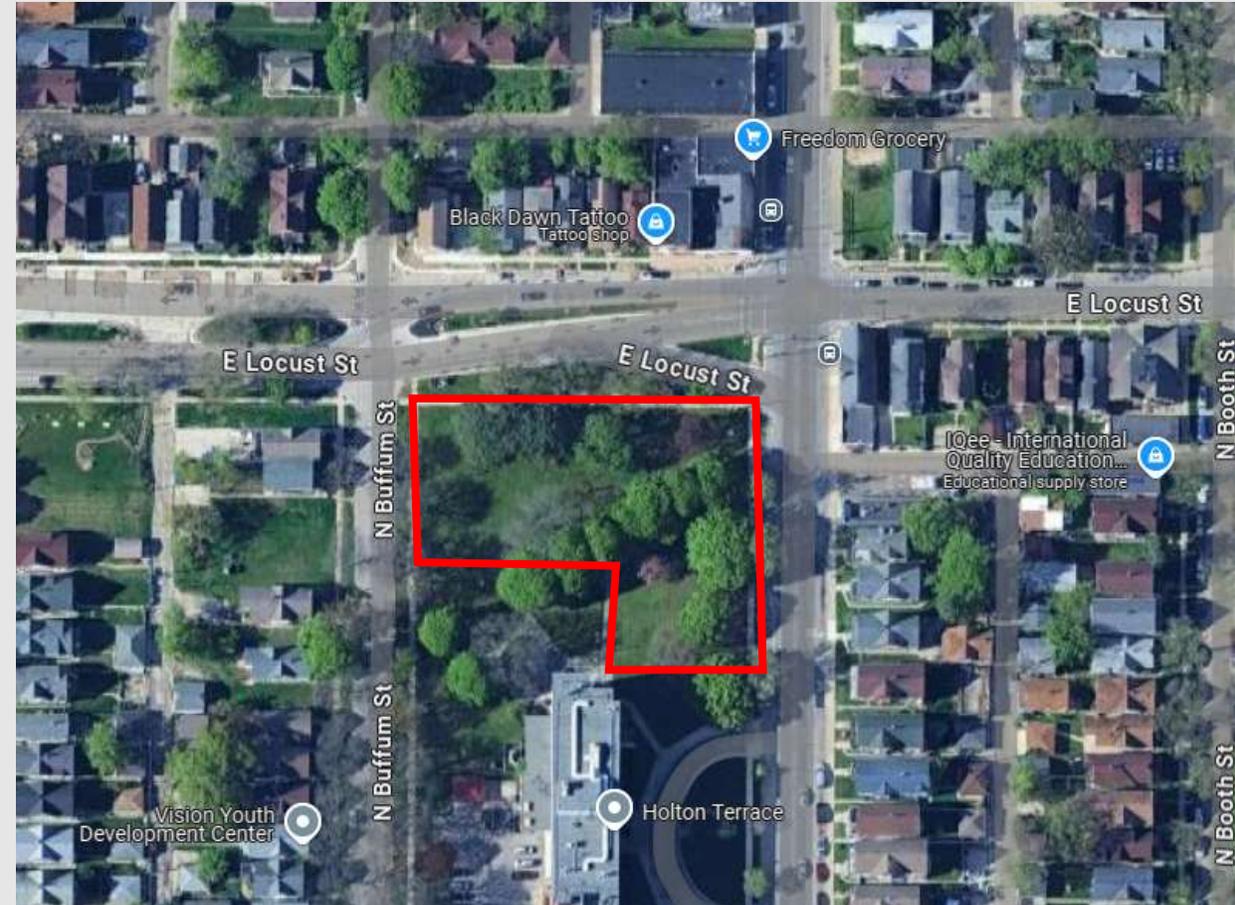
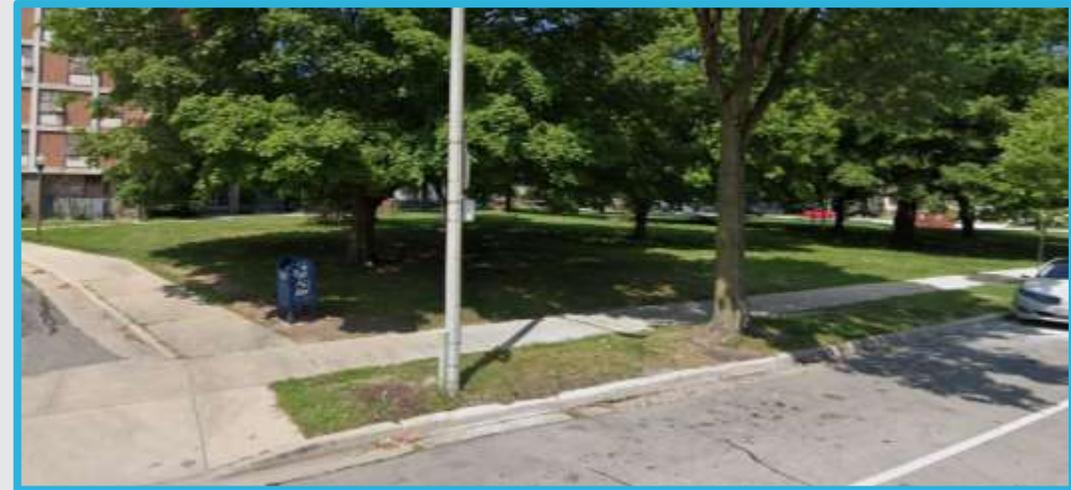
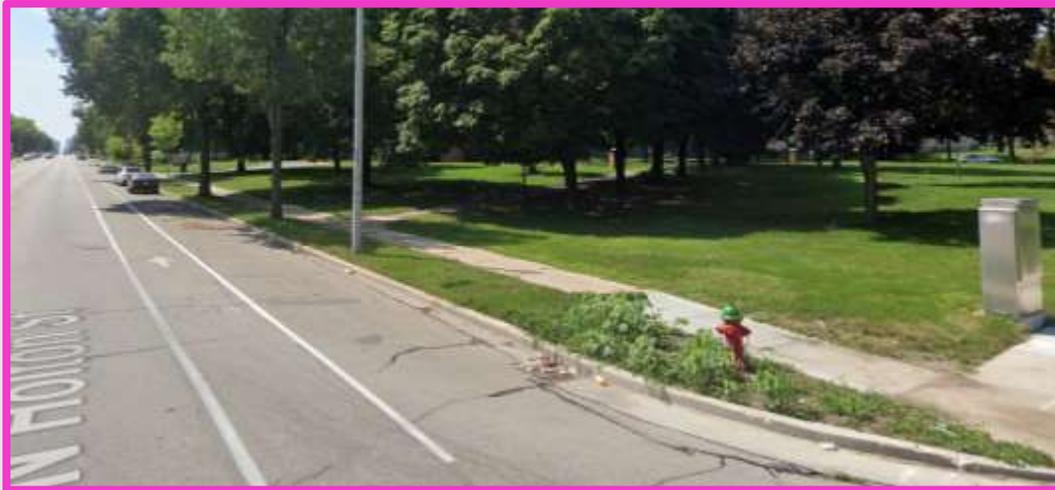
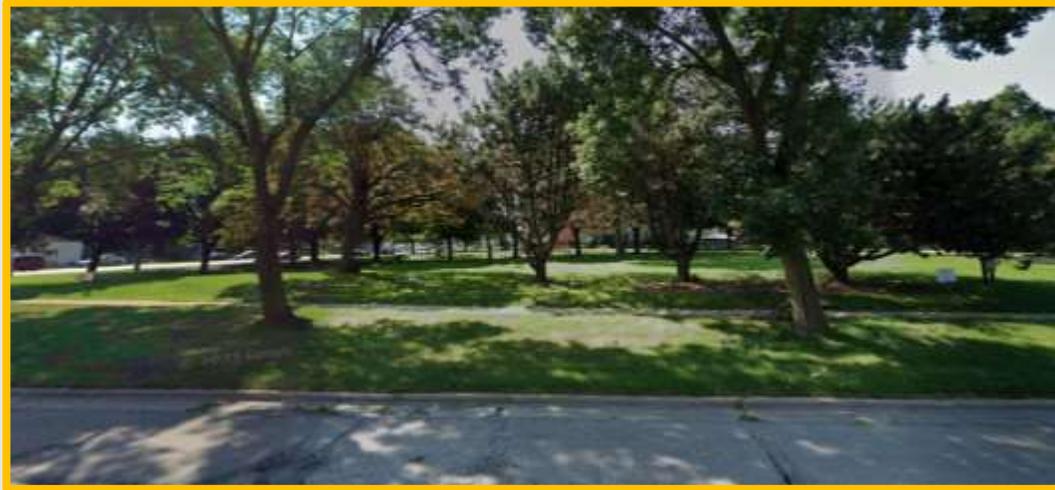


