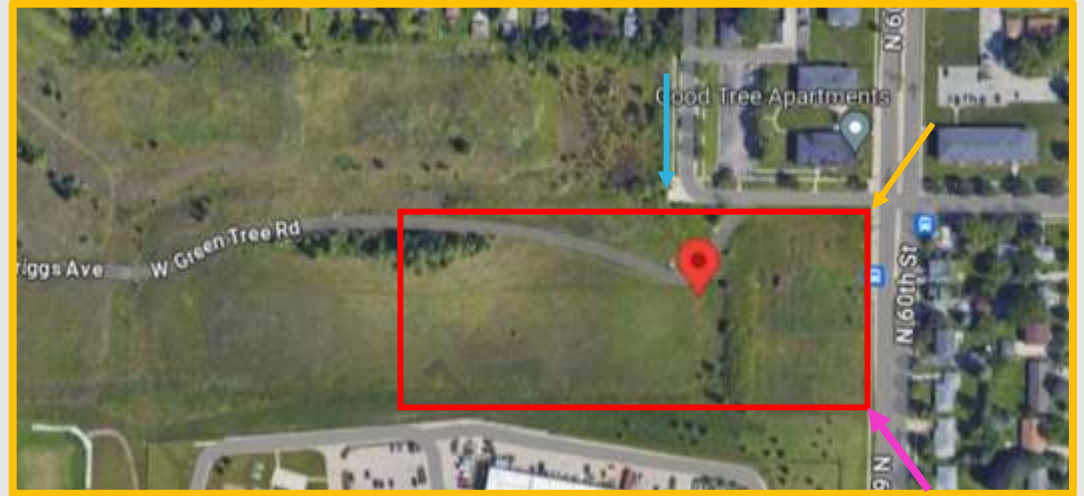


File No. 231294. A substitute ordinance relating to the change in zoning from a Detailed Planned Development known as Veterans Outreach of Wisconsin to a new Detailed Planned Development known as Veterans Community Project to allow a tiny homes development at 6767 North 60th Street, located on the west side of North 60th Street, south of West Green Tree Road, in the 9th Aldermanic District.



File No. 231294. Context.



File No. 231294. Consistency with Comprehensive Plan.



Northwest Side Plan

- Adopted in 2008 and amended in 2017 to include the Granville Strategic Action Plan and Land Use Study.
- Plan recommends that, when this site is developed, there is an emphasis on creating new connections between the multiple uses in the area.
- Plan calls for creating an “urban business park” at 60th and Green Tree.
- Proposed development preserves the adjacent city-owned land to the west for potential future use as an urban business park or light industrial uses.
- Proposed DPD addresses Plan goals including locating residential uses that are compatible with adjacent non-residential structures and on sites with good access to transit along main arterials.
- Citywide Policy Plan (adopted in 2010) calls for providing a mix of housing options to meet the needs of all residents regardless of age or ability, and increasing the regional supply of supportive housing with features and services for people with special needs while partnering with nonprofits helping those who are unhoused or at risk of becoming unhoused to find suitable housing.
- This proposal is consistent with the plan recommendations.



**City of Milwaukee
Neighborhoods and Development
Committee
Public Hearing
March 14th, 2024**





OUR MISSION

**Veterans housing Veterans,
armed with the strength and
support of the community.**



THE PROBLEM



IRAQ VET U.S.M.C.
IN HARD TIMES
GOD BLESS

the problem.

Approximately 341 Veterans
are suffering homelessness in
Milwaukee

Sources: U.S. Census Bureau, U.S. Department of Veterans Affairs, Oklahoma Department of Veterans Affairs, U.S. Department of Housing and Urban Development

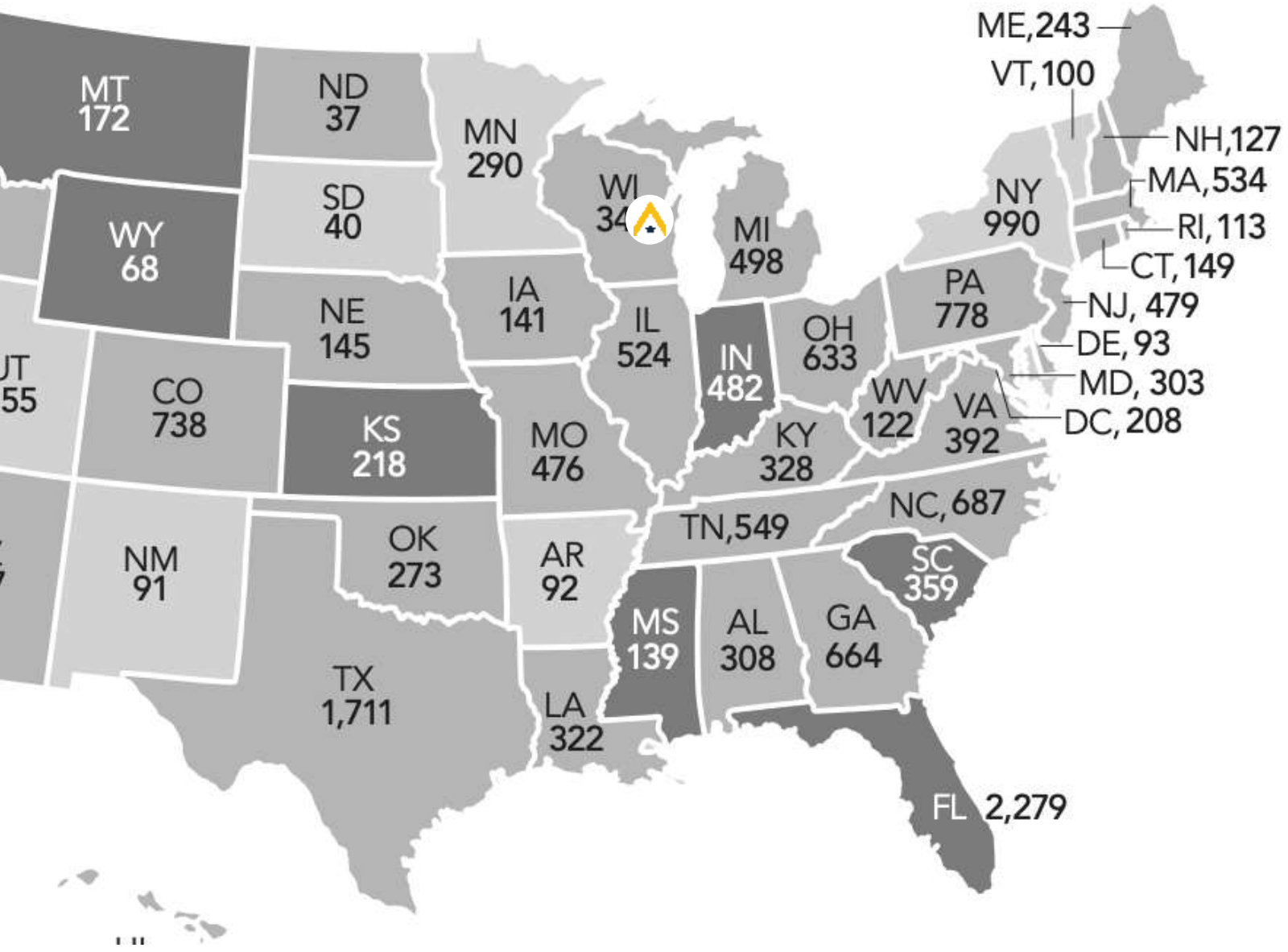


2x

Veterans are twice as likely to become homeless than civilians

22 Veterans die every day on their own battlefield

16 Of them were not connected to critical support services



33,139

Estimated Number of Homeless Veterans

300+

Homeless Veterans in Milwaukee Community

Source: U.S. Department of Housing and Urban Development, 2022



OUR SOLUTION

1

Innovative transitional housing model with wrap around case management

2

Accessible, low-barrier outreach services




3

Collaborations with trusted community partners and local social services providers





HOUSING WITH DIGNITY

-  Fully-functional kitchens, bathrooms, and living spaces
-  Brand new furniture, appliances, and household goods, that becomes the Veteran's personal property
-  Trauma-informed design to increase sense of safety and privacy







HOUSING OUTCOMES

85%

Veterans successfully transitioned to permanent housing

36% → **93%**

Increase in number of residents with income stability

409

Average number of days a veteran lives in VCP Village



community impact.



In Kansas City, property value of VCP Village increased from **\$75k to \$1.5m**; neighboring homes and businesses increased as well

