



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

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December 10, 2018

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

Dear Committee Members:

File No. 181021 relates to a Minor Modification to the Detailed Planned Development known as Wisconsin Lutheran Retirement Community to remove references to the use of the building located at 8949 North 97th Street as senior housing, and include references to use of the property as a multi-family dwelling, and modify existing signage on land located on the west side of North 97th Street, south of West Allyn Street, in the 9th Aldermanic District.

This Minor Modification was requested by Luther Haven, LLC, and will remove references to the development as a "retirement community," "retirement home," "senior housing," or similar term and include references to use of the subject property as "multi-family dwelling." so as to make the DPD consistent with the current zoning code. The property located at 9035 North 97th Street is included in this DPD, but is not affected by this Minor Modification.

The Subject Site was sold to the Applicant in 2014, which operated it as an apartment complex for retirement-aged residents and a residential care apartment complex (these operations ceased in mid-2018). The Applicant has decided to market the apartment complex located on the Subject Site to individuals and families of all ages rather than to primarily retirement age individuals and families.

Since the proposed minor modification clarifies the permitted use within the existing building as multi-family residential, the City Plan Commission at its regular meeting on December 3, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Lewis

