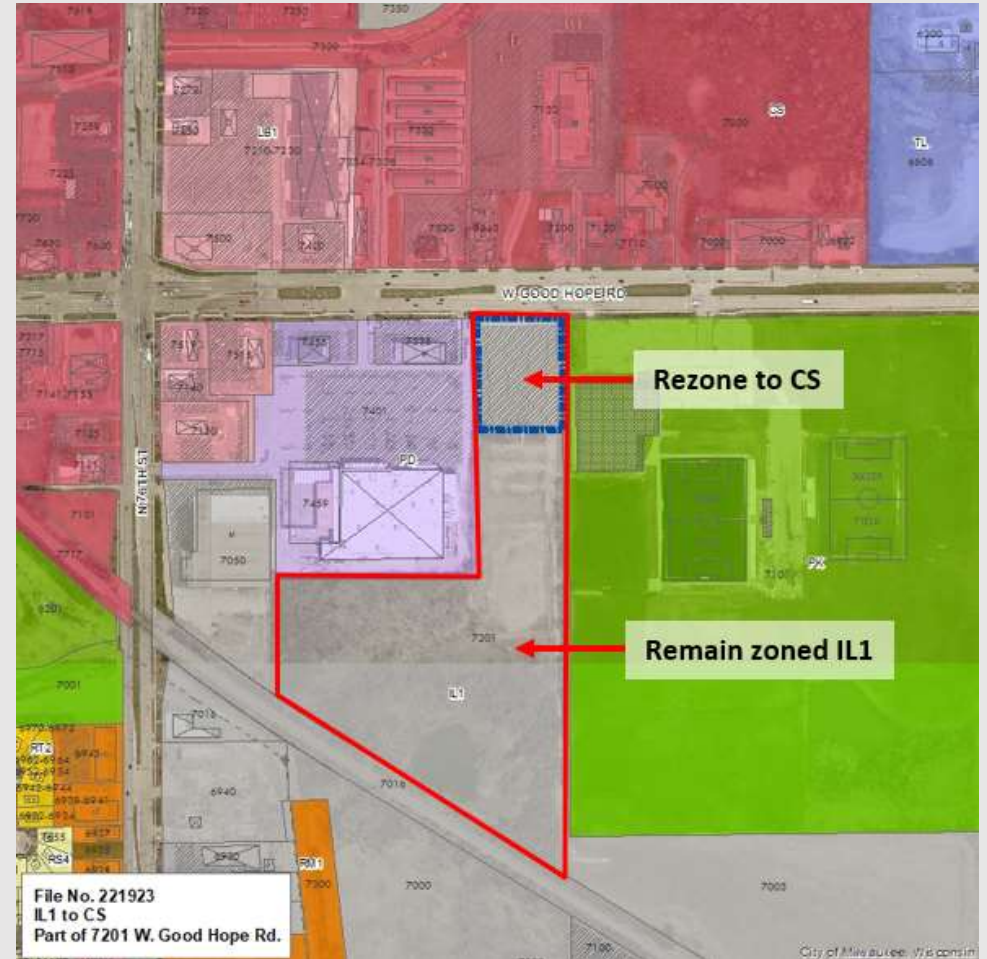
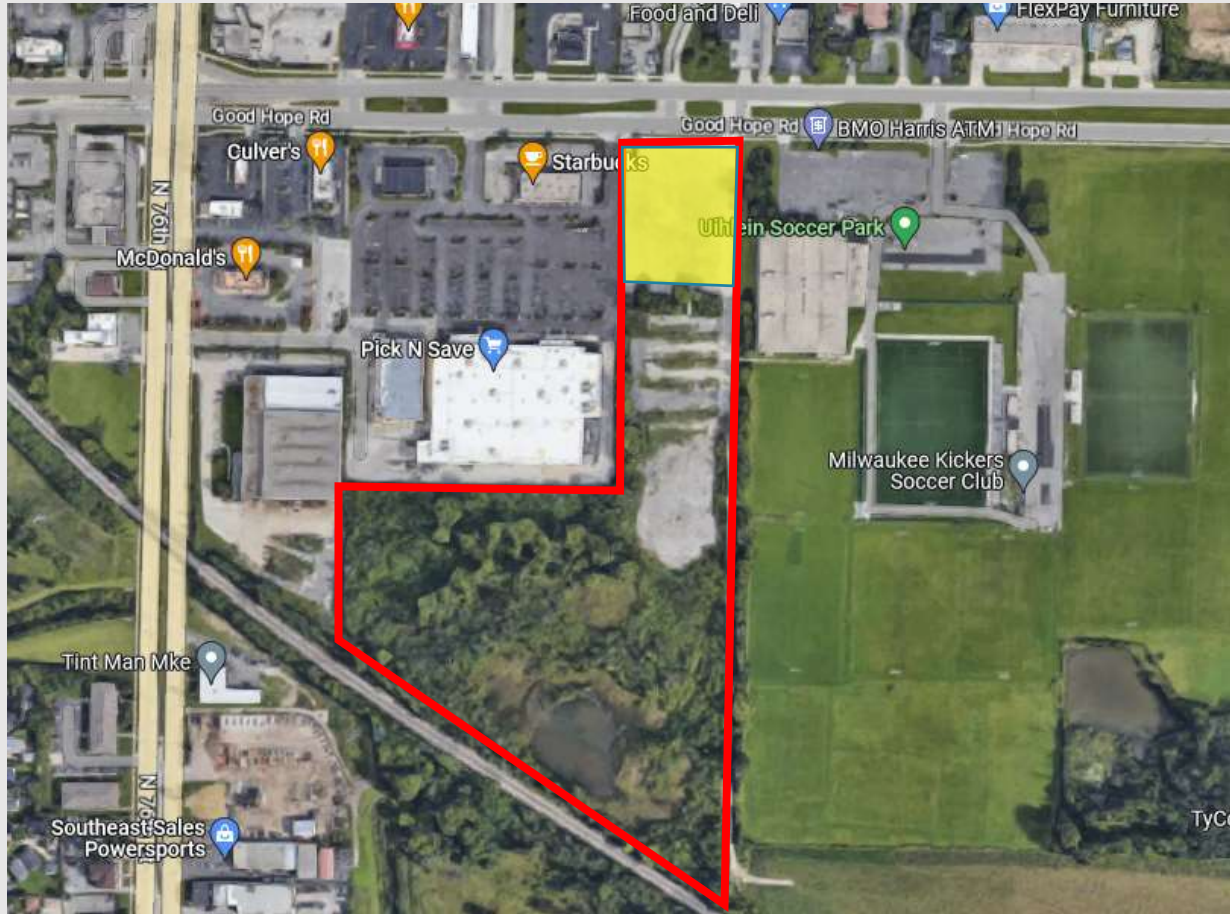


