

Detailed Planned Development known as St. Rita Square
January 22, 2018

**Project Description and Owner's Statement of Intent
Components of Detailed Plan and Supporting Materials**

Location: 1601-1603, 1613, 1617, 1623 N Cass Street, 1612,1618 N Van Buren Street, 700 E Pleasant Street (Tax Key Numbers: 360-0328-000, 360-0329-000, 360-0330-000, 360-0331-000, 360-0356-000, 360-0355-000 and 360-0357-000).

File Number: 170508

PURPOSE:

Tarantino & Company LLC requests the rezoning for the assemblage of seven parcels at 1601-1603, 1613, 1617, 1623 N Cass Street, 1612,1618 N Van Buren Street, 700 E Pleasant Street, to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

ENUMERATION OF DOCUMENTS:

STATEMENT:

- Detailed Planned Development Description and Owner's Statement of Intent
- Exhibit 1: Statistical Sheet
- Exhibit 2: Vicinity Map
- Exhibit 3: Existing Site Context Photos

DRAWING LIST, dated 01/22/2018:

T100	Cover Sheet	ARCHITECTURAL:
		G220 1"=30'-0" Site Plan
CIVIL:		AI200 1/16" Basement (Lower level) Plan
C001	Survey	AI201 1/16" First (Level One) Floor Plan
C002	Erosion Control and Site Demo Plan	AI202 1/16" Second (Level Two) Floor Plan
C100	Site Plan	AI203 1/16" Third (Level Three) Floor Plan
C101	Turning Movement Plan	AI204 1/16" Fourth (Level Four) Floor Plan
C200	Grading Plan	AI205 1/16" Five (Level Five) Floor Plan
C300	Utility Plan	AI206 1/16" Sixth (Level Six) Floor Plan
C400	Details	AI500 1/8" Exterior Elevations
C401	Details	AI501 1/8" Exterior Elevations
C500	Specifications	AI502 1/8" Exterior Elevations
C501	Specifications	AI503 1/8" Building Elevations

LANDSCAPING:

L100	Overall Landscape Plan	AI504	1/8" Exterior Elevations
L101	Enlarged Landscape Plan	AI505	1/8" Exterior Elevations
L102	Enlarged Landscape Plan	AI506	1/8" Exterior Elevations
L103	Landscape Details, Notes & Schedule	AI507	Exterior Rendering Image
		AI508	Exterior Rendering Image
			Site Context Image
			Site Context Image
		AI600	1/8" Building Section

DETAILED PLANNED DEVELOPMENT DESCRIPTION

Project Overview:

The proposed project is for the design and construction of two adjoined, yet distinct building structures serving different uses:

The first building is a 6-story senior living facility with one level of parking and support spaces below grade. There are a total of 118 units expressed in two residential structures, extending from a single base, of which include independent living, assisted living, high acuity assisted living and a memory care. Resident amenities include a concierge and administrative support area, a formal dining room and pub which is supported by a commercial kitchen, a community room, fitness space, lounges and outdoor courtyards. This building will be expressed as 2 buildings – one along Van Buren Street and the other along Cass Street.

The second building is the redevelopment of a Catholic Church known as St. Rita Church, which is owned and operated by Three Holy Women Catholic Congregation. The one story building will include a narthex, nave with pew seating for 175, altar, and gathering room which directly connect to the first floor of the senior living building. The church's lower level will include a fellowship hall which also shares direct access to the lower level parking structure.

A portion of the existing alley that runs north-south will be vacated off of E Pleasant Street and re-routed to Cass Street via a new, east-west alley leg. The alley vacation and re-dedication shall run concurrent with the rezoning.

The seven parcels will be combined as one lot with a new CSM. The two buildings in the completed project will be separated by a condominium plat to allow the church to maintain its non-profit exempt status.

Currently, the site is occupied by two, 2-story residential properties with tenants, a church directly attached to a vacant school and former convent. The existing uses may continue to operate in accordance with the current zoning until such time that the future development occurs on the site.

1. USES:

The Development includes senior living residential units with a mix of studios, 1-bedrooms, and 2-bedrooms serving independent living, assisted living, and memory care and shall subsequently be

licensed under the Department of Health (DHS-89 RCAC and DHS-83 CBRF) designations. The amenities offered inside the senior care building and lower level parking are designed and provided to support the lifestyle, health and wellness of the senior residents.

The Development of the Church includes worship and support space and a lower level fellowship hall. The church will have direct access to the senior living development through a gathering room. The proposed church shall continue to operate as permitted under its current zoning.

All existing uses on the site may continue to operate until such time the development occurs in accordance with this subject DPD.

2. DESIGN STANDARDS:

Building Overview – Senior Living Facility:

- Lower Level: parking, storage, mechanical support space
- First Floor: Visitor Entrance and lobby, administration, dining room, pub, commercial kitchen, community room, mechanical and support space. Independent living residential units.
- Residential Structure 1 along Van Buren:
 - Second – Sixth floors: Independent living residential units and residential tenant amenities such as storage, fitness, and club room.
- Residential Structure 2 along Cass Street:
 - Second – Third floors: Memory care units and residential tenant amenities such as dining and serving kitchen, living room, bathing spa and health care support
 - Fourth – Fifth floors: Assisted living units and residential tenant amenities such as activity rooms, bathing spa, laundry and health care support
 - Sixth floor: Independent living residential units and residential tenant amenities such as a Club Room and outdoor terrace.

Building Overview – St. Rita Catholic Church:

- Lower Level: Fellowship Hall and support space
- First Floor (street level): narthex, nave, altar, gathering room and support space

Building Materials:

- The exterior materials for St. Rita Square and St. Rita Church will consist of a combination of the following materials. Material samples will be provided to the DCD as requested, and all final material selections will be reviewed and approved by DCD in advance of permit issuance:
 - Architectural Concrete Masonry Unit – smooth finish
 - Cast Stone
 - Simulated Stucco with Simulated Stucco Trim profiles – Finish Pattern and Texture to be confirmed
 - Adair Limestone at grade – to extend 8” above finished grade.
 - Architectural Metal Panel
 - Aluminum Storefront
 - Vinyl or Fiberglass windows
 - Prefinished Aluminum Balcony System at Hung Balconies

- Prefinished Aluminum Railing with treated wood balcony at recessed balconies – prefinished aluminum clad to match hung system
- Concrete paver system at terraced patios, courtyard and memory care patio
- Prefinished aluminum or painted steel railing at courtyard and memory care patio
- Metal garage door with glass – color to match railing and balcony system
- Metal coping and membrane roofing at all roofs/parapets
 - See elevations for detailed information and design intent.
 - All material/material colors to be confirmed

3. DENSITY:

- 118 total units on 1.359 acres, 501.67 sqft of lot area per unit.

4. SPACE BETWEEN STRUCTURES:

- There are three structures that extend above grade on the site, each of the structures share a connection to the lower level (basement). At the first floor there is no distinct separation between buildings with the common area directly connecting to the church and the Independent living building having an above grade courtyard that connects to the commons as well. At the second floor the buildings are expressed as separate structures. The independent living wing is 57' from the healthcare wing along Pleasant Street, while the church is 21' from the Healthcare wing on Cass Street.

5. SETBACKS: (Approximate)

Residential Building:

- Cass St (East - Side) – 5 ft.
- Pleasant St (South - Front) – 2 ft.
- Van Buren St (West - Side) – 10 ft.
- North (Residential neighbor) – 9 ft.

Church:

- Cass St (East - Front) – 2 ft.
- Pleasant St (South) – n/a
- Van Buren St (West) – n/a
- North (alley) – 2 ft.

6. SCREENING:

- All mechanical equipment is anticipated to be on the roofs of each tower. All equipment will be screened from street level via parapet design. Equipment necessary at grade, ie. Generator, trash or HVAC, will be screened with decorative concrete block and is anticipated to be adjacent to the alley.
- St. Rita Church would have grade-mounted equipment which would be screened with landscaping and would anticipated to be adjacent to the alley.

7. OPEN SPACES:

- There are minimal open spaces planned for this development. All areas will receive grass/seed and landscaping as noted on the landscaping plans. A green roof system will be provided at the second floor level as noted.

8. CIRCULATION, PARKING AND LOADING:

- Angled street parking is available on Cass Street
- Internal parking is provided for tenants and employees and will be accessed off of Van Buren Street. The parking structure will accommodate 70 parking stalls.

- A shared parking agreement is in process with MPS at Cass Park. MPS is constructing a 40-stall lot (including handicap stalls) on the northeast corner of the park which is currently paved. It will be utilized by Cass Street School staff during the work week, while an agreement will be made with Three Holy Women for usage on Sundays for the congregation. The parking lot upgrades will be completed in summer 2018 in time for the fall 2018 school season.
- Loading will occur off of the alley access from Cass Street
- Visitor, drop off and emergency vehicles will have permitted access off of Pleasant via the Porte Cochere which is integrated into the overall building footprint
- Improvements will be constructed per City of Milwaukee Standards and are subject to the review and approval of the City of Milwaukee Department of Public Works.
- Bicycle Parking:
 - Senior Building - Approximately 8 spaces will be available inside the parking structure for independent living residents or staff. Approximately 4 spaces will also be available for the general public located on the exterior grounds.
 - Church – based on pew seating in the assembly hall, the church will have 6 bicycle parking.
 - Type, location, and placement of bicycle parking will comply with Ch. 295-404 of the zoning code.

9. LANDSCAPING:

- The general goal for the landscaping is to provide low maintenance vegetation, a sustainable-focus, and visually cohesive neighborhood aesthetic. Plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All planted material shall be maintained on a continuous basis, including tree and plant replacement.
- The existing site or interim condition will be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping until such time the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the city issuing a Certificate of Occupancy (excluding time between December 1 and March 1).

10. LIGHTING:

- General: Proposed outdoor lighting complies with the current lighting regulation for Planned Development Districts.
 - The lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled such the no light source will be visible from an adjoining property. In all other circumstances, the maximum illumination at a property line or public right of way shall be 5 foot candles; and where adjoining properties are zoned residential (northwest) the maximum illumination at the property line shall be one foot-candle.
- Proposed lighting
 - Site Lighting
 - Lighting within right-of-way will be designed by the City of Milwaukee department of Public Works with input from design team.
 - Alley lights will provide sufficient light for loading and security.

11. UTILITIES:

- Combined sewer is available in adjacent Van Buren, Pleasant and Cass Street rights-of-way.
- Sanitary lateral for the Sr. Living building is currently anticipated to be connected to the combined sewer in Pleasant Street by the southwest corner of the building.
- The sanitary lateral for the church building is currently anticipated to be connected to the combined sewer in Cass Street east of the building.
- Public water main is available in adjacent Van Buren, Pleasant and Cass Street rights-of-way.
- A six-inch combined domestic/fire water lateral for the Sr. Living building is currently anticipated to be tapped off of the existing water main in Van Buren Street towards the center of the west face of the building.
- A six-inch combined domestic/fire water lateral for the Church Building is currently anticipated to be tapped off of the existing water main in Cass Street east of the building.
- Final connection points will be coordinated with the design-build plumbing contractor and may change.
- Existing overhead electrical lines through the existing alley to be vacated and will be rerouted. We Energies has been engaged and is currently working on a plan to reroute existing overhead electrical and provide service to the new development.
- Gas service is available in adjacent street right-of-ways. New gas service for the development will be coordinated with We Energies.
- As the project will disturb more than one acre, storm water management will be required for the redevelopment. Storm water quality management will not be required because the project is in the combined sewer area. Storm water quantity/peak flow management will be required to meet City of Milwaukee and WDNR requirements for redevelopment sites. The project will not create more than ½ acre of additional impervious surface or disturb more than 2 acres of land, and as such, MMSD storm water management requirements do not apply. City of Milwaukee storm water regulations require a 10% reduction in peak flow for this redevelopment. It is anticipated that the storm water detention required to meet the 10% peak flow reduction will be achieved through a combination of roof top detention and underground detention.

12. SIGNS:

- The senior building signage will include illuminated letters or Individual raised lettering consistent with the design of the building exterior.
 - The Building name and address will be incorporated into entry sign
 - Entry sign wall will be 6'0" H x 16'0" W maximum with potential for elements of the sign graphic to extend beyond the height constraint – see elevations for example sign
 - Sign construction to meet Chapter 244 of the Milwaukee Zoning Ordinance
 - Additional directional signage may be necessary, and will be submitted to staff for review and approval prior to permit issuance.
- The Church signage will be salvaged from the existing church and re-imbedded onto the front of the building, similar to the existing church. It is approximately 5'-0" H x 3'-0"W with a wall mounted down light.
- Temporary signage will be utilized during construction and will not exceed 96 sf.
- Fabric wrapped sign will be placed along the construction fence.

- Temporary signage will be utilized during leasing and special events, and shall not exceed 36 sf.

13. SIGN ILLUMINATION:

- Signage will be either internally lit, site lit or backlit depending on sign construction as noted above.

The Detailed Planned Development zoning designation shall be null and void after a period not to exceed 5 years from the effective date of the ordinance approving the DPD, and that the zoning of the property shall be changed to a GPD zoning district at that time, unless the project has been completed, or the foundation has been constructed. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the detailed planned development, pursuant to s. 295-307.

EXHIBIT 1
 STATISTICAL SHEET

295-907. Planned Development District (DPD)
 Proposed Zoning: DPD

2c-1-a	Gross Land Area:	59,198 SF
2c-1-b	Maximum amount of land covered by principal building:	58.5% or 34,636 SF (approx.)
2c-1-c	Maximum amount of land devoted to parking, drives, and parking structures:	7% or 4,149 SF (approx., all parking will be interior to the building)
2c-1-d	Minimum amount of land devoted to landscaped open space (within property lines):	34% or 20,413 SF (approx.)
2c-1-e	Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses:	501.67 SF of lot area/unit (approx.)
2c-1-f	Proposed number of buildings:	2, connected at first floor: a senior living building expressed with 2 structures, and a church.
2c-1-g	Maximum number of dwelling units per building:	92 units in senior building. Memory care health care "sleeping" units (26 total) are not applicable. Church is not applicable.
2c-1-h	Bedrooms per unit (# Bedrooms / # units). <i>Final numbers may change slightly:</i>	Unit count combines RCAC and Independent Living: Studios: 3 total 1 Bedroom: 44 total 2 Bedroom: 45 total
2c-1i	Motor vehicle parking spaces provided and ratio per residential unit: Bicycle parking spaces provided and ratio per residential unit: Parking Spaces provided per 1,000 sq ft of building if not residential:	70 spaces total (approx.) .511 parking space/bedroom (Combined RCAC and Independent Living) 8 internal bicycle parking (1:10) 4 short-term outdoor bicycle parking Church – 6 short-term outdoor bicycle parking Church shall rely on city street parking and MPS parking agreement at Cass Park

EXHIBIT 2 VICINITY MAP

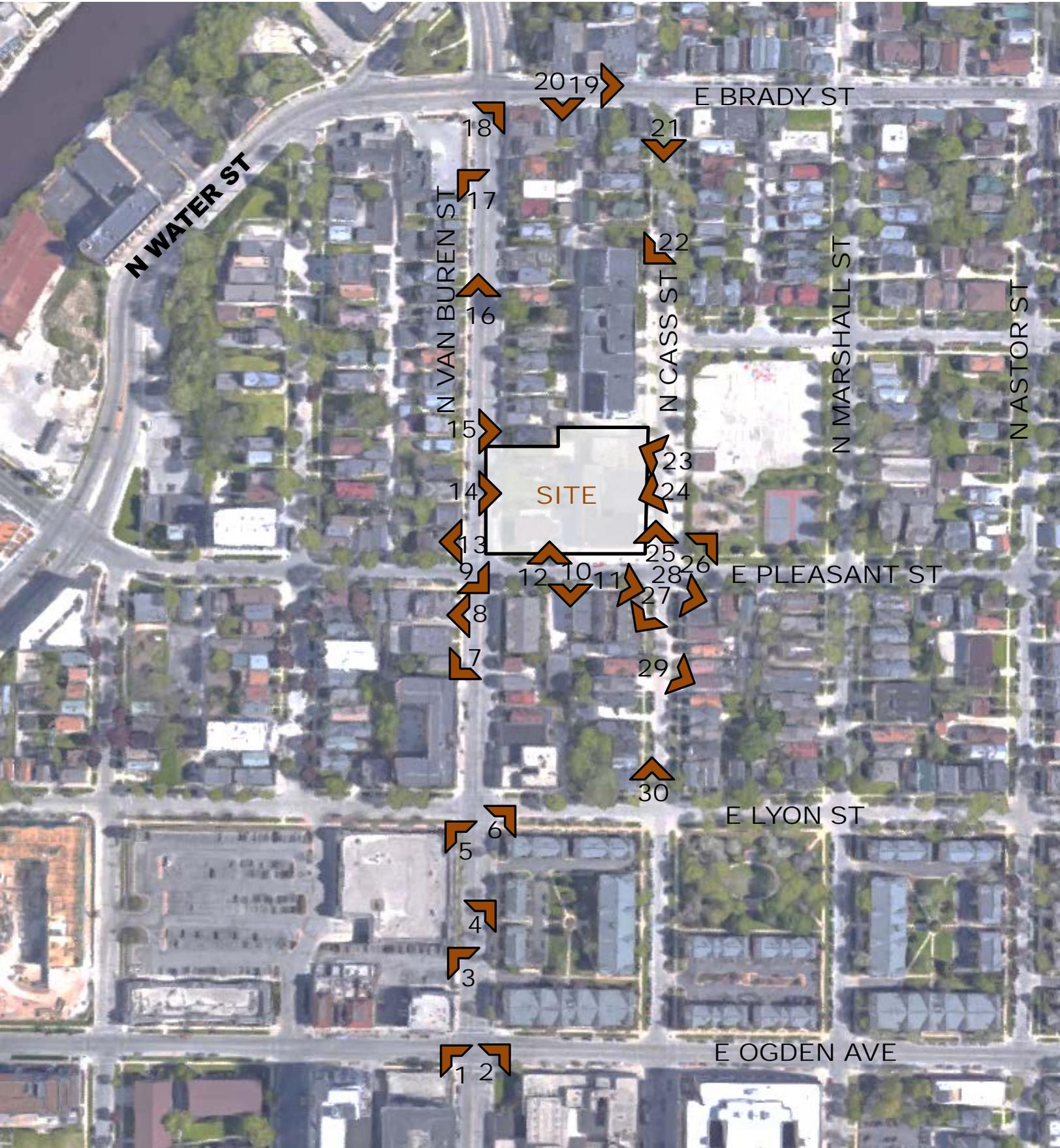


EXHIBIT 3 CONTEXT PHOTOS



1. NW Corner of E Ogden Ave and Van Buren St



2. NE Corner of E Ogden Ave and Van Buren St



3. View along Van Buren Street



4. View along Van Buren Street



5. View of 1515 N Van Buren at Intersection of E Lyon Street



6. NE Intersection of N Van Buren and E Lyon Street



7. View looking south at 1515 N Van Buren Street and 1535 Office



8. View of 1545 N Van Buren Street



9. View of Van Buren Manor – 1404 N Buren Street





11. View looking east at 731 E Pleasant





13. NW Corner of commercial space at Van Buren & E Pleasant



14. View of Project Site : 1612,1618 Van Buren



15. Adjacent home next to Project Site – 1623 N Van Buren St



16. View looking north on Van Buren Street



17. SW Intersection of Brady Street and Van Buren Street



18. NE Intersection of Brady Street and Van Buren Street



19. View looking East on Brady Street



20. View looking south down alley



21. View looking South down Cass Street



22. View of MPS' Cass Street School



23. View of Project Site – vacant school and convent



24. View of Project Site – St. Rita Church



25. Intersection of E Pleasant and Cass Street, view north



26. Cass Park, intersection of E Pleasant and Cass St



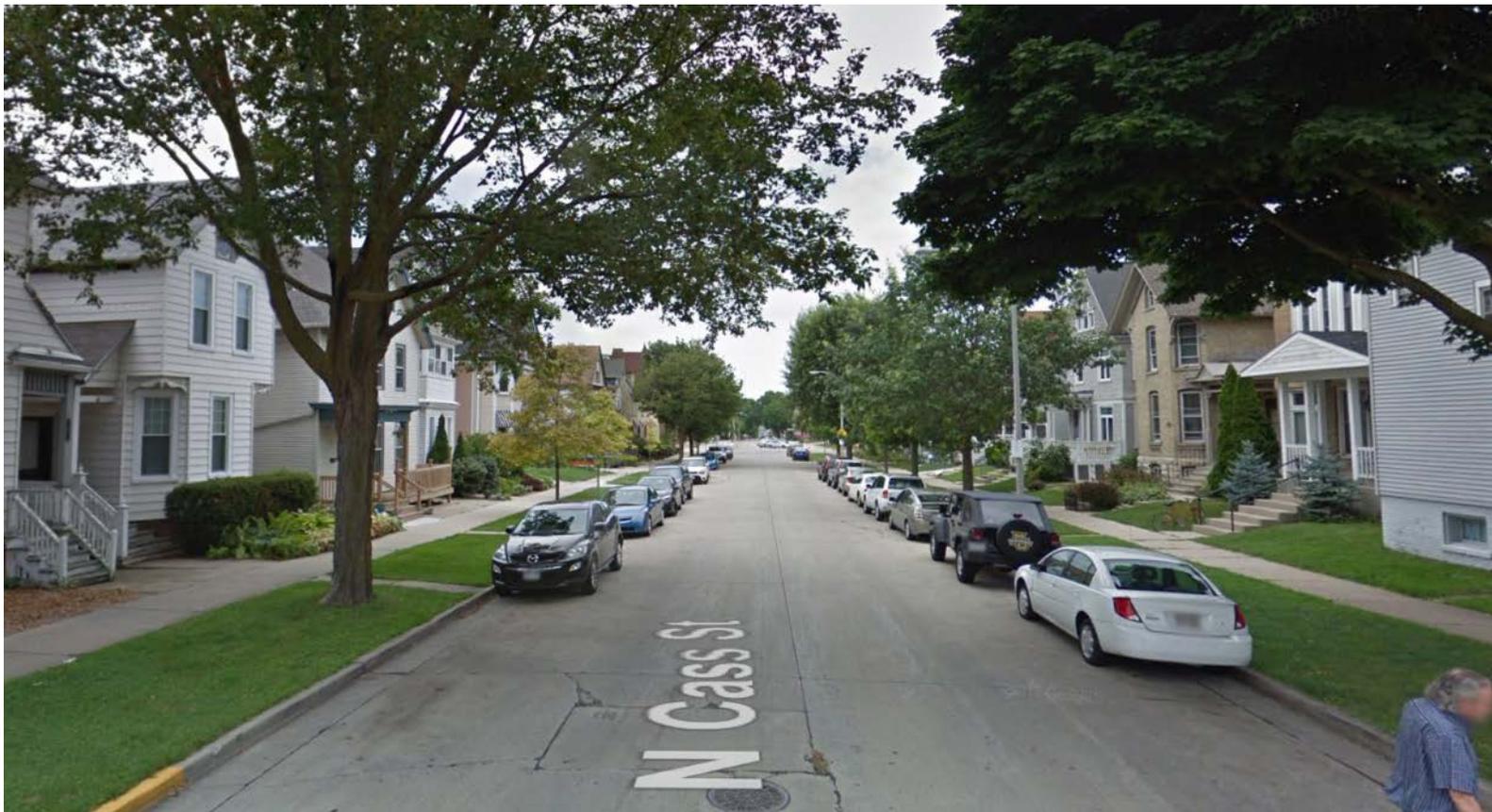
27. Condominium at SW intersection of E Pleasant and Cass St



28. View looking east at E Pleasant Street



29. Residential properties including 1518 N Cass Street



30. View looking north on Cass Street