FROEDTERT & MCW | FOREST HOME CLINIC

MILWAUKEE HISTORIC PRESERVATION COMMISSION SUBMITTAL

422200 | 09.12.2022

SITE LOCATION + CITY CONTEXT

W LAPHAM BLVD

W HISTORIC MITCHELL STREET

S. 17TH ST

S. CESAR E CHAVEZ DR

S. 15TH ST

FOREST HOME AVE

S. 14TH ST

S. 13TH ST

S. 12TH ST

S. 11TH ST

S. 10TH ST

W BURNHAM ST

0   500   1000
ft

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

MILWAUKEE COUNTY GIS AND LAND INFORMATION

ZONING + SITE SUMMARY

Address: 1302 W Forest Home Ave
Lot Area : 56,140 SF (Unverified)

CITY OF MILWAUKEE ZONING: "LB-2"
"MEDICAL OFFICE" Is a Permitted Use (up to 3 providers)
"HEALTH CLINIC" Is a Special Use (4+ providers)

Setbacks, Lot Area, Heights are not included here since
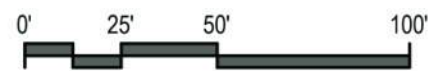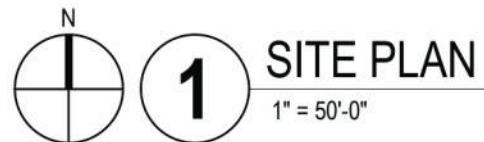building is existing and these are assumed to be unchanged

Minimum Glazed Area, primary street frontage: 60%
Minimum Glazed Area, secondary street frontage: 15%

PARKING
Table 295-403-2-a
Medical Clinic and Health Clinic-->see General Office
General Office: one for each 500 SF of the first 2000 SF of
gross floor area (GFA); one for each 1,000 SF of GFA in
excess of 2,000 SF; storage or utility spaces shall not be
included when calculating GFA

Building Gross Floor Area (GFA) : 16,500 SF
Minus utility spaces of 1325 SF= **15125 SF**
Required Spaces: 18
Provided Spaces on site: 47**
Required Long term Bicycle Parking: 3
Required Short term Bicycle Parking: 2

**Note 1: two other structures share this parcel and
presumably also share the off-street parking. The site seems to
have adequate parking coverage per city requirements.

TAX KEY 4601861100 - BUILDING AND SITE
ARE OWNED BY EL REY PROPERTIES, LLC

EXISTING RETAIL

MITCHELL ST

SERVICE ENTRY

STAFF ENTRY

EXISTING GAS STATION

SERVICE

EXISTING CVS BUILDING

9 SPACES

9 SPACES

EXISTING RETAIL

BANK ENTRY

4 SPACES

CLINIC ENTRY

EXISTING MULTI TENANT COMMERIAL

25 SPACES

FOREST HOME

14TH ST

EXISTING DOMINO'S

13TH ST

EXISTING EL REY

N

1 SITE PLAN
1" = 50'-0"

0'   25'   50'   100'

SITE PLAN AND ZONING

SOUTH ELEVATION

EAST ELEVATION

EXISTING BUILDING EXTERIOR

One-story, painted masonry building with aluminum framed windows and dark tinted glass. Glazed, green tiles accent the rhythmic 'columns'. Canopies shelter tenant entries. Site parking is accessed from Forest Home, 14th Street and Mitchell Street
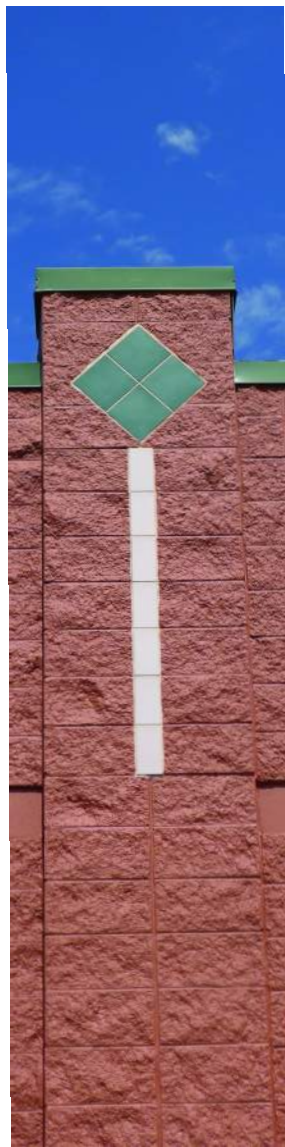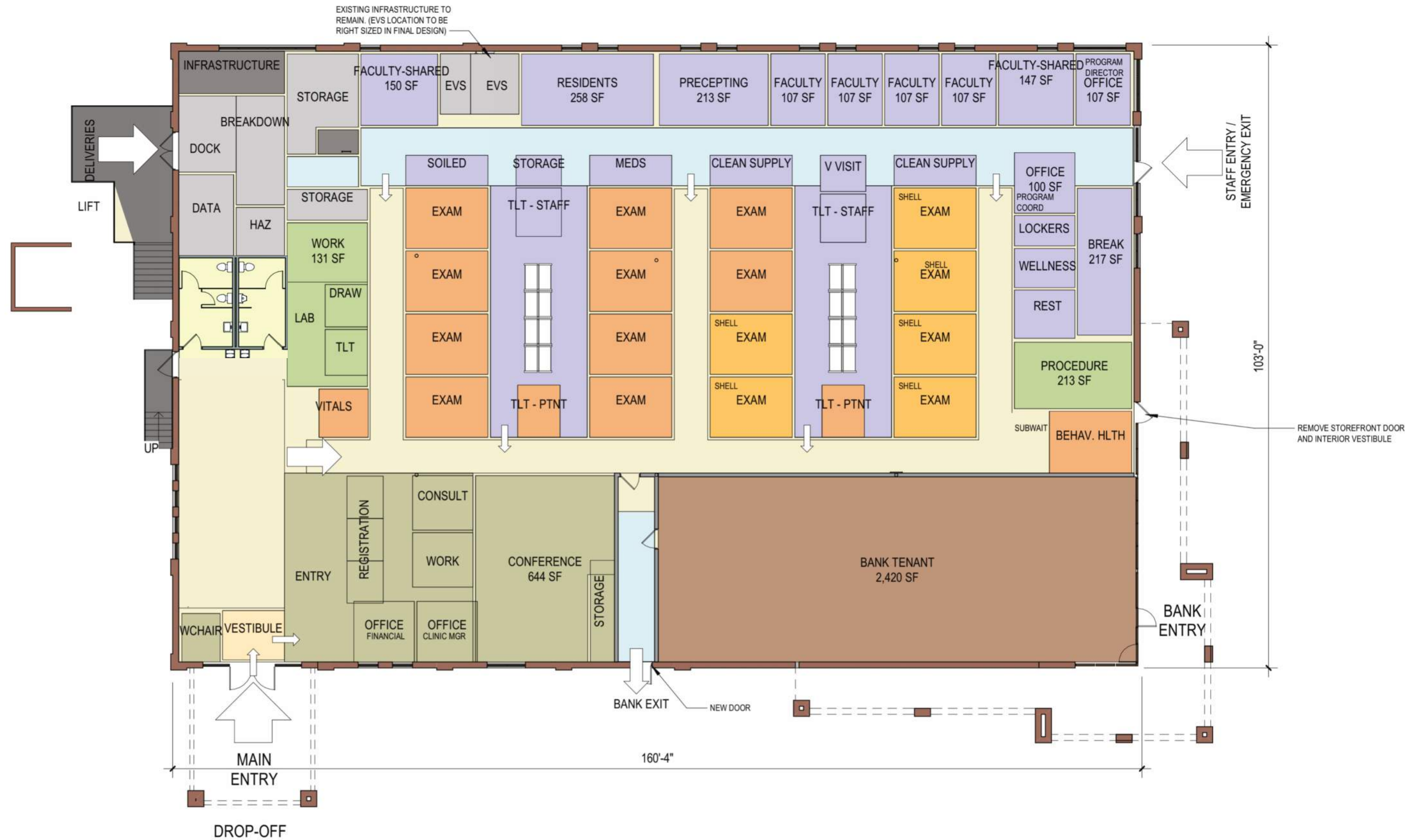
SOUTH ELEVATION