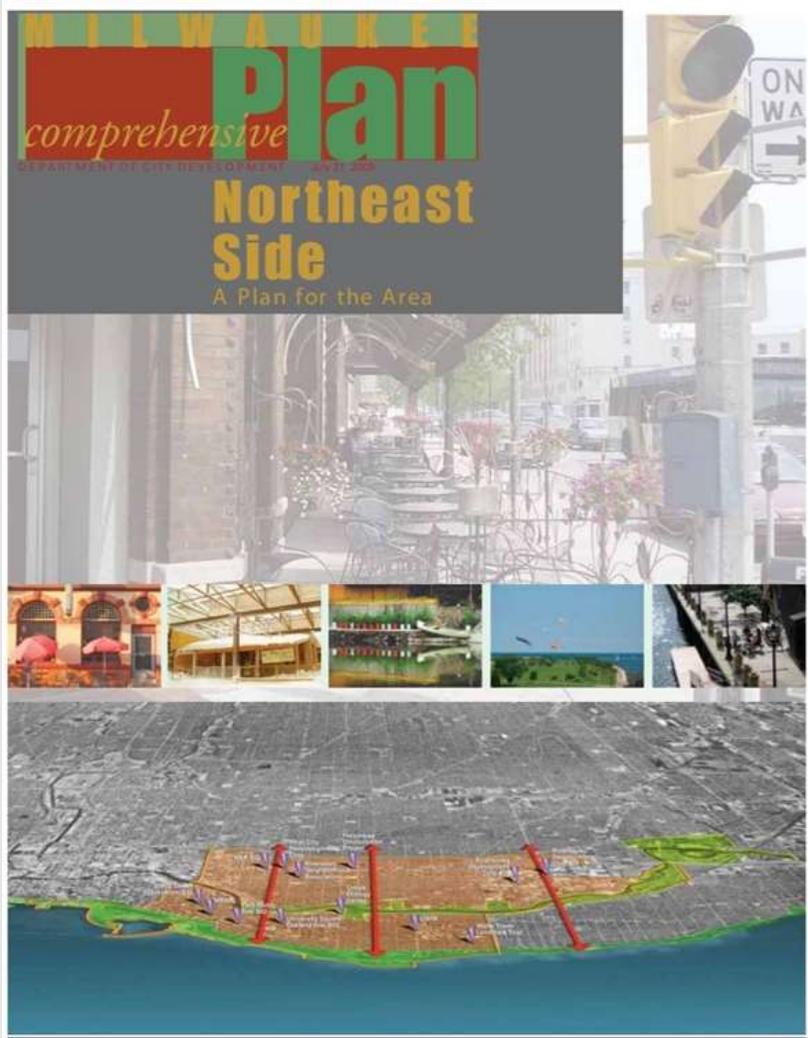
File Number 240804. A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM7, to Local Business, LB2, to facilitate a future development on the property located at 421 East Locust Street, on the south side of East Locust Street between North Buffum Street and North Holton Street, in the 6th Aldermanic District.



File Number 240804. Context.



File Number 240804. Consistency with Comprehensive Plan.



### Northeast Side Plan:

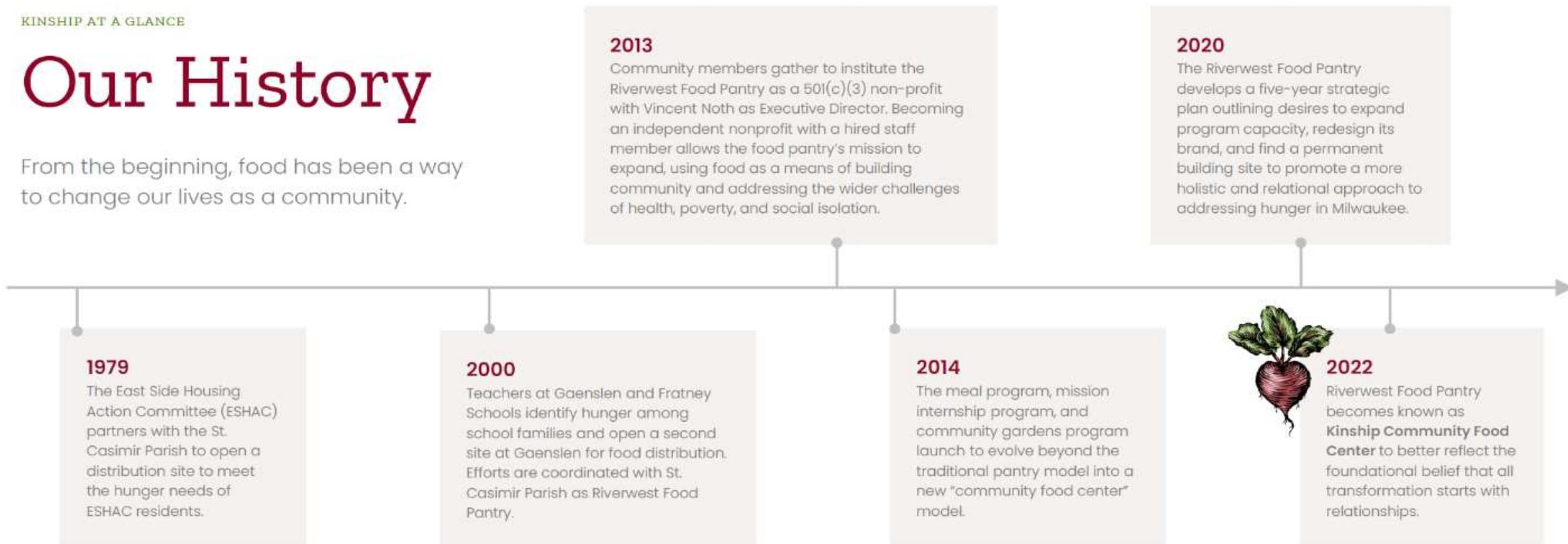
- Adopted in 2009. Amended in 2012 and 2018.
- The Northeast Side Area Plan supports new development on vacant or underutilized land, and promotes pedestrian friendly facades along commercial corridors.
- The site is within the Harambee sub-area of the plan and is across Holton Street from the Riverwest sub-area of the plan.
- The sub-areas emphasizes education and job creation, supporting sustainable developments that improves public health, improving commercial corridors and establishing a gateway condition at Locust and Holton Streets.
- The proposed rezoning **is consistent** with the comprehensive plan.

# REZONING APPLICATION – 421 E. LOCUST ST.

December 10, 2024

# Our History

From the beginning, food has been a way to change our lives as a community.



## Traditional Food Pantry Model

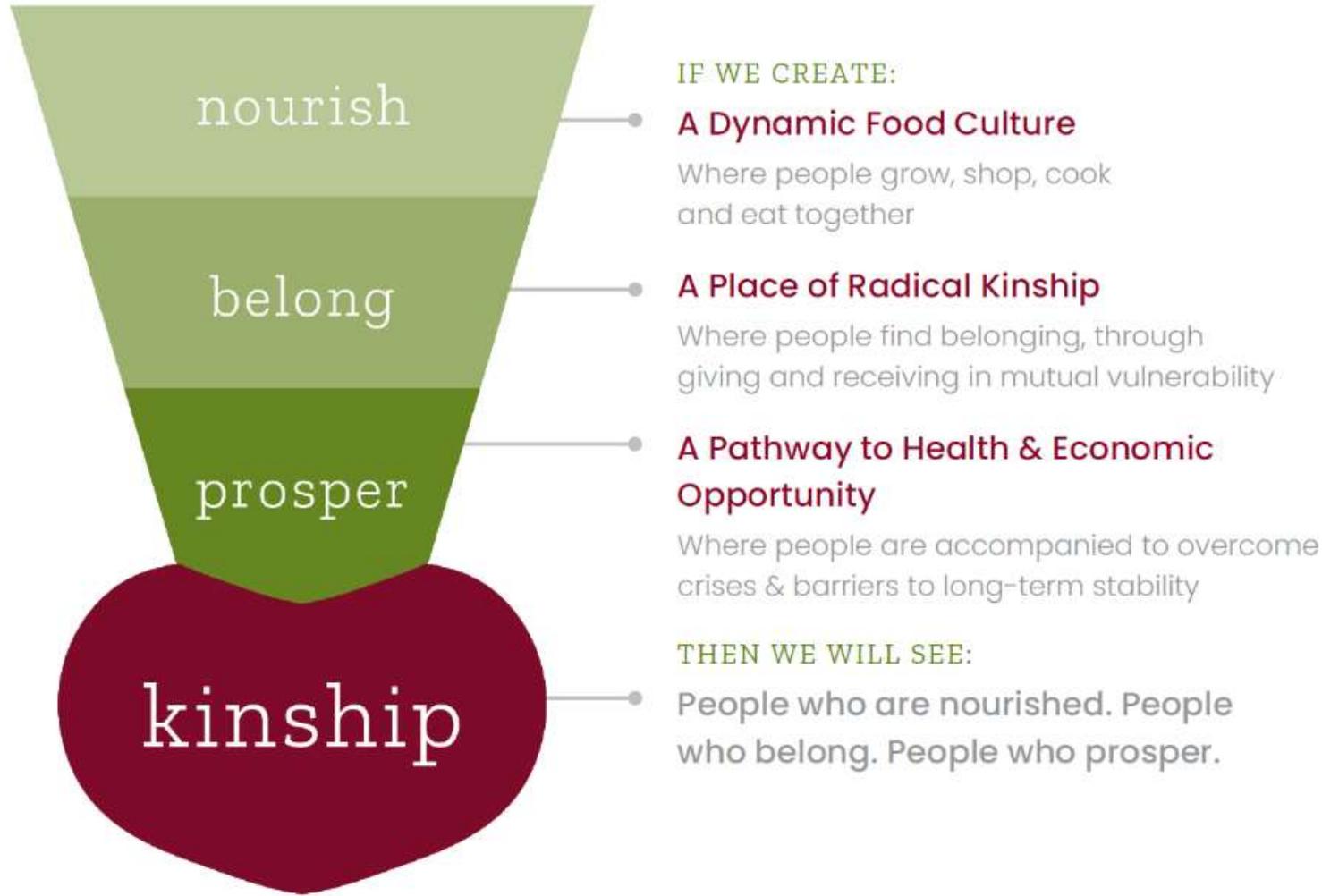
Measures outcomes in pounds of food distributed & number of people reached



## Community Food Center Model

Measures outcomes in community health, stability, & prosperity

# Our Theory of Change



## Our Pillars

Our work is structured by three mission pillars.

- **NOURISHMENT**  
Nourishing food security and wellness
- **BELONGING**  
Fostering kinship and community engagement
- **PROSPERITY**  
Creating stability and economic opportunity

# Our Programs

Our programs are designed to address food scarcity and help the whole person thrive.



## Shop

FRESH FOOD MARKET

A fresh food market that integrates health education, cooking demonstrations, a food bar, and connections to community resources.



## Grow

URBAN FARM

A 27,000 square foot urban hoop house vegetable farm that grows thousands of pounds of organic produce to feed and educate the community.



## Feast

COLLABORATIVE MEALS

Collaborative meals that bring a diverse group around a common table to explore food traditions and whole food culinary skills.



## Form

EDUCATION AND ENGAGEMENT

Service-learning and workshops that empower volunteers and neighborhood residents to become leaders of generosity and advocate for the betterment of society.



## Mission Internship

A YEAR OF SERVICE

A residential "mission-year" of service and Catholic spiritual formation for young adults.



## Stride

CRISIS ASSISTANCE & MENTORING

A mentoring program that accompanies people in crisis to overcome their barriers to health and economic stability.



## Workforce

EMPLOYMENT READINESS & TRAINING

Paid work experience that integrates social connection and human development to create a healing path toward steady employment and economic mobility.

Our shoppers include children (roughly 70% from single parent households), under-employed adults, persons living on fixed incomes, unemployed individuals with barriers to steady employment, and individuals in crisis. The families we serve have an average income below \$1,500 per month.

# Our Impacts: Annual Snapshot, 2023

**15,261**  
Community Members Served

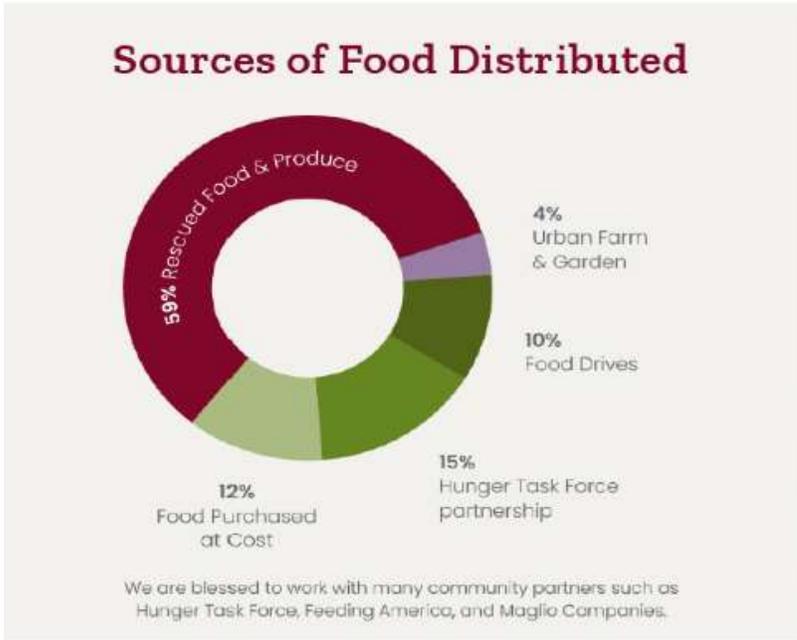


**86k**  
Pounds of Produce Distributed

**459**  
Referrals Made for Families in Crisis



**15k**  
Pounds of Produce Grown in Our Community-Run Garden & Farm



**89%**  
of community members say they are now cooking at home as a result of shopping at Kinship.



**346k**  
Pounds of Food Distributed



**30,643**  
Pounds of Eggs, Dairy, and Oil Distributed

**96%**  
of community members say they feel accepted in our community at Kinship.

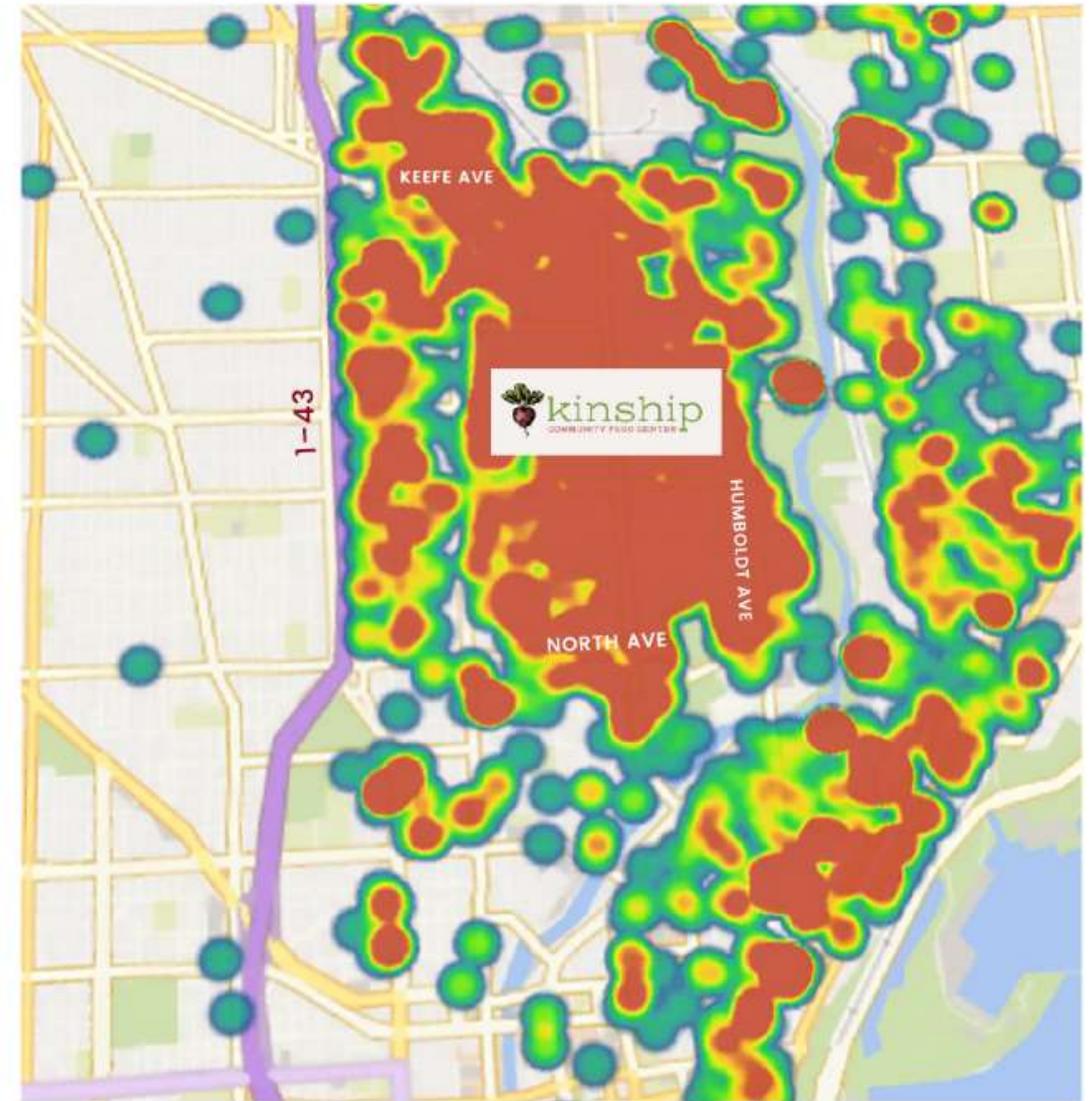
**27k**  
Volunteer Hours

# Our Commitment to this Community

This “heat map” shows current shopper frequency at the Kinship Community Food Center. Kinship’s development of the site at Holton and Locust would be an ideal location to meet the grocery and food needs for Housing Authority residents and the surrounding community who already shop with us.

Feeding more than 15,000 people each year, primarily from the 53212 zip code, our experience in improving food security, reducing dietary illness and social isolation, reducing eviction and crises, improving long-term health, neighborhood engagement, and economic stability, mobilizing community volunteers, and investing in young community leaders demonstrates our leadership and commitment to this neighborhood.

Kinship serves the 53202, 53203, 53211, 53212, and 53217 zip codes. In recent years, Kinship has served more than 4,000 households primarily in the 53212 zip code, which is bounded to the south by North Avenue and the north by Keefe Avenue, to the east by Humboldt Avenue, and the west by the I-43 freeway.



# A History of Community Leadership & Engagement

Building the new Kinship Community Food Center at this location would deepen neighborhood community engagement, especially among Holton Terrace Residents, and serve as an important bridge between the Riverwest and Harambee neighborhoods.



"I felt an unconditional acceptance. I was needed. I felt like I was at home again."

-LONA OWENS  
*Crisis Assistance Lead*  
Arlington Courts Apartments

Lona was emerging from homelessness and loss of family due to a mental health crisis when she came to the Kinship Community Food Center. She is now one of our lead community mentors and is pursuing a BSW in social work from UW-Milwaukee.



