



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

Lafayette L. Crump
Commissioner
lacrump@milwaukee.gov

Vanessa L. Koster
Deputy Commissioner
vkoste@milwaukee.gov

July 20, 2020

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

Dear Committee Members:

File No. 200246 relates to a substitute ordinance relating to the Third Amendment to the Detailed Planned Development known as Cameo Care Campus and the change in zoning from Detailed Planned Development to Local Business, LB1, for the property located at 5758 South 27th Street, on the east side of South 27th Street, south of West Parnell Avenue, in the 13th Aldermanic District.

In 2004, a Detailed Planned Development (DPD; FN 031161) was established for Cameo Care Campus, an assisted living and nursing care facility. The DPD was amended and modified several times, most significantly in 2011, when the 2nd Amendment (FN 101471) allowed the demolition of an existing assisted living wing to construct a new, 51-unit assisted living addition and establish the subject site as an outlot with the intent to either accommodate future expansion of the Cameo Care Campus or a commercial stand-alone development.

The site remains undeveloped today and is largely grass with a drive along its northern edge and a curb-cut along South 27th Street. This outlot is now being purchased by the auto dealership to the north, Griffin Auto Group, for outdoor auto storage. As such, this file would remove the outlot from the DPD (via the 3rd Amendment to the DPD) and rezone it to Local Business, LB1. Cameo Care will continue to be able to utilize the existing curb cut along South 27th Street, on the west side of the subject site pursuant to a written easement that will be recorded. The balance of the DPD as it relates to the existing Cameo Care Campus is otherwise unchanged by this amendment.

At the virtual City Plan Commission on July 20, 2020 the applicant's owner and development team talked about their plans for this site, and more specifically lighting and landscaping plans and landscaping conditions of their recent Board of Zoning Appeals approval. One neighborhood letter in opposition was read into the record that discussed issues with site maintenance and employee parking on South 26th Street. The applicant responded the letter and said they had changed the employee handbook to ban employee parking on South 26th Street and reassured the commissioners that they were available to listen to neighborhood concerns and improve relations. Alderman Scott Spiker spoke in support of the zoning change and about his conversations with the owner. Since the zoning change will allow for expansion of an existing automobile dealership, result in significantly improved landscaping at the 27th Street frontage at this site, and is consistent with the South 27th Street Strategic Action Plan, the City Plan Commission at its meeting on July 20, 2020 recommended approval of the subject file.

Sincerely,

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Spiker