NORTHEAST ELEVATION

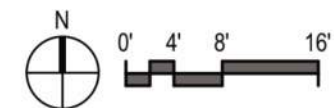SOUTHEAST ELEVATION

NORTHWEST ELEVATION
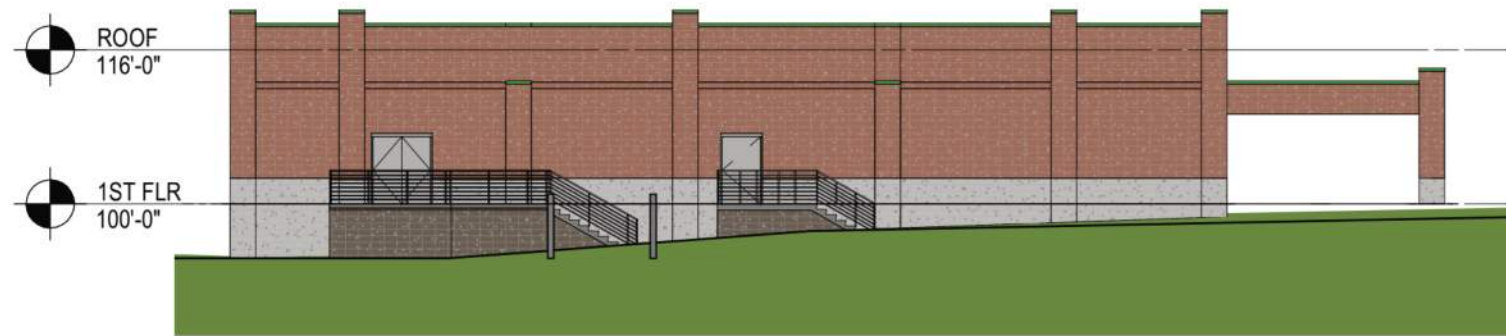
eua

EXISTING NEIGHBORHOOD CONTEXT

In addition to the main 1316 W Forest Home building, outbuildings anchor the corners of this site (Domino's Pizza, Jewelry and Pawn shop). Commercial buildings are across the street to the north, east and south. Residential single family homes and a gas station are across the street to the west.

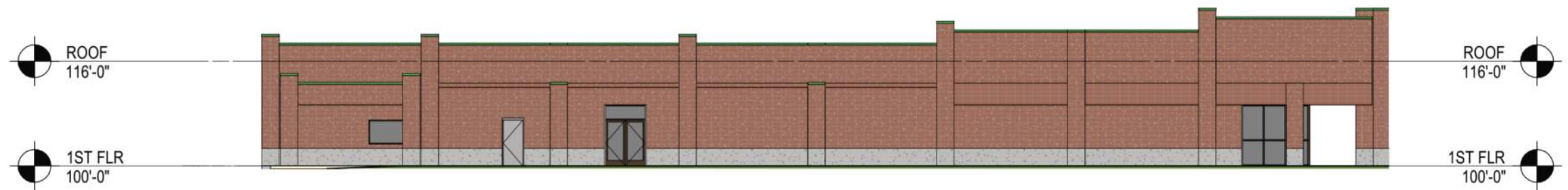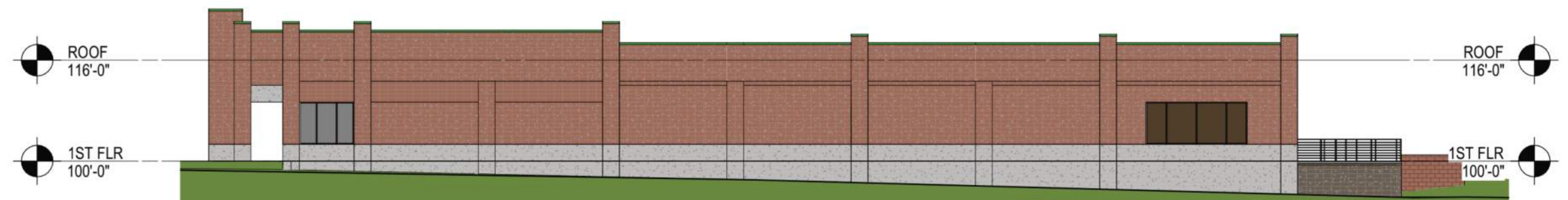EXISTING INFRASTRUCTURE TO REMAIN. (EVS LOCATION TO BE RIGHT SIZED IN FINAL DESIGN)