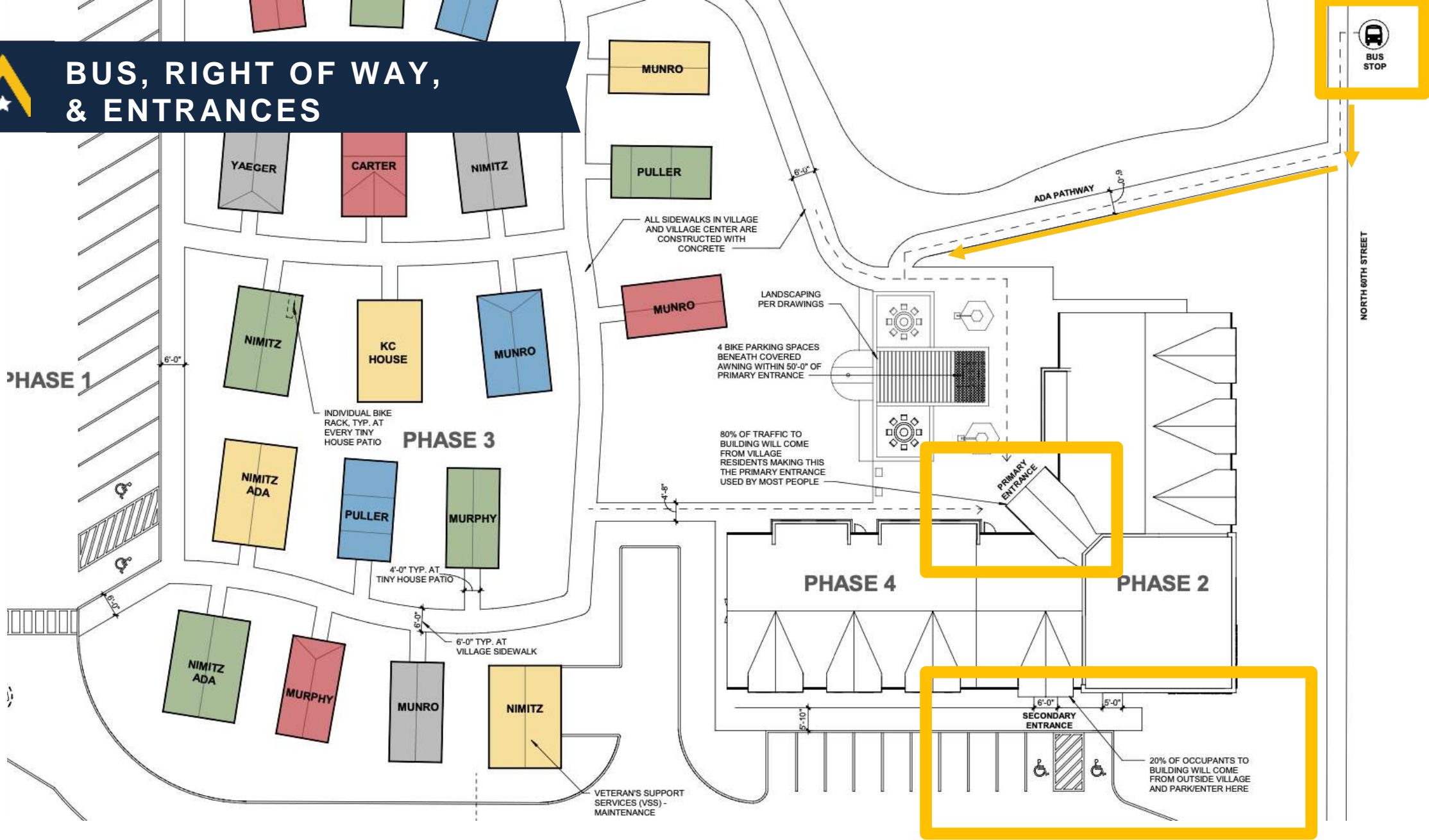


Over **4,300** community volunteers, corporations, schools, Veterans organizations, and churches have invested in the project



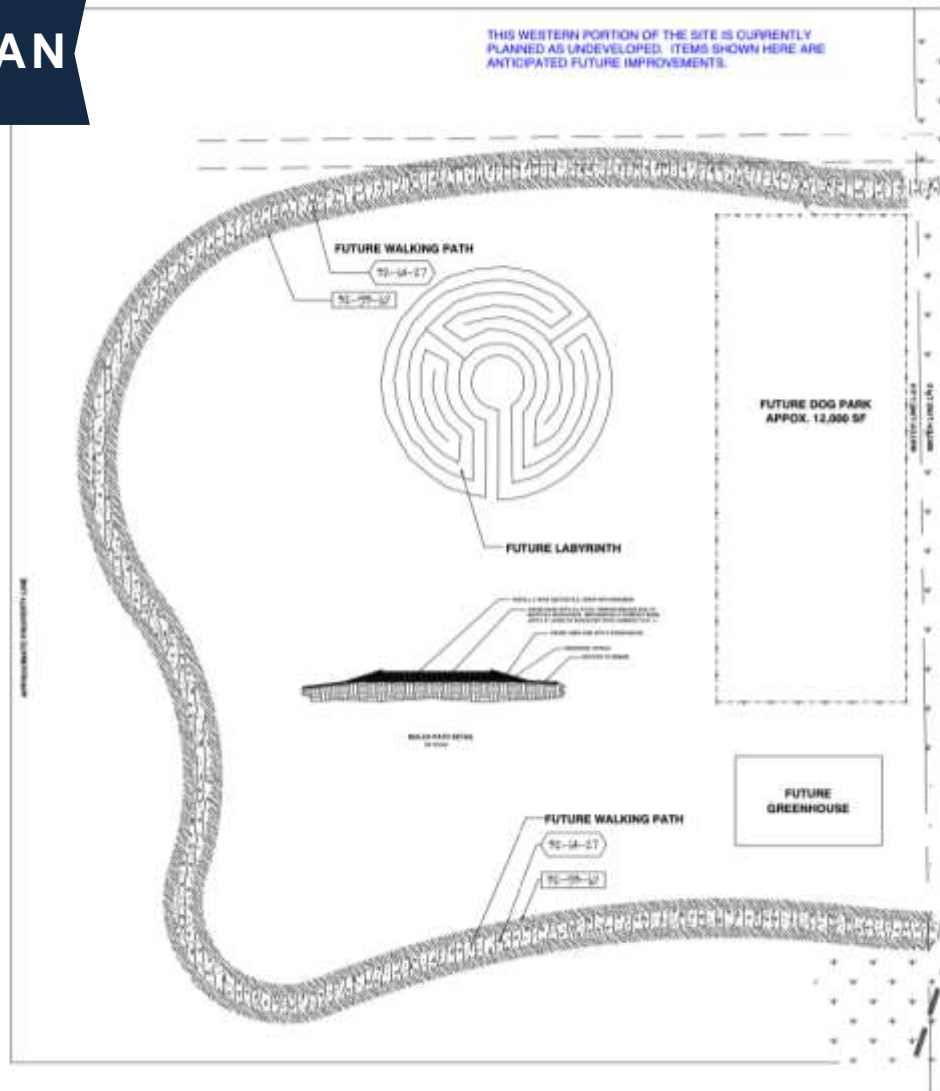


BUS, RIGHT OF WAY, & ENTRANCES





LANDSCAPE PLAN



THOMAS NORDLOH ASSOCIATES
Landscape Architecture
Project Management
4111 Telford Rd., Kenosha WI 53142

NO.	DATE	DESCRIPTION
1	11	20
2	11	20
3	11	20

VETERANS COMMUNITY PROJECT
MILWAUKEE, WISCONSIN

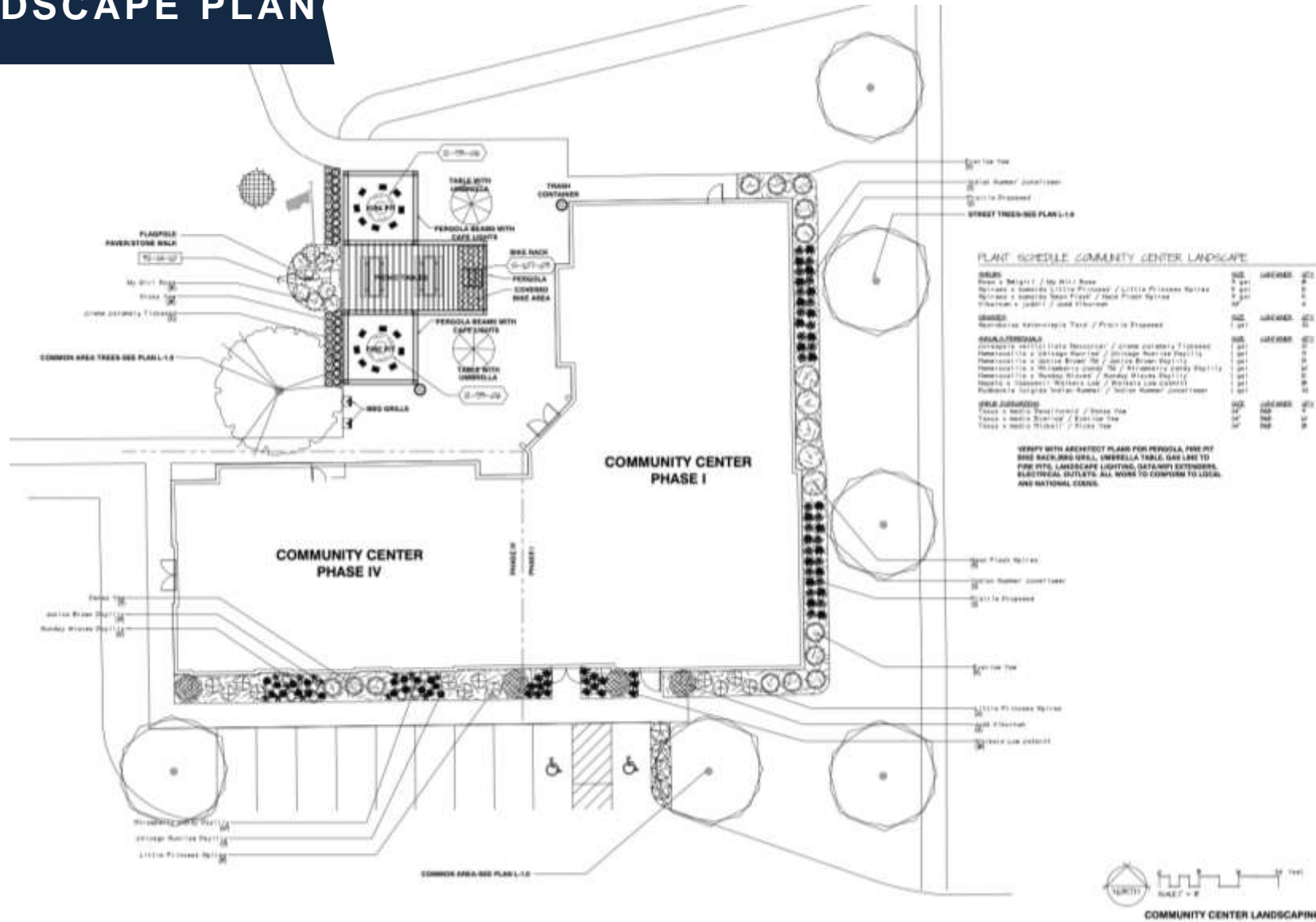
Thomas H. Nordloh
Landscape Architect
Reg. # 0000000000

20231023
1-8-24

Sheet
L-2.0



LANDSCAPE PLAN



THOMAS NORDLOCH ASSOCIATES
Landscape Architecture
Project Management
4111 75th St, Kenosha WI 53142

