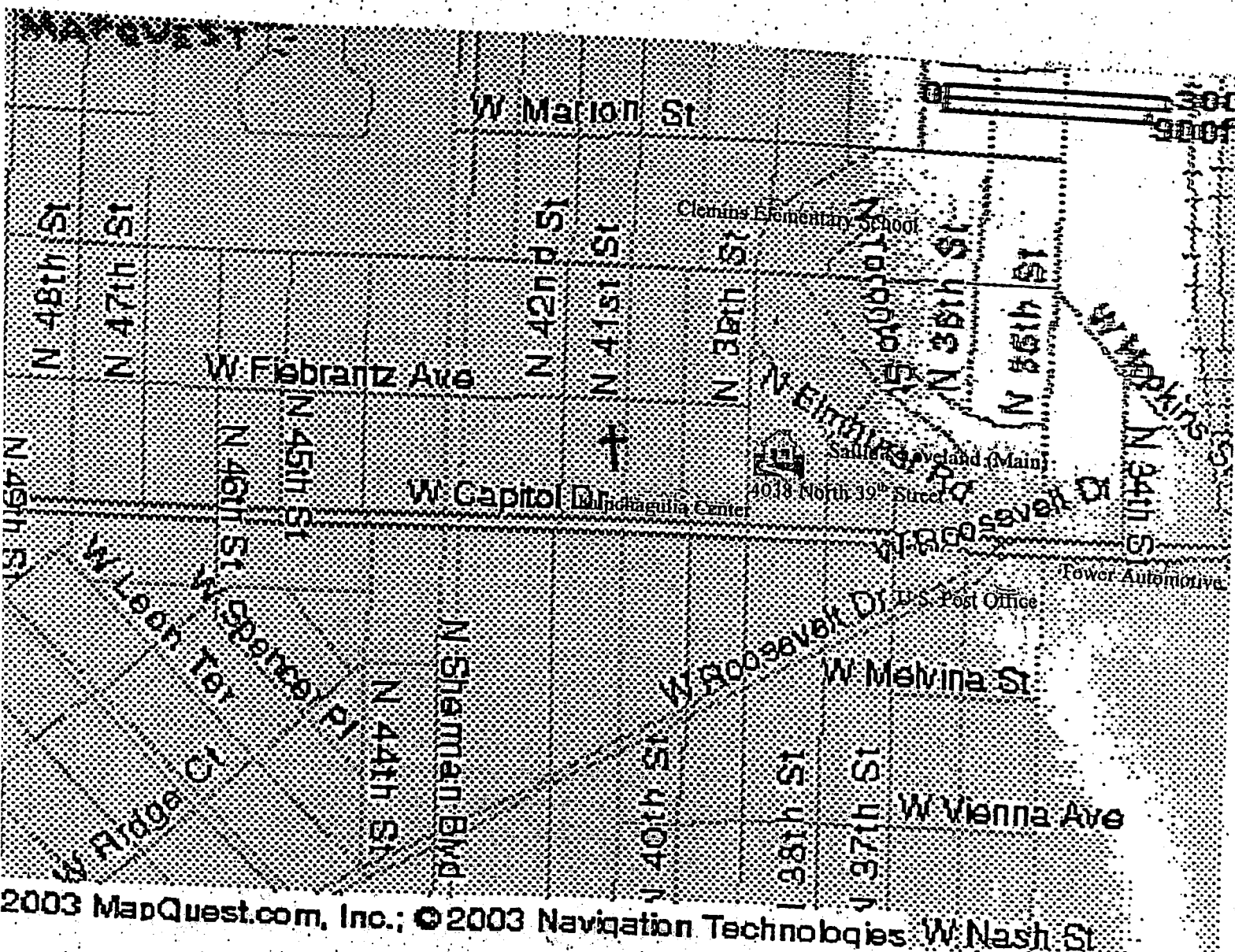




Perinatal Center of Wisconsin, S.C.  
Janine A. James, M.D. F.A.C.O.G.



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Bernice K. Rose Center  
4038 North 39th Street • Milwaukee, Wisconsin 53216 • (414) 447-7744 • Fax (414) 447-7700 • perinatalcenter@aol.com

**EXHIBIT A**  
File No. 021670  
ZND/CC

## **Plan Development Project Description**

### *Uses*

The purpose of this project is to operate a medical practice using a premise that was designed for residential use. The objective is to offer medical services in a residential community. Close to where the patients live. Using a setting that may be less threatening to the patient. One may be less afraid to pursue medical attention if the facility looked less "doctor like."

Health Education component of the project: A multimedia research center has been developed to allow community residents to come to the center to ready the many books, publications, view videos, or use the internet websites pertaining to health education.

### *Health Sciences Education*

Medical Students from the Medical College of Wisconsin will come to the center to shadow the practice to enhance their education in community based outpatient medicine. Dr. James holds a clinical appointment with the Medical College of Wisconsin in the Department of Pediatrics.

A relationship may be later established with the School of Nursing of the University of Wisconsin or the Nursing Department of Milwaukee Area Technical College for its students to rotate through the center to observe urban health care delivery.

### *Design Standards*

This Cape Cod style, brick residence located at 4038 North 39<sup>th</sup> Street will be renovated to preserve its original residential design. No walls have been removed. The living room has become a reception room. The two bedrooms on the first floor are now examination rooms. The closets between the two bedrooms have been opened to make an additional washroom/changing room. The original bathroom has been completely gutted to make a bathroom large enough to accommodate use by a patient who is wheelchair confined. The doorway to this bathroom was enlarged to 36 inches as has the entryway to one of the examination rooms. The kitchen area is now the office. There is no longer a stove in this area but there is a sink and water cooler. A 40 inch door was added to the east wall of the kitchen to allow wheelchair/gurney access. A deck and wheelchair ramp is now attached to the kitchen from the east wall. The floor was tiled. All original windows have been replaced. The upper level formerly consisted of a large bedroom, a loft and two dormers. A washroom was added to the upper level. The multimedia research center on the upper level is not a clinical area. The former bedroom is will become a conference room and doctors office.

The lower level is the location for office and medical supplies, washer-dryer, voice mail, staff break room and a washroom. There is a brick garage that allows for one car to be parked and storage of office/medical supplies. All locksets have been replaced with lever locksets to accommodate persons who are physically challenged. Exit signs, smoke detectors and fire extinguishers are located appropriately on each of the three levels. There are now three doors allowing access to and from the building. The renovation has been such that the house can easily be used as a residence that would accommodate the needs of a physically challenged occupant.

### ***Density***

The building will have at the most three patients at any one time. Appointments are every half hour from 9 am to 5 pm. Weekdays. Evening hours will be offered based upon interest. One to two staff and one physician will be on site during patient appointments. One or two staff may be in the office at other times to handle telephone calls and mail.

### ***Space Between Structures***

There is eight feet on both sides of the building.

### ***Setbacks***

Not applicable

### ***Screening***

Not applicable

### ***Open Spaces***

The property consists of a front and back yard. The space on both sides of the residence is eight feet.

There is space for two cars next to the garage's south wall.

### ***Circulation, Parking and Loading***

Patients, visitors will approach the office from the front sidewalk. Those using a wheelchair must enter for the alley to access the wheelchair ramp, deck and office. Space for two cars is available directly in front of the

office. Additional parking is available on the street. Most residents park cars in their garages. However, additional spaces are available in front of two houses to the south of the office and across the street. These are properties owned by the owner.

#### Landscaping

The property is already landscaped. The yards have grass and annuals will be planted in the flowerbeds in front of the two west windows on both sides of the front entrance.

#### Lighting

Motion detector lighting has been installed over the front door and over the side door. Additional lighting will be installed on the house over the deck and on the garage.

#### Utilities

Electric, water, and gas service was previously installed underground.

#### **Signage**

A brass sign, measuring 18 inches high by 24 inches wide on two stakes, is located in the flower bed to the south of the front door. Printed on the sign is "Bernice K. Rose." Suspended in the window on the inside opening is a clear acrylic 18 inch tall by 24 inch wide sign with a white background. It reads, "Bernice K. Rose Center, Health, Education, and Research, 447-ROSE." Similar signage will be placed on the garage to aid persons attempting to access from the alley to the office. Particularly, suppliers, delivery of water, supplies and labs picking up specimen be delivered to hospital laboratories.

**WIDE SPREAD COMM**

The residence, located at 4038 North 39<sup>th</sup> Street, was purchased by Sallie and Lucious Thomas (4024 North 39<sup>th</sup> Street) to accommodate a medical clinic. The Thomas' have been residents of the 4000 block of North 39<sup>th</sup> Street for thirty-five years. Mrs. Thomas was among the first to open an in-home childcare center in Milwaukee. Sallie's Loveland now serves children from three separate buildings. The current headquarters is located at 4031 North 38<sup>th</sup> Street. There are two annex sites on 39<sup>th</sup> Streets, located in the Kujichagulia Lutheran Center, (formerly St. Peter's Church, E.L.C.A., at 3908 West Capitol and 4032 North 39<sup>th</sup> Street. The acquisition of a building that was designated as a residence and that has been renovated to accommodate the purpose of a medical office is a logical next phase of a concept introduced to the Milwaukee area ten years ago. She has identified a setting that supports current health delivery economics. Revenue is not expected to increase, therefore, this project, is important because it allows a lowering of the significant overhead costs paralyzing other physicians. Physicians have abandoned the central city due to the high rate of the unemployed, uninsured and underinsured. Patients have embraced the availability of a physician where they live and work. None have expressed reservation about being seen in a "house". Our patients have been accustomed to being seen in a place that is clean, attractive, and is welcoming (former office located at 10526 North Port Washington Road in Mequon).

Dr. James is often referred patients for treatment with complex medical issues. As a consultant, she is a recognized expert in the field of women's health, pediatric gynecology, sexually transmitted disease to include HIV/AIDS education and prevention, high risk pregnancy, and the prevention of maternal, fetal and infant mortality. Patients are referred to Dr. James from throughout Southeastern Wisconsin.

## PROPERTY ASSESSMENT RESULTS

TAX ACCOUNT BALANCE

### GENERAL INFORMATION

ADDRESS	4038 THRU 4038 N 39TH ST
TAXKEY	247-0630-000-3
OWNER	LUCIOUS L THOMAS JR SALLIE K THOMAS
OWNER ADDRESS	4024 N 39TH ST MILWAUKEE, WI 532160000

### ASSESSMENT

	2003	2002
LAND	N/A	\$5,600
IMPROVEMENTS	N/A	\$52,600
TOTAL	N/A	\$58,200
CURRENT CLASS	RESIDENTIAL	

Assessments reflect the estimated value on January 1st of the indicated year.  
The current assessment will be available after April 29.

### OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
  - DATE: 12/01
  - TRANSFER FEE: \$117.00 ([CLICK HERE FOR FEE EXPLANATION](#))
- STORIES: 1.0
- RESIDENTIAL BUILDING STYLE: CAPE COD
- EXTERIOR WALL TYPE: BRICK
- YEAR BUILT: 1946
- DWELLING UNITS: 1 ([CLICK HERE FOR DWELLING UNITS EXPLANATION](#))
- TOTAL SQUARE FEET FLOOR AREA: 978
  - FIRST FLOOR AREA: 828
  - SECOND FLOOR AREA:
  - THIRD FLOOR AREA:
  - FINISHED ATTIC AREA: 150
  - FINISHED HALF STORY AREA:
  - BASEMENT LIVING AREA:
- ROOM-COUNTS

PROPERTY ASSESSMENT

Page 2 of 2

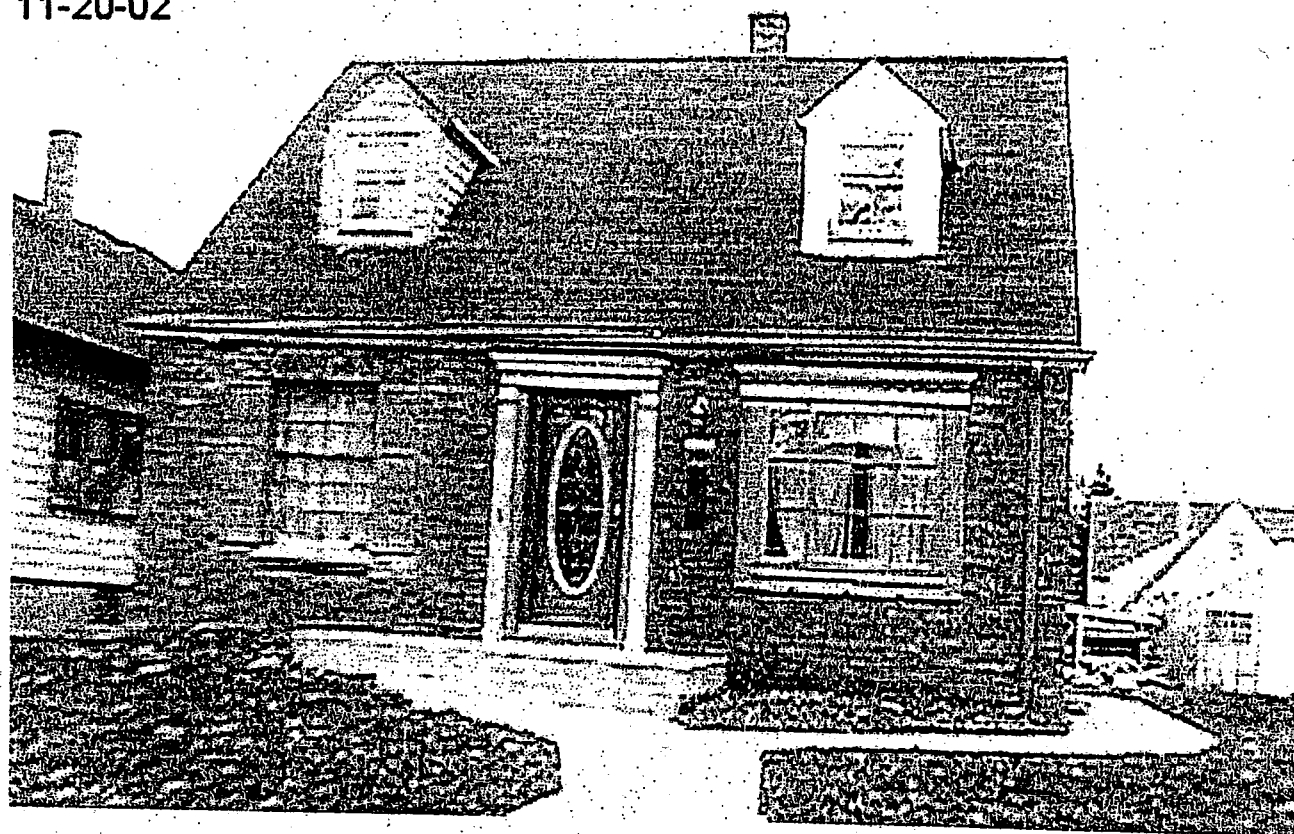
- TOTAL ROOMS: 6
- BEDROOMS: 3
- BATHS: 1
- HALF BATHS: 0
- CENTRAL AIR CONDITIONING: NO
- BASEMENT: FULL
- FIRE PLACE: 0
- GARAGE TYPE: DETACHED
- LOT SIZE: 40.0X140
- PLAT PAGE: 24717
- ZONING: RT2 (CLICK HERE FOR ZONING EXPLANATION)  
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 1680
- ALDERMANIC DISTRICT: 1
- CENSUS TRACT: 41
- LEGAL DESCRIPTION:  
LEGALS ELMHURST IN SE 1/4 OF SW 1/4 SEC 1-7-21  
DESCRIPTION BLOCK 6 LOT 26

---

*For more information contact the Assessor's office at 414-286-3651.*

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**Bernice K. Rose Center**  
**4038 North 39th Street**  
**West View**  
**11-20-02**

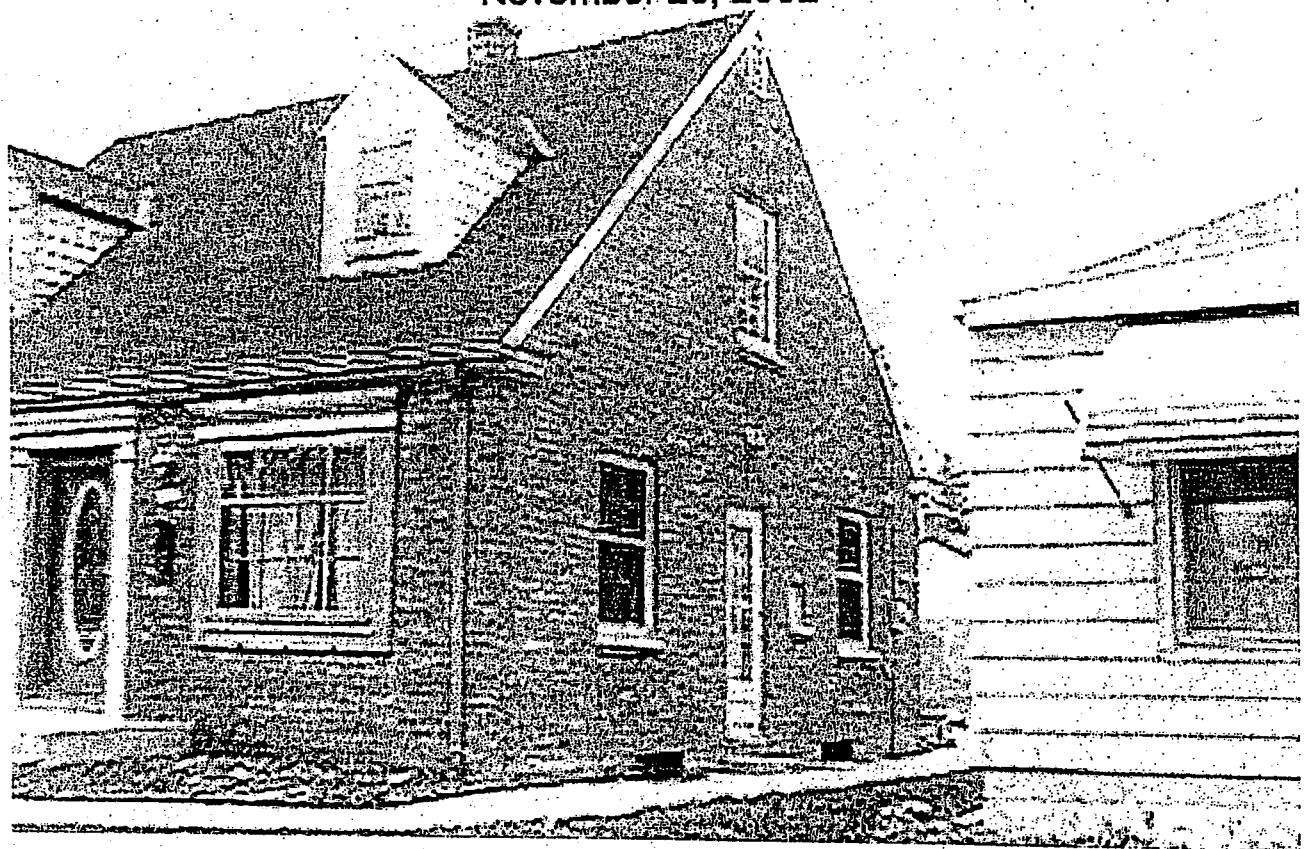




**Bernice K. Rose Center**  
**2038 North 39th Street**  
**November 20, 2002**

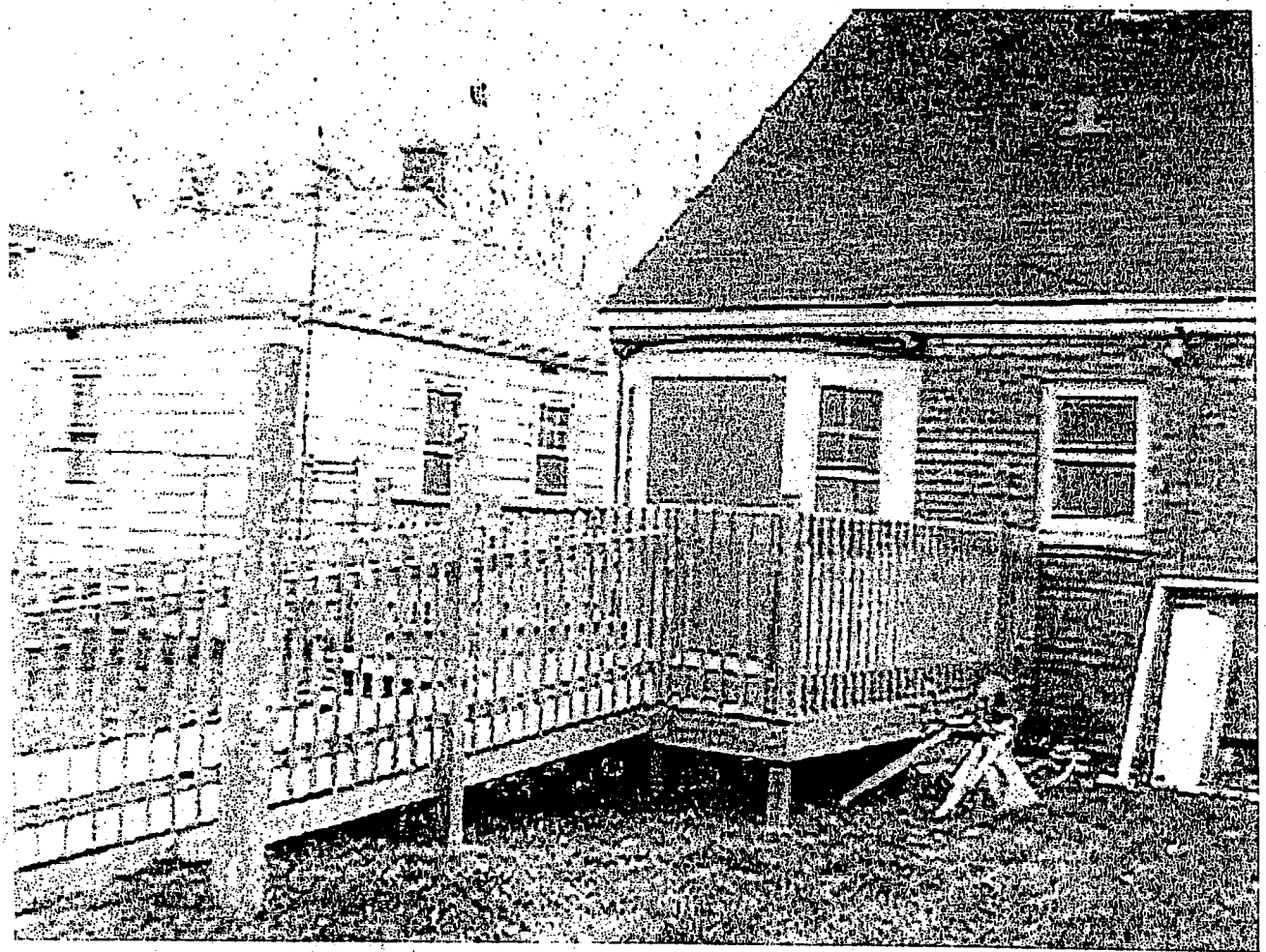


Bernice K. Rose Center  
4038 North 39th Street  
November 20, 2002



**Bernice K. Rose Center**  
**4038 North 39th Street**  
**Rear-East view**  
**November 20, 2002**

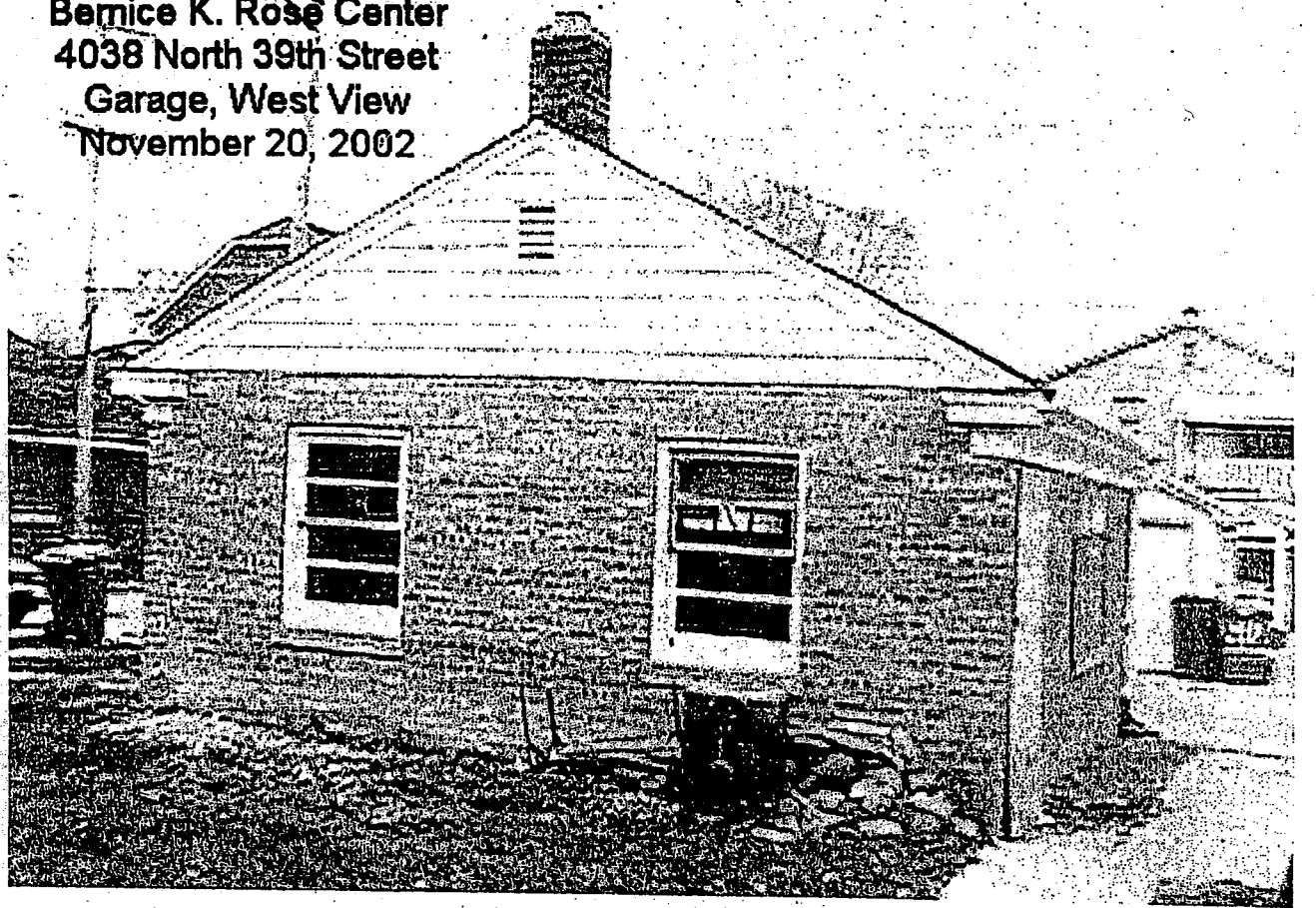




Bernice K. Rose  
Center  
4038 North 39th  
Street  
November 20,  
2002

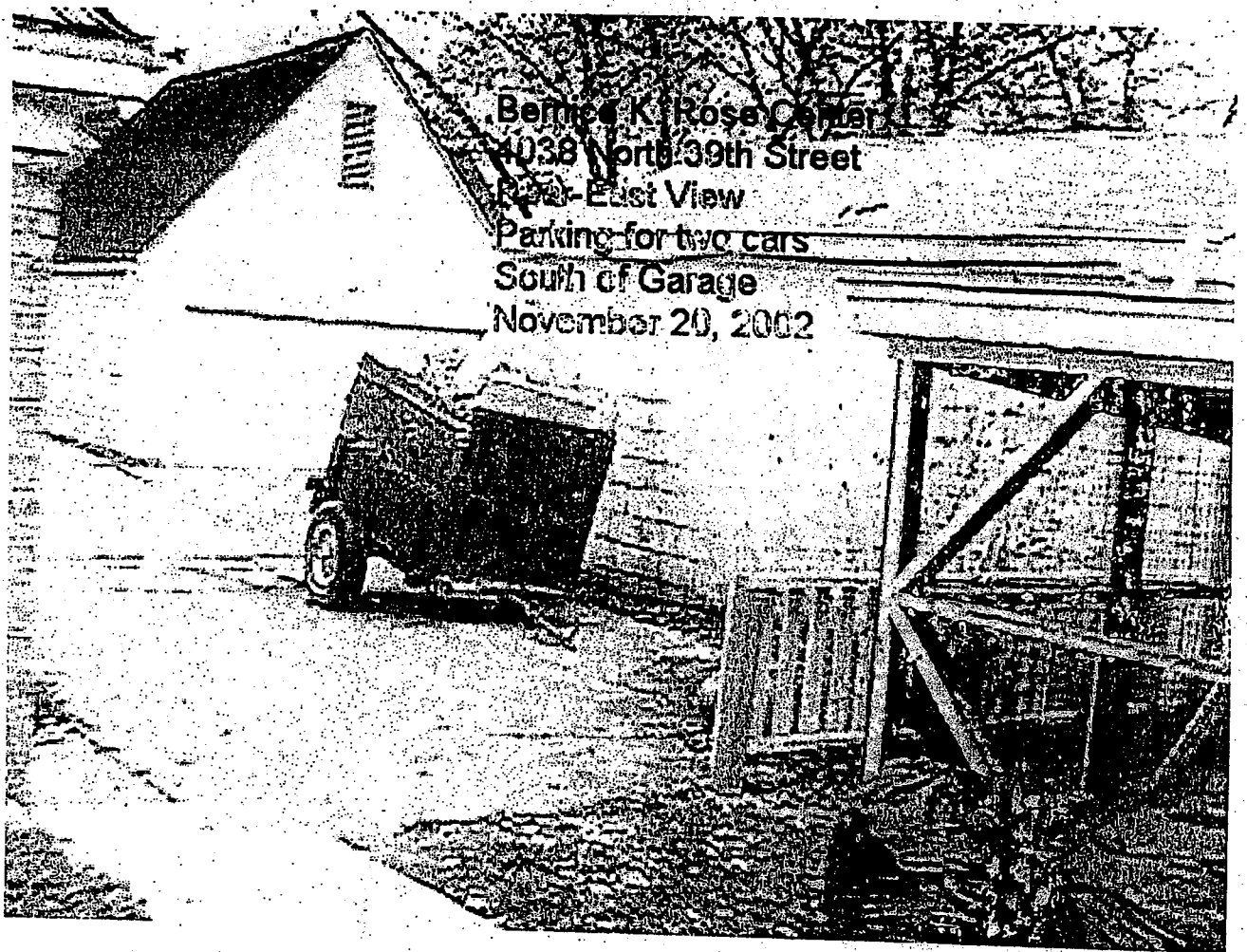


**Bernice K. Rose Center  
4038 North 39th Street  
Garage, West View  
November 20, 2002**





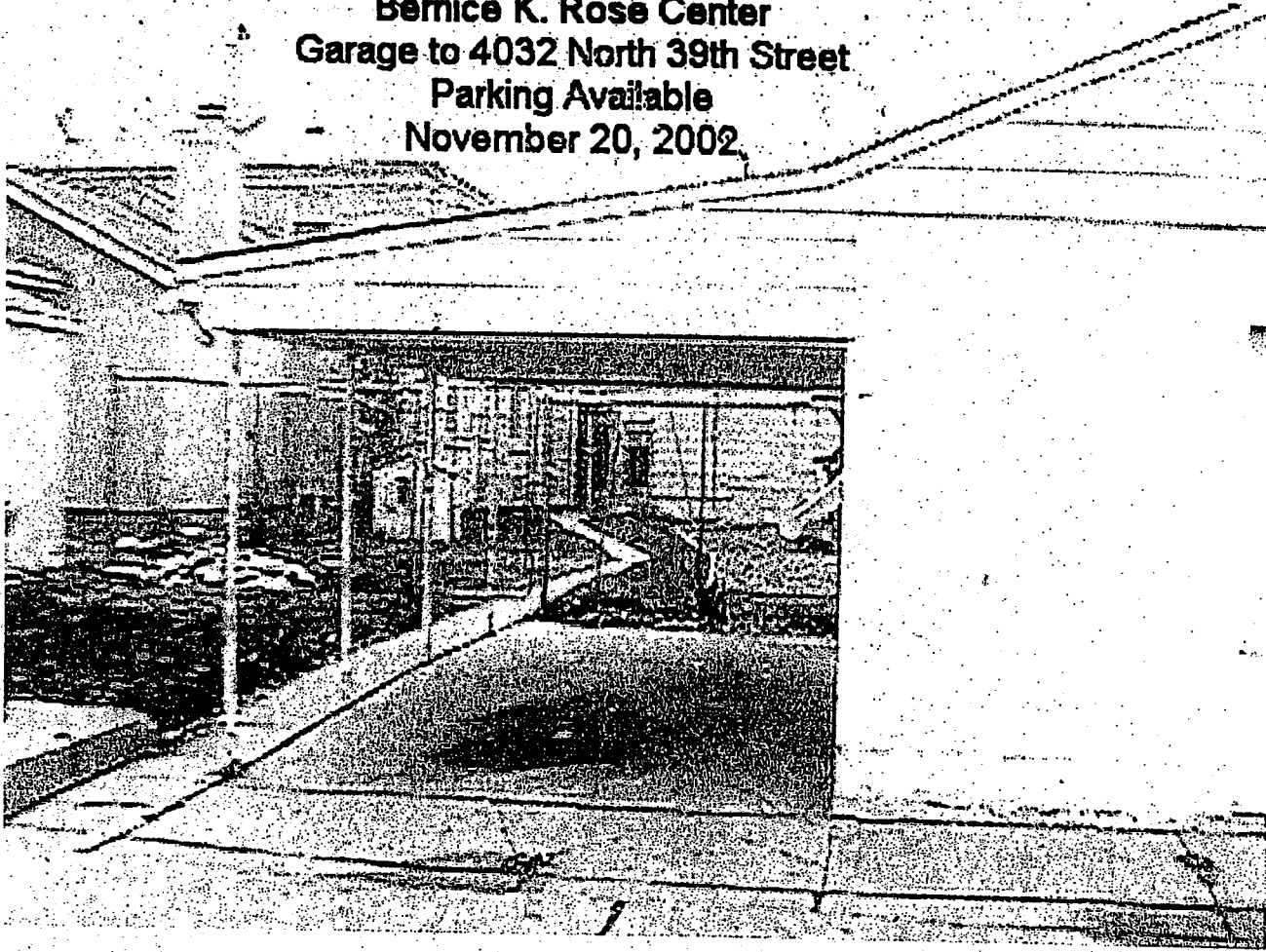




Bernice K. Rose Center  
