



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. 181130 relates to a Minor Modification to the Detailed Planned Development (DPD) known as St. Rita Square to allow minor changes to the previously approved building design for a senior living facility and church on the north side of East Pleasant Street between North Cass Street and North Van Buren Street, in the 3rd Aldermanic District.

This minor modification was requested by St. Rita Property, LLC and will allow minor changes to the previously approved building design for a senior living facility and replacement of an existing church. More specifically, since the DPD approval, there have been modifications to the design of the proposed buildings. On the main residential building, to address building code requirements, modifications include the shifting of a window column from the south to west elevations, a change in the design of some window stacks, the re-configuration of a door on the west elevation to align with finalized floor plans, as well as the removal of some balconies, and the modification of the translucent glass windows at the lowest garage level. The building materials of certain portions of the exterior facades has also changed.

Other modifications are proposed for the church. The bell tower has been relocated to the north side of the church to closer replicate the original Our Lady of Pompeii Church, a portion of veneer from the masonry base up to the gable on the north elevation has been changed from masonry to synthetic stucco (EIFS), and the connector between church and main building has been modified to allow for plan refinement and placement of an original church plaque display space.

Since the proposed minor modification meets the criteria and does not change the general character of the previously approved DPD building elevations, 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. Kovac

