



7 Utilities and Community Facilities

The Utilities and Community Facilities chapter catalogues some of St. Francis’ most valuable amenities: the library, the school district, health and wellness resources, and government services – including public safety. These assets serve as magnets to attract and retain residents, as they form a critical part of the city’s foundation. When combined with sound and robust economic development and land use management strategies, utilities and community facilities strengthen and reinforce individual neighborhoods, which strengthen the city overall. The maintenance of these resources and their accompanying implementation strategies should be afforded the same care, time, and attention as the other elements: healthy residents create a vibrant workforce, which builds a thriving community.

7.1 Community Facilities

Community Facilities Inventory

City Administration and City Services: St. Francis City Administration includes a Mayor and Common Council with a full-time City Administrator and supporting staff. The City of St. Francis is well served by many community facilities, notably the City’s new Civic Center. City administration, fire, and police are all located in the Civic Center, which the St. Francis Historical Society also shares.

Through its fire and police departments, the City provides fire suppression, emergency medical, and police services. The fire department employs 15 full-time personnel, while the police department employs 21 full-time personnel.

Library: As a member of the Milwaukee County Federated Library System, the St. Francis Public Library is a popular

destination for residents of all ages. After adding 6,000 square feet of space in a 2007 renovation, the library increased its capacity for a larger collection of books, audiovisual materials, and technology. In 2014, the Children’s Area was redesigned and features an inviting, warm atmosphere for reading and special activities.

With annual circulation surpassing 140,000 items, patrons take advantage of the library’s diverse collection: 41,231 items for adults and 24,676 items for children and young adults. Among numerous program offerings, residents can attend summer reading programs (youth and adults), adult literacy and English language learner (ELL) tutoring sessions, and computer classes.



Source: City of St. Francis



St. Francis Public Library. Source: GRAEF



Schools: The St. Francis School District operates three schools: Willow Glen Primary School (Gr. K3-3), Deer Creek Intermediate School (Gr. 4-8), and St. Francis High School (Gr. 9-12). With an emphasis on family and community engagement, students in the District receive a personalized education. A myriad of offerings are available to students, including curricula in foreign language (Spanish), music (band, choir), athletic teams (intermediate and high school), visual arts, theater, technical education, and business education. Parents are active in the school community through booster clubs and the parent-teacher organization.

In addition, the area supports St. Thomas More High School, a college preparatory, parochial school operated by the Archdiocese of Milwaukee.

Tables 7.1 and 7.2 compare the St. Francis School District to surrounding municipalities, and to national statistics that reflect current enrollment patterns. Generally, St. Francis' characteristics resemble those of neighboring communities. When considered with the District's diverse program offerings and engaged families, the City's schools should be viewed as a valuable amenity and important part of the community fabric.



St. Thomas More High School. Source: GRAEF

Table 7.1: Comparison of School District Characteristics – St. Francis with Surrounding Municipalities and the Nation

	St. Francis	Cudahy	South Milwaukee	Oak Creek/Franklin	Nation
Total Schools	3	7	6	10	-
Total Students	1,256	2,599	3,302	6,447	-
Classroom Teachers (FTE)	72.04	180.40	204.32	372.84	-
Student/Teacher Ratio	17.43	14.41	16.16	17.29	16.0

Source: National Center for Education Statistics, Institute of Education Sciences, 2013-2014 school year



Table 7.2: Comparison of School Enrollment Statistics within the St. Francis School District			
	<i>Willow Glen Primary School</i>	<i>Deer Creek Intermediate School</i>	<i>St. Francis High School</i>
Total Students	317	377	562
Total Teachers (FTE)	18.10	23.20	30.36
Student/Teacher Ratio	17.51	16.25	18.51

Source: National Center for Education Statistics, Institute of Education Sciences, 2013-2014 school year



Willow Glen Primary School. Source: GRAEF



Deer Creek Intermediate School. Source: Pictometry

Health and Community Services: The community is served by regional and local facilities including:

Medical Facilities: Regional medical centers in the Metropolitan Milwaukee area serve the City, including Aurora St. Luke’s South Shore. Specifically, several medical offices provide care to residents within the community; the largest of which is the Aurora Lakeshore Medical Clinic.

Day Care Facilities: The Sisters of St. Francis of Assisi operate the St. Ann Center for Intergenerational Care, which provides day care services and activities for both children and senior citizens. Other day care facilities are available throughout the city.



Senior Housing: For a City of its size, St. Francis is well-served with housing options for senior citizens. There are several senior housing complexes within the City. These include Howard Village, Thomson Meadows, Faircrest Apartments, Canticle Court, Juniper Court, Windsor House, South Shore Manor, and Sacred Heart Senior Apartments. In addition, housing for retired Catholic Clergy and Nuns is provided on the Archdiocesan property as described below.

Archdiocese of Milwaukee: The Cousins Center houses the offices of the Archdiocese of Milwaukee. In addition to office space, the facilities include a retreat center, housing for approximately 25 priests, and play fields that are used by a variety of parishes. The Milwaukee Bucks occupy a space in the

Cousins Center for their corporate offices and practice facilities. The St. Francis seminary provides housing for approximately 12 retired priests in Meyer Hall and also several units for retired faculty and nuns. The Archbishop resides in the Brother House at the Seminary.

