

January 10, 2012

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

Dear Committee Members:

File No. 111040 relates to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD) known as Friendship Gardens, for residential development, on lands located on the south side of West Vliet Street, between North 37th Street and North 37th Place, in the 15th Aldermanic District.

This zoning change was initiated by the City of Milwaukee, and will allow for the development of a four story, 39-unit residential building. United Methodist Children's Services (UMCS) will partner with the Hmong American Friendship Association, Inc. (HAFA) to construct this residential development, which will be targeted for Hmong seniors. The land is currently vacant, and owned by the City of Milwaukee. The development will include a mix of one bedroom and efficiency units, or all one bedroom units, as well as approximately 10,000 square feet of community serving space.

This project is part of the Washington Park Partners Sustainable Community Plan, and is consistent with the City's Washington Park Comprehensive Plan, whose boundaries are on the north side of Vliet Street. The plan specifically calls for housing at this location. This site is specifically located within the Near West Side Comprehensive Area Plan, which includes the south side of Vliet Street. This proposal is consistent with the plan's recommendations.

On January 9, 2012, a public hearing was held and at that time, one neighbor was opposed to the proposal. The neighbor stated that the land should remain vacant, that there was plenty of affordable housing in the area, and that the semi truck traffic that travels down North 37th Street would not be safe for the residents. Since the proposed change is consistent with the comprehensive plans, the City Plan Commission at its regular meeting on January 9, 2012 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Willie Hines