



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

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February 17, 2015

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

Dear Committee Members:

File No. 140867 relates to the change in zoning from Institutional and Detailed Planned Development to Institutional for development on a site located at 5325 North 84th Street, on the west side of North 84th Street and north of West Villard Avenue, in the 2nd Aldermanic District.

This zoning change was requested by Believers in Christ Ministries, and would correct mixed zoning that currently exists on the vacant site to allow for development. The site was historically zoned TL, and the southeast portion of the site was rezoned to DPD in 2000 to permit 90 multi-family residential units. That development did not occur, and the church acquired this site in 2005. Believers in Christ now intends to construct a church, school, and daycare on the site. Construction cannot occur on a mixed-zoning site, which is why it is necessary to rezone the entire parcel to TL, the bulk of which has been historically zoned TL. This zoning change would remove the DPD zoning from the southeast corner of the site.

There are delineated wetlands on a substantial portion of the site north of the proposed building, which will remain undeveloped and undisturbed. The owner's representative has worked extensively with the Wisconsin Dept. of Natural Resources (DNR) to create a site plan on the southern portion of the site that does not disturb the existing wetlands. Though the specific site plan will not be approved as part of the zoning change, the applicant has provided the agreed upon plan that demonstrates a minimum 40 foot setback from the wetlands, and a 25 foot setback on the south side of the site from condominiums.

On February 16, 2014, a public hearing was held and at that time nobody spoke in opposition. The City Plan Commission received three letters in opposition to the proposed zoning change in advance of the meeting. The letters addressed several points of concern, including disturbance of the wetlands and natural habitats. Since the proposed zoning change corrects mixed zoning on the site, the City Plan Commission at its regular meeting on February 16, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Joe Davis