Park and Open Space: The parks and open spaces within a community can be considered both a community facility as well as a cultural resource. For the purposes of this planning process, a detailed discussion of the existing park and open spaces in the City of St. Francis is located in the *Natural and Cultural Resources* chapter.



Sacred Heart Senior Apartments. Source: GRAEF



Archdiocese of Milwaukee. Source: GRAEF



Figure 7.1





7.2 Utilities

Utility Inventory

The City of St. Francis is fully served by We Energies for **electric power and natural gas**. The electric power facilities include substations and major overhead and underground transmission lines. Also, ATC has a 138kV underground distribution line through the city. The natural gas service is provided from various diameter distribution mains buried in city street rights-of-way.

Potable water is available to all properties within the City and is provided on a retail basis by the Milwaukee Water Works. The City of St. Francis receives full water service from the Milwaukee Water Works, including customer billing and distribution system maintenance.

The City's **stormwater drainage system** is a fully operational system and adequately services existing developments within the City. New stormwater sewers are constructed as part of any major road reconstruction project if needed.

The City's **sanitary sewer system** is separated and provides service to all properties within the City. Sanitary sewers range in pipe diameter from 6-inch to 24-inch. The City's sanitary sewer system is tributary to the Milwaukee Metropolitan Sewerage District's interceptor sewer system and the two wastewater treatment plants at Jones Island and South Shore.

Utility Service to Potential Development

The existing utility systems provide the network for service extensions to the potential development areas. All power, communication, water, wastewater and drainage systems provide a point of connection for future development. In most cases, the services abut the properties that could potentially develop and, in others, short service extensions may be required to provide the utility service.

The City is not responsible for providing electric power, gas, communications, cable television, and potable water. These are provided by public and private utility companies. The City of St. Francis provides the system for storm drainage and sanitary sewage collection and conveyance.

Storm water drainage from potential developments will be controlled to limit runoff from sites. The City is thinking proactively for new development at the St. Francis Industrial Park. The City is currently investigating the creation of a stormwater facility (dry pond) near the southwest corner of Bolivar Avenue and Brust Avenue (soon to be vacated as described in the Transportation chapter). This new stormwater facility will be designed to provide part of the required storage for future development sites within the industrial park. The City should work with new developments to accommodate required storage.

Runoff for other future development sites will be limited to the amount presently tributary to the City's system in the property's undeveloped state. The Milwaukee Metropolitan Sewerage District's Rules and Regulations, Chapter 13, and the Wisconsin



Department of Natural Resources Administrative Rules NR151 through NR155, as well as NR216, must be met in order to obtain approval of site developments for storm water runoff control. These rules and regulations will control the quantity and quality of the surface water runoff from all developing sites, both public and private. Therefore, the City’s present storm drainage system should be adequate to handle the development of potential sites.

The **City’s storm water utility** will provide the fiscal and administrative authority to operate and maintain the City’s storm water drainage and management systems. This would include, for example, cleaning the system, maintaining structures, and completing capital improvement projects for repair or extension of the infrastructure system to benefit the City as a whole. Any extensions required to the system to benefit individual parcels would be the responsibility of the developing landowner.

The **present City sanitary sewer system** should be able to accommodate potential development. Increased capacity was added along Lake Drive to accommodate higher-density development that is planned for the future. Other catalytic sites identified by the City should also be able to handle any future development. The City continues to work with the Milwaukee Metropolitan Sewerage District to coordinate future land use and potential increased capacity needs. Any extensions required to the system to benefit individual parcels would be the responsibility of the developing landowner.

7.3 Utility and Community Facility Goals

In comprehensive planning, goals are intended to be broad statements outlining general community desires. The St. Francis community enjoys a full set existing community facilities. The following are general goals to promote and enhance these facilities:

- Maintain or enhance City services to residents.
- Work cooperatively with the School District to maintain and enhance the quality of the School District.
- Provide support for youth, senior, and inter-cultural community activities.

In general, the City’s utility system is capable of supporting existing and future development. The following are **general goals to be considered for providing adequate future utility service:**

- Continue to have residents monitor laterals.
- Continue to monitor system integrity.
- Coordinate with the MMSD for future development connections.
- Promote expansion of the utility systems to meet the needs of the developing areas.
- Promote the use of green infrastructure.



7.4 Utility and Community Facility Implementation Strategies

Implementation strategies provide actionable detail for the City and community partners. The following implementation strategies are for the St. Francis community to undertake with regard to utilities and community facilities:

- Promote programs that meet the City's, MMSD's, and DNR's requirements for utility extensions to encourage green initiatives at future development sites.
- Annually monitor the capacity, maintenance, operations, and management of utility systems.
- Annually evaluate the services and communications provided by police, fire, and emergency medical services in order to ensure prompt and efficient response to emergencies.
- Continue to explore cooperative agreements with other units of government in the area to determine the possibilities for cost savings and improved service delivery.
- Assign representatives from the City and School District to serve as active liaisons between the City and School District to address issues of mutual concern.