

October 14, 2008

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

Dear Committee Members:

File No. 080740 relates to a change in zoning from Local Business (LB2) to General Planned Development (GPD) known as Empowerment Village on land located on the South Side of West Lincoln Avenue and East of South 5th Place in the 14th Aldermanic District.

This zoning change is requested by Cardinal Capital Management, Inc. and will allow the construction of 30 units of affordable housing with supportive services and related common areas. This site currently houses Our Space's Drop-in Center. The new proposal will include housing Our Space's executive offices, and will integrate housing with supportive services designed to support residents' self-sufficiency.

Cardinal Capital Management will be the primary developer and property manager, and will be responsible for building operations and property operations oversight, including billing, rent collections, and maintenance. Our Space will be a development partner, co-owner, and will coordinate the community outreach effort and provide services to tenants.

The existing two-story structure and attached garage will be replaced with a new, four-story structure with underground parking. The first floor will have Our Space's executive offices and offices for case workers, as well as space for residents and outreach services. The tenant and neighborhood activities may include conference and seminar rooms, a fitness center, smoking lounge, technology center, warming kitchen, laundry facilities, and other common areas. The second through fourth floors will each consist of one bedroom apartment units.

On October 13, 2008, 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 City plans for the area, the City Plan Commission at its regular meeting on October 13, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski