



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

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February 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. 170508 relates to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development known as St. Rita Square for a mixed-use development on the north side of East Pleasant Street between North Cass Street and North Van Buren Street, in the 3rd Aldermanic District.

This zoning change was requested by Tarantino & Company, LLC and will permit a mixed-use development, including a senior living community and a new church, to be constructed on the sites. The first building (which will read as two towers above the base) will consist of a 6-story senior living facility with 118 units for independent living, assisted living, high acuity assisted living, and memory care; one level of parking providing 70 spaces; and support spaces below grade. The residential units will consist of studios, 1-bedrooms, and 2-bedrooms. On site resident amenities will include a concierge and administrative support area, a formal dining room and pub, community room, fitness center, lounges and outdoor courtyards. The building will be constructed with stone and simulated stucco. Interior parking, accessed from Van Buren Street, will be provided for residents and employees.

The second building is the redevelopment of a Catholic Church known as St. Rita Church. This one story building will include a narthex, nave, altar, and gather room which directly connect to the first floor of the senior living building. The lower level will include a fellowship hall which shares direct access to the lower level parking structure. Similar to the senior living building, the church will be constructed with stone and simulated stucco. The development team is working with the Milwaukee Public Schools on an agreement to utilize a portion of the Cass Street playground for parking during Sunday services.

The site currently contains seven parcels that will be combined into one lot with a new Certified Survey Map (CSM). Additionally, a portion of the existing north-south alley will be vacated, and a new, east-west alley leg will be constructed to Cass Street in order to accommodate the development site. The two buildings in the completed project will be separated by a condominium plat to allow the church to maintain its non-profit exempt status.

On February 12, 2018, a public hearing was held and at that time, people registered both for and against the proposal. One person in support of the file owns a condominium immediately south of the development site, and stated that it appears concerns regarding traffic controls and parking have been, or are continuing to be addressed. Father Tim Kitzke, Three Holy Women Catholic Parish, spoke in support of the proposal, stating that this development will further the mission of the church and allow the church to remain in the neighborhood. Another property owner directly across North Van Buren Street stated that she was concerned regarding the placement of the garage door on Van Buren Street, and how the mechanism to announce that a car was exiting would impact the residents across the street. She also stated that the curb cut for the garage entrance would eliminate some street parking. Alderman Kovac spoke regarding the project, stating that he held a neighborhood meeting in June 2017 and at that time, approximately 50-60 people were in attendance. The design has evolved based on comments from the neighborhood meeting and staff



comments, and the Dept. of Public Works is analyzing the traffic circulation and impacts of this proposal to determine if additional traffic calming measures are necessary. Since the proposed development is consistent with the Northeast Side Comprehensive Area Plan, the City Plan Commission recommended at its regular meeting on February 12, 2018, approval of the subject file, conditioned on the applicant submitting final exhibits that incorporate staff comments including, but not limited to clarifying the quantity and placement of bicycle parking, adding additional articulation to portions of the Pleasant Street elevation, and noting the north setback of the building.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac