



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

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March 15, 2017

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

Dear Committee Members:

File No. 161585 relates to a Minor Modification to the Detailed Planned Development (DPD) known as United Methodist Children's Services to permit an extension of hours for an existing day care center at 3940 West Lisbon Avenue, located on the north side of West Lisbon Avenue, west of North 39th Street, in the 15th Aldermanic District.

This Minor Modification to the Detailed Planned Development (DPD) is being requested The Growing Tree Children's Center, a program of United Methodist Children's Services to permit modifications to the hours of operation for an existing day care center at 3940 West Lisbon Avenue. All of the uses that existed within the UMCS facility remained permitted when the site was rezoned to DPD in 2008. The day care center, which has been located within the UMCS building since 1999, was previously approved by the Board of Zoning Appeals (BOZA) as a special use in 1999. The operating plan for the day care includes: 40 children, 1 shift, 12 hours of operation, outdoor play space, and loading/pick-up occurring along Lisbon Avenue. Since this site is now zoned DPD, a minor modification is necessary to change the previously BOZA-approved plans.

The day care sees the need to expand its hours of operation from 6:30 pm to 11:30 pm to accommodate an expressed need by parents who work 2nd shift. The children who attend the day care center are residents of UMCS or live nearby. The day care would still open at 6:00 am. All other aspects of the DPD are not affected by this minor modification.

Since the minor modification is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on March 13, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Stamper

