



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

October 7, 2019

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

Dear Committee Members:

File No. 190782 relates to the change in zoning from Industrial-Light, IL1, to a Detailed Planned Development known as Veterans Outreach of Wisconsin to allow a tiny homes development on part of 6767 North 60th Street, located on the west side of North 60th Street, south of West Green Tree Road, in the 9th Aldermanic District.

This zoning change, requested by Veterans Outreach of Wisconsin (VOW), would allow the construction of The VOW – Homeless Veterans Tiny Home Village, a phased development on the eastern 7 acres of 6767 North 60th Street. The Redevelopment Authority of the City of Milwaukee (RACM) owns the site currently, and a land sale to VOW was approved by the Common Council on September 24th for the eastern 7 acres of the site. Additionally, a Certified Survey Map (CSM) is underway to create the 7 acre parcel.

VOW has created a homeless recovery program designed around the specific needs of Veterans. Resources and necessary training will take place on site to provide the tools needed for a successful recovery from homelessness along with follow-up and continued services. VOW has developed a smaller, 15-residence tiny homes development known as the James A. Petersen Veteran Village in Racine, WI, and this proposal is modeled on that project.

The development proposal consists of up to 48 single family dwelling units (tiny homes) that will be clustered in groupings of two houses attached by a front porch, all of which will be placed around a central community center building that will be used for programmatic and nourishment activities. Of the 48 units, 24 will be constructed as part of the first phase, along with the community center. The community center at the middle of the village will be ADA accessible and approximately 8,758 Square Feet. The project will also include permeable pavers, landscaping features, relocation of the community gardens, additional accessible parking along Green Tree Road to allow for community parking for the gardens, sidewalk surrounding the 7 acre parcel, utilities, and walkways. A memorial is planned for the southeast corner of the site, along 60th Street.

On September 30, 2019, a public hearing was held and at that time nobody spoke in opposition to the file. Representatives from RACM, VOW and SEH spoke about the context, mission, and specifics of the site plan and architecture. Commissioners asked the applicants about the movement of the existing community gardens and inclusion of green infrastructure and bike racks. Jeff Gustin, executive director of VOW, assured them that they were keeping the gardens open to the public, including trees and greening features in the parking lot, and would have bike racks



around the property. Alderwoman Chantia Lewis spoke about her excitement for the project, the community meeting she held, and her personal support as a veteran herself. Prior to the meeting, four letters were submitted for the record, one of which was opposed to the project and three letters in support.

Since the proposed zoning change will accommodate the development of the tiny home village for homeless veterans, the City Plan Commission at its regular meeting on September 30, 2019 recommended approval of the subject file conditioned on the applicant submitting final exhibits that incorporate staff's comments.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Lewis