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City of West Allis

Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2004-0027 Special Use Permit In Committee

Special use application submitted by Premier Care Centers for the construction of a 22-bed assisted living Community Based Residential Facility (CBRF) on the Mitchell Manor senior living campus located at 5301 W. Lincoln Ave.

Introduced: 1/20/2004

Controlling Body: Safety & Development Committee
Plan Commission

COMMITTEE RECOMMENDATION

File

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
			Barczak				
			Czaplewski	✓			
			Kopplin				
<u>2/18/04</u>			Lajsic	✓			
			Narlock	✓			
	✓		Reinke	✓			
			Sengstock				
			Trudell				
			Vitale				
		✓	Weigel	✓			
			TOTAL	<u>5</u>	<u>-</u>		

SIGNATURE OF COMMITTEE MEMBER (RECORDER)

[Signature]
Chair

Vice-Chair

Member

COMMON COUNCIL ACTION **PLACE ON FILE**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
		✓	Barczak	✓			
			Czaplewski	✓			
			Kopplin	✓			
<u>FEB 18 2004</u>	✓		Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Trudell	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>	<u>-</u>		

Planning Application Form

City of West Allis ■ 7525 West Greenfield Avenue, West Allis, Wisconsin 53214
414/302-8460 ■ 414/302-8401 (Fax) ■ <http://www.ci.west-allis.wi.us>

Applicant or Agent for Applicant

Name Kevin Brice
Company Wenzler Architects
Address 205 West Highland Avenue
City Milwaukee State WI Zip 53203
Daytime Phone Number (414) 272-3764
Project Name/New Company Name (If applicable) Mitchell Manor CBRF Addition

☒ Check if the above is agent for applicant and complete
Agent is Representing Section in upper right of form.

Agent Address will be used for all official correspondence.

Agent is Representing (Owner/Leasee)

Name Kalman Wenig
Company Premier Care Centers
Address 5301 West Lincoln Avenue
City West Allis State WI Zip 53219
Daytime Phone Number (414) 615-7200

Application Type and Fee

- ☐ Request for Rezoning: \$400.00 (Public Hearing required)
Existing Zoning: _____ Proposed Zoning: _____
- ☐ Request for Ordinance Amendment \$400.00
- ☒ Special Use: \$300.00 (Public Hearing required)
- ☒ Site, Landscaping, Architectural Reviews
- ☐ Certified Survey Map: \$125.00 + \$12.25 for first page + \$3.00 for each additional page + \$30.00 County Treasurer
- ☐ Planned Development District (Public Hearing required)
☐ Residential: \$500.00
☐ Industrial/Commercial: \$500.00
- ☐ Subdivision Plats: \$125.00 + \$100.00 County Treasurer + \$25.00 for reapproval
- ☐ Sign: Permit Fee _____
- ☐ Conceptual Project Review _____
- ☐ Street or Alley Vacation: \$250.00
- ☐ Board of Appeals: \$100.00

Property Information

Property Address 5301 West Lincoln Avenue
Tax Key Number 491-0015-000-9
Current Zoning RC-1 Residence District
Property Owner Premier Care Centers
Property Owner's Address 5301 West Lincoln Avenue
West Allis, WI 53219
Existing Use of Property Senior Living Campus

Lot Size 370,480 s.f. 8.5 acres
Structure Size 58,546 s.f. Addition 8,900 s.f.
Development cost estimate \$1,500,000.
Landscaping cost estimate \$ 40,000.
For multi-tenant buildings, area occupied _____
Previous Occupant _____

Attach legal description for Rezoning, Conditional Use or Planned Development District (PDD)

Description of Proposal

Details of proposal; plans of operation; hours of operation; frequency of deliveries to site; number of employees; description of any interior/exterior modifications or additions to be made to property; frequency of customer visits; any outside storage (dumpsters, trucks, materials...); number of parking stalls; screening/buffer type; any other information available.
PLEASE EXPLAIN IN DETAIL (Attach additional pages if necessary)

See attached description.

C: Steve Schaefer

Attached Plans Include: (Application is incomplete without required plans, see handout for requirements)

- ☒ Site Plan ☒ Floor Plans ☒ Elevations ☐ Signage Plan ☐ Legal Description ☐ Certified Survey Map
☒ Landscaping/Screening Plan ☒ Grading Plan ☐ Utility System Plan ☐ Other _____

Applicant or Agent Signature

Kevin Brice

Date: 1.2.03

Subscribed and sworn to me this

2nd day of January, 2004

Notary Public:

Kevin K. Schott
My Commission: Expires May 28, 2007

Please make checks payable to:
City Of West Allis

Please do not write in this box

Application Accepted and Authorized by:

Date:

Meeting Date:

Total Fee:

CITY CLERK REMIT
SPECIAL USE PERMIT REMIT
HC05D3003613001 1/13/04 PAID
PAYER: WILLIAM WENZLER & ASSOCIATES

**Construction of a 22-Bed "Mitchell Manor" Assisted Living
Community Based Residential facility (CBRF)
On the Mitchell Manor Senior Living Campus
West Allis, Wisconsin**

1/2/2004

The Mitchell Manor Senior Living Campus is a "Continuing Care Residential Community" located in West Allis, Wisconsin. The 8 ½ Acre Campus Community was acquired by Premier Care Centers, LLC. (PCC) on November 1, 1996. In 1998, PCC constructed its first 61-unit Meadowmere Assisted Living Apartment Building on the campus and in 2002 added a 40-unit addition to Meadowmere – West Allis. The campus also offers a 74-bed skilled nursing facility, an Adult Day Care Operation serving approximately 20 clients, and two buildings certified as a Community Based Residential Facility (CBRF) housing up to 48 residents in need of rather acute assisted living services. A summary of all PCC locations and operations is attached to this memorandum.

We propose to construct a new 22-bed CBRF along the south end of our property. The new building will be similar in layout to the "Mitchell Manor" CBRF which we constructed on our Oak Creek campus in 2001. That location has been consistently operating at its full 22-bed capacity. The new 9,000 square foot single-story building will consist of 20 bedrooms of approximately 250 square feet of space each. The modern facility will incorporate the latest knowledge of dementia care. Each bedroom will have a roll-in shower in a private bathroom. The bedrooms will also have a comfortable sitting area. The bedrooms will open to active living space, not hallways. The activities room will open to an enclosed garden and patio area. Meals will be prepared in our existing kitchen and carted through a connecting door at the south end of our existing "Southwest" CBRF building. The exterior massing and materials are intended to reflect and compliment the architecture and colors of the original Billie Mitchell mansion adjacent to this addition, as did the previous additions in 1998 and 2002.

Residents in the new CBRF Building will all be private pay, with rents averaging \$3,600 per month. Government-subsidized residents will continue to reside in the existing older buildings. There is a strong and growing demand for the modern private-pay CBRF facility. The market does not have many such modern facilities that can provide the desired privacy and enhanced dignity of private rooms and baths. Our market assessment report for this project can be found in section 4 of the project notebook.

Our census in our existing antiquated CBRF buildings is strong. We are currently at 44 beds occupied out of 48 certified beds. We could accommodate 48 residents only if we could rent some of our rooms as triples. However, a very large and growing percentage of our residents are on "Family Care", which is the Milwaukee County subsidized senior

care program. It is becoming ever more difficult to attract private-pay residents to our older facilities which generally do not have private baths. We hope to attract to the CBRF those residents from our modern Meadowmere Apartments as the residents require greater

assistance than can be effectively provided in the apartment environment. However, such residents often choose some competitor facility offering more modern accommodations than currently available at Mitchell Manor – West Allis.

In addition to the proposed CBRF project, we would like to construct a new elevator at the north end of our skilled nursing facility building. The elevator is required because the existing nursing home elevator must be replaced due to its age and condition. The new elevator shaft will be clad in brick to match the existing brick building. We cannot shut down the existing elevator for a rebuilding/renovation since we then would not be able to serve our nursing home residents without access to an elevator for several weeks. The new elevator would be well positioned to lead into our activities building as well as our Meadowmere Apartments. Thus, the new elevator will be positioned at the point of the greatest traffic flow within our buildings and would serve virtually all of our residents and employees, regardless of the building where they reside or work.

Our construction plan also calls for the demolition of the existing garage at the Hayes Street entrance to the Mitchell Manor Campus. This will open up new views to the historic Billie Mitchell mansion from along Hayes Avenue. To replace the storage space lost with this demolition, we would like to add additional storage space to the existing wood framed garage located at the eastern end of our existing parking lot.

We are proposing to widen the existing ingress/egress driveway apron to 28 feet at Hayes Avenue to allow for a "drop off" lane in front of the new facility. We are also proposing a new parking lot to serve the addition with 12 stalls (2 barrier free) which exceeds the zoning requirement of 1 stall for every 2 apartments. This new lot will be appropriately screened with landscape materials.