File No. 221923. A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to Commercial Service, CS, to allow commercial development on the northern portion of 7201 West Good Hope Road, located on the south side of West Good Hope Road, east of North 76th Street, in the 9th Aldermanic District.



File No. 221923. Site context.



File No. 221923. Consistency with the Comprehensive Plan.



## Northwest Side Plan

- Adopted in 2007; amended in 2017 to include Granville Strategic Action Plan & Land Use Study
- Plans demonstrate need for anchor community-serving medical uses on the northwest side.
- Plans call for continued investment in this important intersection of Good Hope and 76<sup>th</sup> Street.
- Industrial Land Analysis and its Rezoning Evaluation Framework support rezoning from industrial to commercial.
- **Proposal is consistent with the plan recommendations.**

An architectural rendering of a modern, single-story building with a dark facade and large glass windows. The building features a prominent sign that reads "Children's Wisconsin" with a blue logo. The scene is set at dusk or dawn, with a soft, colorful sky. Several people are walking on the sidewalk in front of the building, and a few cars are parked in the adjacent parking lot. The overall atmosphere is professional and welcoming.

# Children's Hospital of Wisconsin

---

7201 W Good Hope Rd  
Health Clinic Development

# Agenda

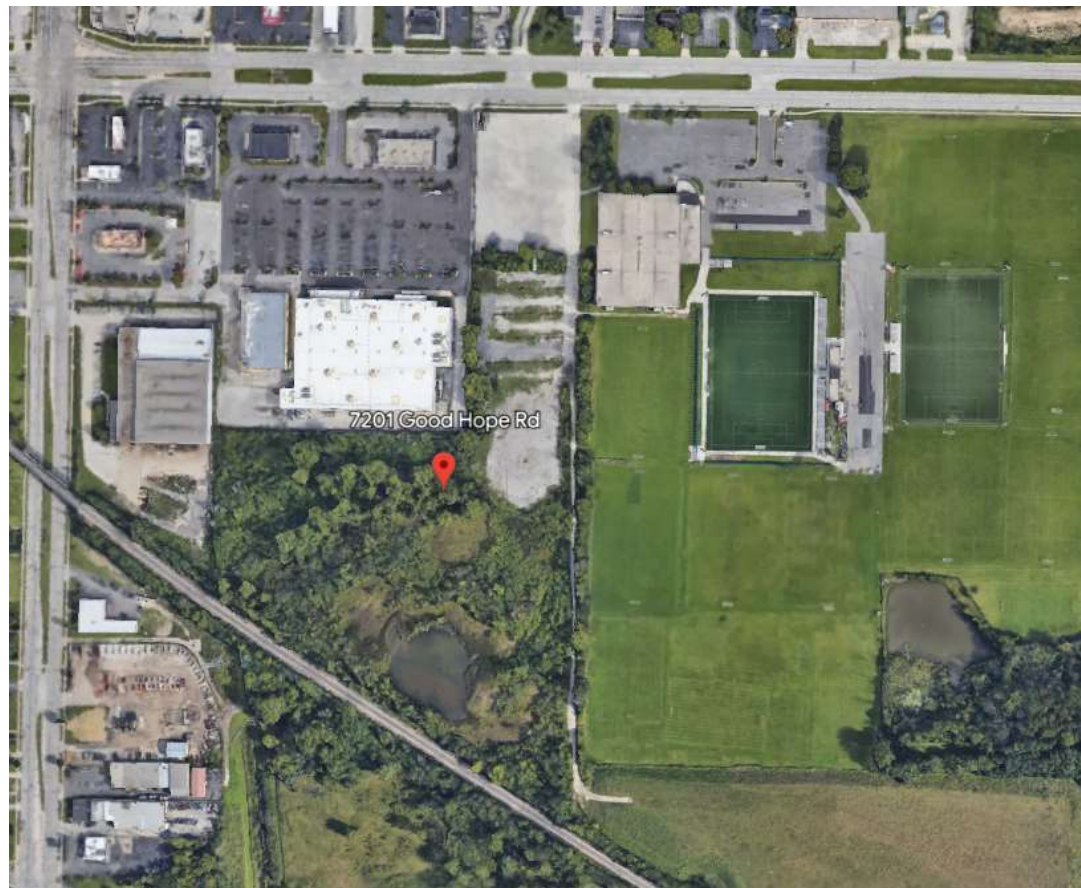
---

- Intro's
- Site Overview
- Site Plan & Renderings
- Plan of Operations
- Approvals Schedule
- Questions



Children's  
Wisconsin

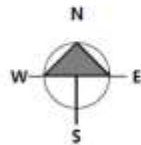
# Site Overview





**SITE PLAN- OVERALL**

1" = 200'-0"



**ZONING INFO**

**ZONE** IL1 REZONED TO CS  
 MOB PERMITTED  
 HEALTH CLINIC BY SPECIAL USE

**BUILDING HEIGHT:** MIN = NONE  
 MAX = 60'

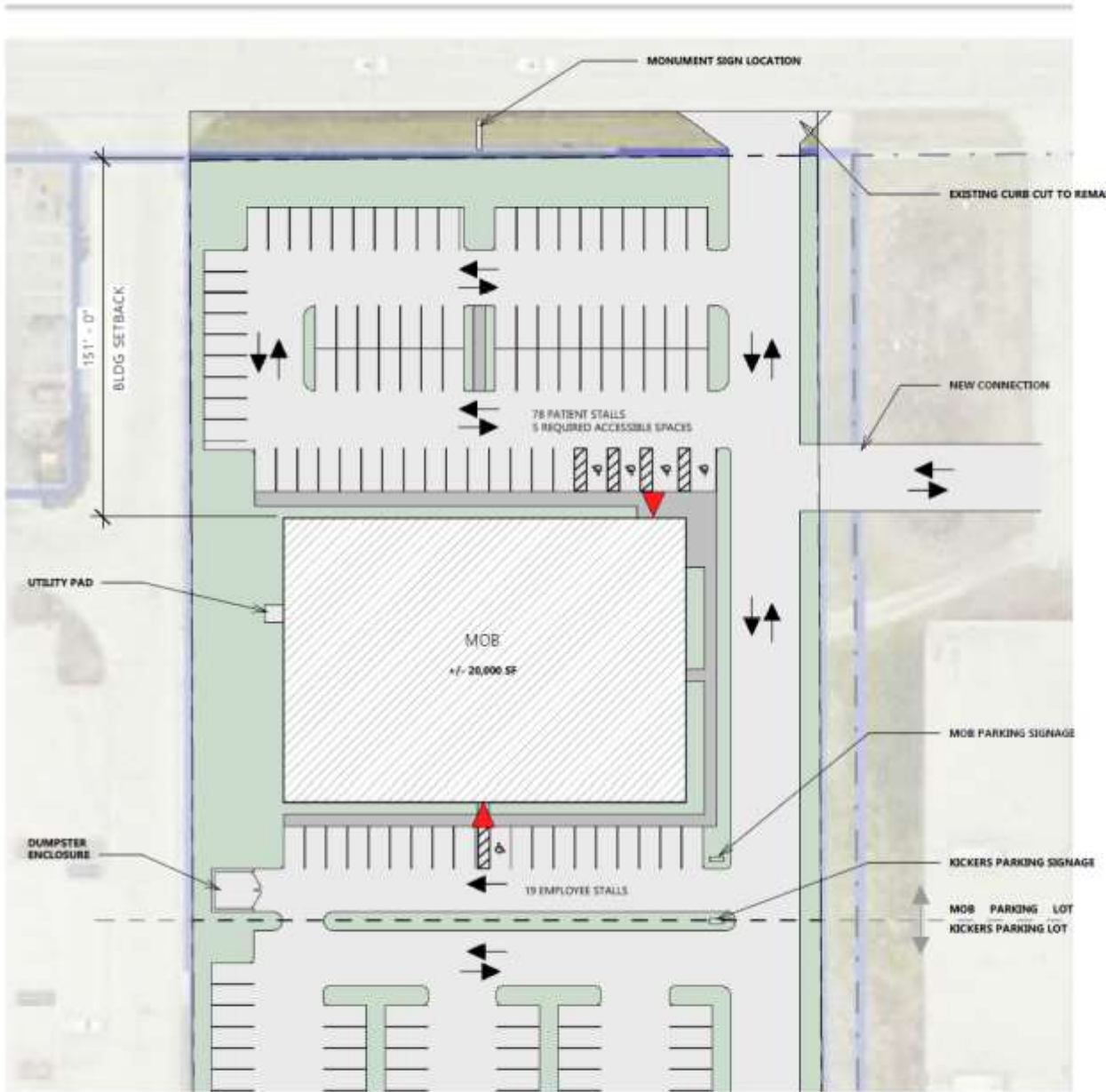
**SETBACKS:**

FRONT:	MIN = NONE MAX = AVERAGE
SIDE:	MIN = NONE MAX = NONE
REAR:	MIN = NONE MAX = NONE

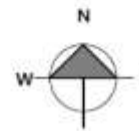
**PARKING:**  
 MEDICAL OFFICE:  
 1 PER 500 SF FOR FIRST 2,000 SF,  
 THEN ONE FOR EACH 1,000 SF  
22 STALLS REQUIRED

**PARKING SCHEDULE ZONING**

PHASE	TYPE	QUANTITY
C&S	ACCESSIBLE	3
C&S	REGULAR	96
C&S	VAN ACCESSIBLE	2
MOB STALLS		101
C&S	REGULAR	213
KICKERS STALLS		213



SITE PLAN  
1" = 50'-0"



PARKING SCHEDULE ZONING		
PHASE	TYPE	QUANTITY
C&S	ACCESSIBLE	3
C&S	REGULAR	96
C&S	VAN ACCESSIBLE	2
MOB STALLS		101
C&S	REGULAR	213
KICKERS STALLS		213





Children's Wisconsin

This architectural rendering depicts a modern, single-story building with a prominent entrance. The building's facade is a mix of dark brick and light-colored wood paneling. The entrance is characterized by large glass windows and doors, through which several people are visible. Above the entrance, the name "Children's Wisconsin" is displayed in a glowing white font, accompanied by a blue logo of two stylized figures. The sky is a dramatic mix of orange, pink, and grey, suggesting a sunset or sunrise. In the foreground, a dark asphalt parking lot with white parking lines is visible, with a blue sedan, a white sedan, and a blue SUV parked. A concrete curb with a grassy area separates the parking lot from the building's sidewalk. The overall scene is a professional architectural visualization.

# Plan of Operations



Address of premises	7201 W Good Hope Rd
Name of business	Children's Hospital of Wisconsin
Type of business	Health Clinic
Detailed description of the proposed operation. Describe in detail all activities occur at this location.	Medical professionals will provide the full spectrum of outpatient primary care services. Services include, but are not limited to, preventative medicine, integrated mental behavioral health, immunizations, physicals, nutrition counseling, and care for acute illnesses such as flu and minor injuries, health screening and disease prevention. Future services may include physical therapy, oral health services specialty care.
Hours and days of operation	8:30 a.m. - 9:00 p.m. Monday – Friday and 9: 00a.m -9:00 p.m. Saturday – Sunday
Number of employees	25 approximately
Number of client/customer/patrons visiting this location per day	100
Describe any services provided onsite	Services provided at this location include Primary Care and Urgent Care, including plain film imaging.
Describe any services provided offsite	
Describe who your business will serve ( <u>e.g.</u> neighborhood youth, pregnant women, members of congregation, etc.)	The community of the City of Milwaukee and surrounding areas.

# Approvals Schedule

---

7/26 – Meeting with Alderwoman Taylor

---

8/2 – Meeting with Granville Advisory Committee

---

8/7 – Meeting with Havenwoods BID

---

8/21 – CPC Public Hearing (Rezoning)

---

9/12 – Zoning, Neighborhoods and Development Meeting  
(Rezoning)

---

9/19 – Common Council Approval (Rezoning & CSM)

---

10/5 – BOZA Hearing Date

# Questions/Final Thoughts



**Children's**  
Wisconsin