4038 North 39th Street  
R22 - East View  
Parking for two cars  
South of Garage  
November 20, 2002



**Bernice K. Rose Center  
Garage to 4032 North 39th Street  
Parking Available  
November 20, 2002**

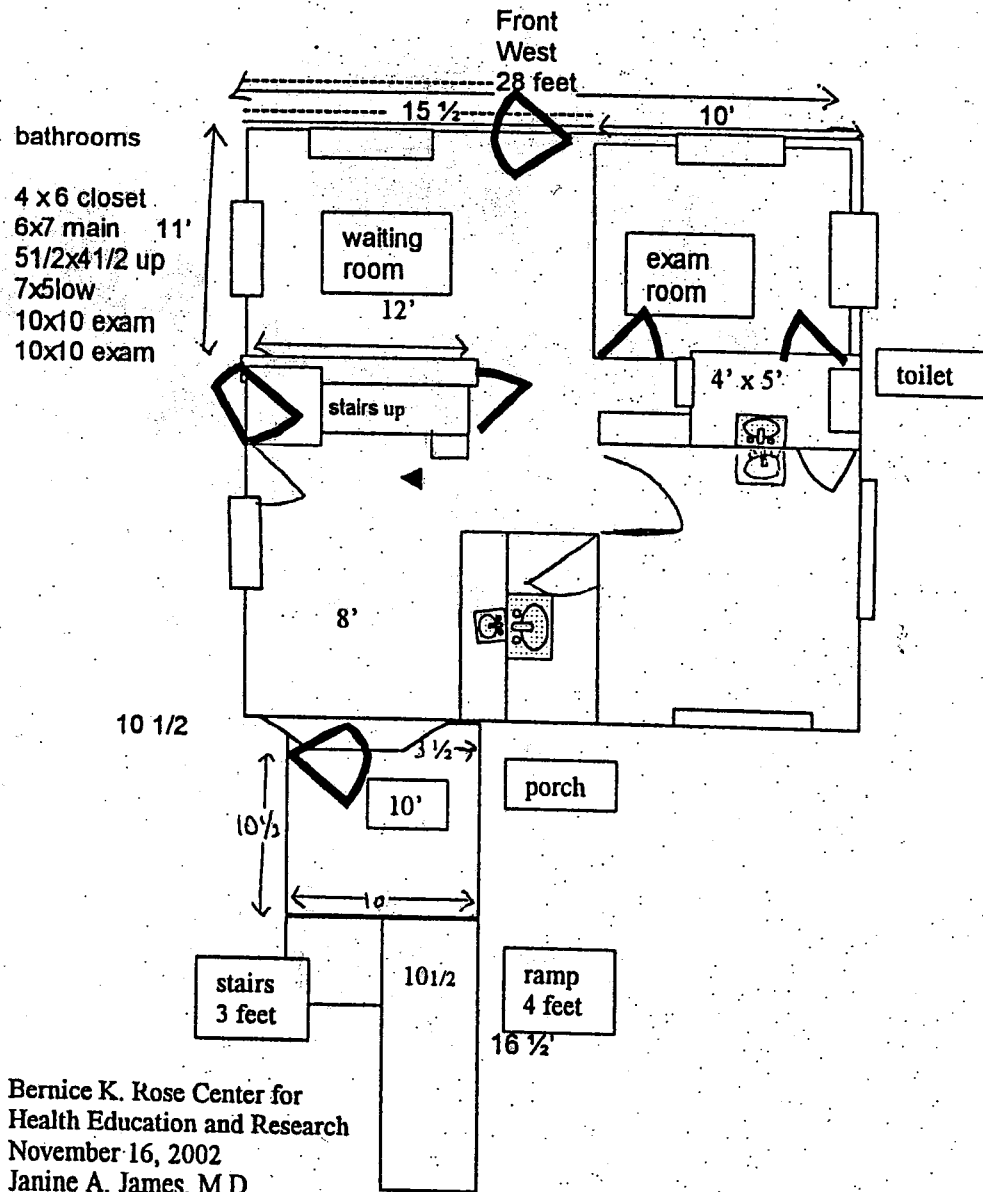




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### MAIN FLOOR BERNICE K. ROSE CENTER



