

THE SOS MILWAUKEE CHILDREN'S VILLAGE

**PLAN DEVELOPMENT PROJECT DESCRIPTION
AND OWNER'S STATEMENT OF INTENT**

SOS Milwaukee Children's Villages of Wisconsin-Milwaukee ("Owner") is pleased to present a plan to the City of Milwaukee for the development of the SOS Milwaukee Children's Village.

OUR MISSION

Our mission is to serve our community by providing a stable, nurturing, home for sibling groups in foster care. The Milwaukee Children's Village provides a supportive community where children can develop self-reliance and learn to lead productive and fulfilling lives.

OUR OBJECTIVE

The SOS Milwaukee Children's Village will provide homes for 60 to 80 children and their Village parents. The community will be in the heart of Milwaukee and will consist of ten newly built houses and an administrative center. Phase I of this project will consist of building five homes.

THE VILLAGE LOCATION

The SOS Milwaukee Children's Village will be located near downtown Milwaukee in a neighborhood bounded by W. Highland Avenue, W. Juneau Avenue, N. Callahan Place, and N. 14th Street. The land is close to Martin Luther King Park. (See the attached drawings for specific site location.) Currently, the Owner has options to purchase the property.

The houses will be designed to enhance the value of the neighborhood while providing comfortable homes for the Village children. The Village is strongly committed to excellent maintenance of the property, so that it will be an asset to the neighborhood.

A HISTORY OF SUCCESS

SOS Children's Village is an international humanitarian organization established in Austria more than 50 years ago. Currently, there are about 40,000 children growing up in 377 Villages around the world. There are two successful Villages in the United States, one in Illinois and one in Florida. SOS Children's Villages, which is the largest charity in Germany and Norway, was on a very short list for the Nobel Peace Prize in 1999.

A FOSTER CARE SYSTEM PARTNER

We are confident the Milwaukee Children's Village will be a strong partner with the Bureau of Milwaukee Child Welfare and that we can support the Bureau in achieving its

goals for serving the children and families in the foster care system. Our special niche will be offering homes to sibling groups of any size with a focus on the larger sibling groups—sibling groups that are usually separated today.

Separation from siblings while in foster care can cause the same level of anguish as separation from parents—and in some cases even more distress. Research has shown that a young child relies on siblings for a secure base from which to explore the world—a critical process for both cognitive and social development.

We will have state-of-the-art training for the professional parents who raise the Village children. Parents will be “stay-at-home” parents and live in the home twenty-four hours per day, seven days per week. We ask our parents to commit to caring for challenging children and we commit to helping them make it work.

The Milwaukee Children’s Village will be licensed as a group home within the foster care system, entitling it to receive supportive assistance from federal, state and local government sources. We will form partnerships and collaborations with other youth organizations to meet the educational, recreational and social needs of the children living within the Village.

THE VILLAGE MODEL

It is important to remember that the SOS model goes beyond providing a home. The SOS model is about creating a community, a village. The children will be welcome to stay as long as needed and to return to visit as appropriate. Our expectation is that once a child comes to live with a family in a SOS Village, he or she stays until a permanent placement option (re-unification, adoption, or guardianship) is found. In some cases, the Village could become a permanent placement.

The Milwaukee Children’s Village will be modeled after the other SOS Villages. A Village Director will oversee the operations of the Village from all perspectives. This will include the hiring and training of parents and other employees, coordinating the delivery of service to children and parents, developing and maintaining relationships with the community, child welfare partners and fund providers, and overseeing Village maintenance.

Village parents will have day-to-day responsibility for the children. Their compensation—a salary plus a home and food allowance—allows them to be “stay-at-home” parents. We ask our parents to commit to raising challenging children and we commit to helping them make it work. Adequate support services will be essential. We will have the right mix of “parent-helpers” and social workers. We are committed to an on-going training program.

Parents will be selected through a careful screening process and show evidence of high moral character. Qualifications will include personal parenting experience or at minimum, at least one year serving as a foster parent, institutional parent, or work in another childcare setting.

The Village will care for the basic needs of each child and offer:

- Excellent nutrition and healthcare
- Educational support services
- Psychological therapy as needed
- Social and recreational opportunities
- Cultural experiences and connections
- Career guidance
- Religious opportunities

DETAILS OF THE PLAN

1. **SIZE.** A general plan facility map showing the boundaries of the Village, the detailed plan development of five homes, the territory with 1,000 feet of the Village, and proposed access to the Village and community facilities in the surrounding area is included with this statement and labeled "Vicinity Map". The Village is currently serviced by adequate public rights of way. W. Highland Avenue, W. Juneau Avenue, N. Callahan Place, and N. 14th Streets abut the Village boundaries. In addition, N. 15th Street runs through the Village. As outlined on the Vicinity Map, community facilities in the surrounding area include: Public schools to the southwest and southeast; apartments to the south and west; Martin Luther King Jr. Park to the North and single family homes to the east. Each home will have a non-attached two-car garage.

The Administrative/Community Center will house the business office of the Village, will allow for space for Village activities and will be open to the community for special meetings and events. Approximately eight off-street parking spaces will be provided for the Center. Particular services that may be take place at the Center include:

- Village administrative offices
 - Training of foster parents
 - Counseling services
 - Programming to support family re-unification
 - Day-care
 - Tutoring
 - Community events
2. **DENSITY.** See land use chart for areas and percentages.
 3. **SPACE.** See attached site plan.
 4. **SETBACKS.** See attached site plan.

5. **SCREENING.** Will be provided between the proposed homes and the Administrative Center with appropriate landscaping, fencing, walls or a combination thereof.
6. **OPEN SPACE.** The Village may include a community playground. See the attached land use chart and the attached drawings.
7. **CIRCULATION.** The Village is currently served by adequate public rights of way.
8. **LIGHTING.** Lighting will conform to the established standards.
9. **UTILITIES.** Utilities will conform to the established standards.
10. **SIGNAGE:**
 - There will be temporary signage during the construction of the Village designating the name of the builder and indicating that the site is the future home of "The SOS Milwaukee Children's Village". Signage will conform to City Standards.
 - Monument and wall signs relating to any use or structure located in the Village shall be permitted. Billboard, roof-mounted and pole-mounted signs shall be prohibited. All signs and monuments shall be consistent with the character of the surrounding neighborhood and conform to City standards. Signs may be illuminated, if the light source for an illuminated sign is shielded so that it is not visible from any of the surrounding residences. Internal illumination and back lighting of signs is allowed. The Village may incorporate sculpture(s) as part of the development that will conform to City standards.

LAND USE CHART

GENERAL PLAN DEVELOPMENT

DESCRIPTION	SQUARE FEET	ACRE	%
GROSS AREA RESIDENTIAL USE	71,706.60	1.65	83%
GROSS AREA ADMINISTRATION CENTER USE	15,049.80	0.35	17%
GROSS LAND AREA	86,756.40	1.99	100%
RESIDENTIAL BUILDINGS FOOT PRINT	13,286.50	0.31	15%
ESTIMATED ADMINISTRATION CENTER FOOT PRINT	4,500.00	0.10	5%
GARAGES	4,840.00	0.11	6%
ADMINISTRATION CENTER PARKING	4,048.30	0.09	5%
LANDSCAPE/PATIOS/WALKS	60,081.60	1.78	69%

DESCRIPTION	NUMBER	UNIT
DWELLING UNIT DENSITY	1.00	LOT
NUMBER OF BUILDINGS	2.00	BUILDINGS
DWELLING UNITS PER BUILDING	1.00	UNIT
BEDROOMS PER UNIT	6.00	BEDROOMS
PARKING PER UNIT	2.00	IN GARAGE
COMMUNITY CENTER PARKING	8.00	SPACES

DETAILED PLAN DEVELOPMENT

DESCRIPTION	SQUARE FEET	ACRE	%
LOT AREA	7,500.00	0.17	100%
TYPICAL LOT DIMENSIONS	150 x 50		
MAIN BUILDING AREA	1,338.60	0.03	18%
GARAGE	480.00	0.01	6%
LANDSCAPE/PATIOS/WALKS	5,681.40	0.13	76%
SETBACKS			
FRONT	15 FEET	MAX	
SIDE	6 FEET	MIN	
REAR	5 FEET	MIN	

SOS Children's Village



1. CALLAHAN COURT APARTMENTS



2. NORTH CALLAHAN PLACE

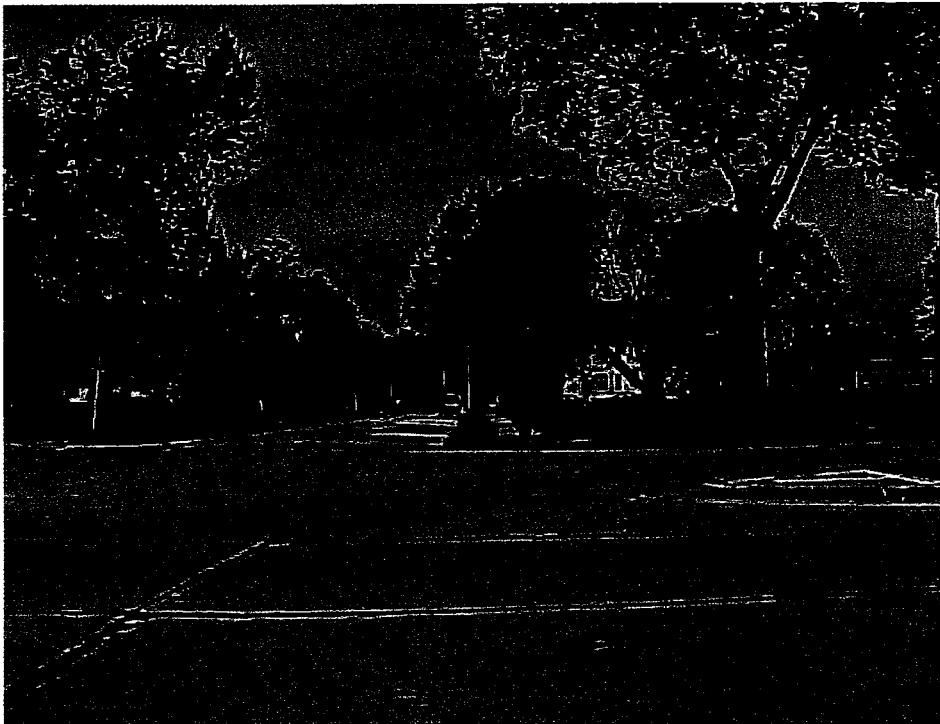


T-3 GROUP, LTD.

