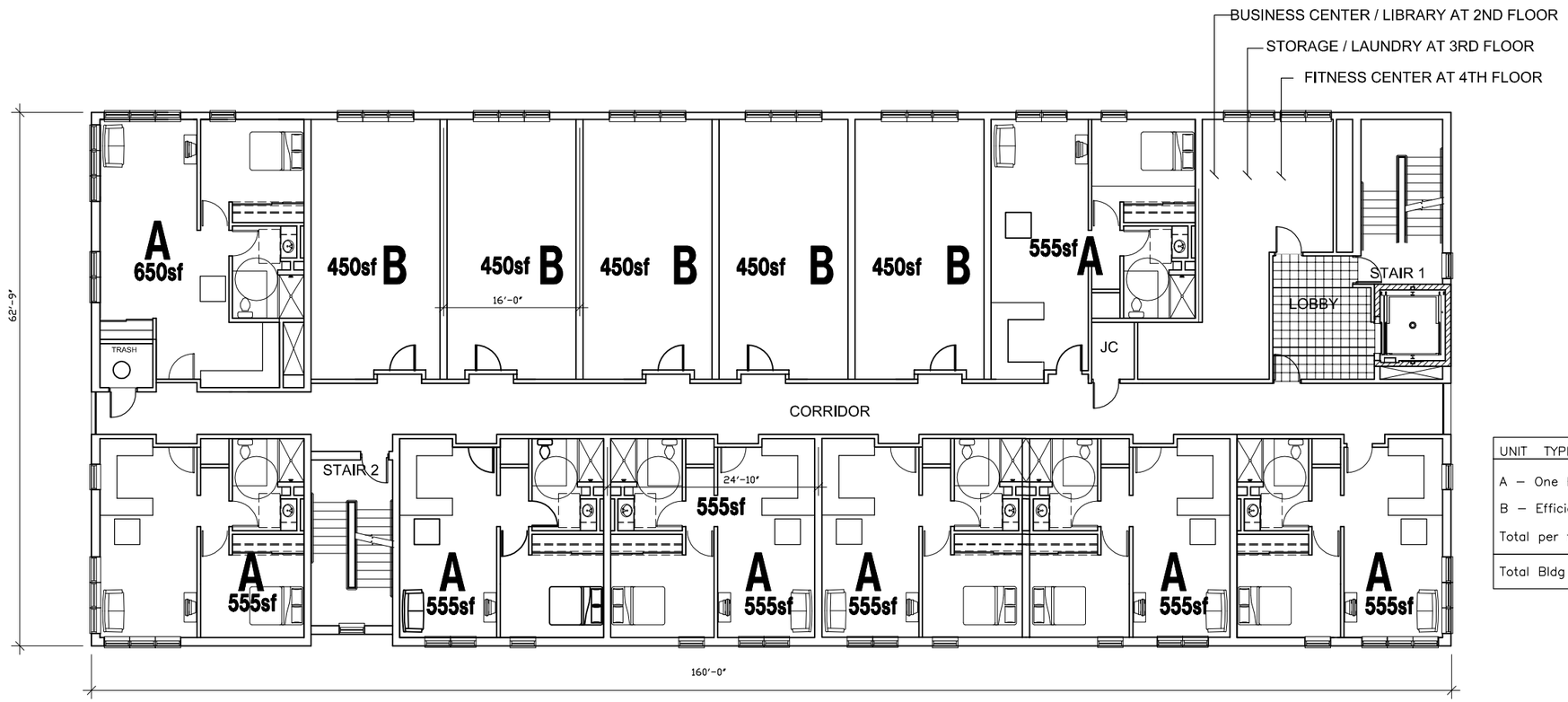

UNIT TYPE	UNITS/Floor
A – One Bedroom	8 Units
B – Efficiency	5 Units
Total per floor	13 Units
Total Bldg	39 Units

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Second, Third, and Fourth Floor Plans

Scale: 1/16" = 1'-0"