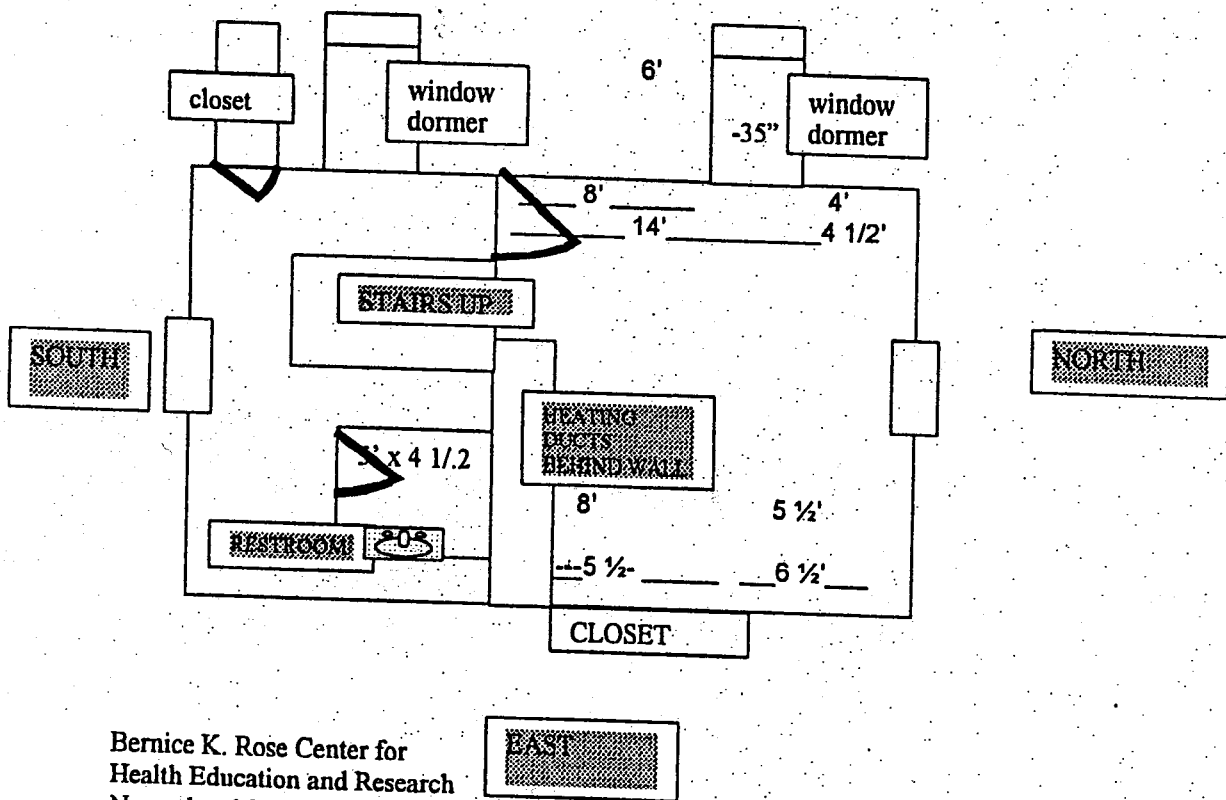
Bernice K. Rose Center for  
Health Education and Research  
November 16, 2002  
Janine A. James, M.D.  
applicant/tenant  
Sallie and Lucious Thomas-



Perinatal Center of Wisconsin, S.C.  
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UPPER LEVEL  
WEST

Upstairs



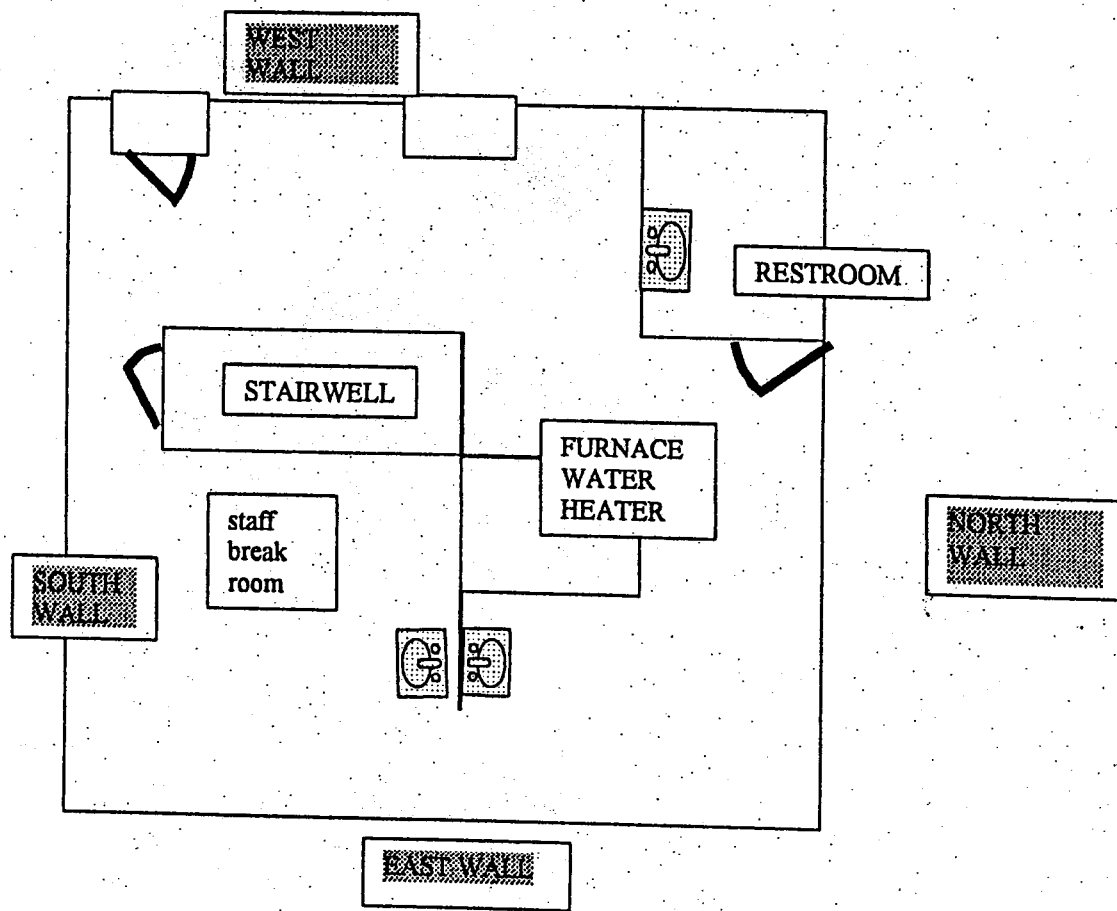
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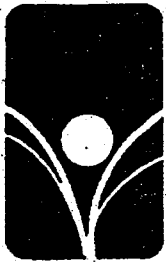
*Perinatal Center of Wisconsin, S.C.*

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**LOWER LEVEL**



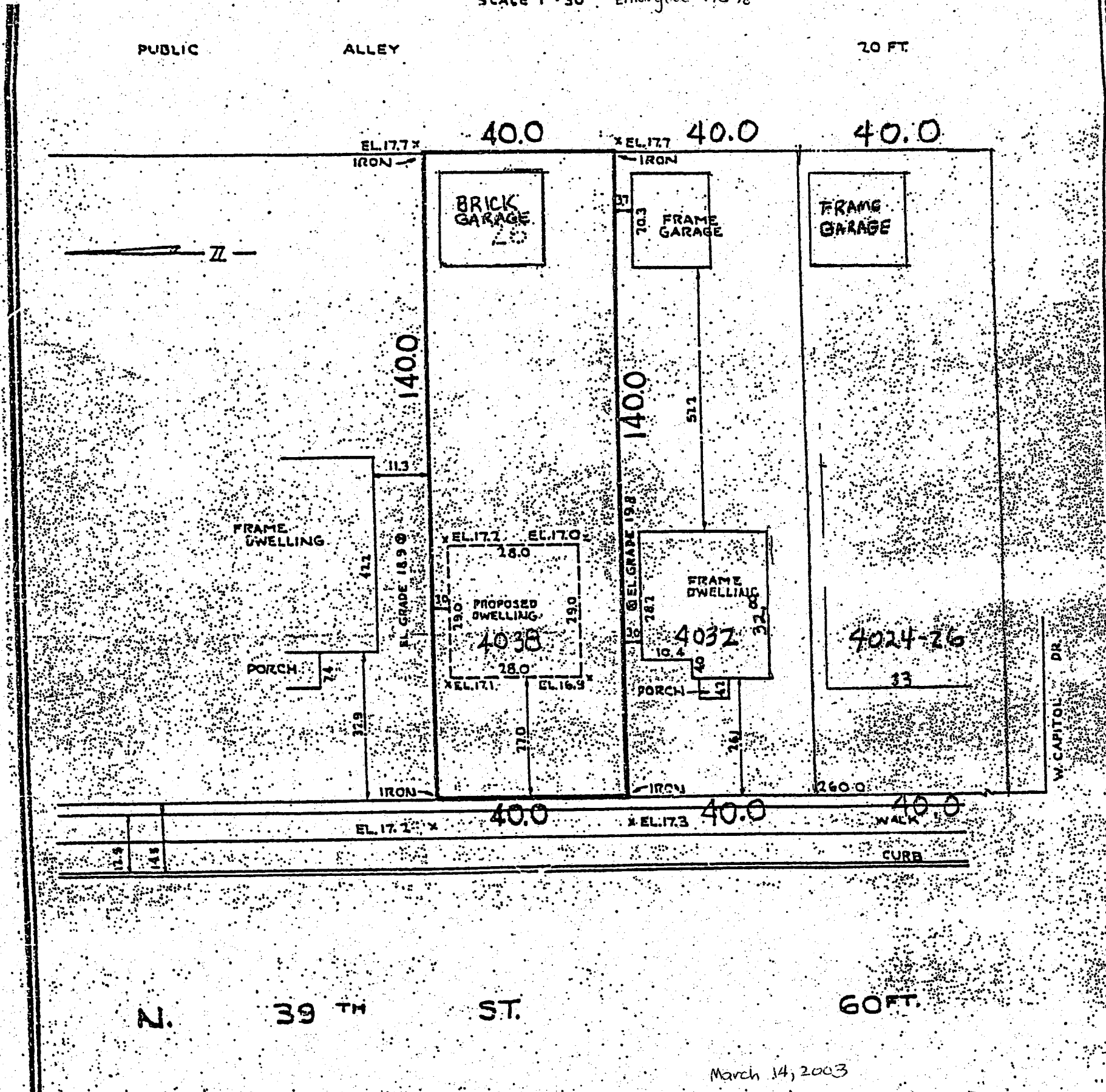
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Perinatal Center of Wisconsin, S.C.

Janine A. James, M.D. F.A.C.O.G.

SCALE 1" = 30' Enlarged 145%



March 14, 2003  
Compiled by Janine A. James, MD  
original report 2/11/46 see attached  
survey Nordak Realty Co. JH/BJK

Bernice K. Rose Center

4038 North 39th Street • Milwaukee, Wisconsin 53216 • (414) 447-7744 • Fax (414) 447-7700 • perinatalcenter@aol.com

Plat of Survey  
for



Known as 4038 North 39th Street, Milwaukee, Wisconsin  
 Lot 26 in Block 6 in Elmhurst, of part of the S. E. 1/4 of the S. W. 1/4  
 of Section 1, T 7 N, R 21 E, Milwaukee County, Wisconsin.

February 11, 1946

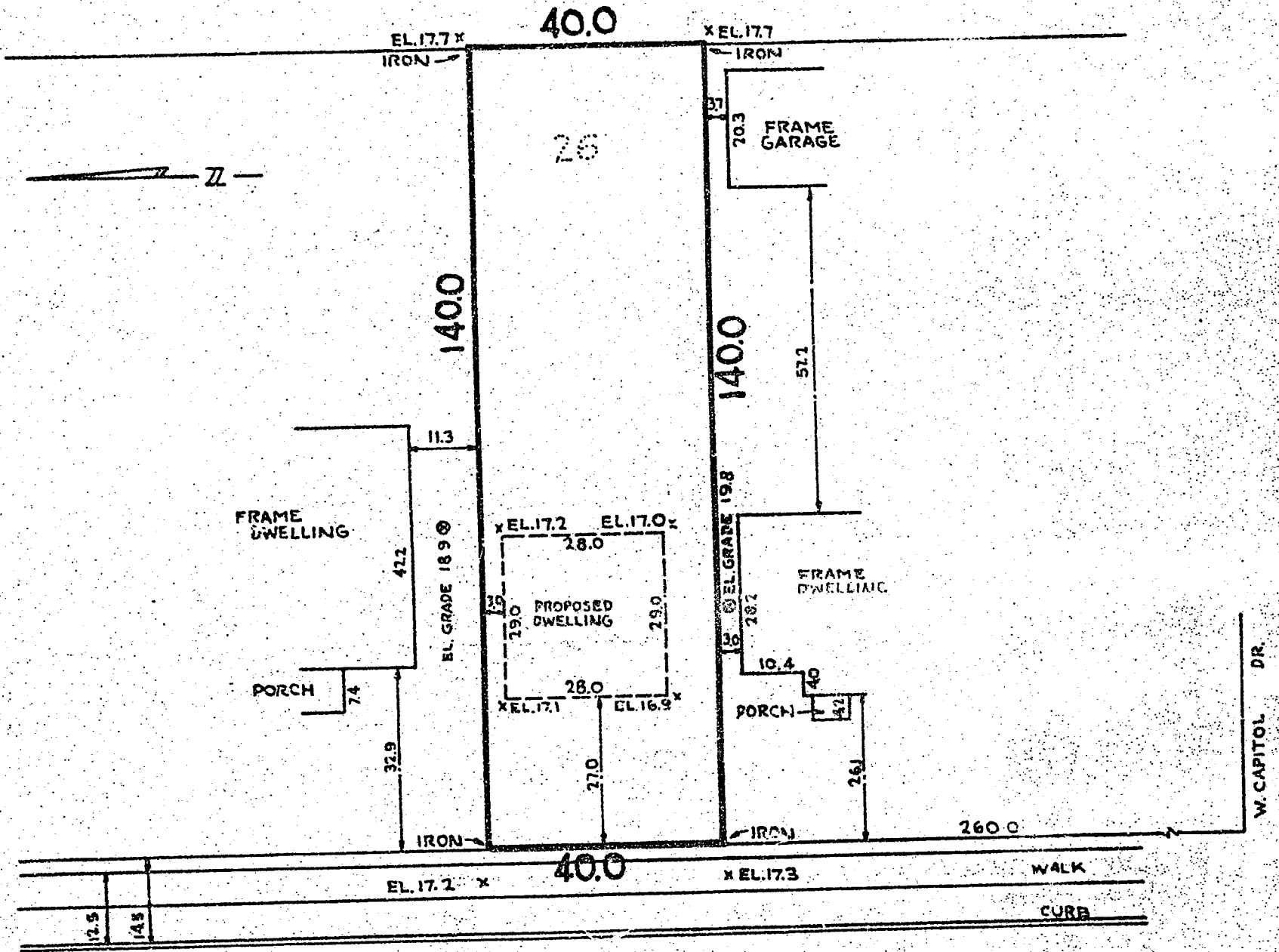
Survey No. 28622-S

SCALE 1" = 30'

PUBLIC

ALLEY

20 FT.



N. 39<sup>TH</sup> ST.

60 FT.

We hereby Certify that we have surveyed the property described above according to official records, and that the plat above is a correct representation of the lot lines and principal lines of buildings thereon, which are shown on this photograph.

NATIONAL SURVEY SERVICE  
 CIVIL ENGINEERS AND SURVEYORS  
 1125 N. FREDERICK WAY  
 MILWAUKEE, WIS.

