

January 7, 2008

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

Dear Committee Members:

File No. 071228 relates to the change in zoning from Commercial Service to General Planned Development on land located on the north side of West Lisbon Avenue and west of North 39th Street, in the 15th Aldermanic District.

This file will permit construction of a 4 story expansion that will include 24 apartments and community space for United Methodist Children's Service. The new construction will include 24 three-bedroom residential units and approximately 10,000 square feet of community serving space. The monthly rent will be affordable to families with children who earn 30% to 60% of County Median Income (CMI). Two units will be for families earning 30% CMI, 10 units for families at 50% CMI, 10 units for families at 60% CMI, and two units will not have rent restrictions but will be affordably priced for families. The developers will be applying for WHEDA low income housing tax credits.

This file encompasses five parcels, four of which have existing houses that will be razed. This project area is located within the Washington Park Area Comprehensive Plan boundary, and is consistent with its recommendations. The site of the proposed new building is identified as a key redevelopment site and catalytic project within the plan area.

On January 7, 2008, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on January 7, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Willie Hines