



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

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August 16, 2017

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

Dear Committee Members:

File No. 161478 relates to the change in zoning from a General Planned Development (GPD) known as South Pointe to a new Detailed Planned Development (DPD) for a multi-family development at 4450 South 27th Street, located east of South 27th Street and south of West Whitaker Avenue, in the 13th Aldermanic District.

This zoning change was requested by Nabil Salous, and will permit phased multi-family development on the site. Each of the two phases will consist of one, 3-story, 30-unit multi-family building for a total of 60 residential units with a unit mix of 1, 2, 3, and 4-bedrooms. The two buildings are proposed to be constructed on the south portion of the site to avoid the existing sewer easement that runs east-west through the site, and to create a buffer from the existing single-family residences to the north of the site. A six foot tall cedar fence will be placed along the north (and possibly west) property lines to provide additional privacy between the properties. The buildings will form a courtyard for residents to utilize in addition to the open space along the north portion of the site. Building materials will be a combination of brick, natural stone, and cement lap siding. One low-profile monument sign is proposed near the entrance on the northwest corner of the site. The developer proposes to access the site from South 26th Street via an access easement from the Rodeway Inn & Suites hotel located to the north of this site. There will be approximately 30 interior parking spaces and 27 surface parking spaces provided for each phase, for a total of 60 interior and 54 surface parking spaces. The interior parking spaces will be accessed via entrances between the two buildings.

On May 15, 2017, a public hearing was held and at that time, a representative from the south 27<sup>th</sup> Street Business Association stated that the proposal is consistent with the recently completed South 27<sup>th</sup> Street Strategic Action Plan in that the development will provide larger residential units than what is currently available, and will support the businesses in the area. Two people spoke in opposition to the file, stating that the buildings will be intrusive to their houses and privacy north of the site, and will create additional traffic for the area. Ald. Witkowski stated that he held a neighborhood meeting previously, and concerns regarding traffic and privacy were brought up at that meeting as well. He stated that there had been previous development proposals for this site, but they were not appropriate for the context, and that he supports this proposal. Since the proposed zoning change will permit residential development that is compatible with the surrounding land uses, the City Plan Commission recommended at its regular meeting on August 14, 2017 recommended approval of the subject file conditioned on the applicant working with DCD staff on the final landscape plan to ensure that there is adequate screening for the adjacent neighbors, and providing additional details on the bicycle parking and potential fence on the west side of the site.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Witkowski