December 28, 2011

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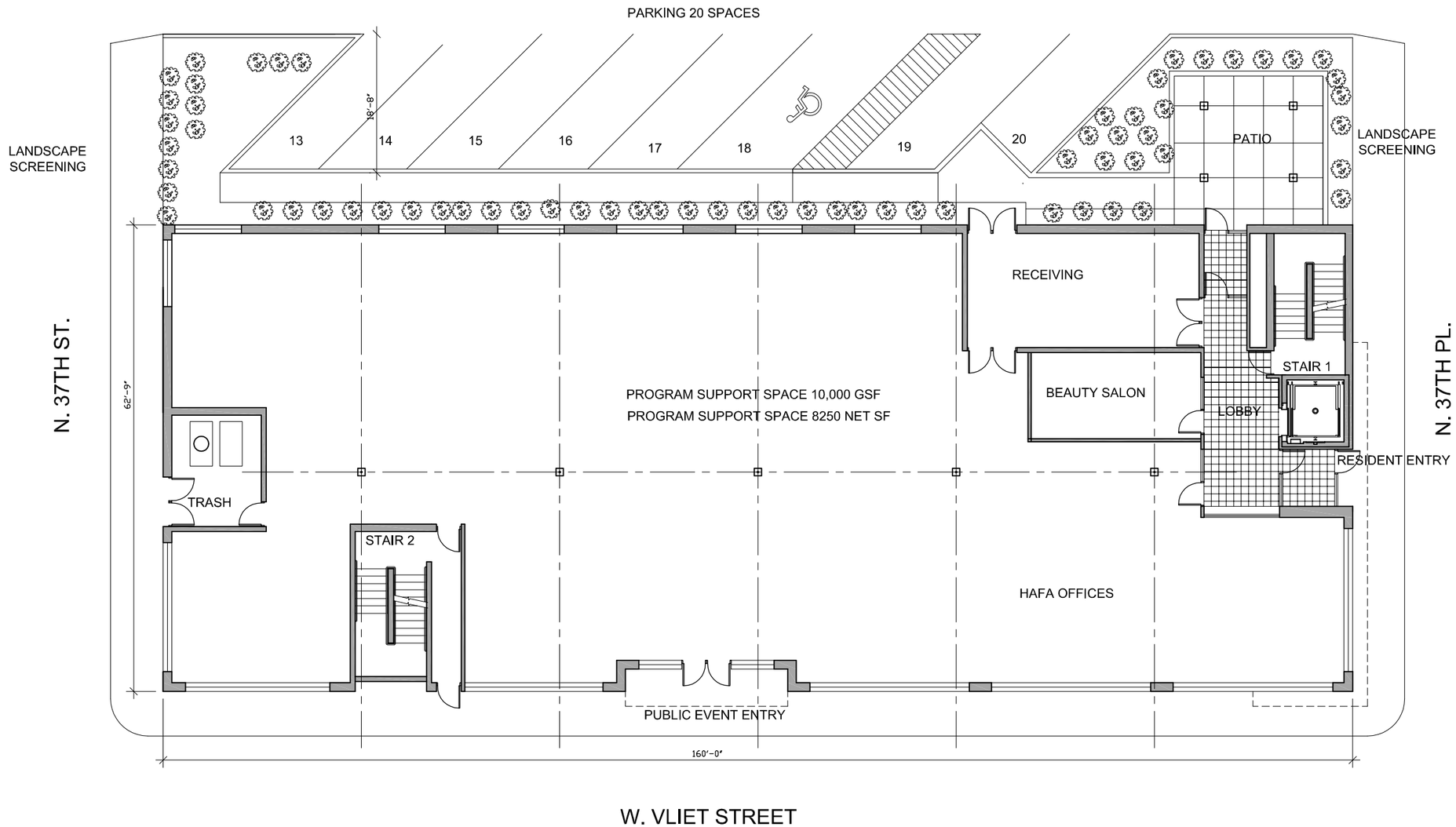

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First Floor Plan

Scale: 1/16" = 1'-0"

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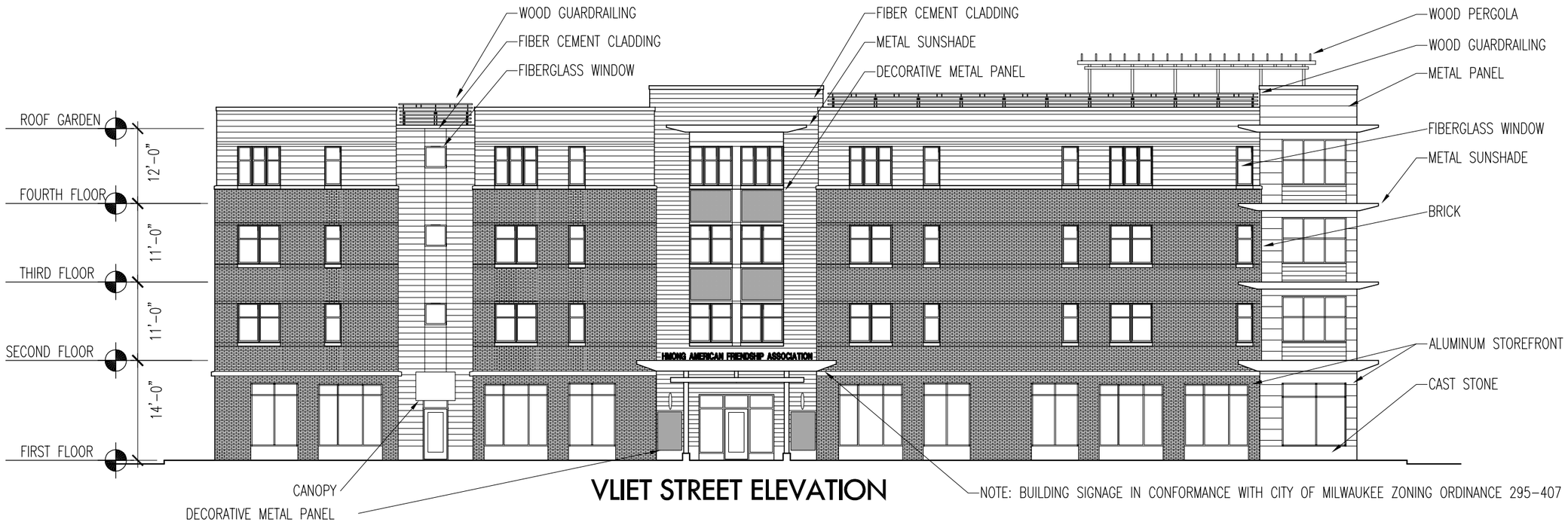

VLIET STREET ELEVATION

N. 37TH PLACE ELEVATION

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Building Elevations

Scale: 1/16" = 1'-0"

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SOUTH ELEVATION

N. 37TH STREET ELEVATION

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Building Elevations

Scale: 1/16" = 1'-0"

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E. Utility Plan

(Not Applicable)

This Development is an infill site and will be connected to existing power lines and sewer mains.

F. Sign Plan

(Not Applicable)

See Owner's Statement for Sign Standards

G. Pictures

Friendship Gardens

Site: Vacant Land from 3701 through 3717 West Vliet Street from North Property Line.
Surrounding Context: Shows housing to South of Site.

Friendship Gardens

Site: Vacant Land from 3701 through 3717 West Vliet Street from East Property Line
Surrounding Context: Beyond the trees and to the West of the Site is North 37th Place. On the West side of 37th Place is a mixed-use building.

Friendship Gardens

Site: Vacant Land from 3701 through 3717 West Vliet Street from South Property Line (Alleyway).
Surrounding Context: To the North of the Site, across Vliet Street, are several mixed-use buildings.

Friendship Gardens

Site: Vacant Land from 3701 through 3717 West Vliet Street from West Property Line
Surrounding Context: To the East of the Site, across North 37th Street, is a gas station / convenience store.