January 27, 2003

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

Dear Committee Members:

Attached is File No. 021264, being a substitute ordinance relating to the First Amendment to the Detailed Planned Development (DPD) known as Risen Savior Lutheran Church, located on the north side of West Brown Deer Road and west of North 95th Street, in the 15th Aldermanic District.

This rezoning will remove the church from the previously approved Lakeview Village Detailed Planned Development, expand the existing church property to the east for renovation and expansion of the existing church and development of an elementary school in several phases.

A new canopy and 8,254 square foot addition containing 4 classrooms for 100 students is proposed to be added to the existing single-story, 6,195 square foot church in the first phase of renovation.

The second phase includes a 6,833 square foot expansion to the north of the existing church for a gymnasium. Renovation of the narthex of the existing church to include handicap accessible bathrooms would also occur. A new surface parking lot with 72 parking stalls, playground and storm water management area would also be provided. Pedestrian access to the church will be provided off of N. 96th Street.

The third phase would include a 6,305 square foot expansion area with 4 additional classrooms for up to 200 students. The existing parsonage will be removed during the third phase. After the completion of the expansion and renovation, dwelling units will no longer exist.

On Monday, January 13, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed amendment. Since this proposed zoning amendment is consistent with the City plans for the area, the City Plan Commission at its regular meeting on January 13, 2003 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nardelli

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