

May 11, 2009

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

Dear Committee Members:

File No. 081711 relates to a change in zoning from Local Business (LB2) to General Planned Development (GPD), on land located north of West Tamarack Street and west of West Fond Du Lac Avenue, in the 15th Aldermanic District.

The zoning change will allow for a four-story building with 8500 square feet of community space on the first floor and up to 45 apartment units. The 4-story residential building would be approximately 35,000 square feet and would include a total of 45 studio and one bedroom apartments for low- and very low-income individuals and couples. The development will integrate housing with services designed to support residents' self-sufficiency. Office and community services space will be located on the first floor, and 15 apartment units will be located on each of the second, third, and fourth floors.

Heartland Housing will develop the site and serve as the property manager. St. Ben's Community Meal is the local partner and will coordinate the supportive services component of the development. St. Ben's has over 75 sponsor churches and organizations, and serves over 100,000 hot meals a year, and provides other supportive services to individuals of need.

The development will include high quality building materials. The developers will continue to work with DCD staff and the Design Review Team to ensure that high quality design standards are achieved.

On May 11, 2009, a public hearing was held and at that time several people were in support of the development, and two neighbors were opposed. The concerns of the neighbors included ongoing maintenance of the development site, which Heartland Housing addressed. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on May 11, 2009 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Willie Hines