



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

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March 13, 2018

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 171611 relates to a Minor Modification to the Detailed Planned Development (DPD) known as St. Ann Center for Intergenerational Care to approve the design of a small building addition and an outdoor band shell on the site located at 2450 West North Avenue, in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue, and North 25th Street, in the 15th Aldermanic District.

This Minor Modification was requested by St. Ann Center for Intergenerational Care and will approve the elevations for a small building addition on the northeast section of the building and an outdoor band shell on the northwest corner of the site. The band shell and pool support expansion were identified as future developments, and have now been designed. An approximately 1,450 square foot building addition is requested to accommodate the locker rooms adjacent to the pool. The pool's primary use shall be for St. Ann's Clients, as a therapy pool. The pool shall also be used by the childcare to teach the children how to swim. The main body of the pool and volume will be a continuation of the interior intergenerational park, a two story volume supported by wood laminated columns and beams. The exterior of the building will be a combination of decorative split faced CMU, masonry brick and EIFS. The roof will be a pitched system with dimensional fiberglass shingles, aluminum gutters and downspouts. The window and door system will be aluminum with clear, insulated glazing utilizing "Low E" technology. The pool and support addition will continue the original design intent.

The exterior of the band shell building will be a combination of decorative split faced CMU and cement board lap siding. The roof will be a pitched system with dimensional fiberglass shingles. The materials are consistent with the main building, and will match in color and texture. Anchorage for temporary signage on each side of the band shell facing the main building will be provided. A small concession stand will also be constructed to support the band shell.

Since the proposed minor modification is consistent with the previously approved DPD zoning, the City Plan Commission at its regular meeting on March 12, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Stamper