VETERANS COMMUNITY PROJECT
MILWAUKEE, WISCONSIN

20231023
1-8-24

Sheet
L-3.0





VILLAGE CENTER EXTERIOR

EXTERIOR MATERIAL LEGEND

- M1: BRICK (see schedule)
- M2: BRICK (see schedule)
- M3: BRICK (see schedule)
- M4: BRICK (see schedule)
- M5: BRICK (see schedule)
- M6: BRICK (see schedule)
- M7: BRICK (see schedule)
- M8: BRICK (see schedule)
- M9: BRICK (see schedule)
- M10: BRICK (see schedule)
- M11: BRICK (see schedule)
- M12: BRICK (see schedule)
- M13: BRICK (see schedule)
- M14: BRICK (see schedule)
- M15: BRICK (see schedule)
- M16: BRICK (see schedule)
- M17: BRICK (see schedule)
- M18: BRICK (see schedule)
- M19: BRICK (see schedule)
- M20: BRICK (see schedule)
- M21: BRICK (see schedule)
- M22: BRICK (see schedule)
- M23: BRICK (see schedule)
- M24: BRICK (see schedule)
- M25: BRICK (see schedule)
- M26: BRICK (see schedule)
- M27: BRICK (see schedule)
- M28: BRICK (see schedule)
- M29: BRICK (see schedule)
- M30: BRICK (see schedule)
- M31: BRICK (see schedule)
- M32: BRICK (see schedule)
- M33: BRICK (see schedule)
- M34: BRICK (see schedule)
- M35: BRICK (see schedule)
- M36: BRICK (see schedule)
- M37: BRICK (see schedule)
- M38: BRICK (see schedule)
- M39: BRICK (see schedule)
- M40: BRICK (see schedule)
- M41: BRICK (see schedule)
- M42: BRICK (see schedule)
- M43: BRICK (see schedule)
- M44: BRICK (see schedule)
- M45: BRICK (see schedule)
- M46: BRICK (see schedule)
- M47: BRICK (see schedule)
- M48: BRICK (see schedule)
- M49: BRICK (see schedule)
- M50: BRICK (see schedule)



VCP - MILWAUKEE

1000 N. 4th Street
Milwaukee, WI 53233

Project: 444.1

Architect: FW + W

Contractor: [blank]

Scale: [blank]

Date: [blank]

Sheet: [blank]

Notes: [blank]

Revisions: [blank]

1. [blank]

2. [blank]

3. [blank]

4. [blank]

5. [blank]

6. [blank]

7. [blank]

8. [blank]

9. [blank]

10. [blank]

11. [blank]

12. [blank]

13. [blank]

14. [blank]

15. [blank]

16. [blank]

17. [blank]

18. [blank]

19. [blank]

20. [blank]

21. [blank]

22. [blank]

23. [blank]

24. [blank]

25. [blank]

26. [blank]

27. [blank]

28. [blank]

29. [blank]

30. [blank]

31. [blank]

32. [blank]

33. [blank]

34. [blank]

35. [blank]

36. [blank]

37. [blank]

38. [blank]

39. [blank]

40. [blank]

41. [blank]

42. [blank]

43. [blank]

44. [blank]

45. [blank]

46. [blank]

47. [blank]

NOT FOR CONSTRUCTION



2 SOUTH ELEVATION



1 NORTH ELEVATION



FW + W

EXTERIOR ELEVATIONS

4A4.1

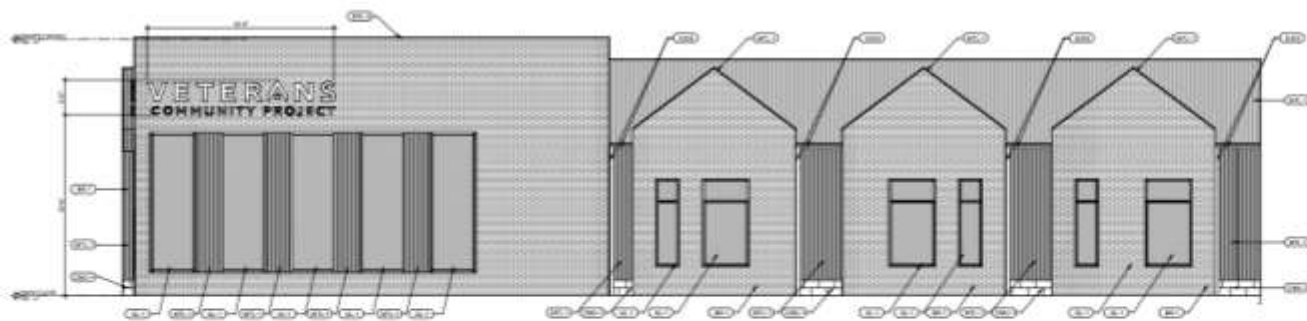


VILLAGE CENTER EXTERIOR



2 WEST ELEVATION

4A4.2 SCALE: 1/4" = 1'-0"



1 EAST ELEVATION

4A4.2 SCALE: 1/4" = 1'-0"



VCP - MILWAUKEE

3337 E. 48th Street
Milwaukee, WI 53221

DATE: 08/20/2020

BY: J.W. & J.W.

SCALE: EXTERIOR ELEVATIONS

PROJECT: VILLAGE CENTER

NO. 001

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

NOT FOR CONSTRUCTION

PROJECT:

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER

PROJECT: VILLAGE CENTER



FINKLE + WILLIAMS

ARCHITECTS

1111 W. WISCONSIN AVENUE, SUITE 100

MILWAUKEE, WI 53233

TEL: 414.224.1111

WWW.FINKLE+WILLIAMS.COM

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

DATE: 08/20/2020

BY: J.W. & J.W.

EXTERIOR ELEVATIONS

4A4.2



TINY HOMES



MUNRO
FRONT ELEVATION



PERSPECTIVE



NIMITZ
FRONT ELEVATION



PERSPECTIVE



MURPHY
FRONT ELEVATION



PERSPECTIVE



YEAGER
FRONT ELEVATION



PERSPECTIVE



PULLER
FRONT ELEVATION



PERSPECTIVE



CARTER
FRONT ELEVATION



PERSPECTIVE



PATRIOT
FRONT ELEVATION



PERSPECTIVE



KC HOUSE
FRONT ELEVATION



PERSPECTIVE



FINKLE + WILLIAMS
ARCHITECTURE

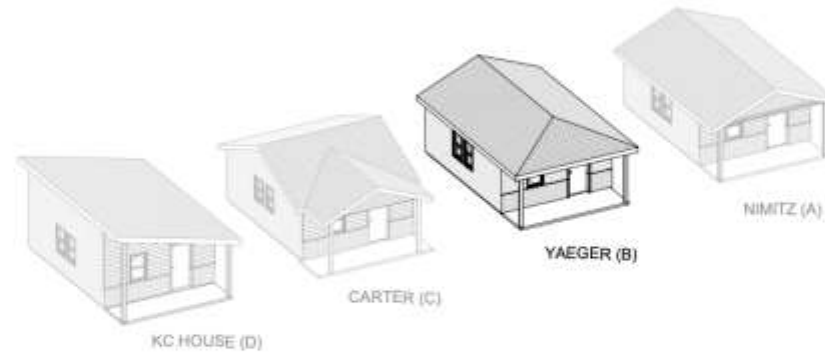
VCP - MILWAUKEE | 12.18.2023

VETERANS
COMMUNITY PROJECT

VETERAN'S COMMUNITY PROJECT

TINY FAMILY HOMES - YEAGER HOUSE

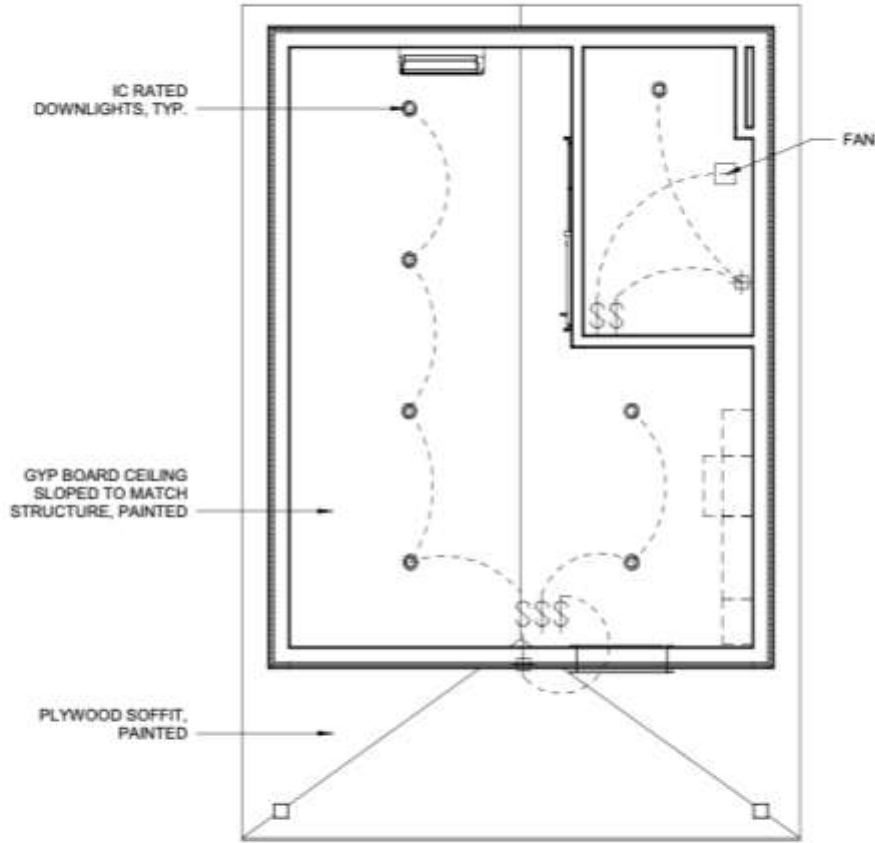
MILWAUKEE, WISCONSIN



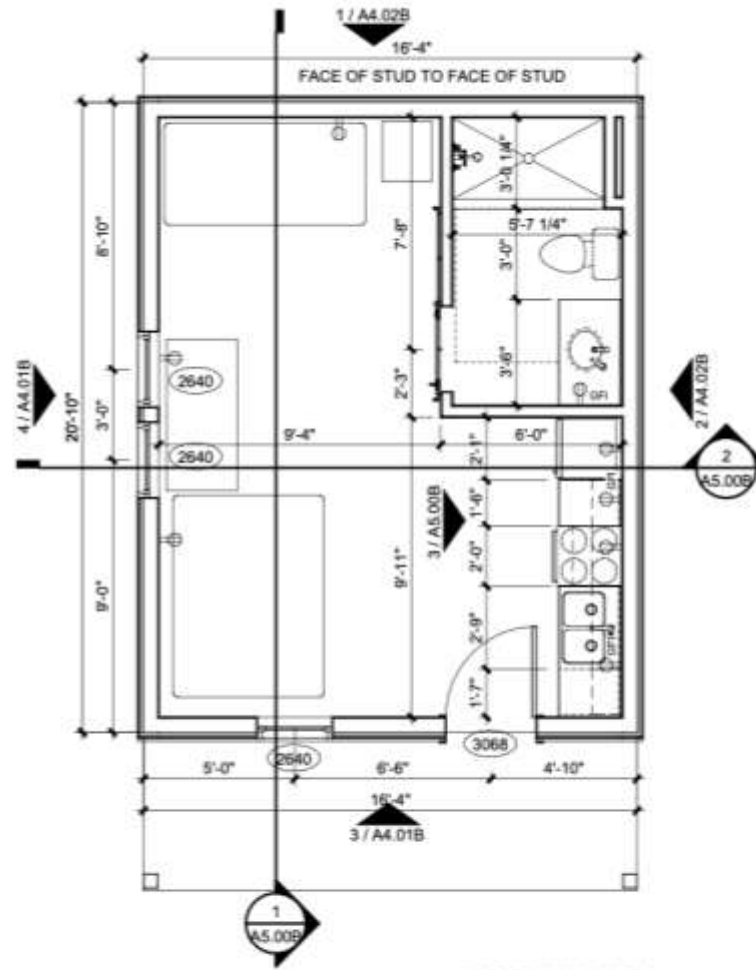
SHEET LIST

A0.00B COVER SHEET - YEAGER
A1.01B FLOOR PLAN & RCP
A4.01B EXTERIOR ELEVATIONS
A4.02B EXTERIOR ELEVATIONS
A5.00B BUILDING SECTIONS
S1.01B STRUCTURAL

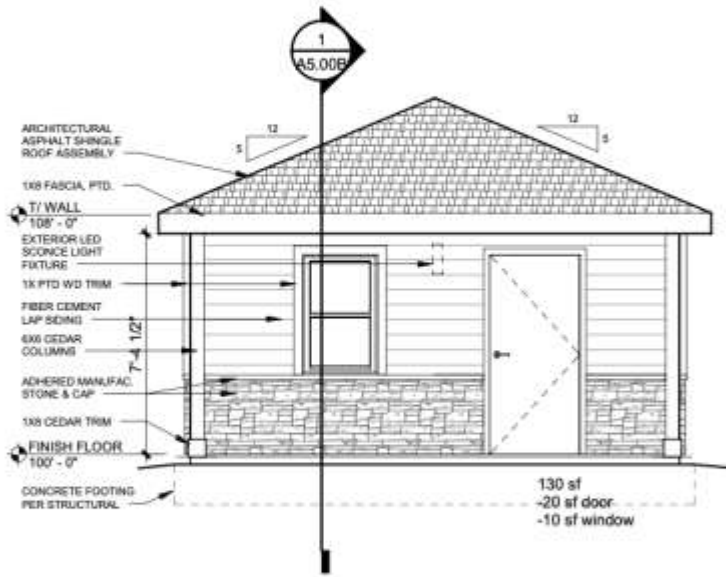




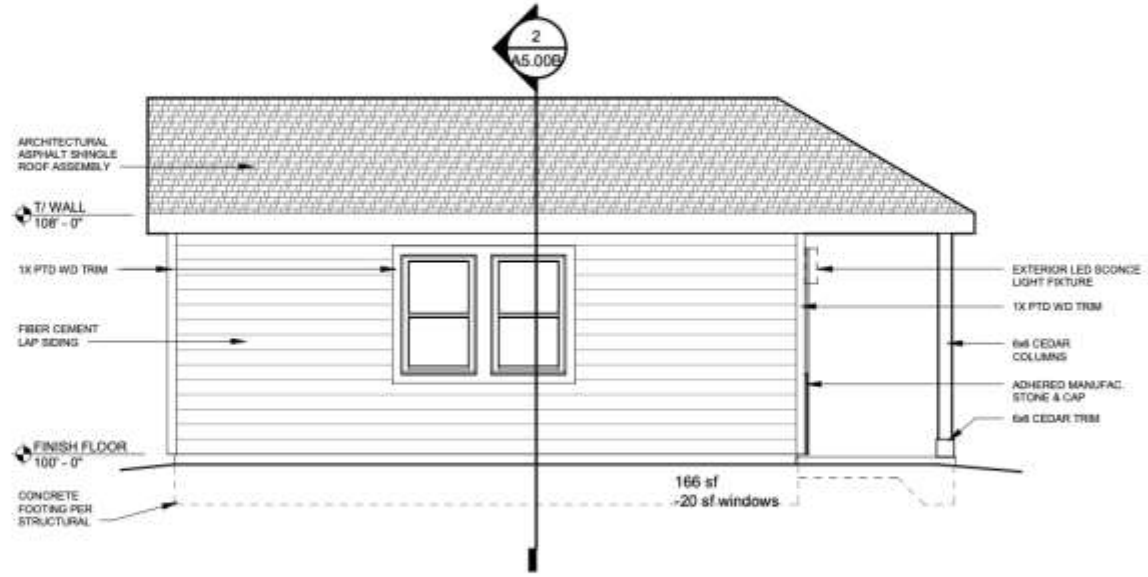
REFLECTED CEILING PLAN - YEAGER
SCALE : 1/4" = 1'-0"



FLOOR PLAN - YEAGER
SCALE : 1/4" = 1'-0"

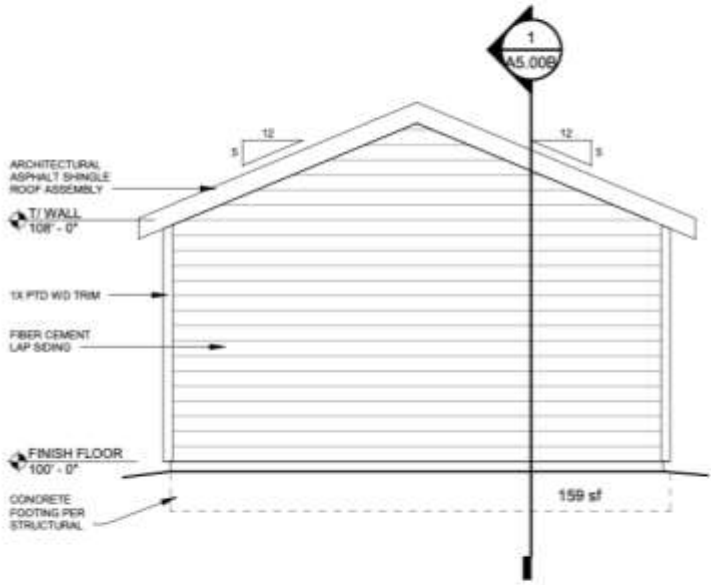


SOUTH ELEVATION - YEAGER
SCALE : 1/4" = 1'-0"

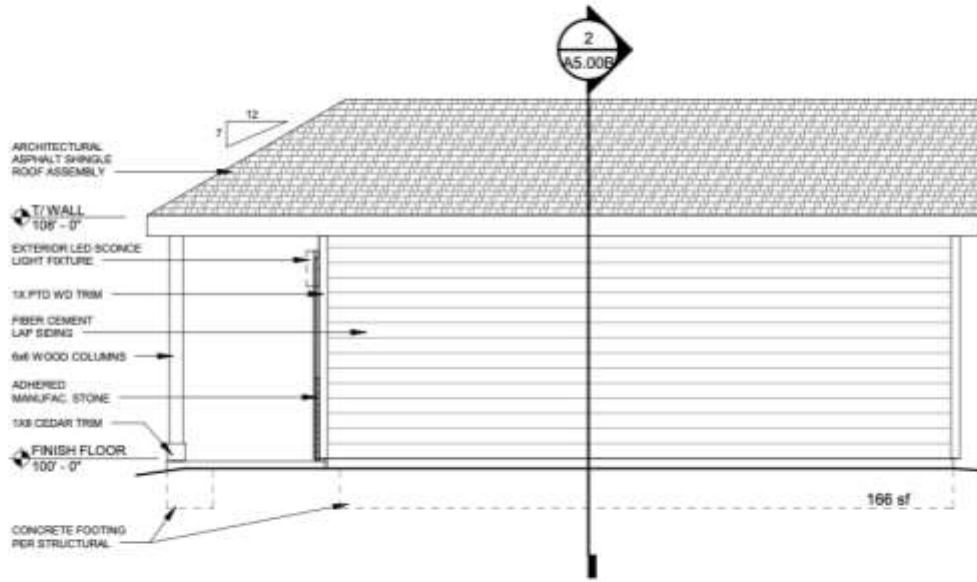


WEST ELEVATION - YEAGER
SCALE : 1/4" = 1'-0"

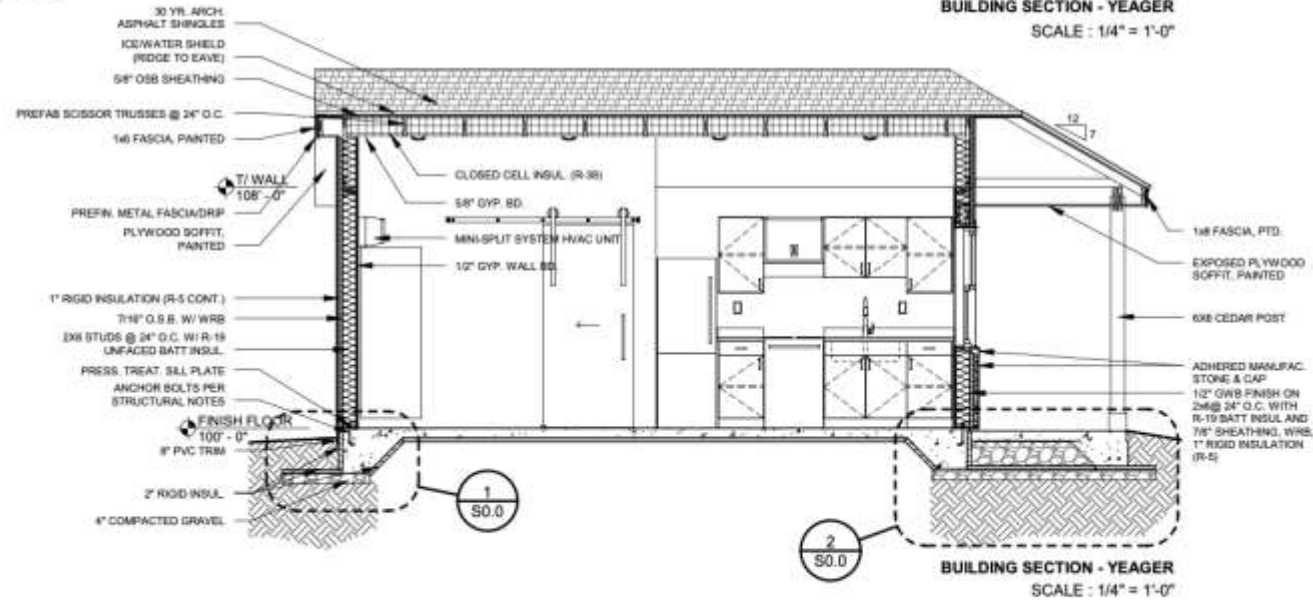
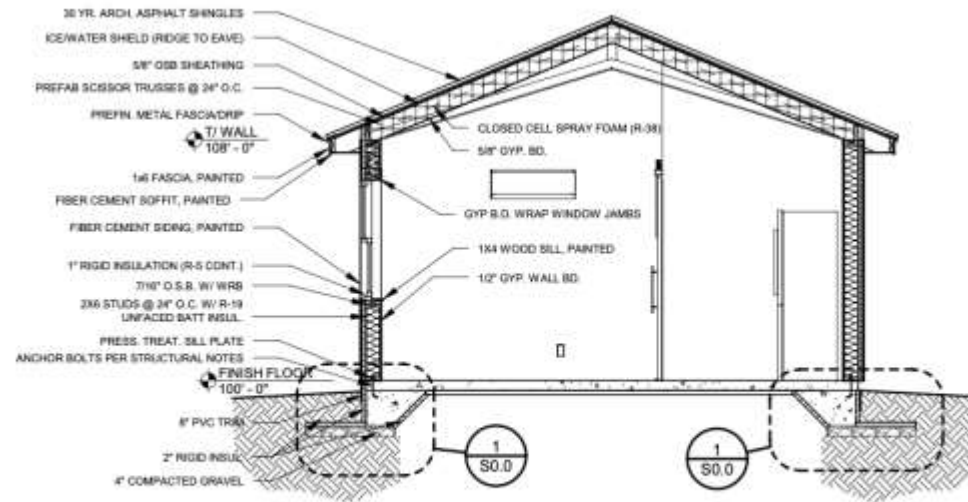
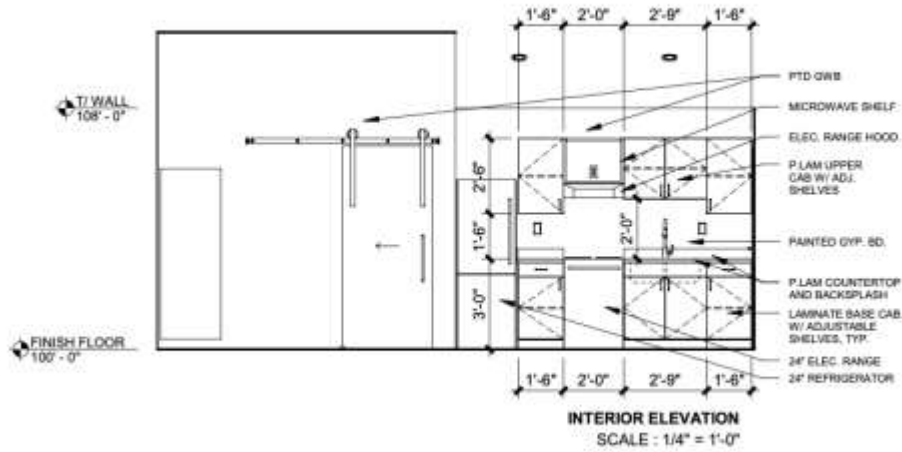


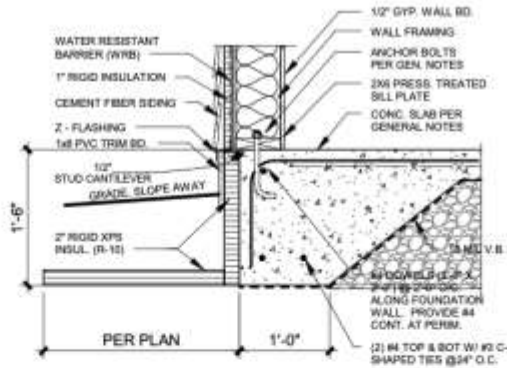


NORTH ELEVATION - YEAGER
SCALE : 1/4" = 1'-0"

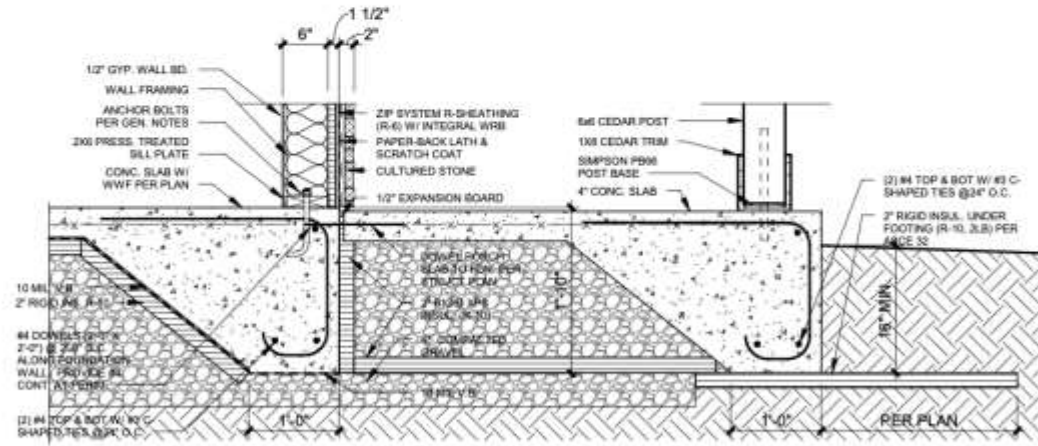


EAST ELEVATION - YEAGER
SCALE : 1/4" = 1'-0"

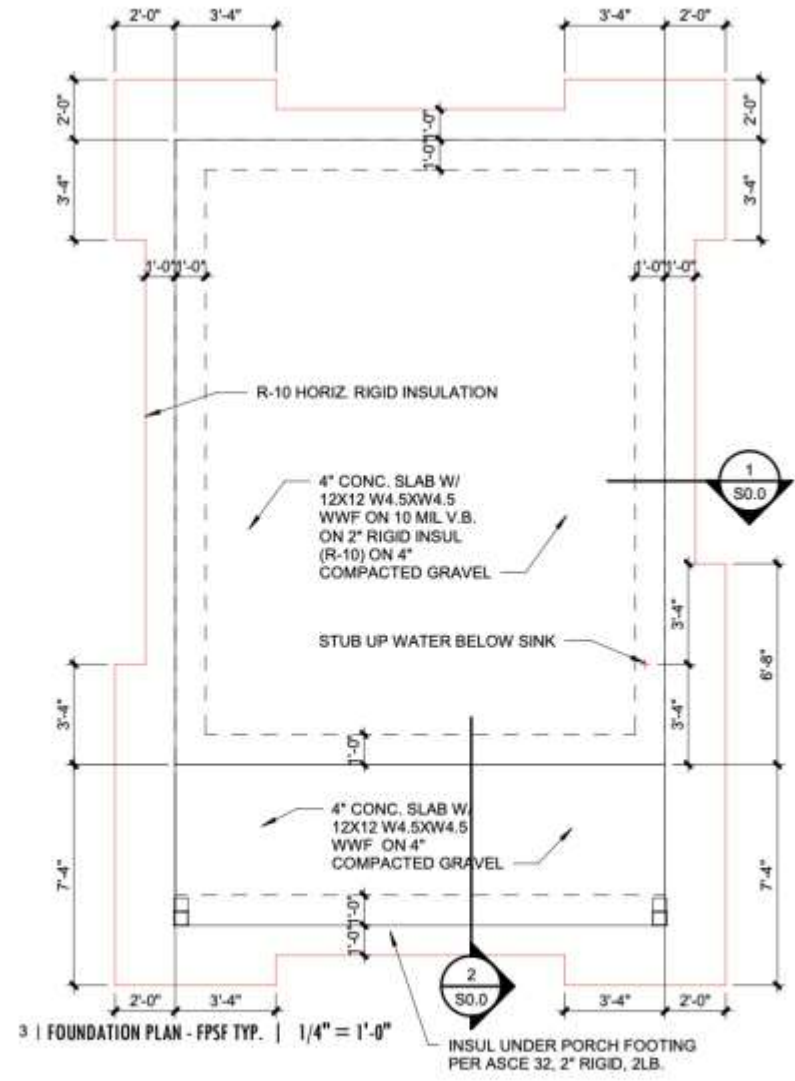




1 | FOUNDATION DETAIL FPSF | 3/4" = 1'-0"

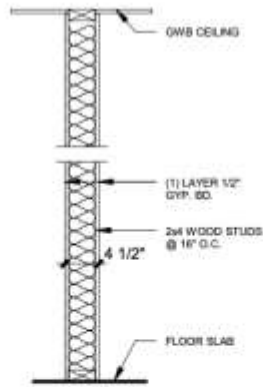


2 | FOUNDATION DETAIL FPSF PORCH | 3/4" = 1'-0"

