

## St Ann Center for Intergenerational Care

### Detailed Plan Project Description and Owner's Statement of Intent

January 31, 2013

#### Purpose

St Ann Center for Intergenerational Care requests DPD zoning for the property bordered by N. 25<sup>th</sup> Street, W. Meinecke Avenue, N. 24<sup>th</sup> Street, and North Avenue. The mission of St. Ann Center for Intergenerational Care is to provide community-based health and educational services for children and frail adults and to serve as a resource and support for caregivers. St Ann Center is an intergenerational day care center providing programs and services to children, the frail elderly, and adults with disabilities. This proposed facility will replicate the services provided at their current facility located at 2801 East Morgan Avenue, St Francis, Wisconsin.

This Statement of Owner's Intent, together with the accompanying plan sheets and related materials, identified below, constitute and support the detailed development plan for the property.

#### Plan Sheets Included with DPD Submittal

- C1.00 Site Plan (including Parking and Utilities)
- C1.01 Site Grading Plan
- C1.2 Existing Site Survey
- C5.00 Construction Details - Civil
- L1.0 Schematic Landscape Plan
- L1.1 Landscape Enlargement Plan
- L2.0 Landscape details, schedules and notes
- A1.0 First Floor Plan
- A2.0 Second Floor Plan
- A3.0 Building Elevations



## II. Overall Development Concept

### Existing Conditions

The project site consists of two city blocks bounded by North Avenue to the South, N. 24th Street to the East, N. 25th Street to the West, West Meinecke Avenue to the North, West Medford Avenue to the Northeast and is divided by N. 24th Place. The subject property consists of 27 parcels which range in size from 0.046-acres to 2.38-acres and together make up the approximately 7.43 acre piece of land. Currently, the subject property parcels are vacant and undeveloped. Historically, the subject property parcels were primarily occupied by residences with the exception of various store fronts and auto sales and service/repair uses which were present along West North Avenue (southern extent of the subject property). The former structures associated with the subject property were demolished between the 1950's and 1995, with the majority of the demolition activities occurring in the mid 1990's. As part of this development, N. 24th Place will be vacated.

The City of Milwaukee has completed a "Historic Land Use Investigation" (June 4, 2012) for the site, and Sigma Environmental Services, Inc. (Sigma) of Milwaukee, Wisconsin has completed an AAI Phase I Environmental Site Assessment (ESA) of the Park West "D" property. Both are available upon request.

### Proposed Development

The new St. Ann Center creates economic value for the city that can be measured in terms of the financial and environmental impact, as well as the positive impact on human well-being. There are no facilities on the north side of Milwaukee that offer intergenerational care and there is a need for more affordable, high quality child care. Research on the intergenerational care model shows that serving the needs of children and elders in the same facility can provide unique beneficial outcomes to both populations. Other benefits to the community include walk-in services at affordable prices such as a health clinic, personal care services, such as bathing, oral and personal hygiene and, integrative wellness such as salon services and various workshops. The Center will also be the only 24 hour respite care in the vicinity. Primarily the community benefits will be job creation and potentially an increase in the local tax base by encouraging other businesses to come to the area to also provides services to staff, clients, and the community. The center will be built upon a foundation of community



support, interaction, and collaboration. We believe that ensuring a community driven process, from initial conceptual designs and approvals through completion and opening of the new center, is key to the sustainability of the project. This includes designing and constructing a culturally appropriate building with the cooperation and involvement of the existing community.

The new construction will be a two story structure of approximately 78,500 square feet. The footprint of the new facility is currently proposed at 55,000 square feet. The proposed uses within the facility are:

- Childcare for 216 Children
- After School Care for 40 children
- Adult daycare for 70 people
- Dementia care for 30 people
- 24 Hour Respite care – ( 9 bedrooms )
- A small retail component that will sell items made by clients and by Sister
- A medical and dental clinic.

A second feature on the site is a proposed outdoor bandshell.

The exterior of the building will be a combination of decorative faced CMU, masonry brick and EIFS. The roof will be a pitched system with dimensional fiberglass shingles, aluminum gutters and downspouts. The window and door systems will be aluminum clad wood with clear, insulated glazing utilizing “Low E” technology. The building has been designed to provide natural light to all daycare rooms.

The site will initially provide 76 on-grade parking spaces. The site plan identifies where additional parking may be located if needed.

Storm water will be managed by two small basins, one on 24<sup>th</sup> Street, and the second one along 25<sup>th</sup> Street.