"You gotta come here to find the love that's here. Ain't nothing here but love. You can feel it!"

-BRUCE DAVIS  
*Meat Department Lead*  
Locust Court Apartments

Bruce is a retired community member living on a fixed income. Though he originally came to meet his food needs, he found a community and has helped run our meat department for many years.



"I've gotten so much help. That's why I want to be part of this, because this is a way I can give back."

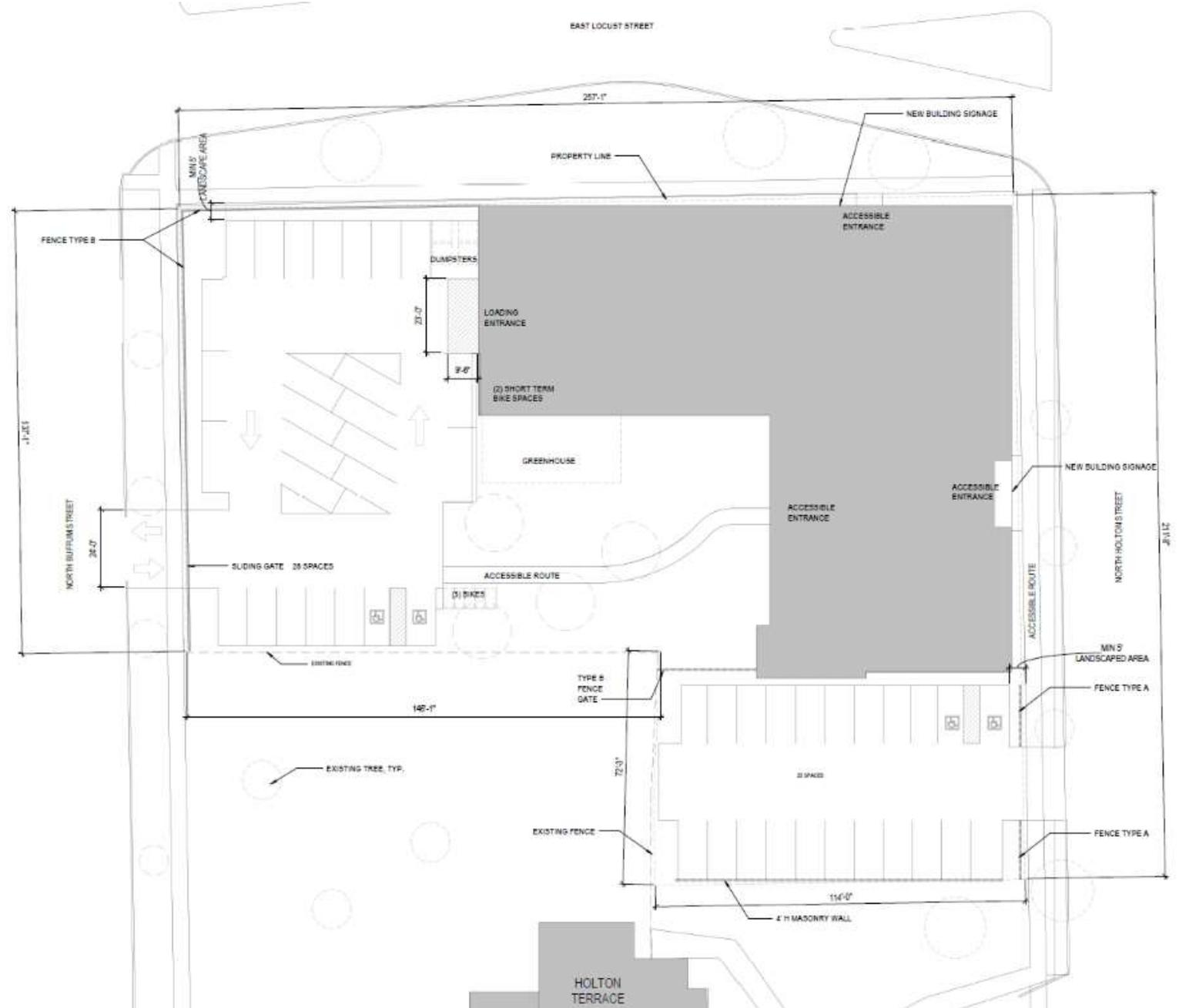
-TIO (ALFREDO GONZALEZ)  
*Produce Lead*  
Holton Terrace

Tio has been helping at the Food Center for many years. He goes by Tio because it means uncle in Spanish, and to him, everyone here is like family. As a shopper and a volunteer, he knows the ins and outs of this community and sees the joy in every part of it.

SITE PLAN  
FOR INFORMATION ONLY



ORNAMENTAL METAL FENCE BASIS OF DESIGN

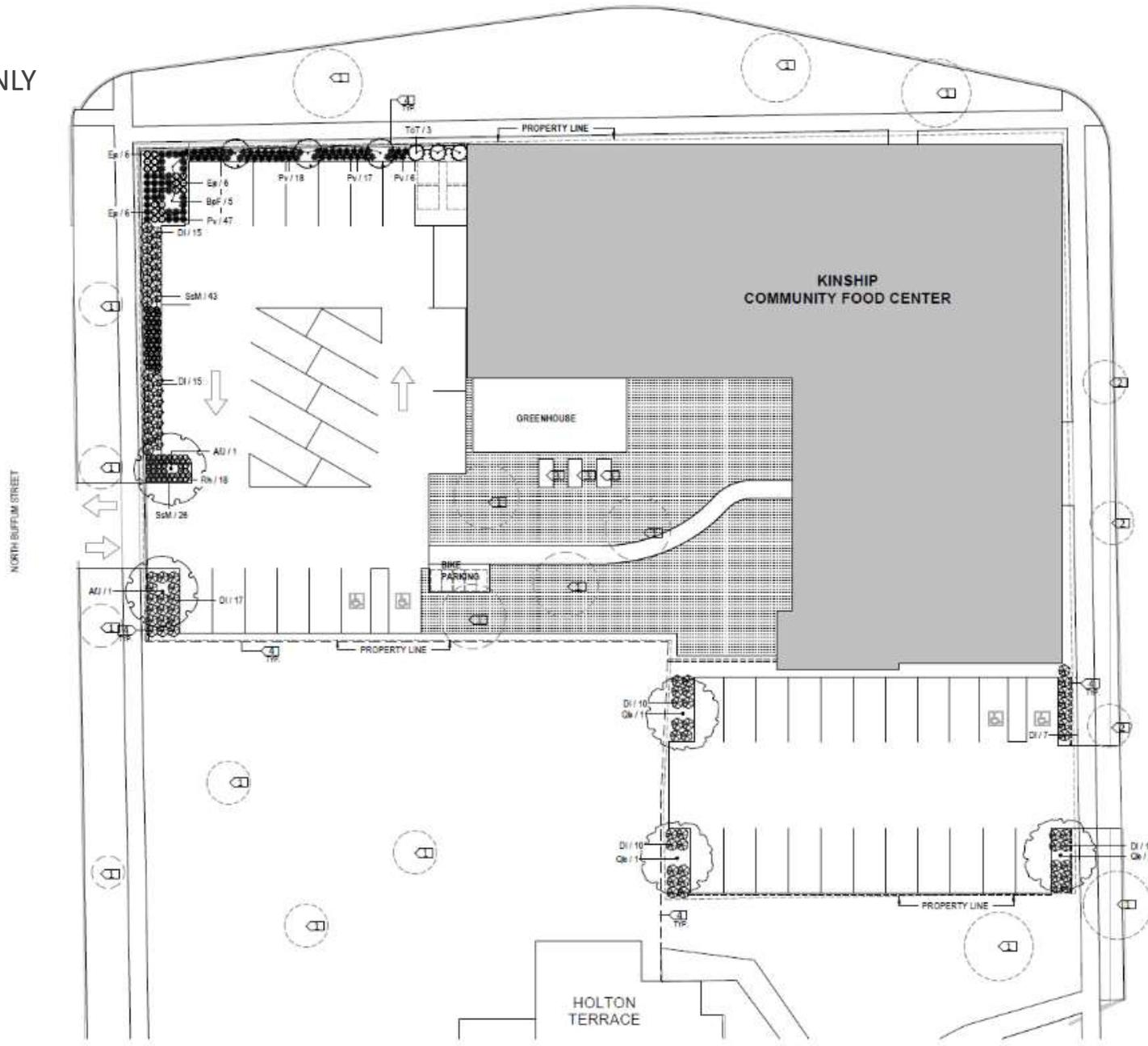


SITE DIAGRAM  
FOR INFORMATION ONLY

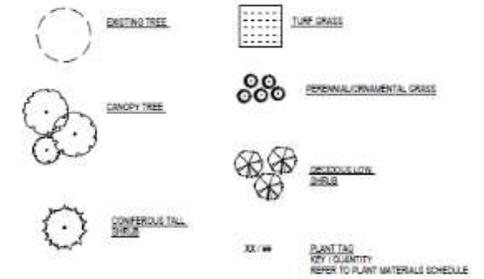


PHOTOGRAPHS OF (4) MAJOR TREES TO BE PROTECTED FOR RETENTION IN THE COURTYARD

LANDSCAPE PLAN  
FOR INFORMATION ONLY



LEGEND - LANDSCAPE



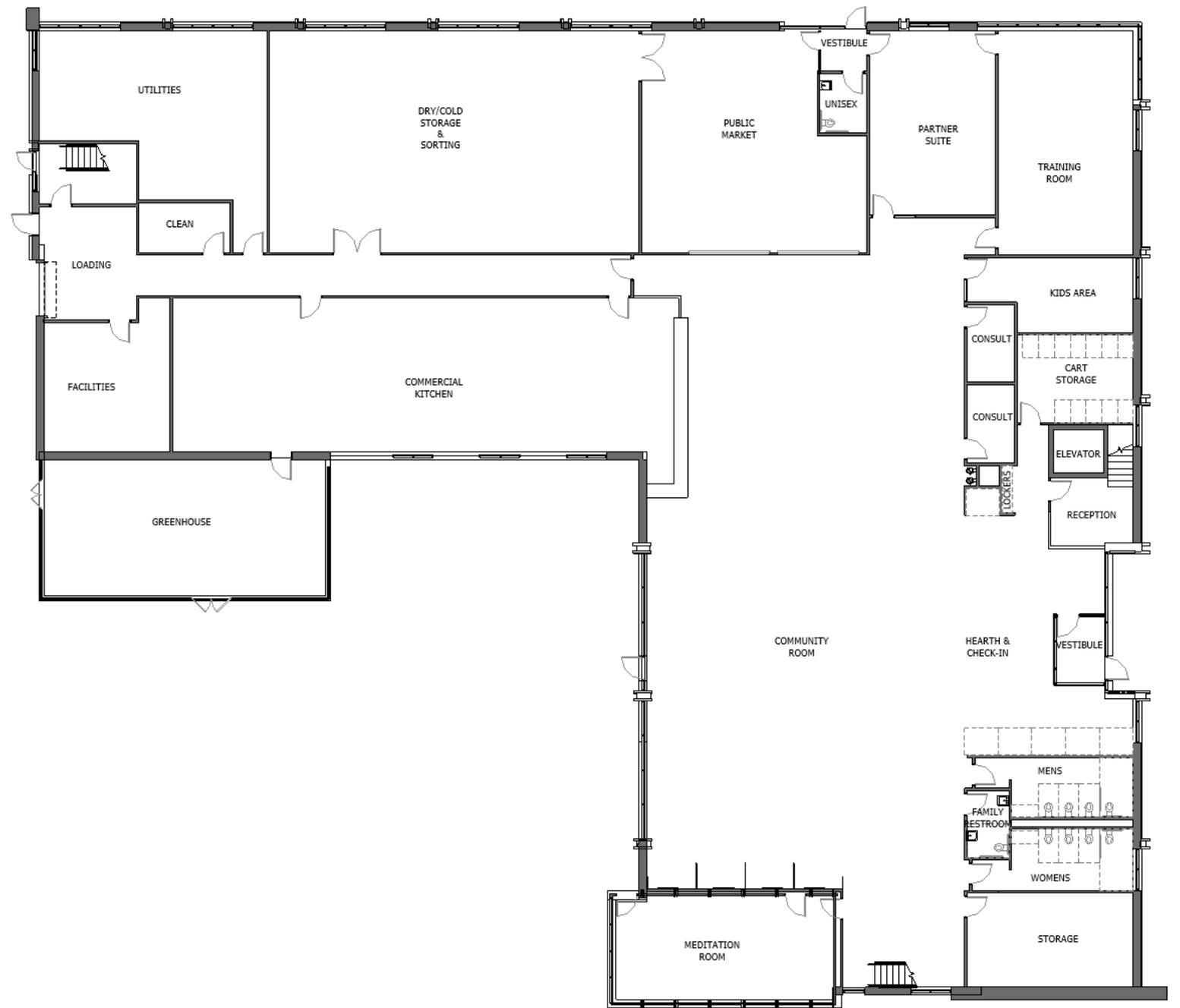
KEYNOTES - LANDSCAPE

#	Description
1	EXISTING CANOPY TREE TO BE PRESERVED
2	EXISTING CANOPY TREE TO BE PRESERVED AND PROTECTED IF POSSIBLE. TREE TO BE REPLACED IF REQUIRED.
3	PLANTED PLANTING SET
4	FENCE, REFER TO 4339

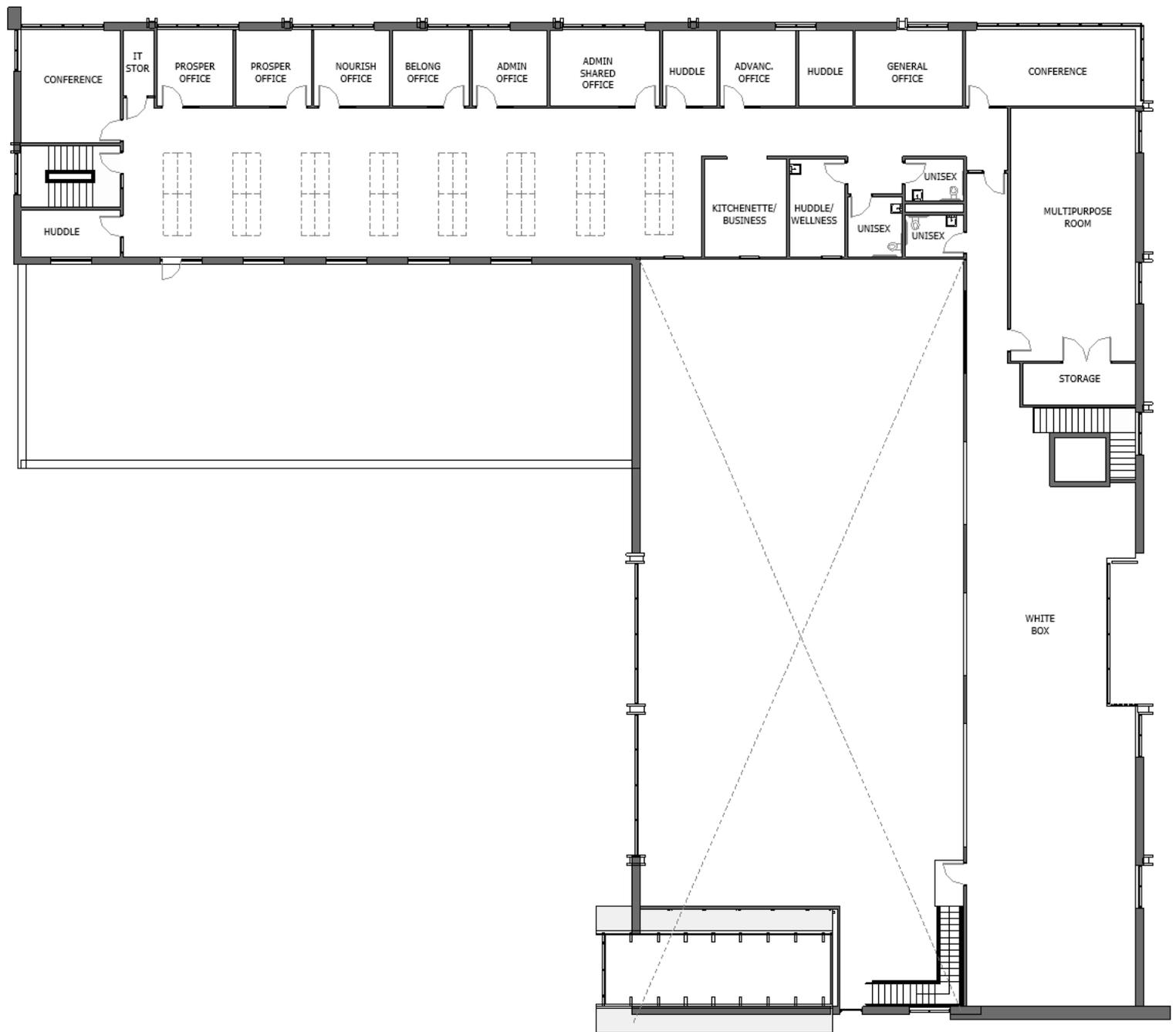
PLANT MATERIALS SCHEDULE

Key	Quantity	Common Name	Scientific Name	Size	Root	Spacing
<b>CONIFEROUS TREES</b>						
TtT	3	Techy Spruce	<i>Taxus canadensis 'Tecty'</i>	#1	Clm	6' Spaced
<b>DECIDUOUS SHRUBS</b>						
D	24	Sweet Six Hexacaulis	<i>Spiraea hexacaulis</i>	#6	Clm	24" O.C.
<b>DECIDUOUS TREES</b>						
AU	2	Autumn Blaze Maple	<i>Acer x freemanii 'Autumn Blaze'</i>	12' cal.	SSB	As Shown
SpF	3	Shade Tolerance Birch	<i>Betula papyrifera 'Papa'</i>	12' cal.	SSB	As Shown
Ch	3	Downy White Oak	<i>Quercus laevis</i>	12' cal.	SSB	As Shown
<b>GRASS</b>						
Fv	66	Shenandoah Velvetgrass	<i>Panicum virgatum 'Shenandoah'</i>	#1	Clm	As Shown
ScM	70	Blue Heaven Lily	<i>Schizanthus liliifolius 'Blue Heaven'</i>	#1	Clm	18" O.C.
<b>PERENNIAL</b>						
Ep	16	Purple Coneflower	<i>Echinacea purpurea</i>	#1	Clm	As Shown
Rh	12	Black-Eyed Susan	<i>Rudbeckia hirta</i>	#1	Clm	As Shown

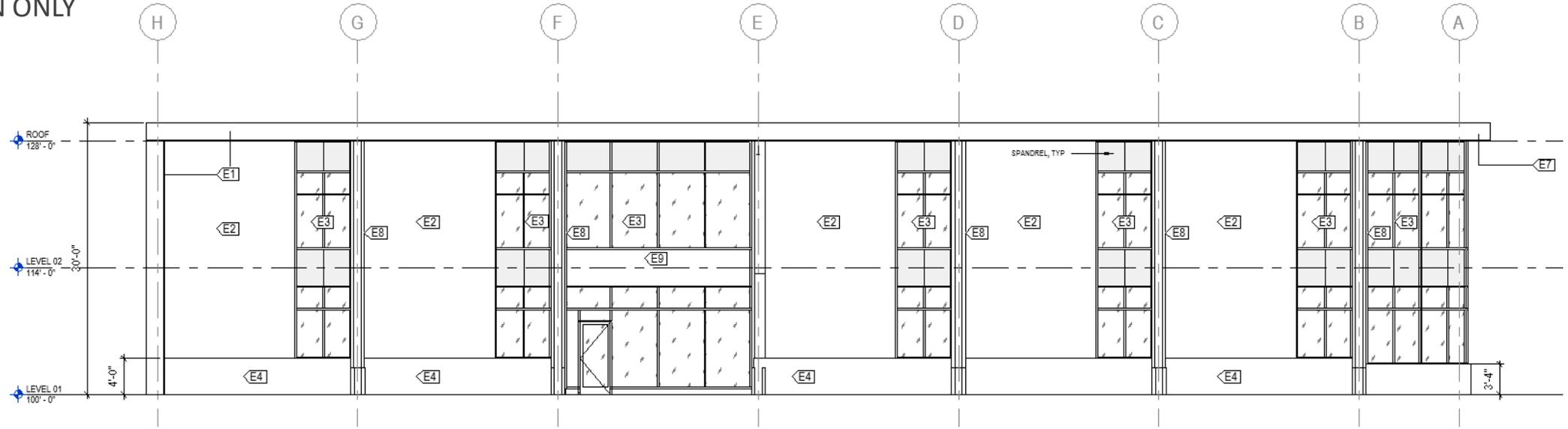
LEVEL 1 FLOOR PLAN  
FOR INFORMATION ONLY



