



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

October 18, 2021

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

Dear Committee Members:

File number 210718 relates to a Minor Modification to the Detailed Planned Development known as Eastcastle Place to allow minor changes to the site plan, exterior building design, and unit mix for the senior living community located at 2505 East Bradford Avenue, located on the south side of East Bradford Avenue between North Prospect Avenue and North Downer Avenue, in the 3rd Aldermanic District.

This minor modification was requested by Eastcastle Place to allow site, building, and interior changes to the existing senior living community. The Eastcastle DPD was approved by Common Council in April 2004 (FN 031238) which allowed for the renovation and partial redevelopment of the Milwaukee Protestant Home for senior apartments, a CBRF, assisted living units and nursing facilities.

This minor modification would allow for interior renovation work within Bradford Terrace, the Contemporary Independent living commons, the historic building, and Watertower Place, resulting in a revised mix of units on the campus. The total number of units will not increase. A 400 SF enclosed ramp addition is proposed for the Contemporary Commons building with access to the outdoor courtyard south of the building. At Watertower Place, windows will be replaced to match the existing aesthetic and balconies will be added.

At its regularly scheduled October 18, 2021 meeting, the City Plan Commission heard the subject file. Since the proposed minor modification revises units to meet current needs, improves access to the facility with a ramp addition, and maintains the historic aesthetic with renovation of windows and balconies, the City Plan Commission at its meeting on October 18, 2021 recommended to approve the subject file.

Sincerely,

for
Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac