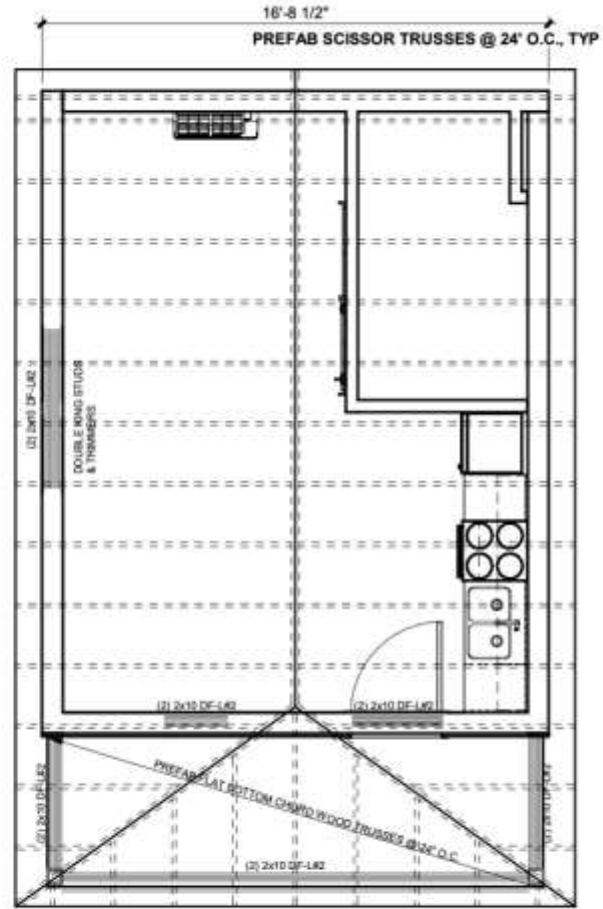


3 | FOUNDATION PLAN - FPSF TYP. | 1/4" = 1'-0"

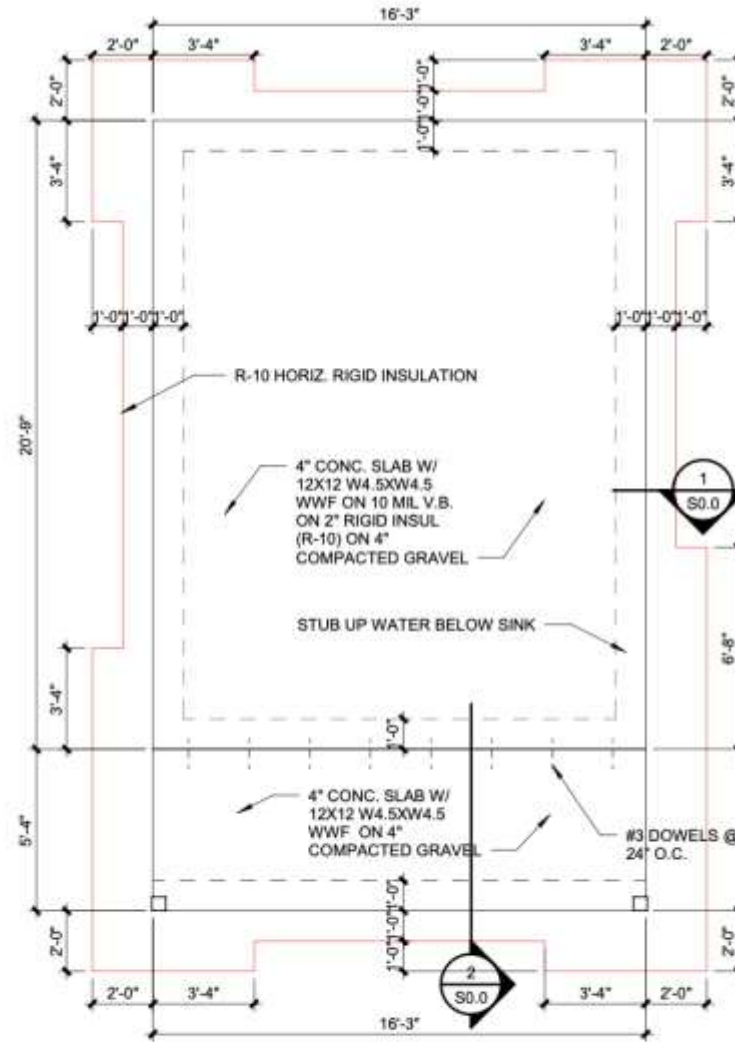




5 | TYP. INTERIOR WALL FRAMING
SCALE : 1/4" = 1'-0"



3 | ROOF PLAN - YEAGER
SCALE : 1/4" = 1'-0"

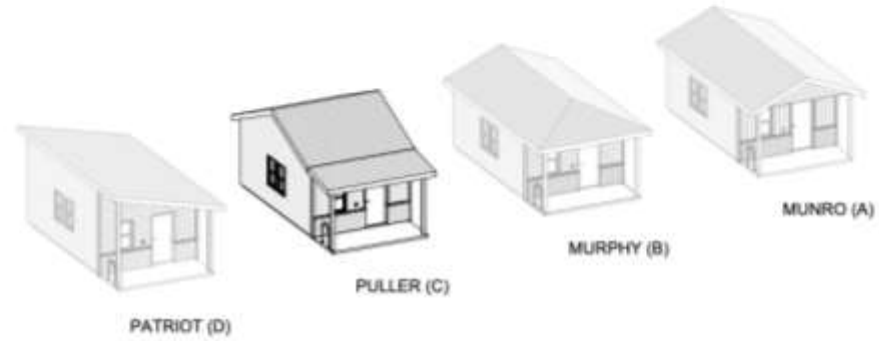


1 | FOUNDATION PLAN - YEAGER
SCALE : 1/4" = 1'-0"

VETERAN'S COMMUNITY PROJECT

TINY HOMES - PULLER HOUSE

MILWAUKEE, WISCONSIN



SHEET LIST

A0.00C	COVER SHEET
A1.01C	FLOOR PLAN & RCP
A4.01C	EXTERIOR ELEVATIONS
A5.00C	BUILDING SECTIONS
S1.01C	STRUCTURAL



FINKLE + WILLIAMS
ARCHITECTURE

VETERANS
COMMUNITY PROJECT

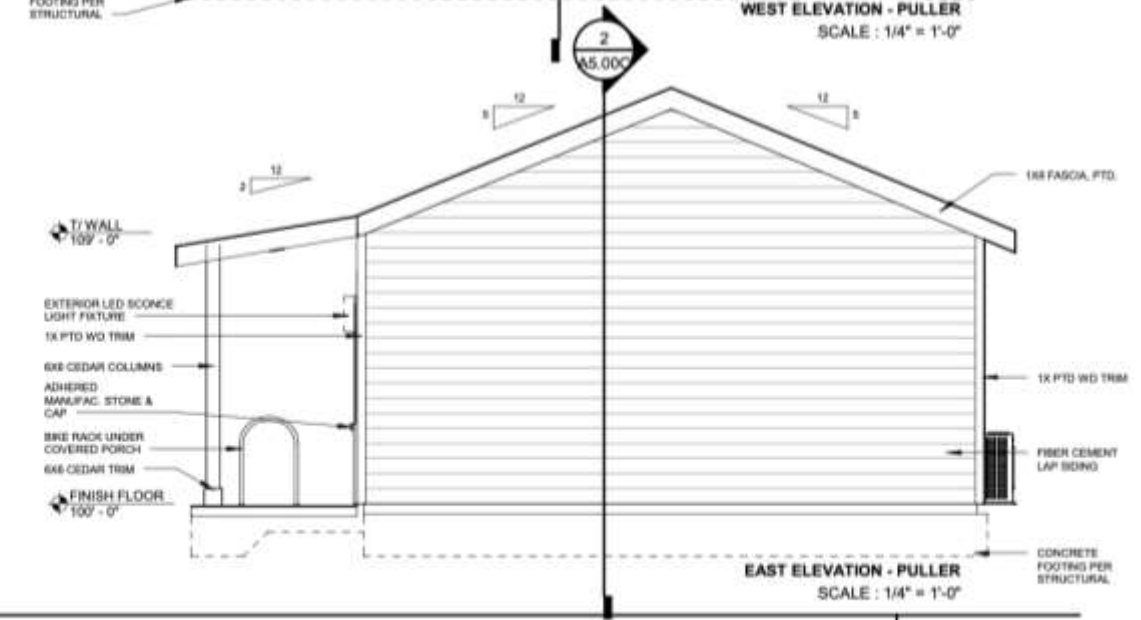
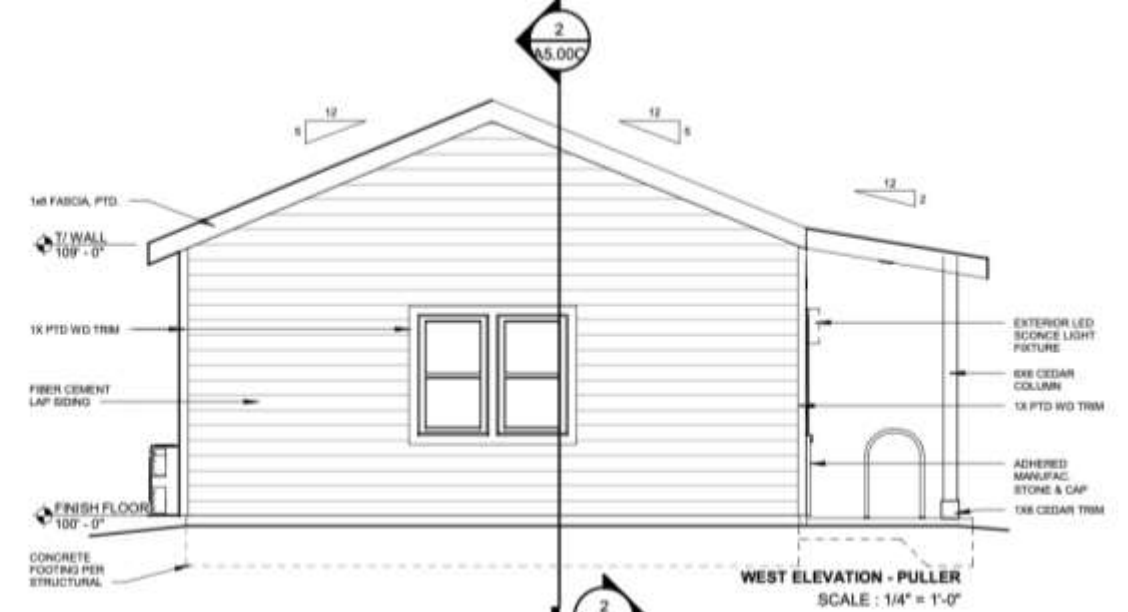
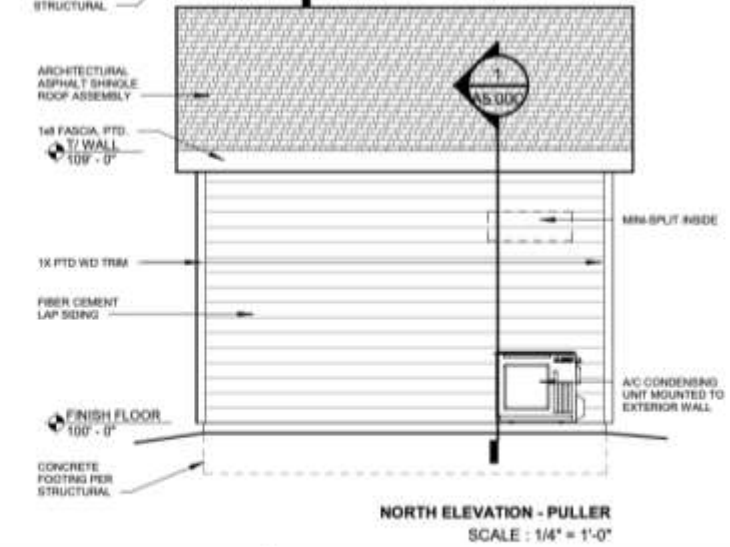
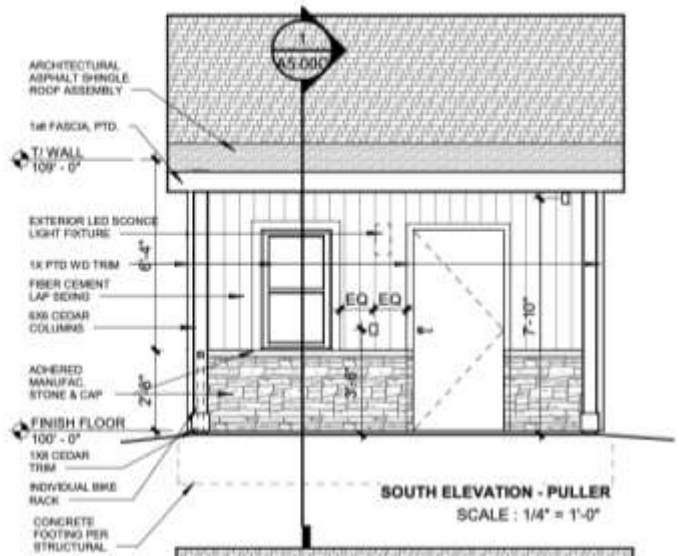
VCP - MILWAUKEE - INDIVIDUAL | 01.08.24

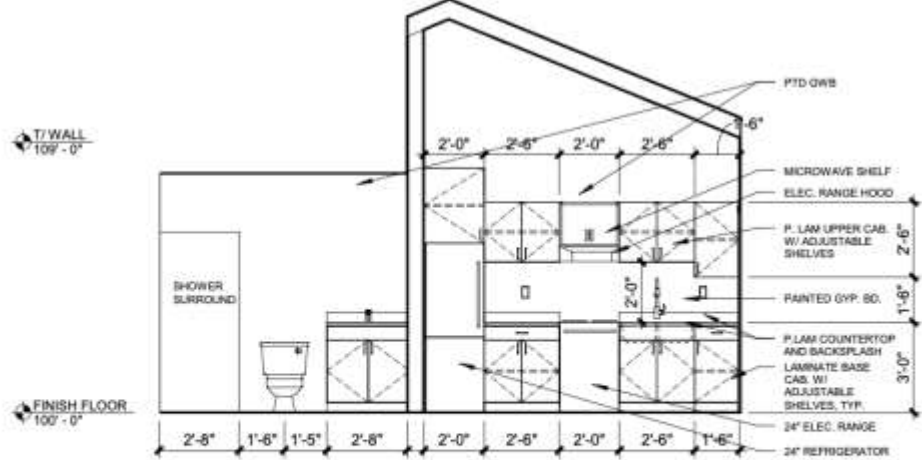
A0.00C

FINKLE + WILLIAMS © 2024

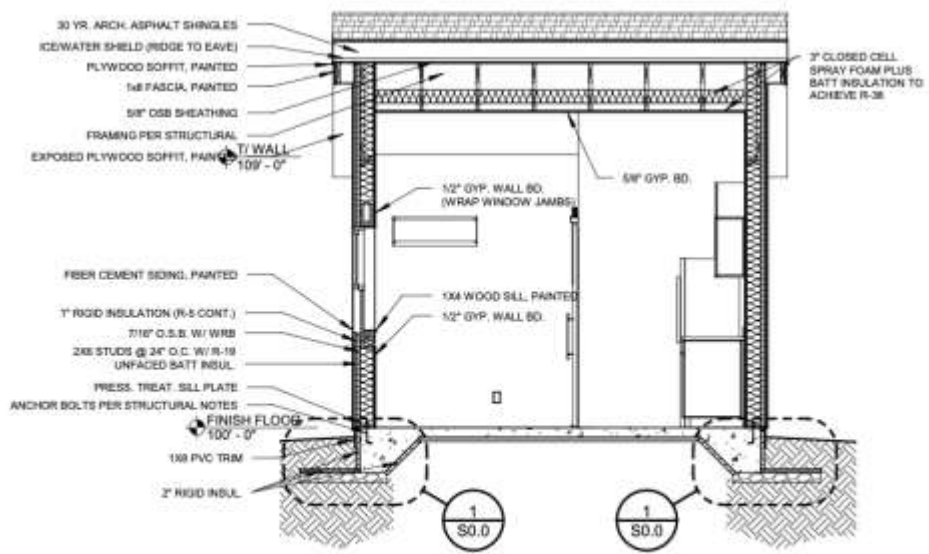
COVER SHEET

VETERANS
COMMUNITY PROJECT

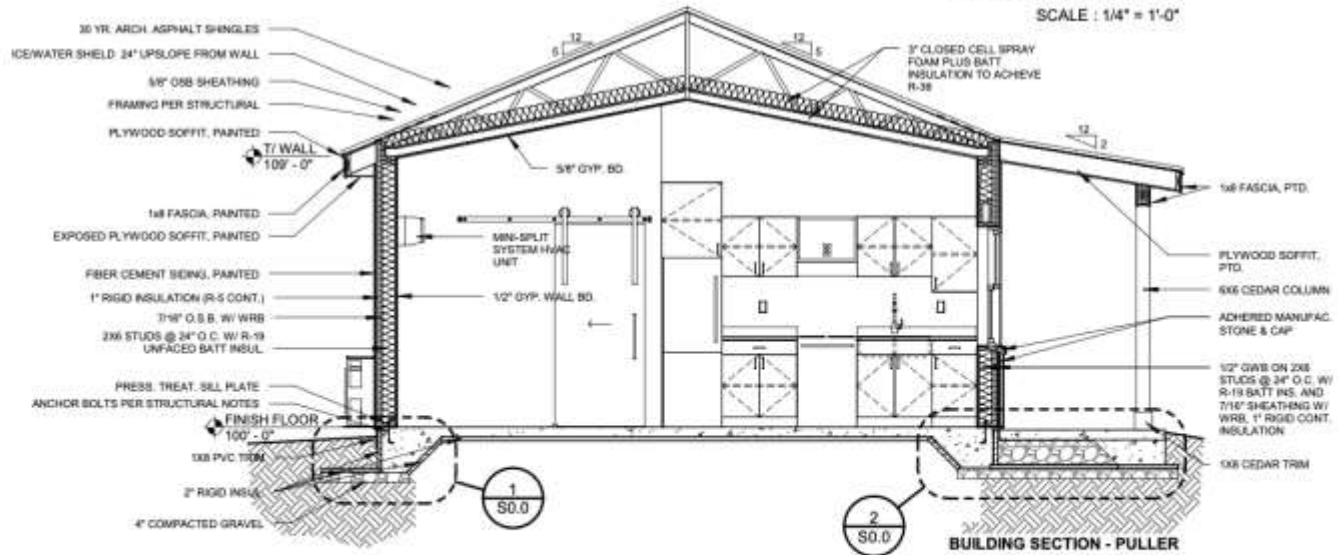




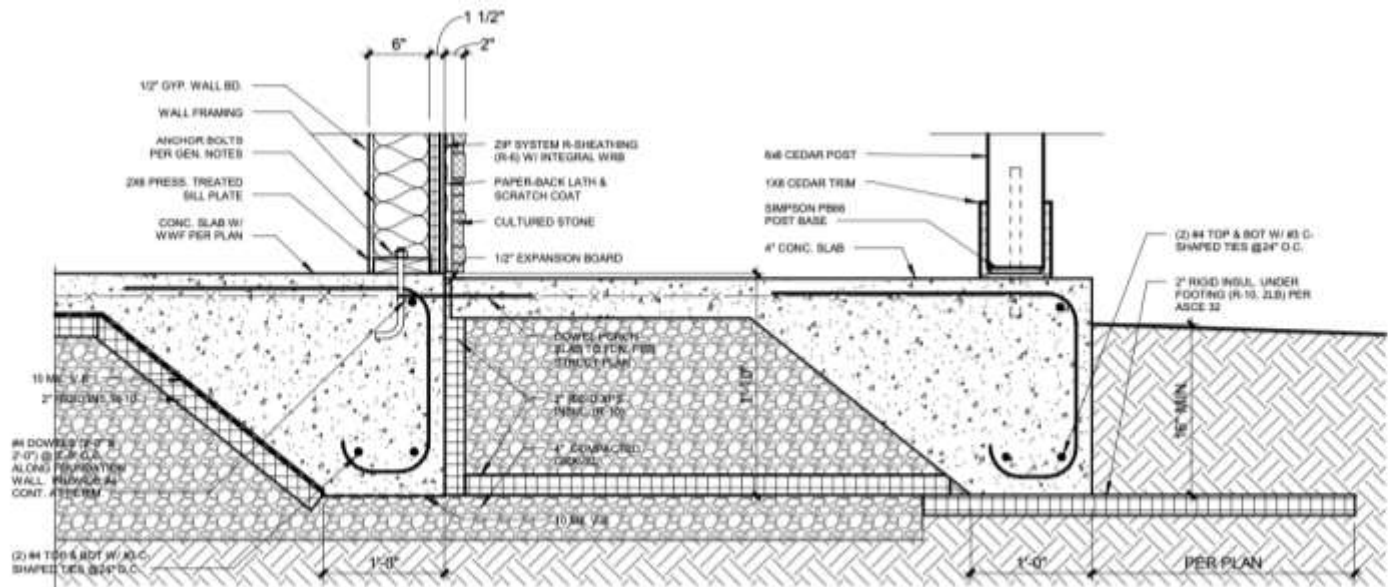
BUILDING SECTION
SCALE : 1/4" = 1'-0"



BUILDING SECTION - PULLER
SCALE : 1/4" = 1'-0"

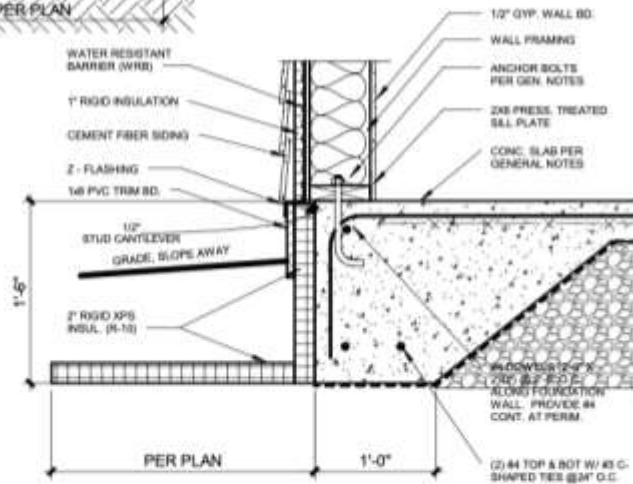


BUILDING SECTION - PULLER
SCALE : 1/4" = 1'-0"



2 FOUNDATION DETAIL FPSF PORCH

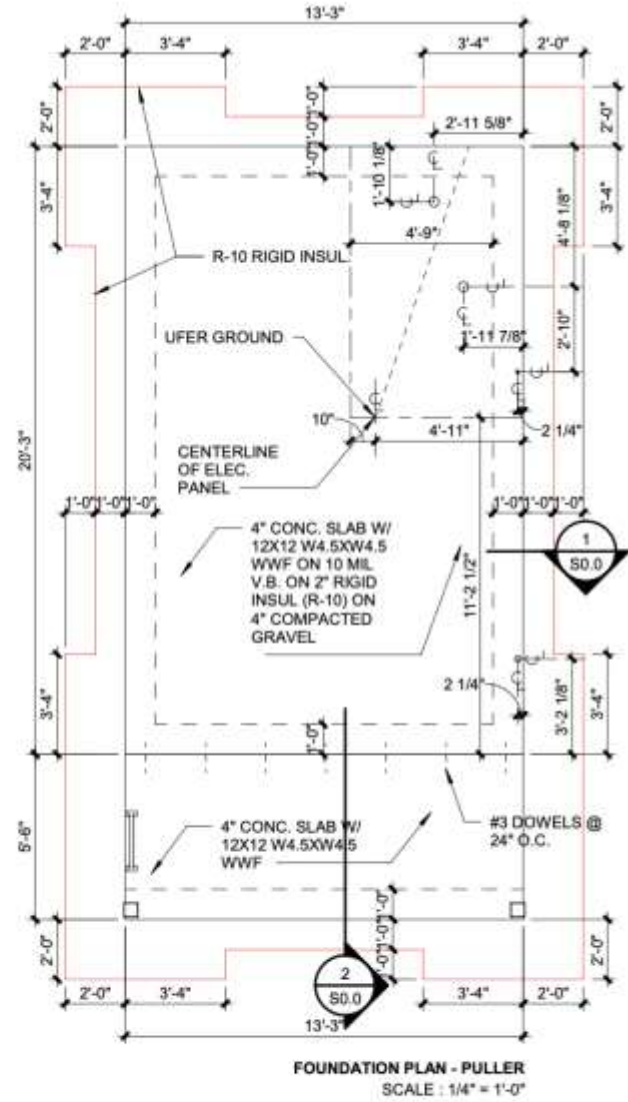
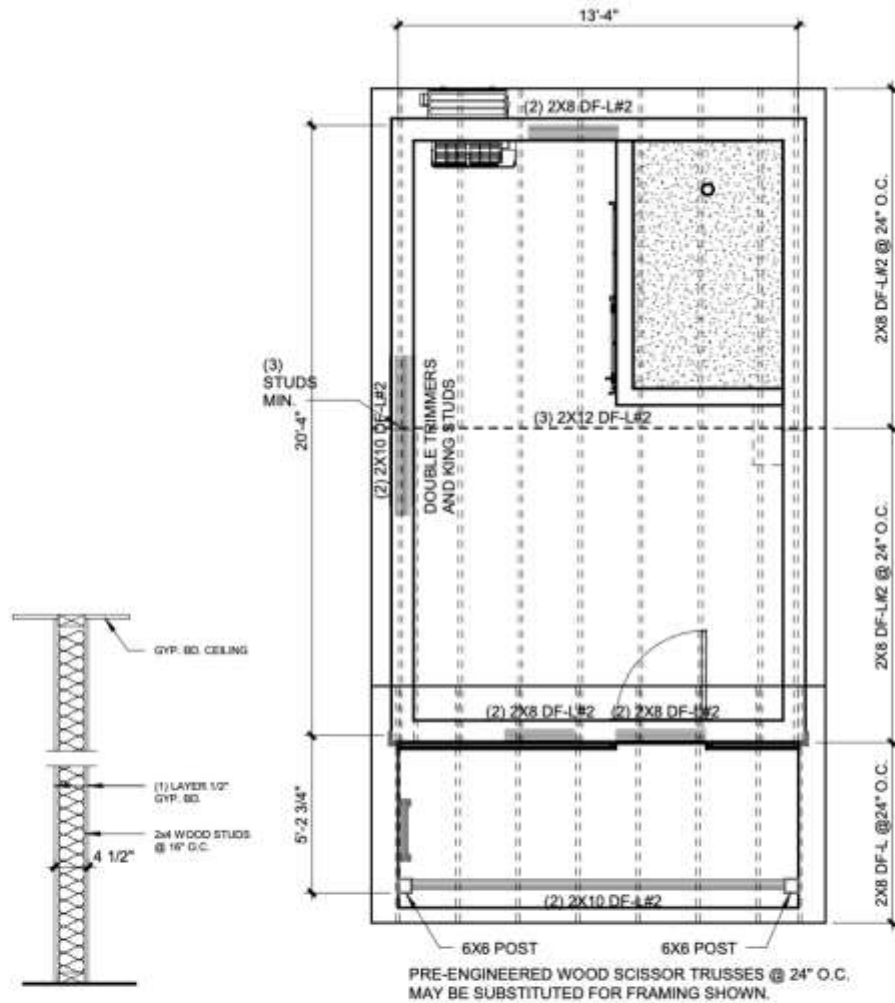
S0.0 SCALE: 1" = 1'-0"



1 FOUNDATION DETAIL FPSF

S0.0 SCALE: 1" = 1'-0"







VCP OF MILWAUKEE



32 Individual Homes
(240 sq. ft.)

8 Family Homes
(320 sq. ft.)

W. GREEN TREE RD.



60TH ST.



FINKLE + WILLIAMS
ARCHITECTURE



PHASE 5 - SITE PLAN



FINKLE + WILLIAMS
ARCHITECTURE

PHASE 2 - BIRD'S EYE VIEW



FINKLE + WILLIAMS
ARCHITECTURE

PHASE 3 - BIRD'S EYE VIEW



FINKLE + WILLIAMS
ARCHITECTURE

PHASE 4 - BIRD'S EYE VIEW



FINKLE + WILLIAMS
ARCHITECTURE

PHASE 5 - BIRD'S EYE VIEW



FINKLE + WILLIAMS
ARCHITECTURE

PHASE 5 - BIRD'S EYE VIEW



FINKLE + WILLIAMS
ARCHITECTURE

**SIDEWALK TO MAIN ENTRANCE
FROM 60TH STREET & GREEN TREE RD.**



FINKLE + WILLIAMS
ARCHITECTURE

PHASE 5 - COURTYARD



FINKLE + WILLIAMS
ARCHITECTURE

TINY HOUSE EXPERIENCE



FINKLE + WILLIAMS
ARCHITECTURE

TINY HOUSE EXPERIENCE



VETERANS
COMMUNITY PROJECT



FINKLE + WILLIAMS
ARCHITECTURE

PHASE 5 - FRONT ENTRANCE



“ Beyond virtually eliminating Veterans homelessness in Kansas City, the VCP Village has **enhanced the safety** and increased the stability of the surrounding community. The Kansas City Police Department has not once detained even one of the hundreds of residents who have called VCP home in the nearly five years since the village opened.

The presence of Veterans Community Project is the primary reason its residential neighbors have enjoyed a **minimum property value increase of two and half times** the average increase throughout the rest of the zip code.”

Tim Alhenius
President, Southtown Council





“You’re investing in a human life. A life that invested in you at one time.”

-Tim, VCP Resident Alumni



OUR VISION



“Veterans Community Project can absolutely fix Veteran homelessness. Every city in the US has a need for this program, but we can’t do it without you”

- Bryan Meyer, CEO & Co-Founder

VETERANS
COMMUNITY PROJECT

VCP.ORG