

April 1, 2003

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

Dear Committee Members:

Attached is File No. 021670, being a substitute ordinance relating to the change in zoning from Two-Family Residential (RT2) to Detailed Planned Development (DPD) known as The Perinatal Center of Wisconsin, located on the west side of North 39<sup>th</sup> Street and north of West Capitol Drive, in the 1st Aldermanic District.

This zoning change would allow for the conversion of an existing dwelling into a medical office specializing in women's health and pediatrics. The intent is to provide medical services within a neighborhood. A wheelchair ramp is to the rear for access. About 6-10 patients would be treated daily. The hours of operation would be Monday-Friday, 9 a.m. to 8 p.m.

Except for the wheelchair ramp, the dwelling would remain unchanged on the exterior with only interior alterations. The living room would become the waiting room, the first floor bedrooms would become patient rooms with closets being converted to an additional wash room and changing room. The first floor bathroom would be altered to be accessed by wheelchairs. The kitchen would become the office area. The upper level will be converted to a multimedia research area, conference room and doctors office. No off street parking is provided for patients, but 2 parking stalls for employees to the rear will be provided.

One freestanding sign is proposed south of the front door. It would be brass on wooden stakes measuring 18" x 24" in size, stating 'Bernice K. Rose'. Inside the front window an acrylic sign measuring 18" x 24" will be suspended, stating 'Bernice K. Rose Center, Health, Education and Research, 447-ROSE'. A similar sign would be placed on the garage for directional signage for patients entering off the alley and for pick-up's and deliveries.

On Monday, March 31, 2003, the City Plan Commission held a public hearing. At that time, one absentee owner spoke in opposition to the proposed medical clinic. She was concerned about increased traffic and having a different use other than residential. Since this proposed zoning change is not consistent with the land use of the adjacent single-family homes and is an intrusion into the residential neighborhood, the City Plan Commission at its regular meeting on March 31, 2003 recommended that the attached substitute ordinance be placed on file.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Pratt

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