

December 14, 2009

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

Dear Committee Members:

File No. 090877 relates to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Empowerment Village on land located South of West Lincoln Avenue and East of South 5th Place, in the 14th Aldermanic District.

This zoning change is requested by Cardinal Capital Management, Inc and will allow for the construction of a four story structure for 30 one-bedroom residential units as a low income housing tax credit development with supportive services. The first floor will contain offices, residential units and related common areas and the upper three floors will contain residential units. This site currently houses Our Space's Drop-in Center. The new proposal will include housing Our Space's executive offices, and will integrate housing with supportive services designed to support residents' self-sufficiency.

The existing two-story structure and attached garage will be replaced with a new, four-story structure with underground parking. The first floor will consist of offices, 3 apartments, and space to serve the residents of the project and provide outreach services to the community. The second through third floors will each consist of ten, one bedroom apartment units and a resident lounge. The fourth floor will have seven, one bedroom apartments, a resident lounge, and a library/computer lab. The building will be constructed primarily with Concrete Masonry Units, cement fiber panels and trip, cast stone and utility brick. The storefront glazing along the first floor will be clear.

On December 14, 2009, a public hearing was held and at that time, a representative of the Lincoln Village Business Association stated a few points of concern regarding the project, including the applicant designating outdoor space for the residents. The Dept. of Public Works (DPW) had done a cursory review of the possibility of vacating South 5th Place to accommodate outdoor space, but preliminary reports found that the street should not be vacated. However, during the CPC meeting, several options were discussed and DPW indicated that it was open to reviewing the options further. Since the proposed change is consistent with the previously approved General Planned Development, the City Plan Commission at its regular meeting on December 14, 2009 recommended approval of the subject file conditioned on the applicant continuing to work closely with DPW and DCD staff on the possibility of vacating South 5th Place.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski