

March 26, 2004

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

Dear Committee Members:

Attached is File No. 031238, being a substitute ordinance relating to the change in zoning from Institutional (TL) to Detailed Planned Development (DPD) known as Eastcastle Place, located on the Southwest corner of East Bradford Avenue and North Downer Avenue, in the 3rd Aldermanic District.

This zoning change would allow for the renovation and partial redevelopment of the Milwaukee Protestant Home for senior apartments, a CBRF, assisted living units and nursing facilities. There are four existing buildings on this site now. One includes a 4-story historic building along Downer Avenue. The units within this building are dormitory style and contains 94 beds. Attached to this building to the south is what is now called the Watertower Assisted Living, a 4-story, 52-unit assisted living facility with 12 underground parking stalls. Another remaining building on the site is Bradford Terrace. It is a 5-story building with 36 one and two bedroom units and 54 skilled nursing beds. The fourth building is the Yale wing, a Y shaped building in the middle of the site. It is a 3-story building where a CBRF is temporarily located and where a 47 bed skilled nursing facility was previously located. These beds have already been transferred to the Mequon campus. There are also 28 units in the building that do not having bathing facilities.

The redevelopment of Bradford Terrace will result in 22 apartments and the third floor of this building being remodeled from apartments into an 18-unit CBRF for memory support. The fourth and fifth floors will be renovated into a 40-bed facility for skilled nursing. The redevelopment will also include the demolition of the existing Yale wings and its replacement with a new, 4-story building. This building would create 54 new apartments and a new common area including underground parking, relocate service access from the north side of the site to the south side and create a new entrance with a porte cochere along East Bradford Avenue. The 4-story historic building would be remodeled to provide 23 new, Independent Living apartments within the existing historic wings. The new, 4-story independent living building will be faced with brick and stone to match the existing Bradford Terrace building along E. Bradford Ave and historic buildings. In summary, a total of 214 units are proposed within the three existing and one proposed new building totaling 1.7 acres in area.

Existing freestanding signs on N. Downer Ave., N. Lake Dr. and at the Watertower East building would remain, as shown in the attached photos. Additional freestanding signs matching the existing signs would be constructed at the new main entry. The new signs would be lighted as the existing signs are. There currently are 77 surface and 74 underground parking spaces. An additional 30 parking spaces are proposed. There would be 112 underground parking spaces serving Bradford Terrace and the Water tower building and 69 surface spaces. The surface parking lot will be screened with landscaping and decorative metal fencing.

A public hearing was held on March 8, 2004 at which time no one spoke in opposition to the proposed zoning change. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on March 8, 2004 recommended that this substitute ordinance be approved conditioned on the following:

1. Revise building elevations to meet Historic Preservation Commission's recommendations.
2. Revise Owner's Written Narrative and Site Statistics to establish what currently exists, what is proposed and what will exist after final construction and renovations.
3. Provide sign specifications for proposed new signage (i.e. materials, maximum height and area)

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato
File