

27 November 2018

Minor Modification of DPD Zoning Narrative

St Rita Square – 728 East Pleasant Street, Milwaukee, WI 53202

Common Council File No. 181130

AG Architecture Project No. 160201

Regarding: Minor Modifications of DPD Zoning Submittal

A Detailed Planned Development (DPD) was established for 728 E. Pleasant Street File no. 170508, at the intersections of North Van Buren Street, East Pleasant Street, and North Cass Street, on March 27, 2018. DPD approved a 6-story senior living facility with one story of parking and support spaces below grade. The approval also included a new Catholic Church building attached to the senior living building, known as St. Rita Church, owned and operated by Three Holy Women Catholic Congregation.

Since the DPD approval, there has been further refinement of the design and constructability of the proposed building in working with the entire project team.

Below is an outline of modifications being requested:

South (E Pleasant Street) Elevation:

1. Windows at the stair shaft have been relocated from the west elevation of Building 'B' to the south elevation
2. Additional metal panel with stone sill detail has been added to balance with the west vertical corner element.
3. Stack of double windows have been modified to a single window stack, with further development of the unit floor plan and the bathroom size limitation for window openings.

West (N Van Buren Street) Elevation:

1. Windows at the stair shaft have been modified from alignment with typical window banding due to plan refinement of the stair configuration and avoiding the exposure of landings/structure through the windows from the exterior.
2. Exterior door configuration at the stair shaft has been modified from previous elevations to align with actual finalized grades and floor plan configuration.
3. Vertical stack of balconies have been removed to distinguish between the predominantly stone mass and the recess in elevation.
4. Vertical stack of double windows has been added due to the refinement of the final unit plans and the need for natural light in the spaces behind.
5. Translucent glass windows at the lowest garage level have been modified due to the clarification of existing and final grade elevations which limited the openable space in the wall.

North Elevation:

1. Vertical stack of balconies have been removed to distinguish between the predominantly stone mass and the recess in elevation, similar to the condition on the west elevation.

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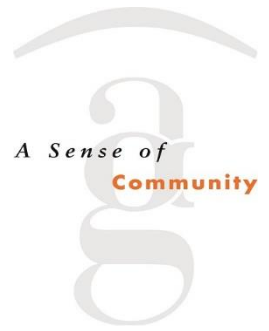
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2. Portion of veneer on the north elevation of the church has been changed from masonry to EIFS veneer, from the masonry base up to the gable.
3. Egress doors on north elevation of the church have been relocated in plan to the east and north elevations, due to proximity to new alley, curbing and egress pathways.
4. Bell tower on the church has been relocated to the north side of the church to closer replicate the original Our Lady of Pompeii Church.
5. Stack of windows at the elevator lobby and back of house service corridor have been removed.
6. Portion of veneer on north elevation of Building 'B' at the church courtyard has been changed from masonry to EIFS veneer, and modified some window layouts to align with final floor plan design.

East Elevation:

1. Bell tower on the church has been relocated to the north side of the church to be more representative of the original Our Lady of Pompeii Church.
2. Stair shaft windows relocated from north elevation to east elevation with additional windows provided in this vertical stack.
3. Elevation of connector between church and main building had door and window configurations modified to allow for plan refinement and placement of original church plaque display space.
4. Portion of stair shaft wall at west end of drive under entry was changed from stone veneer to EIFS veneer above the stone base/band.
5. Some of the window configurations from floors 3 through 6 were modified in size, configuration or location to align with final floor plan development.

The balance of the building elevations remain unchanged from the previously approved DPD.