



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

Mitchell Street Historic District

ADDRESS OF PROPERTY:

1316 West Forest Home Avenue, 53204

2. NAME AND ADDRESS OF OWNER:

Name(s): El Rey Properties LLC

Address: 18650 W Corporate Drive, Unit 103

City: Brookfield

State: WI

ZIP: 53045

Email: Owner's Rep : brandon.ceibell@colliers.com

Telephone number (area code & number) Daytime: owner's Rep: 414.982.6989

Evening: \_\_\_\_\_

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): Eppstein Uhen Architects (EUA)

Address: 333 East Chicago Street

City: Milwaukee

State: WI

ZIP Code: 53202

Email: reneek@eua.com

Telephone number (area code & number) Daytime: 414.291.8168  
cell 414.550.6687

Evening: \_\_\_\_\_

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

\_\_\_\_\_ Photographs of affected areas & all sides of the building (annotated photos recommended)

\_\_\_\_\_ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

\_\_\_\_\_ Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

\_\_\_\_\_ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

\_\_\_\_\_ Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

EUA (Eppstein Uhen Architects) has been hired by Froedtert Health who intends to open a new Primary Care Clinic (that will include a Physician Residency Training Program) in the former CVS Pharmacy building at 1316 West Forest Home Avenue. The clinic will open end of June 2023 in order to comply with the educational Residency Training program year.

The Clinic will occupy about 75% of the building footprint, which is currently vacant. The owner, El Rey Properties LLC, has removed all interior pharmacy construction, and has provided a vacant shelled space.

Froedtert Health proposes to build-out the interior 75% of the building with a Primary Care Clinic and Residency Training program that includes:

- (16) Exam Rooms
- (1) Behavioral Health Consult Room
- (1) Lab and Blood Draw area
- (2) Central Nurse/Medical Assistant Care Team Spaces
- (2) Doctor / Resident Training rooms
- (10) Healthcare Provider and Administrative Offices
- (1) Multi-purpose Conference and Training room for 20-25 persons
- Registration and Waiting areas

The clinic will operate Mondays thru Fridays ( 8 am - 5 pm 3 days/week, 8am - 6pm 2 days/week ), and will include 24-28 staff and residency students.

The attached drawings and photos will demonstrate the proposed design, layout, materials, dimension and neighborhood context.

**6. SIGNATURE OF APPLICANT:**

  
\_\_\_\_\_  
Signature

Renee Kubesh, EUA  
Please print or type name

9/12/2022  
Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Mail or Email Form to:**  
Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE: (414) 286-5712 or 286-5722**      hpc@milwaukee.gov      [www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

**Or click the SUBMIT button to automatically email this form for submission.**

**SUBMIT**