

South Side Assisted Living Center Planned

By TOM DAYKIN

Posted: October 18, 2006

An assisted living center for older people is planned for a site on Milwaukee's south side, the project's developer said Tuesday.

The development, with 50 to 60 apartments, would be built on a one-acre vacant lot west of S. Cesar Chavez Drive, on the north side of W. Pierce St., said Scott Stevlingson, chief operating officer of SunStarr Real Estate Group LLC, of Fond du Lac.

The \$7 million development would offer mainly one-bedroom apartments, along with studio apartments and two-bedroom units, he said. Rents for the one-bedroom units would be around \$550 a month, Stevlingson said.

SunStarr will seek affordable-housing tax credits to help finance the development. Those federal tax credits are given to developers who agree to provide apartments at below-market rents to lower-income people. The credits are provided annually through a competitive process, and not all proposals receive the funds.

SunStarr has developed other assisted living facilities, which provide help to elderly people with services such as housekeeping, personal care and nursing.

The firm last year opened its first Milwaukee facility, Garden Place, at 8425 N. 107th St.

Some Garden Place residents receive assisted living services through the state's Family Care program, which helps keep some elderly people from having to use more expensive nursing home services. SunStarr will seek a similar arrangement for the Pierce St. development, Stevlingson said.

Construction would begin in fall 2007 if SunStarr receives tax credits and obtains additional private financing, Stevlingson said. It would take about a year to build.

The Common Council's Zoning, Neighborhoods and Development Committee recommended a zoning change Tuesday to accommodate the project.