BY *J. H. Berke*



PROTECTION

FOR LOCATION OF PROPERTY SEE MAP ON REVERSE SIDE

PATENT APPLIED FOR

March 14, 2003  
 Enlarged 145%  
 by Janine A. James, M.D.  
*Janine A. James, M.D.*

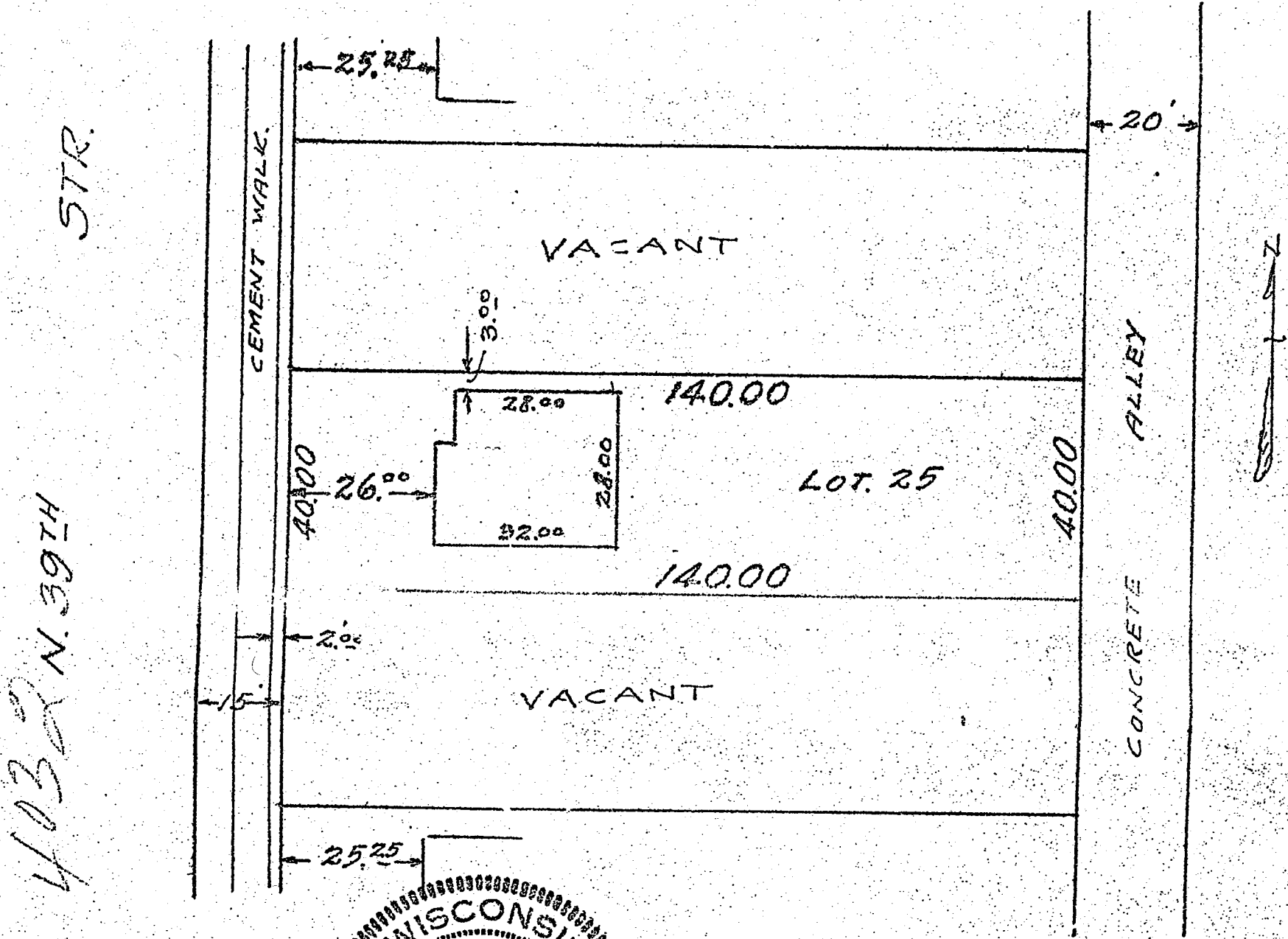
SURVEYOR WM. W. HANUS ADDRESS 3405 - N. MURRAY AV.

OWNER OF LOT [Handwritten Name] ADDRESS 3405 1/2 Oakwood

ADDRESS OF PREMISES \_\_\_\_\_

DESCRIPTION OF PROPERTY

SURVEY OF X LOT 25, BLOCK 6, ELMHURST



403rd N. 39th Str.



State of Wisconsin )  
(SS.  
County of Milwaukee)

I, WM. W. HANUS, do hereby certify that I have made the above survey on the 26 day of MAY, 1942, and that the survey of the lot and the information relative to all existing buildings on such lot, all as shown on said survey, is complete and correct, and I further certify that \_\_\_\_\_ is (are) the owner (owners) of record of the premises as described and shown above, and that I have procured the official description of the aforesaid premises from the official records now in possession of the said owner of record.

Signed Wm. W. Hanus  
Surveyor

Enlarged 145%  
on March 14, 2003  
by JANINE JAMES, MD







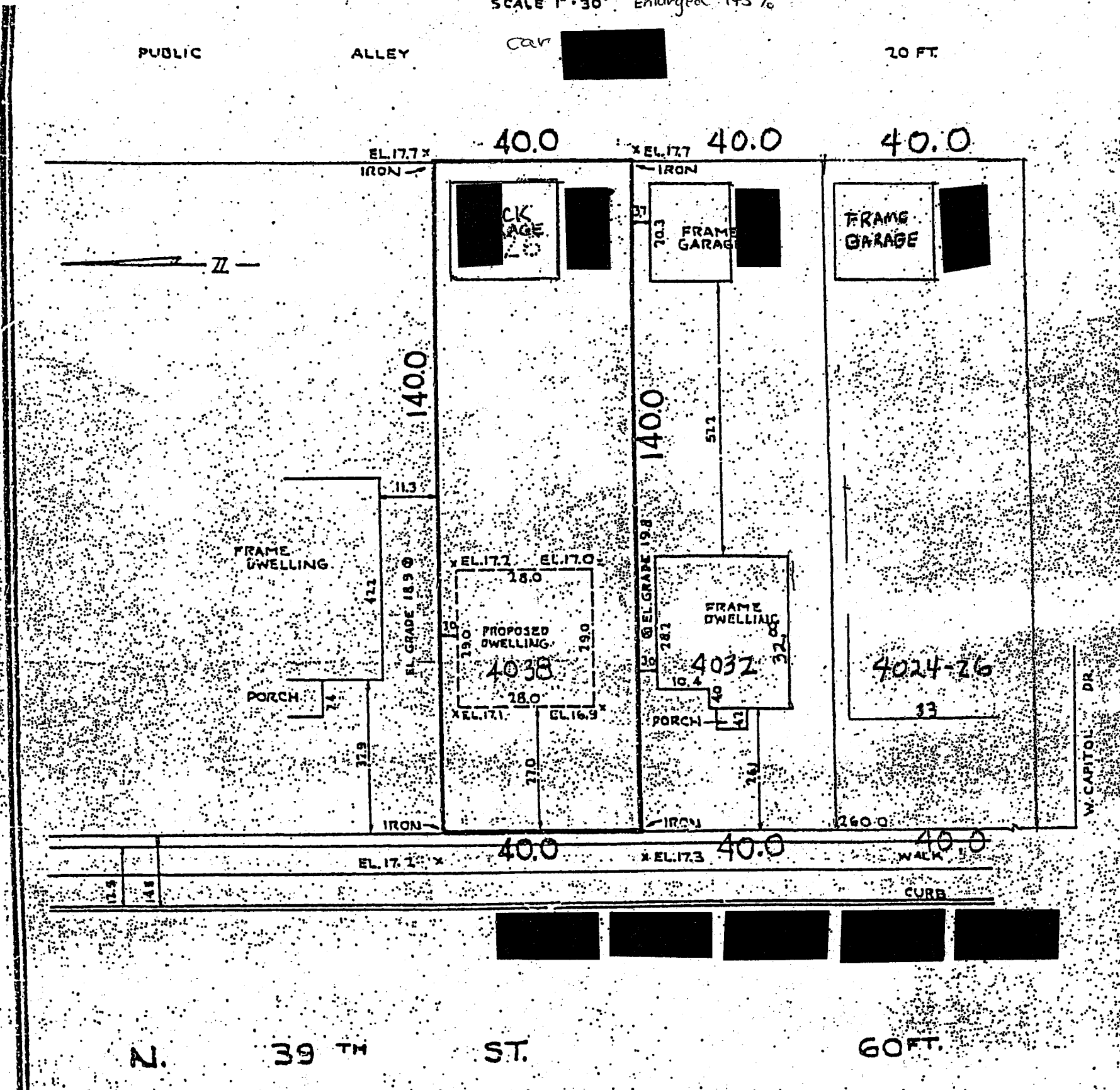


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Janine A. James, M.D. F.A.C.O.G.

PARKING

SCALE 1" = 30' Enlarged 145%



March 14, 2003  
Compiled by Janine A. James, MD  
original report 2/11/46 see attached  
survey Novotak Realty Co. J. H. Biske

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