



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

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March 11, 2020

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

Dear Committee Members:

File No. 191676 relates to the change in zoning from Single-Family Residential, RS3, to a Detailed Planned Development, DPD, for the property located at 10401 West Bradley Road, on the south side of West Bradley Road, east of North 107th Street, in the 9th Aldermanic District.

This zoning change, requested by Top Leaf Development LLC, would allow the development of two single-story, 50-bed Community Based Residential Facilities (CBRFs) for seniors that will be licensed for advanced age, Alzheimer's/dementia, and the terminally ill, and will be staffed 24/7. The two buildings will be constructed in phases. In total, the DPD would allow up to 100 total units. The site is currently undeveloped.

The development includes assisted living and will be licensed under the Department of Health (DHS-83 CBRF) designation. These buildings will be licensed for advanced age, Alzheimer's/dementia, and the terminally ill, and will be staffed 24/7. Per the applicant, there are site challenges that limit the use of the property, including low elevation of the land, wetlands toward the rear of the lot, and existing shallow sewer depth. As such, the two buildings are grouped to the north of the lot and face each other across a north-south driveway and surface parking lot. The primary building materials include vinyl siding, LP Smartside trim boards, and brick.

On March 9, 2020, a public hearing was held and at that time a representative from the development team spoke about their proposal. Commissioners asked them for more details related to staffing, stormwater management, and the outdoor courtyard. Two residents voiced their opposition to the project, saying that they thought it would change the character of the neighborhood and they had previously had issues with a nearby multi-family residential building. Alderwoman Lewis's aide spoke as well, voicing the alderwoman's support for the proposal. She said that they had met with applicant and the applicant sent out 137 letters to neighbors regarding the proposal.

Since the proposed zoning change is consistent with the Northwest Side Area Comprehensive Plan that identifies senior housing as a need in the area, the City Plan Commission at its regular meeting on March 9, 2020 recommended approval of the subject file conditioned upon the applicant submitting final exhibits that address additional information including, but not limited to, bicycle parking for visitors and employees, transportation services for the residents and examination of the necessary amount of parking spaces on the property, signage information, clarification on phasing of the development, and adding raised garden beds in the courtyards.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Lewis