### III. Project Details

#### A. General Compliance. (§ 295-907-2.b-1-a through b-1-l)

As required under Sections 295-907-2.b-1-a through 295-907-2.b-1-l of the Milwaukee Code of Ordinances, the proposed Planned Development District will meet the following parameters:

- |    |   |                                |  |
|----|---|--------------------------------|--|
| 1. | Gross Land area:                                    | 7.43 Acres                     |  |
| 2. | Proposed land covered by principal building         | 1.26 acres (17.0%)             |  |
| 3. | Maximum land devoted to parking, drives, walks      | 1.37 acres (18.4%)             |  |
| 4. | Land devoted to landscaped open area                | 4.80 acres (64.6%)             |  |
| 5. | Total Square Footage for non-residential footprint) | 78,500 SF (55,000 SF           |  |
| 6. | Proposed number of buildings                        | one                            |  |
| 7. | Maximum number of dwelling units                    | NA                             |  |
| 8. | Bedrooms per unit bedrooms)                         | NA (respite contains 9         |  |
| 9. | Parking spaces provided                             | 76 total spaces, all on grade. |  |

#### Setback and Screening Standards (§ 295-907-3.e-f)

The buildings shall be set back 92'-6" feet from the property lines on North Avenue and 139'-0" from both 24<sup>th</sup> and 25<sup>th</sup> Street. The parking area shall be set back 19' feet from the property lines on North Avenue, and 17' from both 24<sup>th</sup> and 25<sup>th</sup> Streets. The Setback shall be landscaped and used for direct access to the development, utility rights-of-way, and sidewalks.

#### Permitted Use Description (§ 295-907-3.a)

The Permitted Use of the property within the Planned Development shall be

Childcare	After School Care
Adult daycare	Dementia care
24 Hour Respite care	Limited retail
Medical Clinic	Dental Clinic

#### Open Spaces (295-907.3.g.)

Open spaces include facilities for pedestrian circulation, including paved paths and seating areas; landscaped garden areas and two private playgrounds adjacent to the



building for the childcare center. The playground north of the building will incorporate a splash pad. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

**Circulation Facilities (295-907.3.h.)**

Part of being an intergenerational facility means that all clients, regardless of age or disability, will enter the building through the same entrance. This main entrance to the building will face North Avenue. Due to the nature of the facility and the care provided to our clients, there is a large need to provide a safe and easy drop-off / pick-up area near the front door. A vehicular entrance and curb cut from North Avenue was investigated, but it was determined that it would create more congestion rather than relieve it. All vehicular access to the property will be from 24<sup>th</sup> or 25<sup>th</sup> Streets.

**Landscaping (295-907.3.i.)**

The site will also include 4.8 acres of green space. The underlying zoning code is IL2 and we will be using the Type “B” Landscaping (Standard Hard Urban Edge Landscaping). Regularly-spaced trees and continuous base shrubs, as well as plantings in the low-level and high-level zones shall create a continuous edge of plants, while the eye-level zone shall be kept mostly open, consistent with the standards of par. c-5, to allow for surveillance between parking lots and streets.”

Metal ornamental fencing, maximum 5’ tall with three-rail fences and flat pickets. Masonry piers will be spaced approximately 25’ o.c. The minimum planting width of 5’ is exceeded on all sides. Shade trees shall be every 25’ o.c. around the site perimeter to meet the code requirements. Shrubs are two staggered rows, max. 4’ o.c.

**Lighting (295-907.3.j.)**

New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets and residences.

**Utilities (295-907.3.k.)**

All current utilities in 24<sup>th</sup> Place will be removed and/or relocated, including a combined sewer, originally built in 1891, that has been abandoned. The current active combined sewer runs diagonally across the site, and will be relocated as part of his development. All new utility lines will be installed underground. New transformers and substations will be screened from view.





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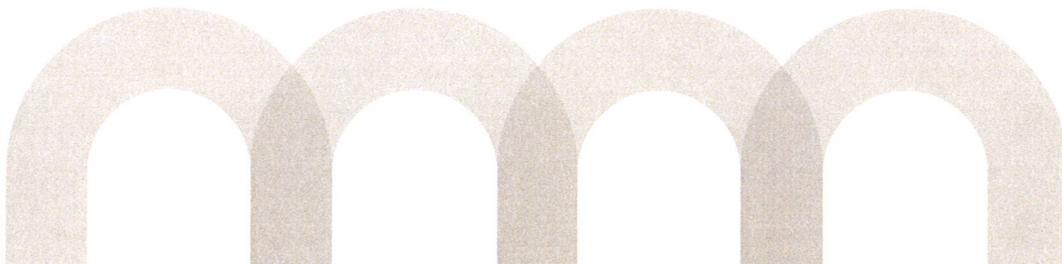
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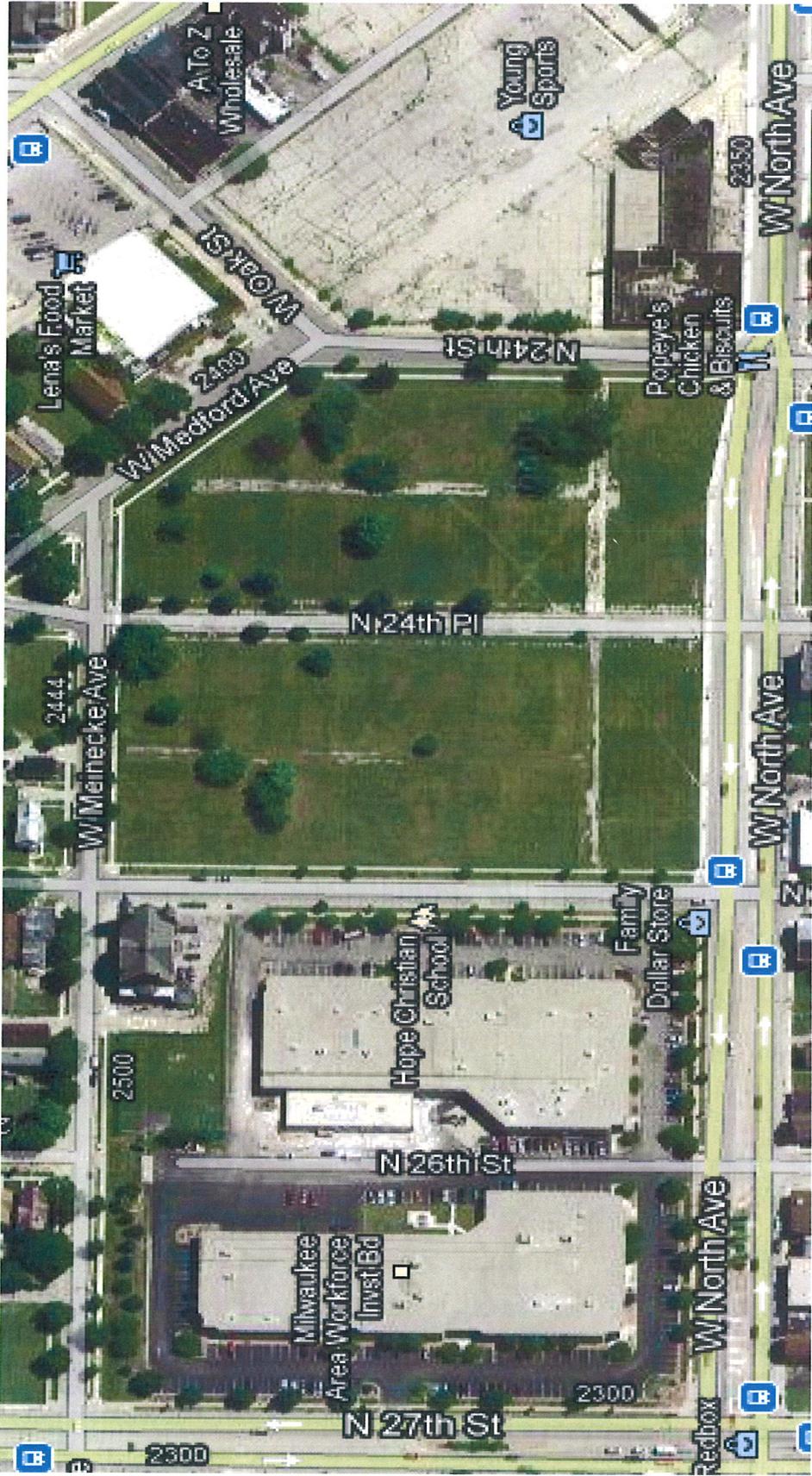
**Signs (295-907.3.1.)**

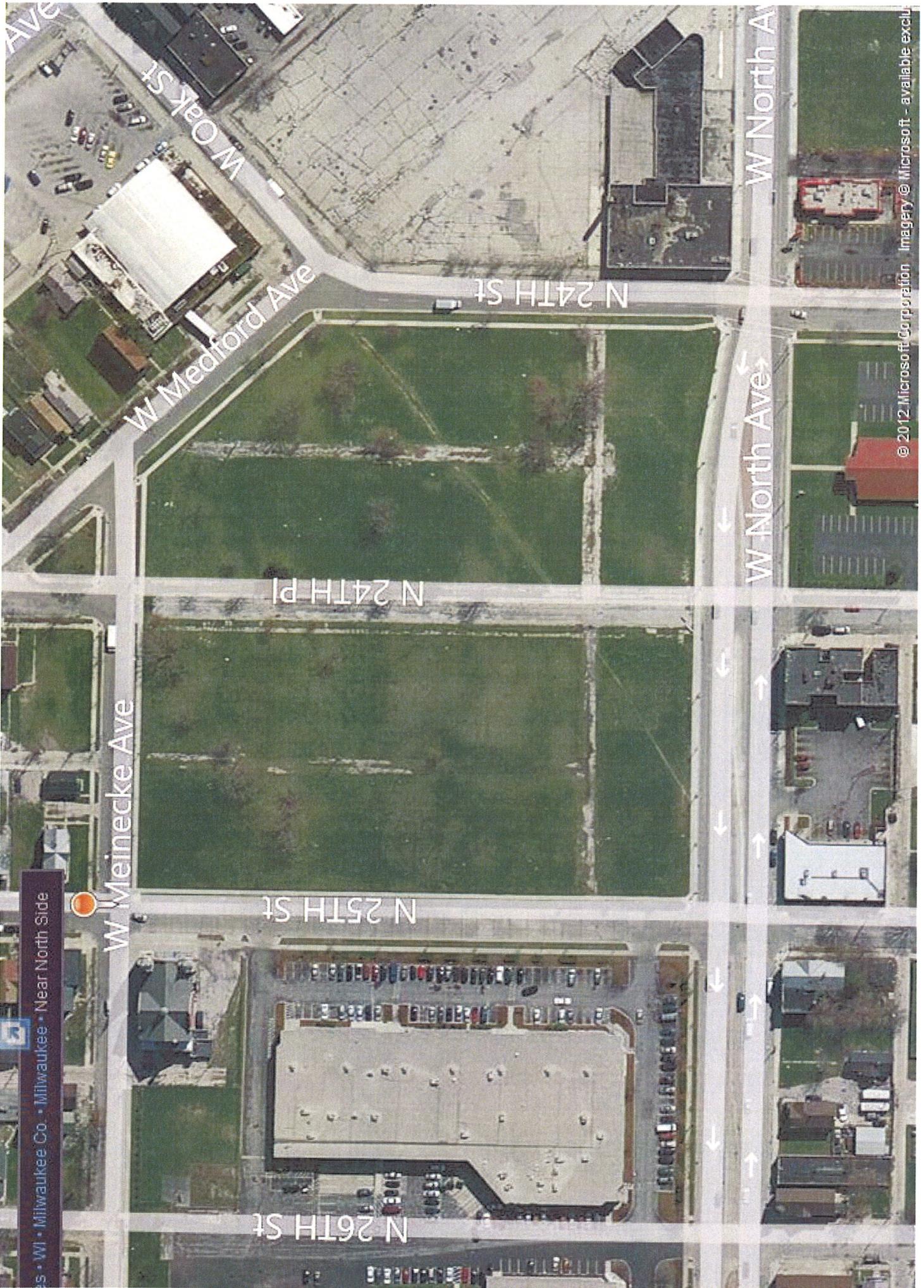
The grades will require a small retaining wall be built along North Avenue. A monument sign will be integrated into the wall. Signage will be developed in accordance with the specific requirements of Section 295-605-5, Milwaukee Code or Ordinances, and other requirements of the City of Milwaukee Ordinances.

**Survey (295-907)**

The Grading Plan, Sheet C1.01 shows topography at 1-foot intervals.







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2516 West North Avenue, Milwaukee, Wisconsin, United States  
Address is approximate



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W North Av





**ATTACHMENT A**  
**SITE PHOTOGRAPHS**  
Park West "D" Redevelopment, Milwaukee, WI



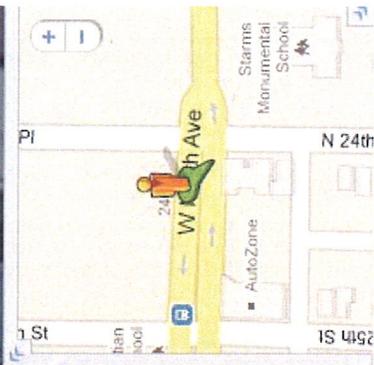
**View of project site facing north from North Avenue**



**View of former alley on project site facing east from N. 25<sup>th</sup> Street**







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