

January 8, 2007

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

Dear Committee Members:

File No. 060970 relates to the change in zoning from Multi-Family Residential to Commercial Service, on land located on the North Side of West Lisbon Avenue and West of North 39th Street, in the 15th Aldermanic District.

This file allows for the parcel to be combined with adjacent land for the construction of a three-story, 32,100 square foot apartment structure with 18 residential units. This building will be an expansion to United Methodist Children's Services' (UMCS) adjacent, existing structure. The first floor will contain services for families in need, and the two upper floors will hold 9 residential units each (14 three-bedroom and 4 two-bedroom units). The units will be available to families earning 40% to 60% of the County Median Income (approximately \$20,000 - \$30,000 per year). These units are not transitional units and are designed for tenants to stay long term, and will be operated like standard market-rate apartments.

Additionally, the expansion will include over 10,000 square feet of community-serving space, including a multi-purpose room, fitness room, and relocation of the Family Resource Center. The Pantry and Thrift Store components of the Family Resource Center will be used to train program participants in job skills.

On January 8, 2007, a public hearing was held and at that time several people were in support of the file. Since the proposed change complies with the Zoning Code and is identified as a catalytic project in the Washington Park Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 8, 2007 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Willie Hines