

ST. RITA SQUARE DEVELOPMENT

E Pleasant Street & N Cass Street

Presented March 20, 2018:
Tarantino & Company LLC
20875 Crossroads Circle, #400
Waukesha, WI 53186



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Capri
SENIOR COMMUNITIES®

g Architecture
A Sense of
Community



INTRODUCTION

- ▶ Collaboration with Three Holy Women
 - ▶ Historic family involvement in Parish and Our Lady of Pompeii
 - ▶ The “Silver Tsunami”
 - ▶ Deteriorated condition of Church complex
 - ▶ Commitment by the Archdiocese
 - ▶ Transaction
- 

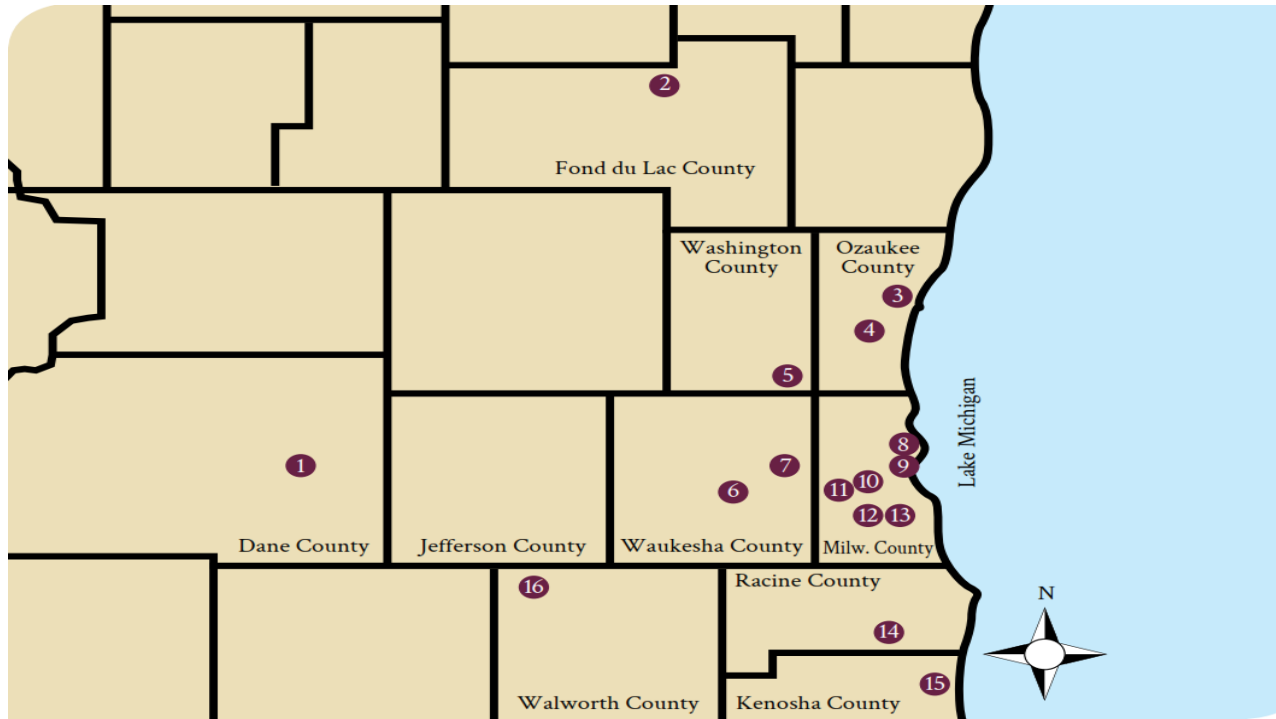
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CAPRI COMMUNITIES



Communities

- 1 Hyland Campus, Sun Prairie
- 2 Northgate Senior Apartments, North Fond du Lac
- 3 Harbor Campus, Port Washington
- 4 Village Pointe Commons, Grafton
- 5 The Gables of Germantown, Germantown
- 6 Summit Woods, Waukesha
- 7 Heritage Place, Brookfield
- 8 Hedwig House, Milwaukee
- 9 United Community Center, Milwaukee
- 10 The Landmark of West Allis, West Allis
- 11 Carnegie Place, West Allis
- 12 Three Oaks Circle, Milwaukee
- 13 Wilson Commons, Milwaukee
- 14 Killarney Kourt, Sturtevant
- 15 St. Catherine Commons, Kenosha
- 16 Mulberry Campus, Whitewater

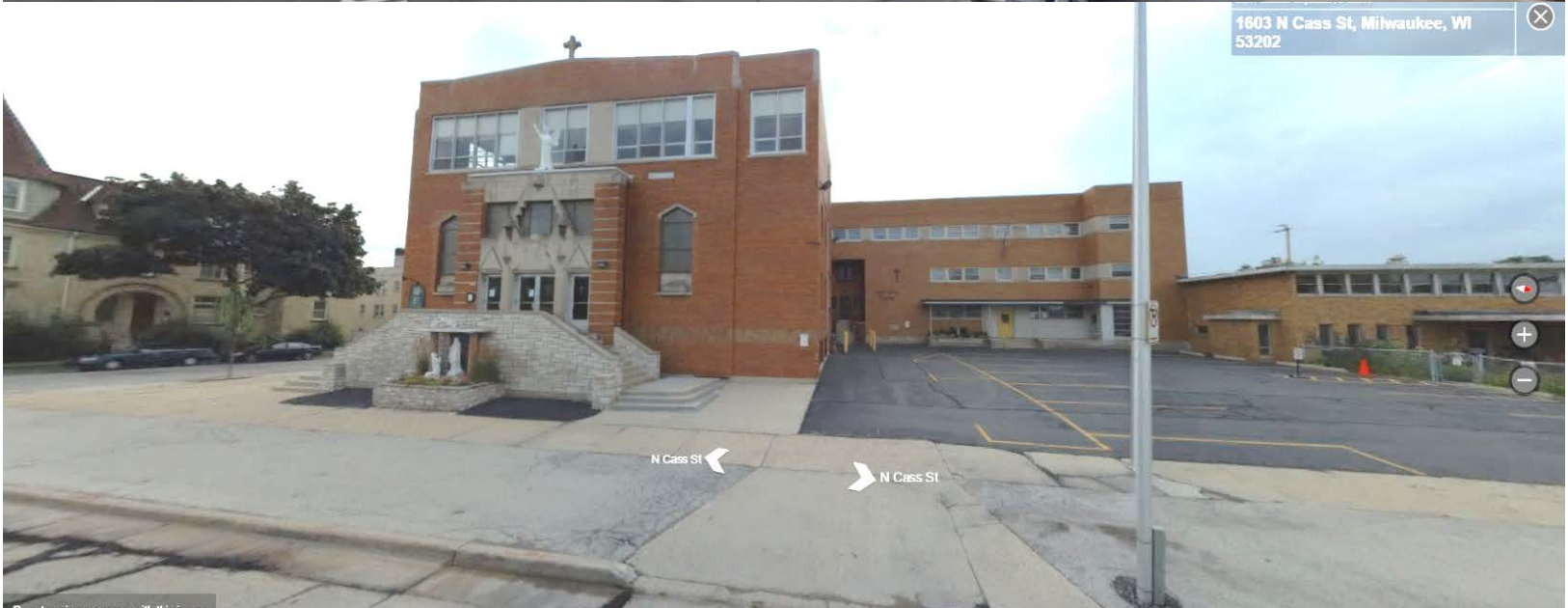


CAPRI'S APPROACH & PHILOSOPHY

- ▶ Resident centered approach
- ▶ Supporting residents as they “age in place”
- ▶ Variety of housing options and services to meet every level of need
- ▶ Serve as a community resource
- ▶ Active in the communities where we are located
- ▶ Enriching programming to facilitate a sense of community



