



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

September 13, 2019

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

Dear Committee Members:

File No. 190651 relates the change in zoning from Multi-Family Residential, RM1, and Local Business, LB2, to Two-Family Residential, RT4 for the properties located at 2210 West Becher Street and 2038 South Muskego Avenue, on the north side of West Becher Street, East of South Muskego Avenue, in the 8th Aldermanic District.

This zoning change, requested by the United Community Center (UCC), would change the zoning for the subject sites from RM1 (2210 West Becher Street) and LB2 (2038 South Muskego Avenue) to RT4. This change would allow the subject sites to be combined with adjacent parcels, zoned RT4, to facilitate the development of a new UCC Early Learning Academy that will provide day care and educational services to approximately 200 children between the ages of 6 weeks and 4 years old. There is an existing one-story UCC daycare at 2210 West Becher Street that will be razed for the construction of a new daycare. 2038 South Muskego consists of a connected residential and commercial structure that will also come down as a result of future development. UCC has applied for a special use from the Board of Zoning Appeals, as a daycare is a special use within a RT4 district. The new building and site plan will follow the zoning requirements in the RT4 zoning district, and seek the necessary variances for any zoning elements that aren't able to be met.

On September 9th, a public hearing was held on the subject file. Representatives from the UCC spoke about the genesis of the plans for the Learning Academy, the need for early childhood education in the neighborhood, and initial site plan and building designs. Commissioners asked a series of questions about the proposal about subjects such as fencing, parking, and the play area. UCC explained their belief that 86 parking spots was appropriate for the 50 employees and the proposed use necessitated additional parking for drop-offs and pick-ups. The applicants also discussed their willingness to include certain elements such as a landscaped buffer along Muskego and opening of the play-area to the public during off hours due to DCD staff recommendations. Commissioners urged UCC to be mindful of the abutting residential properties as they moved forward with the project.

Since the proposed zoning change will allow the UCC to combine the subject sites with additional properties that they have acquired, zoned RT4, to facilitate the development of a new early learning center, the City Plan Commission, at its regular meeting on September 9, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan

