

July 14, 2008

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

Dear Committee Members:

File No. 080422 relates to the First Amendment to Phase 3 of a Detailed Planned Development (DPD) known as Kilbourn Square, on land located on the North Side of West Kilbourn Avenue and East of North 24th Street for a 52-unit residential care complex for the elderly, in the 4th Aldermanic District.

This file will allow the construction of a 52-unit residential care complex for the elderly. The project will include historic renovation of the former 32, 536 square foot maternity ward building (noted as Building E in the Kilbourn Square Phase 3 documents) at 2195 West State Street into 28 apartment units and new construction of a 33,402 square foot building with 24 units immediately adjacent to maternity ward building of the former Sinai Samaritan West Campus.

Various amenities will be available accessory to the proposed residential units, including a community room, kitchen and dining facilities, business and fitness centers and other service areas. The Owner will contract with a third party service provider to offer residents supportive services, such as meals, housekeeping, nursing, grooming, social activities and therapies. This project was awarded WHEDA tax credits.

On July 14, 2008, a public hearing was held, and at that time one neighbor was opposed to the development and several people were in support of the project. The opposing neighbor was concerned about the two mature trees that would be removed and the hill that would be graded to accommodate the expansion. Since the proposed change is generally consistent with the previously approved General Planned Development (GPD) and DPD, the City Plan Commission at its regular meeting on July 14, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman