

October 14, 2008

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

Dear Committee Members:

File Nos. 080612 and 080611 relate to the change in zoning from Multi-Family Residential (RM4) and Two-Family Residential (RT4) to General Planned Development (GPD), and the first amendment to the GPD known as United Methodist Children's Services to include the properties located at 3940 West Lisbon Avenue and part of 1929 North 39th Street in the GPD boundary; and the change in zoning from GPD to Detailed Planned Development (DPD), on land located North of West Lisbon Avenue and West of North 39th Street, in the 15th Aldermanic District.

These zoning changes were requested by United Methodist Children's Services of Wisconsin (UMCS). The purpose of the first amendment to the GPD known as United Methodist Children's Services is to include the properties located at 3940 West Lisbon Avenue and part of 1929 North 39th Street in the GPD boundary. The change in zoning from GPD to Detailed Planned Development (DPD) will allow for the construction of a 4-story building expansion that will include 24 apartments and community space for United Methodist Children's Services. The expansion will be connected to the existing building located at 3940 West Lisbon Avenue. The three existing duplexes on the land that will be included in this development will be razed.

UMCS's existing building houses their current administrative and case management offices, day care center, and 18 transitional housing units for mothers and their children. All of these uses will remain as is. The expansion will be located at 3900 - 3924 W. Lisbon Avenue and will include 24 affordable, three-bedroom housing units and approximately 10,000 square feet of community space including a fitness center, computer room, family resource center, community meeting room and additional UMCS office space. UMCS's Family Resource Center, which includes a food pantry, clothing bank, Federal Stockbox Program and case management services, will be relocated from 3832 W. Lisbon Avenue to the new building.

Friends of Housing, Inc. will be responsible for building operations, including building administration, rent collections and billing, and maintenance, as well as property operations oversight. UMCS will continue to operate the 18 units of affordable housing at their existing building.

On October 13, 2008, a public hearing was held and at that time nobody spoke in opposition to the proposal. Since the proposed changes are generally consistent with the previously approved General Planned Development and the project is noted as a catalytic project in the Washington Park Comprehensive Area Plan, the City Plan Commission at its regular meeting on October 13, 2008 recommended approval of the subject files.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Willie Hines