SOS Children's Village



3. EXISTING RESIDENCE



4. NORTH 15TH STREET

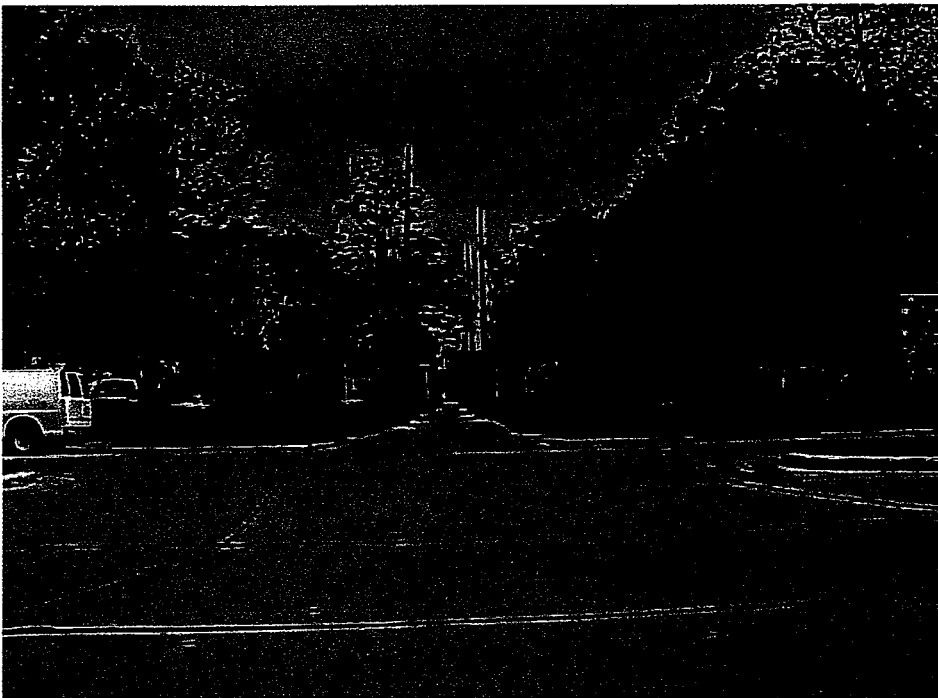


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5. EXISTING RESIDENCE



6. ALLEY BETWEEN NORTH 15TH STREET & NORTH 14TH STREET



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7. EXISTING RESIDENCE



8. NORTH 14TH STREET

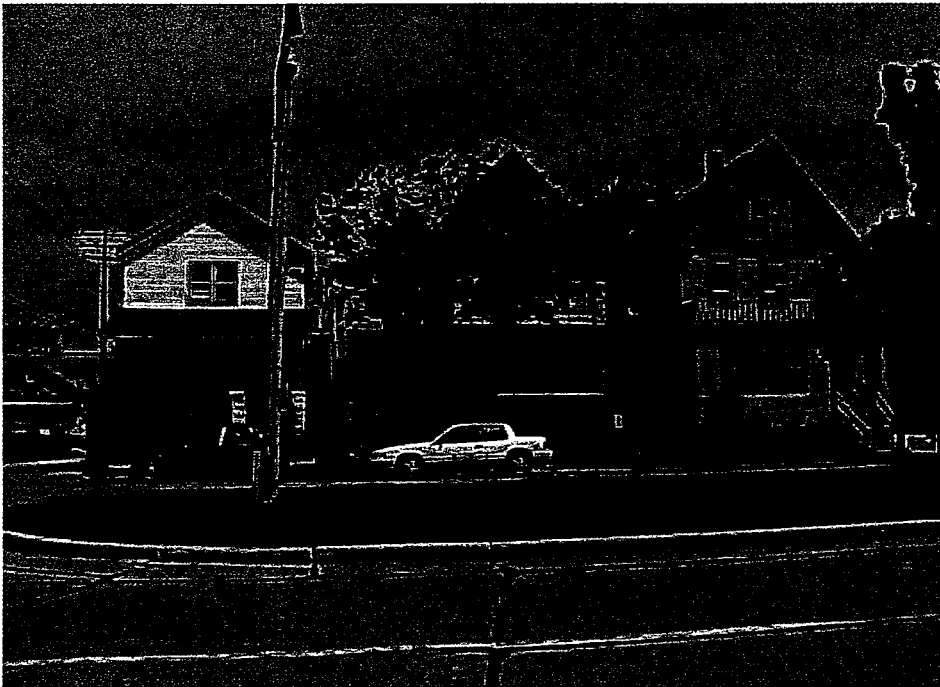


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SOS Children's Village



9. ALLEY BETWEEN NORTH 14TH STREET & NORTH 13TH STREET



8. EXISTING RESIDENCES

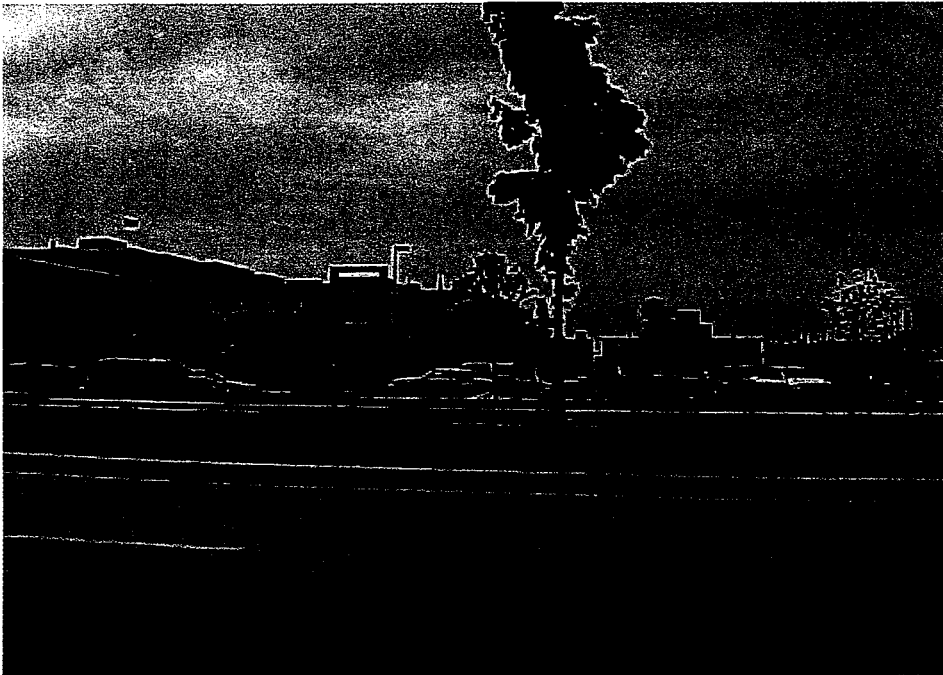


