December 8, 2009

Milwaukee City Plan Commission
809 N. Broadway
2nd Floor
Milwaukee, WI 53202

RE: File Number 090877 - Empowerment Village Zoning Request (DPD)

Dear Commission,

There is a major concern regarding an omission of the proposed detailed plan for the Empowerment Village project in relation to design, public safety and pedestrian right of way that needs to be addressed.

Per discussions with LVBA, Cardinal Capitol Management Inc. agreed to create a gated patio with landscaping to accommodate the influx of residents of the site; just west of the property. The site is currently a city owned parcel used as a turn lane for north bound Chase Avenue vehicles to travel east bound on Lincoln Avenue.

AG Architecture created a site plan for Cardinal Capitol Management Inc., (see attached) to address this issue. However, there is no reference to this in the Detailed Plan Project Description or in the renderings submitted with this file.

Since becoming a Milwaukee Main Street District, LVBA (Lincoln Village Business Association) has been addressing physical enhancements to the eastern gateway of the commercial corridor. We see this project as an opportunity to further neighborhood development already in place while addressing the new influx of residents to the commercial corridor site.

In support of this request, the Lincoln Village District portion of the Milwaukee Near South Side Area Plan notes the following: (Chapter 4, Page 69)
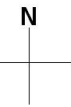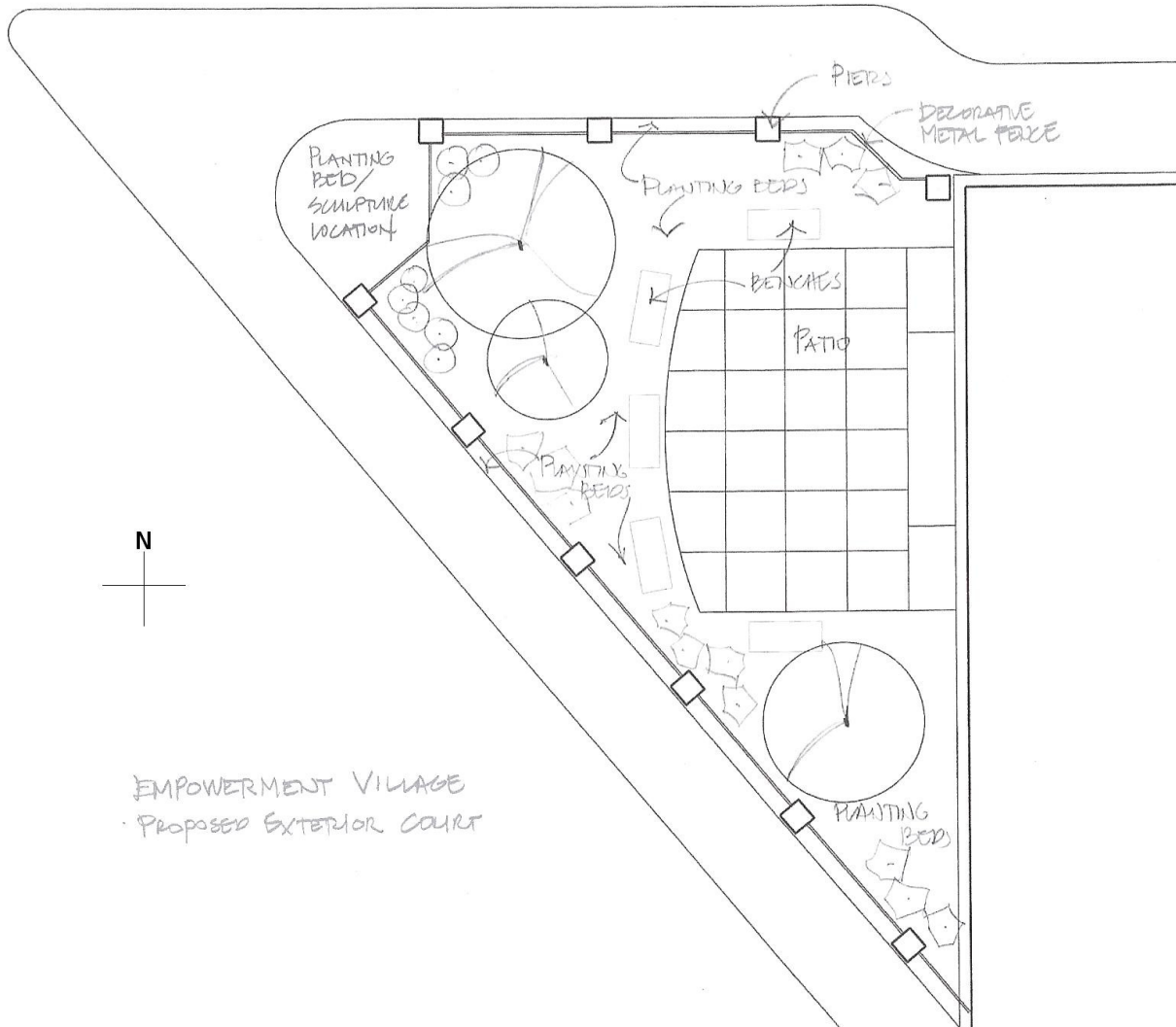
• Opportunities to improve existing green space and to weave new green spaces into the area should be a high priority to add local amenities and improve resident's quality of life.

• The dense urban environment of the Near South Side should be softened and beautified by streetscaping the area's main arterials and adding trees and other plantings wherever possible.

LVBA strongly encourages the City Plan Commission to deny the proposed zoning change until this issue is resolved to the satisfaction of LVBA and the surrounding property owners.

Sincerely,

Neil White
Executive Director

Lincoln Ave.

PIERS

DECORATIVE
METAL FENCE

PLANTING
BED/
SCULPTURE
LOCATION

PLANTING BEDS

BENCHES

PATIO

PLANTING
BEDS

N

PLANTING
BEDS

EMPOWERMENT VILLAGE
· PROPOSED EXTERIOR COURT

PLANTING
BED