



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

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May 27, 2016

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

Dear Committee Members:

File No. 151867 relates to the change in zoning from Multi-Family Residential to a Detailed Planned Development to permit two multi-family, assisted living residential buildings at 4565 and 4569 South 20th Street, located on the west side of South 20th Street, north of West Layton Avenue, in the 13th Aldermanic District.

This zoning change was requested by SCA Properties LLC and will permit construction of up to 160 units of assisted living housing. The first phase entails a four-story; approximately 127-unit building that will be placed along South 20th Street. The second phase includes a single-story; approximately 26-unit building that will be placed west of the Phase 1 building. The two buildings will be connected by a breezeway. Surface parking will be provided on the site for employees and guests of the residents. An outdoor patio for the residents is located on the north side of the Phase 1 building. Additionally, there will be an interior, outdoor courtyard in the middle of the Phase 2 building.

Building materials will be a mix of fiber cement lap siding, shake siding, panel siding, and brick. The main entrance of the building will be interior to the site, off a drop-off area for the convenience and safety of the residents. Grading along South 20th Street does not allow an entrance directly to the street. There will be one access point to the site along South 20th Street, south of the east (Phase 1) building. Up to 71 surface parking spaces will be provided on the site, primarily for visitors and employees. It is anticipated that few, if any residents will have vehicles. Parking will be constructed in phases, as the buildings are constructed. The interior parking lot landscaping will meet or exceed what is required per the zoning code, and perimeter parking will be screened so that headlights will not shine into the property to the south. Additional base plantings have been added along the South 20th Street elevation.

On May 23, 2016, a public hearing was held and at that time, nobody spoke in opposition to the proposal. Since the proposed zoning change is consistent with the surrounding context, the City Plan Commission recommended at its regular meeting on May 23, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Witkowski