ST. RITA CHURCH COMPLEX



ST. RITA CHURCH INTERIOR



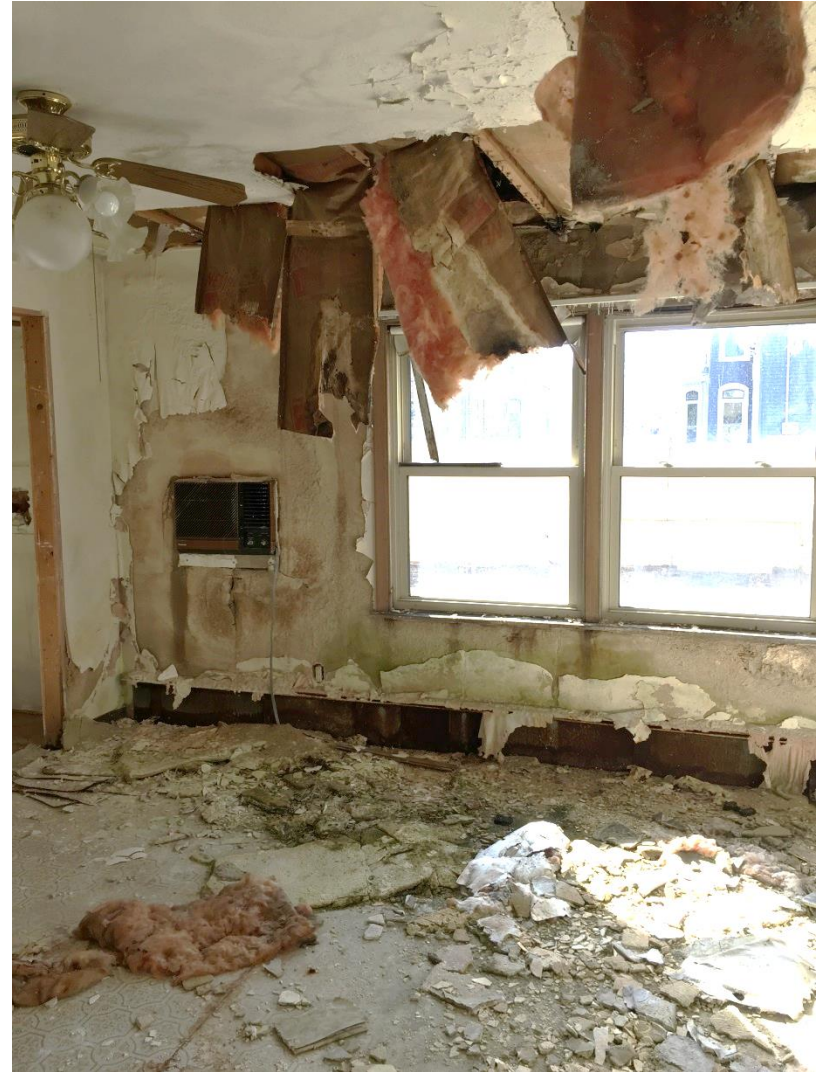
Current Conditions

ST. RITA SCHOOL INTERIOR



Current Conditions

ST. RITA CONVENT



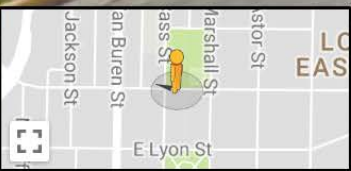
Current Conditions

CONTEXT

811 E Pleasant St
Milwaukee, Wisconsin

Google, Inc.

Street View - Oct 2016



Google



CONTEXT



CONTEXT



View looking North

CONTEXT



View looking Northwest

CONTEXT



View looking north on Van Buren

CONTEXT



View looking east on Pleasant Street

CONTEXT

PROJECT SITE



View looking east at project site

CONTEXT



View looking south on Pleasant Street

CONTEXT



View looking south on Cass Street

CONTEXT

View looking north
on Cass Street



View looking northeast
on Cass Street



EXISTING SITE PLAN



MASTER PLAN



MPS - PARKING AGREEMENT





BUILDING PROGRAM:

- 118 unit Senior Care Community:
 - 72 Independent Living (1-B, 2-B)
 - 20 Assisted Living, CBRF (1-B, 2-B)
 - 26 Memory Care, CBRF (studio, companion)
 - Resident Amenity Spaces – concierge, formal dining, casual dining, pub, fitness, community spaces, outdoor piazza
 - Underground Parking: 70 stalls
 - St. Rita Church:
 - Direct connection to senior community
 - Accessible church, lower level fellowship hall
- 



View looking NW from Cass Street & E Pleasant



View looking NW from Cass Street & E Pleasant



CORNER OF VAN BUREN AND PLEASANT



CORNER OF PLEASANT AND CASS



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Capi
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CSA
A Division of

PROPOSED ST. RITA CHURCH ON CASS STREET



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Architects
A Part of
Community

VIEW SOUTH ON CASS STREET

DESIGN INFLUENCE



Our Lady of Pompeii



St. Rita Church



CASS STREET ELEVATION (EAST)



ALLEY ELEVATION (SOUTH)