

June 17, 2025

**BOURAXIS-LAYTON DIZ  
TENANT BUILD-OUT OF WALK-IN CLINIC FOR SENIORS  
ARCHWELL HEALTH – MITCHELL WEST  
1010 W. LAYTON AVE.  
SUITE D, E, F & G  
MILWAUKEE, WI 53221  
ESa PROJECT NUMBER: 24260.00  
FILE NO. 250280**

### **Project Narrative:**

#### **Statement of Intent/Project Summary:**

1010 W. Layton Av. is located within the Bouraxis-Layton (aka 938 W. Layton) Development Incentive Zone Overlay, which was established in 2005. The base zoning is Local Business, LB1, and where the overlay is silent, the base zoning standards continue to apply. The DIZ overlay entails a permitted and prohibited use list along with design standards that apply to site work, new construction, and building alterations and additions. In 2005, the City Plan Commission approved building plans for Phase 1 and Phase 2 buildings. The Phase 1 building has been constructed on the west portion of the site and is the subject of this file. The Phase 2 building has not yet been constructed on the east portion of the site, which remains vacant.

The existing building provides a variety of mixed-use retail tenants and utilizes existing parking areas that were part of the original site improvements. The entries to the building tenants are located at the south side of the building along Layton Avenue.

Our proposed 6,045 SF medical office involves the interior build-out of this existing building (Suites D, E, F & G) designed to provide primary medical care services to individuals over the age of 60. Typically, up to 4 clients will be seen per hour, along with 11 employees. The medical office will be centrally located within this existing commercial tenant building, with minimal alterations to the exterior walls and existing storefront to preserve the building's architectural integrity and align with local regulations and design guidelines. A medical office use is an allowable use in the DIZ overlay. Following is a summary of the site and building alterations, and how they align with the applicable DIZ overlay standards. See also the more detailed zoning review matrix.

The interior renovation will focus on creating a welcoming, accessible, and functional environment tailored to the needs of elderly patients. Key components of the build-out include:

- **Reception and Waiting Area:**

*A comfortable and easily navigable space with seating designed for accessibility and safety. Colorful accent walls will add warmth and vibrancy to create a welcoming atmosphere.*

- **Exam Rooms:**

*Multiple private examination rooms are equipped with minimal medical equipment to support primary care services.*

- **ADA-Compliant Features:**

*Compliance with the Americans with Disabilities Act (ADA) through widened doorways, accessible restrooms, and clear pathways for mobility devices.*

- **Staff Support Areas:**

*Break areas, Private Offices and other various work areas for clinic staff to ensure smooth operations.*

- **HVAC & Lighting Improvements:**

*Installation of energy-efficient systems to enhance patient comfort and reduce operational costs.*

- **Interior Finishes:**

*Durable, low-maintenance materials paired with strategically placed colorful accent walls to create a visually uplifting and engaging environment.*

### **Access, Circulation and Parking:**

Vehicular parking: The medical office will utilize the existing space's parking lot, including the lot to the east, which is shared by all building tenants. ArchWell Health will have 16 dedicated spots immediately outside the front doors. There are currently 115 total spaces. It is anticipated that clients will arrive to the site via private car and bus. This meets the DIZ overlay standard that encourages shared parking and service areas among tenants where possible.

Pedestrian access and circulation: The DIZ overlay and zoning code require a pedestrian connection from W. Layton Avenue to the building. As part of its proposal, a 5-foot-wide pedestrian connection will be added from the bus stop location along Layton to the building near the main entrance for this office use along the south (Layton Avenue) side of the building. The pedestrian connection will be a concrete crosswalk, meeting the DIZ overlay requirement that the pedestrian and vehicular areas with crosswalks from parking areas to the building entrances are delineated in a different color, material and/or texture than the parking areas. The proposed design of the ADA crosswalk could not go directly across the driveway from the center of the concrete island because there is an existing storm inlet in the center of the drive aisle which would not be acceptable within an ADA route. Also, the pavement at that location is currently sloped to accommodate the storm inlet which is steeper than that which is allowed for an ADA route. However, the proposed ADA route, as shown, just to the right, meets all the criteria for an acceptable ADA route. The crosswalk was laid out from the proposed access aisle across the driveway to the newly proposed path and ramp to the sidewalk ROW

### **Site Improvements:**

#### **Bicycle parking, site amenities:**

Bicycle racks that meet the City of Milwaukee Zoning requirements as well as a bench and trash receptacles that match what are provided in other areas around the development will be placed at the front of the building along Layton Avenue, to be coordinated by Building Tenant. All bicycle parking will comply with the zoning code (295-404).