INFRASTRUCTURE

STORAGE

BREAKDOWN

DOCK

DELIVERIES

LIFT

DATA

HAZ

STORAGE

WORK 131 SF

DRAW

LAB

TLT

VITALS

UP

FACULTY-SHARED 150 SF

EVS

EVS

RESIDENTS 258 SF

PRECEPTING 213 SF

FACULTY 107 SF

FACULTY 107 SF

FACULTY 107 SF

FACULTY 107 SF

FACULTY-SHARED 147 SF

PROGRAM DIRECTOR OFFICE 107 SF

SOILED

STORAGE

MEDS

CLEAN SUPPLY

V VISIT

CLEAN SUPPLY

OFFICE 100 SF PROGRAM COORD

EXAM

TLT - STAFF

EXAM

EXAM

TLT - STAFF

SHELL EXAM

LOCKERS

BREAK 217 SF

EXAM

EXAM

EXAM

SHELL EXAM

WELLNESS

EXAM

EXAM

SHELL EXAM

SHELL EXAM

REST

EXAM

TLT - PTNT

EXAM

SHELL EXAM

TLT - PTNT

SHELL EXAM

PROCEDURE 213 SF

SUBWAIT

BEHAV. HLTH

REMOVE STOREFRONT DOOR AND INTERIOR VESTIBULE

STAFF ENTRY / EMERGENCY EXIT

103'-0"

ENTRY

REGISTRATION

CONSULT

WORK

CONFERENCE 644 SF

STORAGE

BANK TENANT 2,420 SF

OFFICE FINANCIAL

OFFICE CLINIC MGR

WCHAIR

VESTIBULE

BANK ENTRY

BANK EXIT

NEW DOOR

MAIN ENTRY

DROP-OFF

160'-4"

N

0' 4' 8' 16'

PLANNING OPTION 3

FROEDTERT FOREST HOME CLINIC

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ROOF
116'-0"

1ST FLR
100'-0"

1 EXISTING WEST ELEVATION (COLOR)
1" = 20'-0"

ROOF
116'-0"

1ST FLR
100'-0"

REMOVE DOOR AND REPLACE WITH
STOREFONT WINDOW

EXISTING DOOR TO REMAIN

2 EXISTING EAST ELEVATION (COLOR)
1" = 20'-0"

ROOF
116'-0"

1ST FLR
100'-0"

ROOF
116'-0"

1ST FLR
100'-0"

3 EXISTING SOUTH ELEVATION (COLOR)
1" = 20'-0"

ROOF
116'-0"

1ST FLR
100'-0"

ROOF
116'-0"

1ST FLR
100'-0"

4 EXISTING NORTH ELEVATION (COLOR)
1" = 20'-0"

EXISTING EXTERIOR ELEVATIONS

422200-01
09/12/22

eua

Froedtert & MEDICAL COLLEGE of WISCONSIN

ROOF
116'-0"

1ST FLR
100'-0"

ROOF
116'-0"

1ST FLR
100'-0"
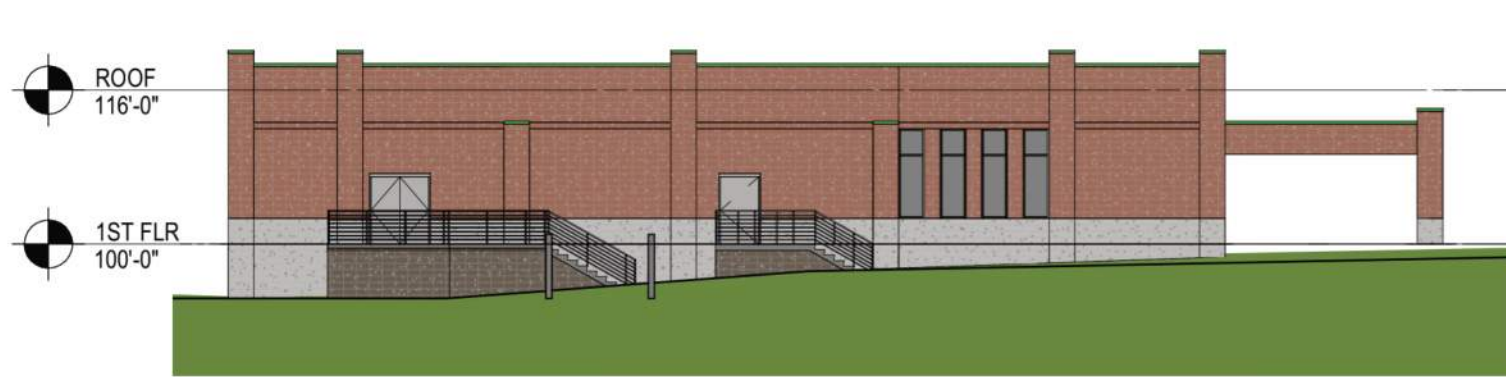
1 WEST ELEVATION (COLOR)
1" = 20'-0"

2 EAST ELEVATION (COLOR)
1" = 20'-0"

ROOF
116'-0"

1ST FLR
100'-0"

NEW STOREFRONT WINDOW AT
EXISTING DOOR, EXTEND HEAD HEIGHT

NEW STOREFRONT ENTRY OPENING

3 SOUTH ELEVATION (COLOR)
1" = 20'-0"

ROOF
116'-0"

1ST FLR
100'-0"
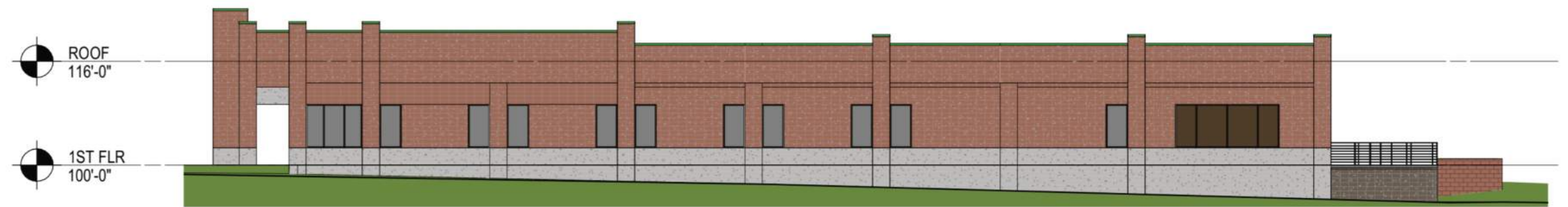
4 NORTH ELEVATION (COLOR)
1" = 20'-0"

PROPOSED EXTERIOR ELEVATIONS

NEW WINDOWS

Froedtert & MEDICAL COLLEGE of WISCONSIN

Forest Home Clinic

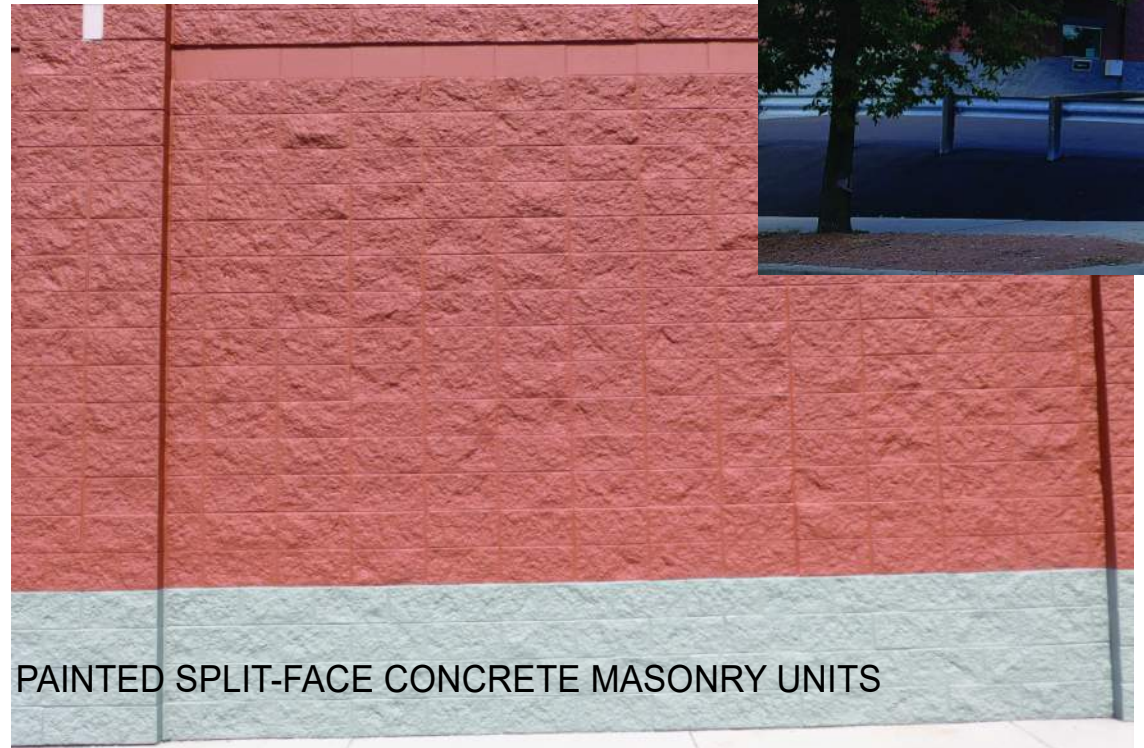Froedtert & MEDICAL COLLEGE of WISCONSIN
Forest Home Clinic

NEW WINDOW

NEW WINDOWS

BRONZE ANODIZED WINDOW FRAME
WITH TINTED GLASS

PAINTED SPLIT-FACE CONCRETE MASONRY UNITS
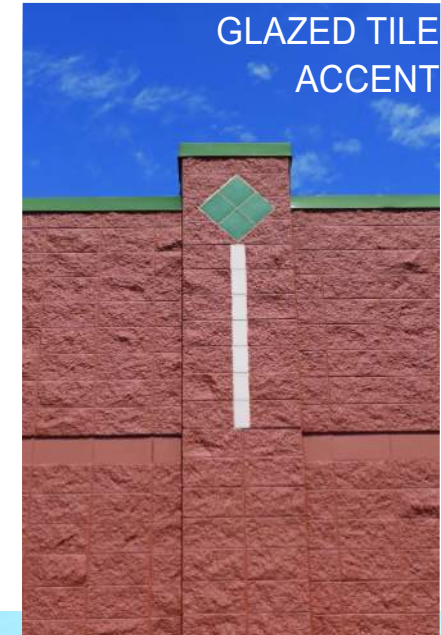

MONUMENT SIGN

GLAZED TILE
ACCENT

PAINTED STAIR RAILINGS

EXISTING BUILDING MATERIALS

Existing painted 8" coursing, split face concrete masonry units (stack bond and running bond). Existing bronze anodized aluminum window frames with dark tinted glazing. Existing glazed tile accents. Existing wall mount light fixtures.