

January 7, 2008

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

Dear Committee Members:

File No. 071179 relates to the change in zoning from Local Business (LB2) to General Planned Development (GPD) on lands located East of North Martin L. King Jr. Drive and South of West Keefe Avenue in the 6th Aldermanic District.

This file will permit construction of up to 65 units of affordable housing with services for seniors. The developers will be applying for Low Income Housing Tax Credits from WHEDA to assist them with this project. Volunteer of America (VOA) will be the primary developer and owner of the property. Shiloh Church is a development partner and will coordinate the community outreach effort and provide spiritual services to the tenants.

The remnant parcel (3458 N. MLK Drive) is currently owned by the City and is in the process of being vacated. Upon vacation, the parcel will be sold to the developers. Of the 65 affordable units, 50 will be one-bedroom and 15 will be two-bedroom units. The development will also include common areas for the residents. At least 50% of the building will be certified as a Residential Care Apartment Complex (RCAC) and will be regulated by the Wisconsin Department of Health and Family Services. Tenants of the development must be 55 or older and have incomes of less than 60% of the County Median Income. A mix of independent seniors and those who require assisted living services will occupy the building, once completed.

On January 7, 2008, a public hearing was held and at that time nobody spoke in opposition. One commissioner expressed concerns regarding the development agreement between VOA and Shiloh Tabernacle Church. Since the proposed change complies with the Zoning Code and City plans for the area, and is consistent with the preliminary recommendations of the Northeast Side Area Comprehensive Plan, 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. Michael McGee