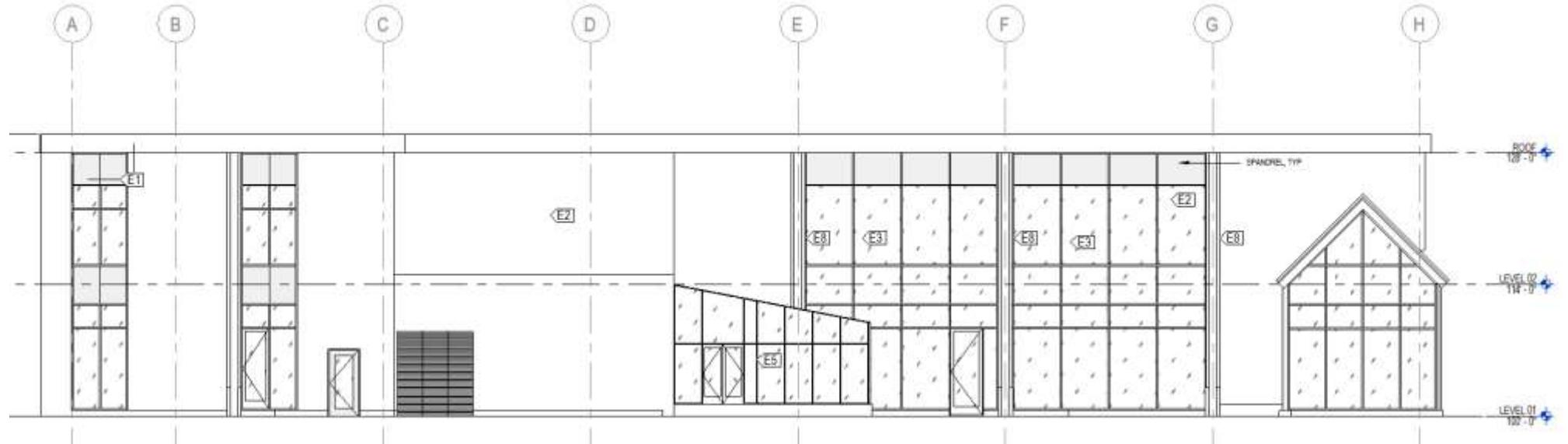
LEVEL 2 FLOOR PLAN  
FOR INFORMATION ONLY



ELEVATIONS  
FOR INFORMATION ONLY



EAST ELEVATION

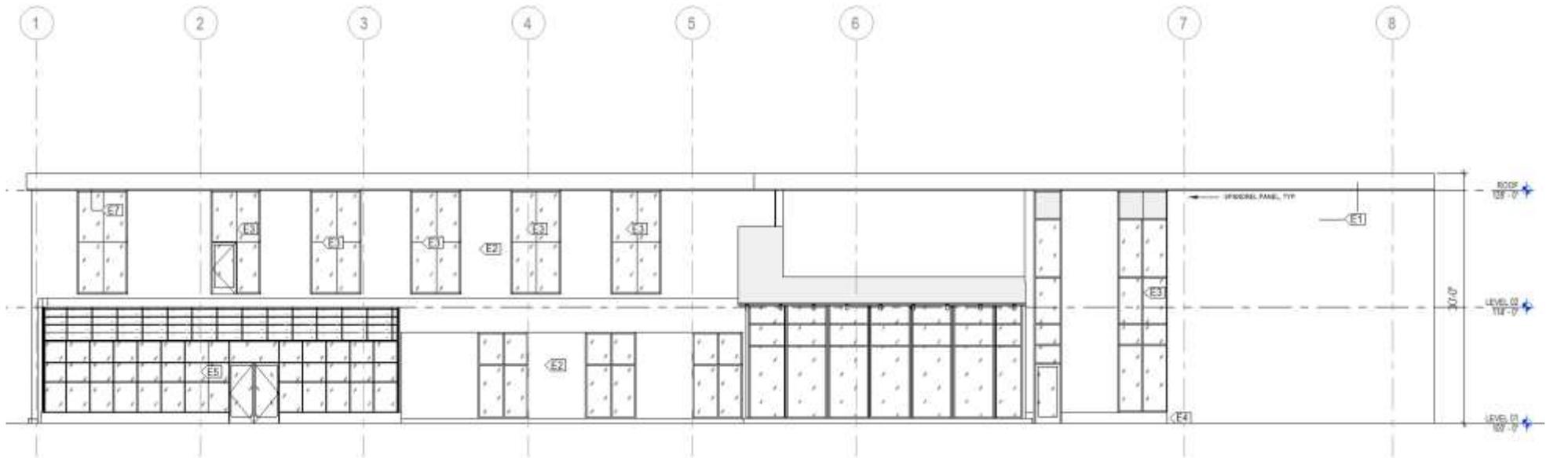
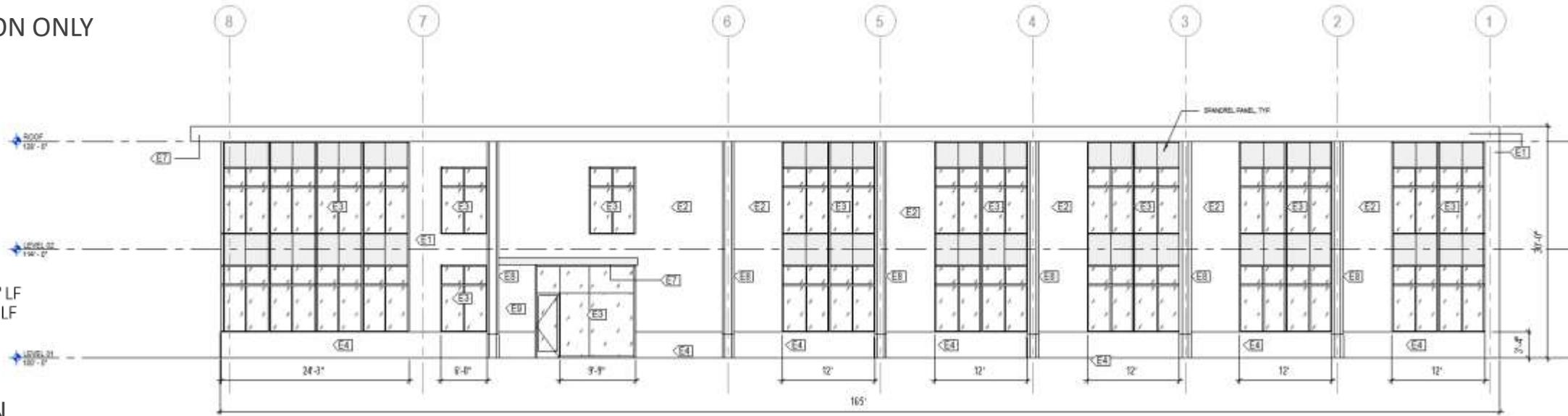


WEST ELEVATION

ELEVATIONS  
FOR INFORMATION ONLY

PRIMARY FACADE  
TOTAL BUILDING LENGTH: 165' LF  
60% REQUIRED GLAZING = 99' LF  
GLAZING PROVIDED = 100' LF

NORTH ELEVATION



SOUTH ELEVATION

RENDERED VIEW  
FOR INFORMATION ONLY



RENDERED VIEW  
FOR INFORMATION ONLY



RENDERED VIEW  
FOR INFORMATION ONLY





HGA