#### **Trash collection:**

An opaque trash enclosure is provided along the north property line adjacent to the existing building. This medical office use will utilize the existing dumpster provided for the tenants of the building.

#### **Landscaping:**

The DIZ overlay requires all parking lot landscaping to conform to the zoning code. Additionally, all curb islands within the Layton Avenue frontage within the Phase 1 portion of the site must also contain 2 trees. The landscape plan demonstrates that the existing and replacement plantings within the Phase 1 portion of the site meet these requirements. The landscape package includes the following per the landscape requirements – LB1 – local commercial:

**Perimeter Buffers:**

- The north perimeter of the site does not require a buffer, but we provided a screening consisting of 8 proposed trees with 3 existing trees, making it a total of 11 trees on the buffer, with the remaining being 79 tall shrubs.
- The west side doesn't require screening, but we are proposing 8 proposed evergreen trees and 67 tall shrubs. The east side doesn't need a screening due to the same zoning.
- The south perimeter (W. Layton Avenue) of the site requires a continuous 5-foot-wide landscape between the parking lot and the streets. This buffer shall provide one canopy tree along with 8 perennials per 20 linear feet and an ornamental fence at least 3 ft in height. The south perimeter is 288 LF which requires 14 trees and at least 115 perennials. We are proposing 11 new trees and 274 perennials. There are 4 existing trees that will count towards the buffer requirement in addition to the existing ornamental fence.

**Parking Lot:**

- In accordance with the DIZ Overlay Design Guidelines for the Bouraxis Layton Area, a minimum of 2 trees at each curb island are required within the Layton Avenue frontage. On the left island corner of the building, there's a gas line going through the island making it not possible to place 2 trees. To meet the requirement, an additional tree was added along the Layton Ave perimeter and additional perennials withing the curbed island.
- Screening and landscaping requirements for parking lots will be 1 canopy tree and 100 sqft of landscape area for every 4 parking spaces. There are 115 parking spaces, therefore 29 trees and 2,875 sqft of landscape area is required. We provided 33 trees and 5,145 sqft of landscape area.

**Lighting:**

The site has surface parking, and all existing lighting will remain in this area.  
The building has accent sconce lighting at the West, South & East facades.

**Utilities:**

The existing transformer is on the North side of the building and the gas meter is mounted to that side of the building. All other utilities assumed to be underground.

**Building Materials:**

No changes are proposed to the existing building materials

**Screening:**

Per Bouraxis Layton DIZ, dumpsters are required to be screened with a masonry enclosure or opaque enclosure. An opaque enclosure will be provided by others. Landscape was provided on the dumpster, 16 shrubs around the dumpster enclosure.

\*Medical Waste will be handled by Stericycle\*

**Building Design:**

The building is mixed-use with various retail tenants including IHOP & Moe Tobacco. Our proposed space will combine multiple suites formerly occupied by Kim's Thai Restaurant, Lady Jane's Haircuts for Men, Community Financial Service Centers, & Garden Wine & Spirits. This medical office will be centrally located within the current commercial building and the use is permitted within the DIZ Overlay. Entrances for all tenants are located on the south side of the building along Layton Avenue. Our interior medical office buildout redevelops the existing commercial suites with minimal alterations to the exterior walls and existing storefront to preserve the buildings architectural integrity, programming, align with local regulations and design guides. Changes include removing

existing doors as shown in the diagrams below and replacing them with clear storefront glass to match existing, changing a swing door to a slider door, replacing existing storefront glass with a new door and opaque filmed windows to accommodate a fire riser room, and placing opaque film on a portion of the windows that are along private exam rooms. Within the areas that are adjacent to the exam rooms, where possible, the transom windows have been left open/unobscured.

The DIZ overlay requires that buildings have a storefront window system with vision glass at the ground level. The minimum glazing along the primary frontage is 50% based on the lineal frontage of the first floor as indicated in s. 295-605 of the zoning code. Glazing on the first floor of commercial buildings and entrances must be transparent, vision glass. Low-E glass without tinting may be used. Opaque glazing cannot be substituted for vision glass where vision glass is required but may be used in other areas as an architectural element if it is compatible with the overall design. Samples of glazing must be submitted for review upon request.

For this medical office use, tinted film on the glazing is necessary on a portion of the south facing storefront, as indicated on the Exterior Building Elevations, as it provides the desired visibility, or lack thereof, and privacy our patients require. Healthcare organizations have an obligation to protect not only patient and staff but also other confidential and proprietary Information from those with malicious intent and casual observers.

Currently, 66'-11", or 68% of the total tenant frontage is comprised of windows. We are proposing to cover 31'-5", or 47% of the glazed frontage with window film (with a wall built along the windows on the interior of the building, adjacent to patient exam rooms).

#### **Glazing Narrative: (Pictures taken on 9.11.2024)**

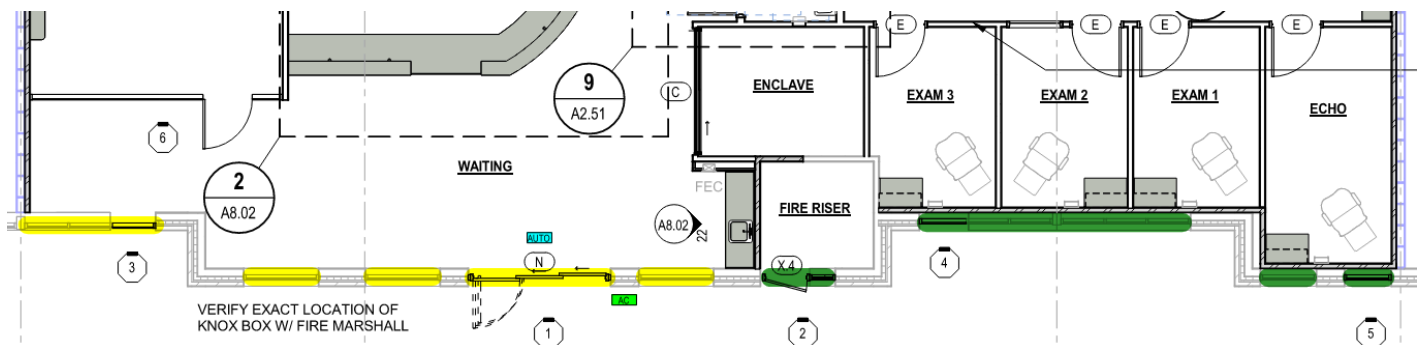
##### **Overall storefront orientation:**

Storefront along the entirety of Layton Ave will remain as storefront. Below is a list of how each piece will remain as existing, be replaced with a new storefront in the existing opening or have an opaque window with film aesthetic for patient privacy. The new tenant, Archwell Health, will take over a total of three separate tenants to create one space. The numbers in front of the glazing on the plan will correspond to the comments below.

The yellow highlighted below represents the storefront that is clear glazing to the interior of the building.

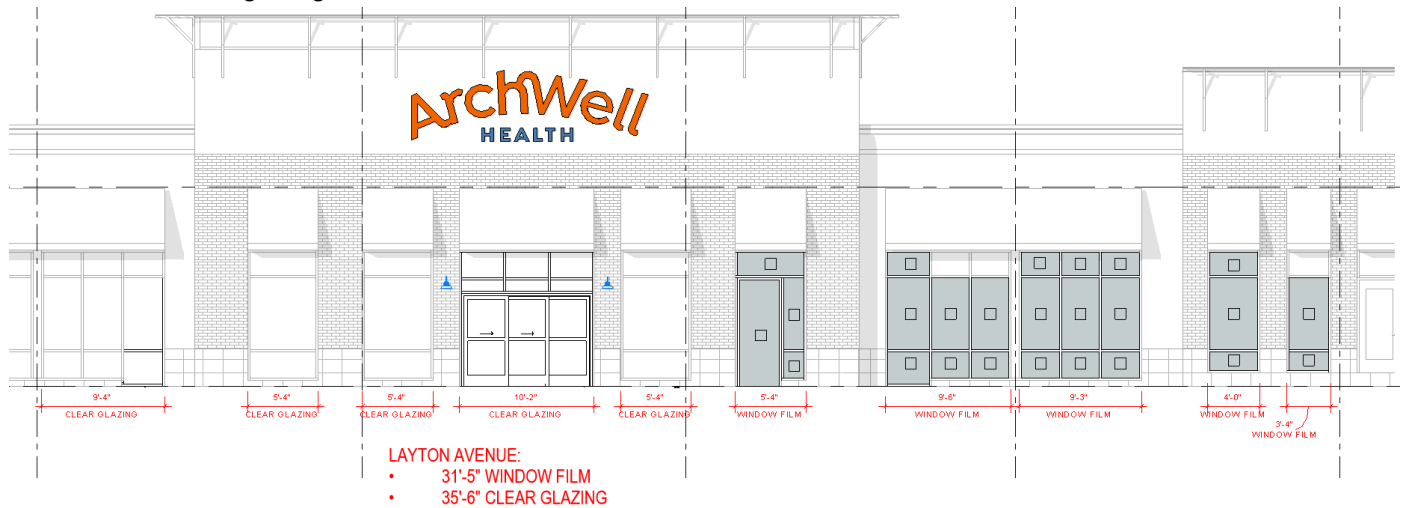
The green highlighted below represents the storefront that will have a film.

- The Fire Riser, Echo and Exam 1,2,3 have film applied to the interior of the existing glazing. The symbol representing this is the square in elevation. Walls sit behind the glazing in this area due to wall mounting of fixtures necessary for operations inside.



Layton Avenue glazing breakdown:

- 31'-5" opaque film. A neutral tone of obscured glazing will be used to film the back side of the selected windows below. GC to provide appropriate options for approval based on glass compatibility. The existing photo below is of a nearby site for reference.
- 35'-6" clear glazing



### **Storefront Section #3:**

This existing door for the current tenant space will be removed and replaced with a clear anodized storefront frame and clear glazing panel to match the adjacent storefront. This will create a uniform appearance where alterations have been made.

### **Existing storefront door:**

Sidewalks leading up to the storefront door will be removed and replaced with gravel. The door will be removed and replaced with a clear glazing storefront to match existing.



Proposed new elevation on sheet A2.01:





**Auto Slider Doors #1:**

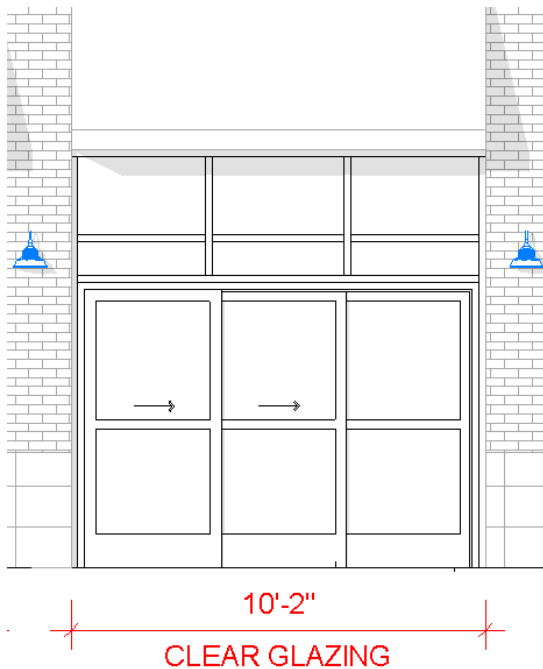
The existing double doors for the current tenant space will be removed and replaced with a matching clear anodized storefront frame and automatic entry system to match the adjacent storefront. This alteration will create a clear entrance location with the combining of the three tenant spaces.

**Existing storefront double doors:**



Proposed new elevation on sheet A2.01:

New lighting will also be provided on either side of the auto slider doors.



**Storefront Section #2:**

This storefront for the current tenant space will be removed to accommodate the existing fire riser room. The existing fire riser room is currently only accessible from the interior, however relocating the entrance to the exterior would provide easy access to fire protection professionals and authorized personnel without having to enter the tenant's space.

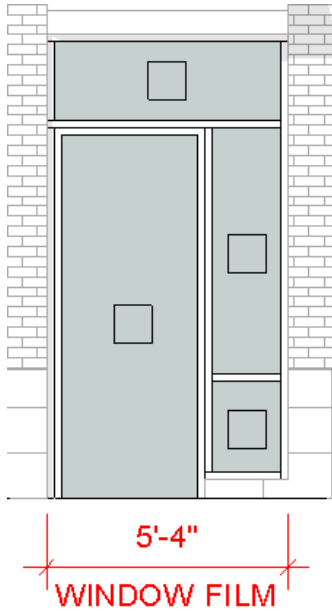
**Existing storefront:**





Proposed new elevation on sheet A2.01:

The exterior door and side lights will replace the storefront for privacy of operations. The squares on the elevation represent the applied interior film.



