



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

January 27, 2004

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 031161, being a substitute ordinance relating to the change in zoning from Local Business (LB1) and Multi-Family Residential (RM1) to Detailed Planned Development (DPD) known as Cameo Care, located on the east side of South 27th Street and north of West Goldcrest Avenue, in the 13th Aldermanic District.

The applicant currently operates a 112-bed nursing home out of a two and three-story structure located at 5790 South 27th Street. The applicant has acquired two north-abutting commercially zoned vacant parcels, (5758 and 5774 South 27th Street) and proposes to combine these into one development site. Originally one of the nine south abutting single family residences, (2520 W. Goldcrest Avenue) was included in the zoning changes, but since has been eliminated from the project area. The applicant then proposed to construct an addition to the nursing home and to construct an assisted living facility. The single-family residence was to be razed, and its site was to be developed as a parking lot for the assisted living facility. The remainder of the site continues to be reserved for future development.

The nursing home addition will be constructed on the east side of the existing structure and will match the existing structure in height and exterior design. There will be no increase in the total number of beds, but the new addition will create 16 private rooms for clients that are currently housed in two and three bed units.

A one and two-story assisted living facility will be constructed on the east side of the expanded nursing home and it will contain accommodations for 22 residents. It will be constructed of brick and feature a pitched roof. The existing driveway opening and 86-space parking lot along South 27th Street on the north side of the existing building will continue to serve the nursing home and will also provide access and parking to the assisted living facility. Existing signage will remain. No new signs are proposed.

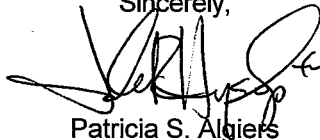
On Monday, January 12, 2004, the City Plan Commission held a public hearing. At that time, several residents spoke against the proposed rezoning. Most of the neighbors concerns related to the removal of the single-family home and the proposed access, driveway and parking off of Goldcrest Avenue. On January 12, 2004, the City Plan Commission referred the request to staff for one cycle to allow the Alderman to hold a public meeting and attempt to resolve any neighborhood issues. At that meeting, several neighbors indicated that they didn't want any vehicular access from West Goldcrest Avenue or the single-family home removed.

031161 CPC letter.doc

The architect has revised plans to remove this parcel of land from the zoning amendment.

Since this proposed zoning change is consistent with City plans for the area and the owner worked with the neighbors and revised their plans, the City Plan Commission at its regular meeting on January 26, 2004 recommended approval of the attached substitute ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia S. Algiers', with a stylized flourish at the end.

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowski
File