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11. S. SCOTT MIDDLE SCHOOL



12. S. SCOTT MIDDLE SCHOOL PARKING



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13. NORTH 14TH STREET



14. AUER COURT APARTMENTS



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15. AUER COURT APARTMENTS

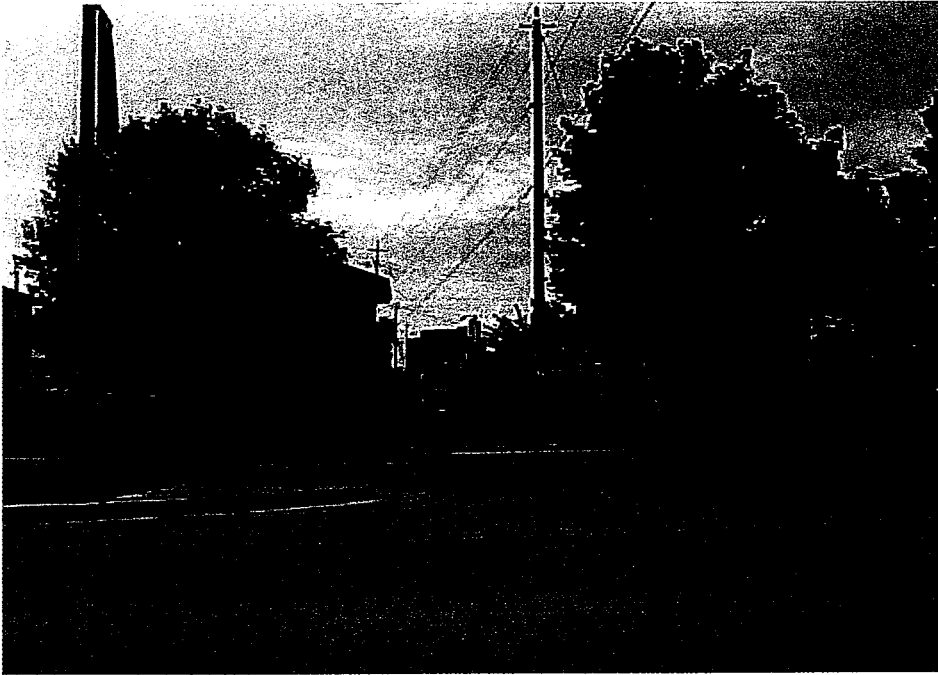


16. EXISTING RESIDENCES



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17. EXISTING RESIDENCES



18. NORTH 14TH STREET - WEST SIDE



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19. NORTH 14TH STREET -WEST SIDE

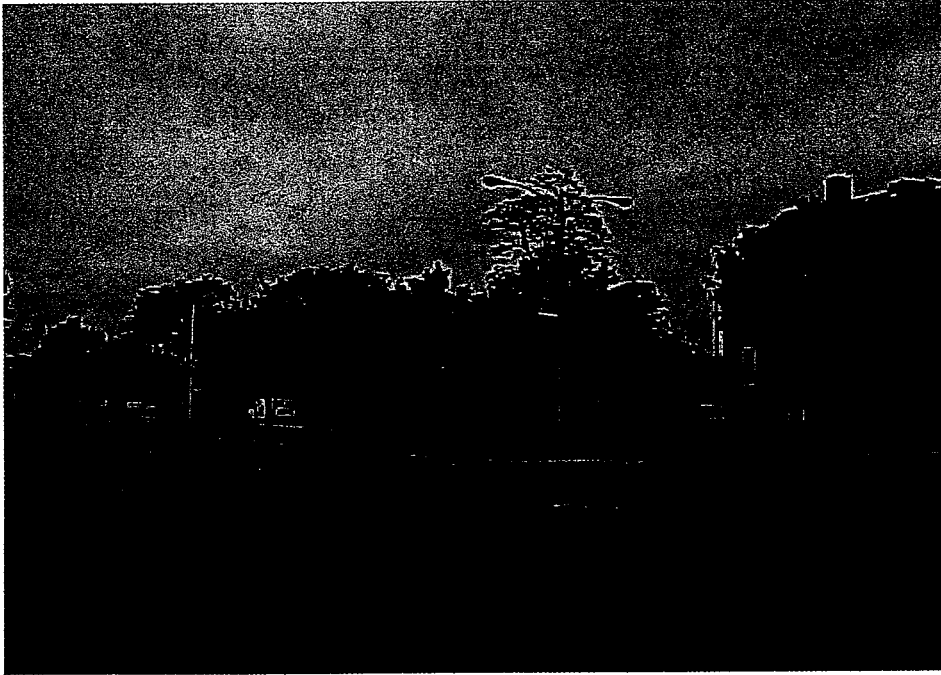


20. NORTH 14TH STREET & HIGHLAND AVENUE CORNER



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21. HIGHLAND AVENUE – LOOKING WEST



22. EXISTING RESIDENCES



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23. EXISTING RESIDENCE



24. EXISTING RESIDENCE



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25. EXISTING RESIDENCE



26. EXISTING RESIDENCES

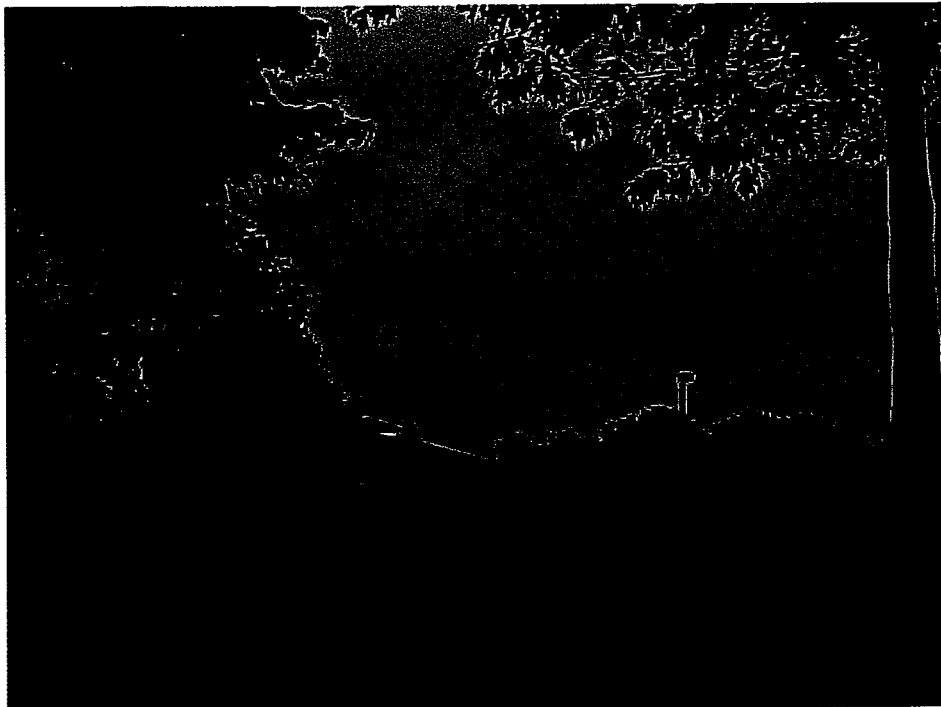


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27. EXISTING RESIDENCE



28. MARTIN LUTHER KING JR. PARK



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29. EXISTING RESIDENCE



30. ALLEY BETWEEN NORTH 15TH STREET & NORTH 14TH STREET



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31. EXISTING RESIDENCE



32. EXISTING RESIDENCES



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33. EXISTING RESIDENCE



34. EXISTING RESIDENCE



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35. EXISTING RESIDENCE



36. EXISTING RESIDENCE



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37. CALLAHAN COURT APARTMENTS – EAST SIDE



38. EXISTING RESIDENCE



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