**Storefront Section #4:**

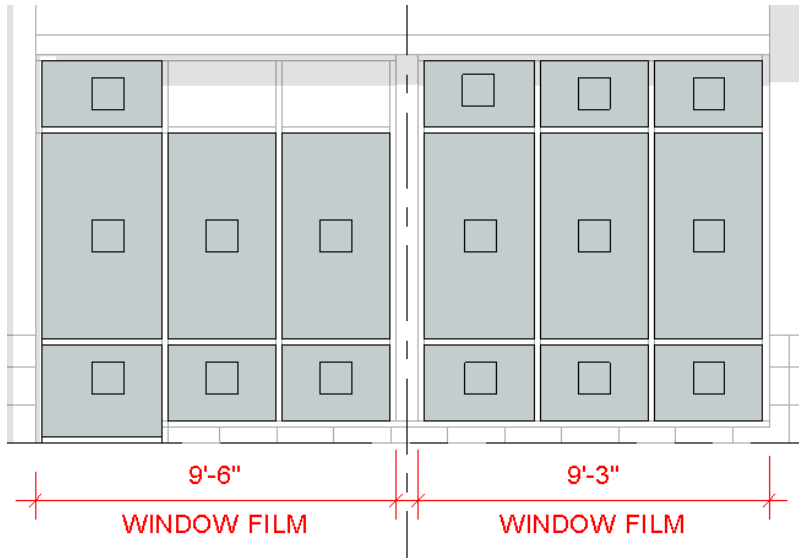
This door for the current tenant space will be removed and replaced with clear anodized storefront frame and clear glazing to match the adjacent storefront. This will create a uniform appearance where alterations have been made.

Existing storefront door:



Proposed new elevation on sheet A2.01:

In addition to changing the existing door to a fixed panel, the proposal would include the application of an opaque film to the back of the storefront glazing, represented by squares on the elevation, to accommodate the requirements of the program of Exam Rooms 1, 2, and 3. Opaque film is necessary on the south facing storefront, as indicated on the Exterior Building Elevations, as it provides the desired visibility, or lack thereof, and privacy our patients require. Healthcare organizations have an obligation to protect not only patient and staff but also other confidential and proprietary Information from those with malicious intent and casual observers.



**Storefront Section #5:**

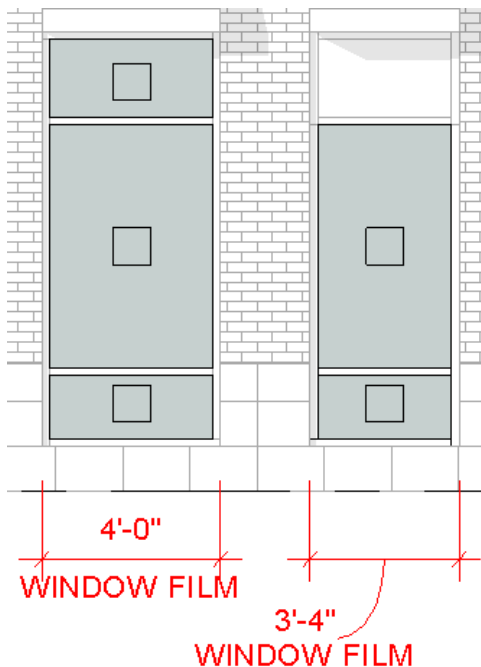
This door for the current tenant space will be removed and replaced with a clear anodized storefront frame and clear glazing to match the adjacent storefront. This will create a uniform appearance where alterations have been made.

Existing storefront door:



Proposed new elevation on sheet A2.01:

In addition to changing the existing door to a fixed panel, the proposal would include the application of an opaque film to the back of the storefront glazing, represented by squares on the elevation, to accommodate the program requirements of Exam Rooms 1, 2, and 3.



**Signage:**

The DIZ overlay has signage standards for the project monument sign along with tenant signage. For building wall signs, each tenant is allowed one Type A sign per 25 feet of lineal frontage, and each sign may be up to 60 square feet in area. Internally illuminated individual letters are acceptable if the raceways are not visible.

The proposed wall signage for this use is included in this package.

The signage for the medical office, shown on Exterior Elevations, will be installed to align with tenant and building requirements. This project emphasizes efficient use of existing infrastructure while incorporating updates to meet the needs of the clinic's clientele.

There is a single Type A, Archwell Health, wall sign above the entrance doors on the south (Layton Av.) façade that is the maximum size of 60 square feet. The Type A wall sign will be internally illuminated individually mounted letters without visible raceways. Additionally, a tenant sign plate for Archwell Health will be added to the existing multi-tenant monument sign along Layton Ave. amongst the other tenants in the overall center.

Sincerely,

**EARL SWENSSON ASSOCIATES, INC.**  
**James Todd Robinson, architect**

A handwritten signature in black ink, appearing to read 'E. Lynn', with a long horizontal flourish extending to the right.

Eric J. Lynn, AIA  
Project Manager