



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

November 8, 2022

To the Honorable Members of the  
Zoning, Neighborhoods, and Development Committee  
City of Milwaukee  
City Hall, Room 301-B

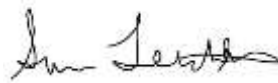
Dear Committee Members:

File number 220766 relates to the 6<sup>th</sup> Amendment to the Detailed Planned Development (DPD) known as Friendship Village (aka Trinity Village) to add multi-family residential as a permitted use for the existing building located at 7300-7500 West Dean Road, on the north side of West Dean Road, east of North 76<sup>th</sup> Street, in the 9<sup>th</sup> Aldermanic District.

The applicant, AB Village Owner LLC, purchased this site in April 2022 and has begun to implement upgrades and work to address deferred maintenance by the previous owner, and is requesting this amendment to allow an additional housing option (non-age restricted residential units) in order to occupy the large number of currently vacant units, which increased when the assisted living operator left the facility at the end of October 2022. The existing DPD was approved as a senior living community and allows for 322 residential units (178 independent senior living units and 144 assisted living units) and an 87-bed skilled nursing facility. This amendment will allow the addition of non-age restricted units as a new use, but will not increase the previously approved number of units (322). With this shift in unit mix and occupancy, additional changes included in the amendment consist of entrance renovations, outdoor amenities, bicycle parking and additional on-site vehicle parking, and interior building separation.

The City Plan Commission held a public hearing on this item at its regular meeting on Monday, November 7, 2022. At the time, a few members of the public voiced their concerns about previous management and operations. Commissioners asked questions about the proposed unit mix, timeline for building refurbishments, disruption to current residents, new amenities, and resident engagement efforts. Since the proposed amendment to the DPD will allow an additional opportunity for housing within the existing building, and the proposal is consistent with the comprehensive plan, The City Plan commission recommended approval of the subject file conditioned on the applicant providing final exhibits that incorporate staff comments relating to vehicle parking, bicycle parking, and other technical clarifications.

Sincerely,

 for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

cc: District #9 Staff

