

File No. 181021  
Minor Modification to Detailed Planned Development known as  
Wisconsin Lutheran Retirement Community (formerly Lake View Village)  
8949 N. 97<sup>th</sup> Street – Currently Known as Luther Haven  
Applicant: Luther Haven, LLC

This Minor Modification to the Detailed Planned Development (“DPD”) known as Wisconsin Lutheran Retirement Community is being requested by Luther Haven, LLC (“Owner”), the owner of the improved real property located at 8949 N. 97<sup>th</sup> Street, Milwaukee, WI (the “Subject Site”) for the purpose of (i) removing references to the use of the Subject Property as a “retirement home”, “retirement community” or other similar terms, (ii) including references to the use of the Subject Site as “multi-family dwelling”, and (iii) to permit the modification of existing signage on the Subject Site.

I. List of Exhibits

Exhibit A	Vicinity Map
Exhibit B	Site Photos
Exhibit C	Signage to be Upgraded

II. Description of Minor Modification

The Lake View Village Detailed Planned Development (DPD) was established as file number 69-995 a,b in 1969, and the Subject Site was identified as part of Stage 2b (aka Stage 3). A 237-unit multi-family residential building consisting of four (4) interconnected buildings connected to a main lobby structure was constructed on the subject site in accordance with the Type II Detailed Plan. In 1981, the zoning was amended for this site and the property to the north (a Community Based Residential Facility (CBRF), which is not affected by this subject file), and the sites were known as Wisconsin Lutheran Retirement Community (file number 80-1840 a,b) moving forward. The DPD was subsequently modified in 1990 as file number 892045 to allow an increase in the capacity of the CBRF to the north of the Subject Site. In 1995, the DPD was further amended as file number 950577 to again increase the capacity of the CBRF. In 2001, the DPD was amended as file number 010640 to allow construction of 5 new garages on the Subject Site.

In 2013, the portion of the property containing the 237-unit development was subdivided from the portion of the property containing the CBRF. The Subject Site was sold to the Applicant in 2014, which operated the Subject Site as apartment complex for retirement-aged residents and a residential care apartment complex (these operations ceased in mid-2018). The Applicant has decided to market the apartment complex located on the Subject Site to individuals and families of all ages rather than to primarily retirement age individuals and families, which is consistent with the historic “multi-family dwelling” use of the Subject Site.

The Applicant, Luther Haven, LLC, is proposing a Minor Modification to the DPD zoning to:

- remove references in the DPD documents to the Subject Site as a “retirement home,” “retirement community,” or similar terms and insert “multi-family dwelling” in its place so as to maintain consistency with the current zoning ordinances;

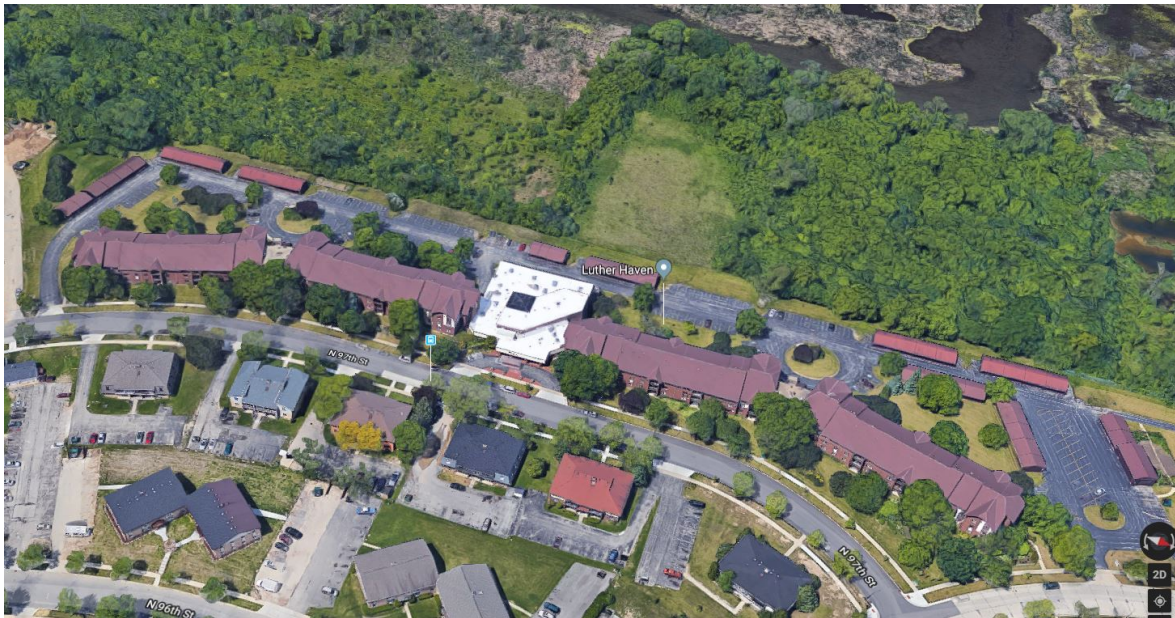
- permit the Applicant to remove signage on the entrance to the main lobby structure on the Subject Site (depicted on the attached Exhibit C). The Applicant does not have any plans to immediately replace the sign, but may want to do so in the future. Should the Applicant elect to replace the sign, it would be of a similar size (10' long x 2.25' tall = 22.5 square feet) and type (Type A sign);
- change the name plates on the existing directional signage at both entrances to the parking area (one at the parking entrance on northeastern corner of the Subject Site and one at the parking entrance on the southeastern corner of the Subject Site, as depicted on the attached Exhibit C) to reflect the new name of the apartment complex. All other portions of the signs will remain the same.

Any future changes to the signage may be submitted for review and approval by City staff.

All other aspects of the DPD zoning will remain unchanged.

This statement, together with the accompanying Exhibits, constitutes and supports the Minor Modification to the DPD.

# EXHIBIT A - VICINITY MAP





## EXHIBIT B - SITE PHOTOS



Structure of main lobby/entrance (along eastern property line bordering N. 97th Street)



Structure of main lobby/entrance and apartment building (along eastern property line bordering N. 97th Street)



Apartment buildings and landscaping (northeastern corner of property (intersection of N. 97th Street and N. Michele Street))

## EXHIBIT C - SIGNAGE TO BE UPGRADED

Sign on main entrance structure to be removed. Per the narrative, Applicant reserves the right to replace in the future with a sign of similar type (Type A) and size (22.5 SF).



Name plate on directional signage at south entrance to parking area (southeastern corner of property along N. 97th Street) will be changed to reflect new name of development.





## EXHIBIT C - SIGNAGE TO BE UPGRADED, CONTINUED

Name plate on direction signage at northern entrance to parking area (northeastern corner of property along N. Michele Street) will be changed to reflect the new name of the development.

