

December 17, 2001

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 010930, being an ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) for a planned development known as Wilson Commons Senior Living Community, located on the west side of South 13th Street and north of West Bolivar Avenue, in the 13th Aldermanic District.

Wilson Commons is a proposed redevelopment of the former DePaul Hospital and Treatment Center. Elements of this project include razing the existing buildings and infrastructure and creating 3 integrated senior living arrangements with 244 dwelling units and a proposed private street.

The detailed plan will allow for the construction of 17 one story units along the southern portion of the site. Of those units, 3 duplex buildings will be fronting South 13th Street with the remaining units to be accessed off of a private alley. They will contain at least 1500 square feet of floor area and a 1-1/2 car garage. The senior living center will provide up to 152 apartment units in 2, L-shaped buildings each with 2 and 4 story portions interconnected with a 2 story common area. The common area will include a community room, hair salon, convenience store, technology center, branch bank, wood shop, wellness center and private conference room. A 4-story, 75-unit residential care apartment complex is proposed at the western most portion of the site. It will also include a common area with similar amenities as the senior living center and will provide some meals. Up to 200 parking spaces will be provided for the entire development. Of those spaces, 106 will be underground and the remaining will be surface parking spaces for visitors. Two monument signs are depicted at each corner at the entrance to the complex. All of the buildings will have brick and stone exterior facades similar to the character of the surrounding neighborhood with entrances facing streets. The 2 story common areas are proposed to have tile roofs.

A public hearing was held and at that time there was no one present in opposition to this proposal. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on December 10, 2001 recommended that the attached ordinance be approved conditioned on working with staff on final landscape/site plan details and on the exterior building elevations for Buildings A and B to better define individual units.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Pawlinski