

July 26, 2001

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

Dear Committee Members:

Attached is File No. 010312, being an ordinance relating to the change in zoning from Multi-Family Residence (R/A/85) to General Planned Development (GPD) known as SOS Children's Village, located on the north side of West Highland Avenue and east of North Callahan Place, in the 17th Aldermanic District.

This change in zoning will allow for the construction of 10 homes for 60 to 80 children and their Village parents and an administrative/community center. SOS Village is an international humanitarian organization established in Austria over 50 years ago. The Milwaukee Children's Village will be licensed as a group home within the foster care system, entitling it to receive supportive assistance from federal, state and local government sources. Village parents will have training and be "stay-at-home" parents and live in the home 24 hrs. a day, 7 days a week. Each home will have up to 6 children. One, detached 2-car garage will be provided for each home. A surface parking lot with 8 parking stalls will be provided for the administrative/community center that will be landscape screened. The administrative/community center will contain offices and provide training of foster parents, counseling services, programming to support family re-unification, day care, tutoring and community events.

Temporary signage during the construction designating the name of the builder and indicating that the site is the future home of 'The SOS Milwaukee Children's Village' is proposed. Monument and wall signs shall be permitted to identify the development and may be lit as long as the light source is not visible and does not cause glare on adjacent properties.

On July 23, 2001, a public hearing was held by the City Plan Commission. Several nearby owners attended the public hearing to gather information and ask questions regarding the proposal. Some of the concerns raised were: the use of a group home with numerous foster children concentrated in one area and where the children would play since a designated open play space was not provided. One neighborhood meeting was held a week prior to the Commission public hearing that was low in attendance. Most of the people attending the plan commission meeting were not notified of the neighborhood meeting. The developer agreed to hold another neighborhood meeting in August. Since this proposed rezoning is consistent with the City plans for the area, the City Plan Commission at its regular meeting on July 23, 2001 recommended approval of the attached ordinance conditioned on working with staff on establishing design guidelines (i.e. site design, building placement, signage standards and building design, etc.).

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ZND Referral Letter

cc: Ald. Hines