

June 21, 2005

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 050245, being an ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Dr. Wesley Scott Senior Living Facility, on land located on the North Side of West Wright Street between North 28th Street and North 29th Street, in the 15th Aldermanic District.

This ordinance would permit the renovation of an existing 3-story, national register historic building currently occupied by the Milwaukee Urban League and 4-story building addition with 80 units for seniors. These units will be marketed toward neighbors in the Metcalfe Park neighborhood interested in aging in place. There would be 50 one-bedroom, one-bathroom units and 30 two-bedroom, one-bathroom units. The approved general plan approved this number of buildings and dwelling units and bedroom configuration.

The main entrance will be located at the existing building where common amenity space will also be provided on the first level. These uses include a management office, fitness center, club room with kitchenette, computer/business center for residents, laundry room, storage, reading and gathering areas and a chapel.

The existing building is masonry. In addition to interior demolition and remodeling work, the exterior will be tuckpointed and new wood frame windows will be installed. The new building exterior will be a combination of masonry and other durable materials to be in keeping with the existing building.

On June 20, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since this proposed zoning change is consistent with the approved General Planned Development and the plans for the area, the City Plan Commission at its regular meeting on June 20, 2005 recommended approval of the ordinance with the following conditions: 1. Working with staff to determine final building materials. After finalized, include a materials list with the planned development submittal, 2. Providing details of the entrance canopy materials, 3. Finalizing landscape and site element treatment along West Wright Street at the porte cochere to define the street edge and submitting revised landscape plan, 4. Providing wall and freestanding sign specifications consistent with

Chp. 295-505-5, if proposed.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hines