

**File No. 150608**  
**Original File No. 131373**  
**Sojourner Family Peace Center**

## **Narrative of Minor Modification to Approved Detailed Plan Development**

September 1, 2015 (rev. September 28, 2015)

### **Purpose**

Sojourner Family Peace Center requests a Minor Modification to an approved Detailed Plan Development for the property bordered by W. Walnut Street, N. 6<sup>th</sup> Street, W. Galena Street and N. 7<sup>th</sup> Street (Original File Number 131373). The approved site plan had allocated a portion of space at the southwest corner of the site for a future building. However, until a building project becomes imminent, the Owner of the site would like to use that portion of land for on-site parking. The submitted plan includes the extension of a parking lot that is adjacent to the indoor parking entrance, off Galena Street. This lot extension will result in an increase of fourteen parking stalls, which will be used by the Milwaukee Police Department Sensitive Crimes Unit. Existing site lighting will be modified, and one fixture will be added to adequately cover the added lot. Stormwater will shed on the lot and collect at a basin near the indoor parking lot entrance. The system was sized to accommodate this added pavement area.

The mission of Sojourner is to create peaceful communities in which domestic respect and a life free from violence is the right of every woman, man and child. Their primary goals are to ensure the safety of victims of family violence and to provide a pathway out of violence for victims and abusers through opportunities to make positive and lasting changes for themselves and their children. Sojourner hopes to construct a campus that will house all of the critical services and partners to address domestic issues, including a 24/7 hotline, a 46-bed emergency shelter, legal and systems advocacy, education and support groups, job readiness and life skills education, batterer's education, specialized children's programming and assistance with basic needs. The proposed facility will replace services offered at various locations in Milwaukee.

This Statement of Owner's Intent, together with the accompanying plan sheets and related materials, identified below, constitute and support the detailed development plan for the property.

### **Plan Sheets Included with DPD Submittal**

- C100 Site Plan **(Revised per FN 150608)**
- C101 Grading Plan **(Revised per FN 150608)**
- C102 Existing Site Survey

L100	Landscape Plan – North
L101	Landscape Plan – South <b>(Revised per FN 150608)</b>
L500	Landscape Details
A100	Lower Level Floor Plan
A101	First Floor Plan – North
A102	First Floor Plan – South
A103	Second Floor Plan
A200	Exterior Elevations
A201	Exterior Elevations

## **Overall Development Concept**

### **Existing Conditions**

The project site consists of a single city block bounded by Walnut Street to the north, 6<sup>th</sup> Street to the east, Galena Street to the south and 7<sup>th</sup> Street to the west. The subject property consists of one parcel that makes up 115,707 square feet, or 2.66 acres, following the planned vacation of a right turn lane at the northeast corner of the site. Currently, the subject parcel is vacant. The previous building on the site was Plymouth Manor Nursing and Rehabilitation Center, which was built in 1970 and demolished in 2010. Prior to 1970, the site several residential and commercial buildings, including gas stations, a drycleaner and a boot and shoe factory. Sigma Environmental Services, Inc. of Milwaukee, Wisconsin has completed a Phase I Environmental and Site Assessment Report, dated December 16, 2009. This document is available upon request.

### **Proposed Development**

The Sojourner Family Peace Center will be one of few in the United States that provides complete services for families impacted by domestic violence in a co-located, innovative model. This new model will be much more convenient for victims and allow an array of needs to be met in one location, which will be a more productive use of resources. The Center will provide on-site shelter for victims, government services, including co-location for District Attorney, law enforcement and victims' advocacy services and proven multidisciplinary medical and social services. It will offer 24-hour hotline, intake and shelter services, with the office and health services operational during normal business hours. The collaboration between Sojourner and its partners will provide an economic boost to the Hillside Neighborhood that the building will reside in, as well as neighboring Halyard Park and Haymarket Neighborhoods. These valued neighbors have been consulted with during the building design process and have provided positive feedback in ensuring a building that fits in with their expectations. The result will provide economic value for the city in terms of employment of nearly 80 individuals who work toward the outcome of ending domestic violence in Milwaukee and its suburbs.

The construction will be a structure of approximately 75,000 square feet in three levels. The footprint of the building on the site will be approximately 46,100 square feet. The proposed uses of the building are:

- Sojourner Administration, Children's Programs and Community Education
  - Operating hours will be Monday through Friday, 8AM-5PM
  - Occasional nighttime use of the Community Education Center
- Children's Hospital Child Prevention Center, including physical examination, mental health, and other programs.
  - Operating hours will be Monday through Friday, 8AM-5PM
- Milwaukee Police Department Special Crimes Unit
  - Operating hours will be primarily Monday through Friday, 8AM-5PM with other periods of use.
- Milwaukee County District Attorney
  - Operating hours will be Monday through Friday, 8AM-5PM
- Sojourner Shelter
  - Operating hours are 24 hours per day, 7 days a week.

The site will include a small, screened play area for children of victims; also surface parking for 84 vehicles.

A space has been allocated for a future transitional housing building at the southwest corner of the site, **but is proposed to have surface level parking until that development is realized.**

Stormwater Management will occur in bio-retention basin on the north side of the site, as well as an underground storm retention system in the parking lot.

The exterior of the building will consist primarily of utility brick with anodized aluminum windows. Accent areas will consist of cementitious fiber panels. Low slope roof areas will be thermoplastic polyolefin membrane with internal draining. Moderate slopes will be the same material with welded ribs and gutter drains. Light tubes will be installed at various locations to ensure that all offices and shelter corridors will receive natural daylight.

**Project Details**

**General Compliance (Section 295-907-2)**

As required under Section 295-907 of the Milwaukee Code of Ordinances, the proposed Planned Development District will meet the following parameters:

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|--|---|
| 1. Gross land area:  | 2.60 acres  |
| 2. Proposed land covered by principal building                             | 1.06 acres (40.8%)  |
| Proposed land covered by future buildings                                  | <u>0.18 acres (6.9%)</u>  |
| Total land covered by buildings  | 1.24 acres (47.7%)  |
| <b>Proposed added lot would decrease land amount to 1.06 acres (40.8%)</b> |   |
| 3. Proposed land devoted to parking, drives, walks                         | 0.74 acres (28.5%)  |
| Additional future land devoted to parking, drives                          | <u>0.00 acres (0%)</u>  |
| Total land devoted to parking, drives, walks                               | 0.74 acres (28.5%)  |
| <b>Proposed added lot would increase land amount to .92 acres (35.4%)</b>  |   |
| 4. Land devoted to landscaped open area                                    | 0.80 acres (30.7%)  |
| Total landscaped open area after future development                        | 0.62 acres (23.8%)  |
| 5. Total square footage for non-residential                                | 75,000 square feet<br>(0 square feet res.)                          |
| 6. Proposed number of buildings  | 1   |
| 7. Maximum number of dwelling units  | N/A   |
| 8. Bedrooms per unit   | N/A<br>(21 nits w/ 46 beds in shelter)                              |
| 9. Parking spaces provided   | 84 surface<br>18 enclosed<br><b>14 proposed</b><br><b>116 total</b> |
| Stalls per thousand square feet non-residential                            | 1.36/1.55   |

**Permitted Use Description (295-907-3.a)**

The permitted uses of the property within the Planned Development will be:

- Family Shelter Care Facility
- Day Care Center
- Community Center

General Office  
Government Office  
Health Clinic

**Setback and Screening Standards (Section 295-907-3.e-f)**

The buildings will be set back 5'-6" from the property line on W. Walnut Street, 5'-0" from the property line on N. 6<sup>th</sup> Street, 14'-0" from the property line on W. Galena Street and 0' from N. 7<sup>th</sup> Street. The parking area will be set back 15'-0" from the property line on W. Walnut Street, 171'-0" from the property line on N. 6<sup>th</sup> Street, 27'-8" from the property line on W. Galena Street and 9'-6" from the property line on N. 7<sup>th</sup> Street. The setback will be used for direct access to the development, utility rights-of-way and sidewalks.

**Screening (295-907-3.f)**

Screening will be provided at the perimeter of the site where a building does not exist. It will have gated access to any parking area. Opaque screening will be provided at any play area not bordered by a structure.

**Open Spaces (295-907-3.g)**

Open spaces include facilities for pedestrian circulation; paved paths and seating area; landscaped garden areas; playgrounds adjacent to the building. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

**Circulation Facilities (295-907-3.h)**

The entrance to the building during normal business hours by the public will be from the W. Walnut Street entrance. Employee entrances will be from the west entrances adjacent to the parking lot. After hours entrance to the building will be from the W. Galena Street entrance. Loading and limited employee parking will enter the building from the west parking structure entrance.

**Landscaping (295-907-3.i)**

The site shall include .62 acres of landscaped area. Type "B" landscaping (Standard Hard Urban Edge Landscaping) shall be incorporated along all surface parking areas. Regularly spaced trees and continuous base shrubs, as well as plantings in low-level and high-level zones shall create a continuous edge of plants, while the eye-level zone shall be kept mostly open, consistent with the standards of paragraph c-5 to allow for surveillance between parking lots and streets.

Metal ornamental fencing, maximum 6' tall with three-rail fences and flat pickets shall be installed around the perimeter of the entire site that is not bordered by structure. It shall have min. 5' planting width on all sides. Shade trees shall be every 25' o.c. around the site perimeter to meet the code requirements. Shrubs are two staggered rows, max. 4' o.c.

**Lighting (295-907-3.j)**

New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting will be shielded so as not to cause glare on adjoining streets and residences.

**Utilities (295-907-3.k)**

All utility lines will be installed underground. New transformers and substations will be screened from view.

**Signs (295-907-3.l)**

**Individual letter/logo signage is planned at a planter wall on the east elevation, as well as letter/logo signage on a raceway on the building on the north elevation. The planter wall signage is bronze anodized aluminum letters and the wall signage is individually lit characters that are composed of an aluminum body and acrylic face.** Additionally, a statue of Sojourner Truth will be installed in the plaza space northeast of the public entrance.

Post mounted directional signage will be utilized along the parking lots. All signage will be developed in accordance with the specific requirements of Section 295-605-5, Milwaukee Code of Ordinances, and other requirements of the City of Milwaukee.

A temporary construction sign will be installed. The sign will be removed within 30 days receipt of the Certificate of Occupancy. One sign, not exceeding 48 square feet, will be provided for the project.

**Survey**

The grading plan, sheet C102, shows topography at 1-foot intervals.

Minor modifications may occur to the plans included with this statement.