



Department of City Development  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

Lafayette L. Crump  
Commissioner

Vanessa L. Koster  
Deputy Commissioner

9th Ald. District  
Ald. Taylor

## CITY PLAN COMMISSION ZONING REPORT

**File No.** [231294](#)

**Location:** 6767 North 60th Street, located on the west side of North 60th Street, south of West Green Tree Road

**Applicant/  
Owner:** Veterans Community Project

**Current Zoning:** Detailed Planned Development (DPD) known as Veterans Outreach of Wisconsin

**Proposed  
Zoning:** New DPD known as Veterans Community Project Tiny Home Village

**Proposal:** In 2019, a DPD was approved for this site to allow for the construction of up to 48 tiny homes and a community building for the organization known as Veterans Outreach of Wisconsin (VOW). That project did not move forward and the current applicant, Veterans Community Project, purchased the site from VOW at the end of 2023. A new DPD is being proposed to allow the phased construction of a 40-unit tiny home village for Veterans and community building that will provide services to the residents and broader Veteran community. Veterans Community Project (VCP) supports low income Veterans who are at risk of or currently experiencing homelessness.

The residences are designed intentionally to accommodate individuals experiencing Post Traumatic Stress Disorder with special consideration of items such as window placement and layout. There are three different tiny house models to accommodate individuals, families, and those who require accessible features. The majority of homes will be for individuals, with 6 homes set aside for families. Each tiny home will be equipped with kitchen, bathroom, and sleeping area. The size of the unit will range from 240 square feet for individuals to 340 square feet for families. Each home will be connected to utilities and water. The Village Center is where support staff will have offices, community events will be hosted, and Veterans will receive wrap around support services. The support services include addiction counseling, suicide prevention, mental and behavioral health services, and other services as needed.

The development is anticipated to take place over 5 phases, depending on fundraising:

- Phase 1: All grading, infrastructure, and paving completed.
- Phase 2: Construction of Village Center along 60<sup>th</sup> St. (administrative offices).
- Phase 3: Construction of 20 tiny homes.
- Phase 4: Construction of Village Center expansion (support services).
- Phase 5: Construction of 20 tiny homes.

VCP provided an overview of their engagement and outreach: VCP has assembled a group of local community leaders to serve on and lead the capital campaign efforts that are actively underway for this development. They've also met with several leaders at the state, county, and city-level. VCP has spoken with several local corporations and had collaborative discussions with local social service organizations. In the areas around the development site, VCP canvassed over 300 residences with flyers and hosted a neighborhood meeting in November 2023.

Milwaukee's Official Map currently shows a 100' width for Green Tree Road west of N. 60<sup>th</sup> Street, which is presently improved at a 50' width inclusive of driving lanes and a sidewalk along the north side of the street. DPW analyzed this stretch of Green Tree road in conjunction with this proposal and has determined that a future width of 80' is sufficient instead of the previously contemplated 100'. Accordingly, as part of the next Official Map update, the width of this stretch of Green Tree will be reduced from 100' to 80'. The north 30' of this site and the site to the west (owned by the Redevelopment Authority of the City of Milwaukee) will be dedicated as right-of-way to allow the future expansion of Green Tree Road to that 80' width.

**Building Materials:**

Exterior materials of the residences include cement fiber siding with cultured stone wainscot at the porches. The tiny homes are wood framed, and the windows are white vinyl single-hung. Roofing is asphalt shingles. The Village Center will have light-colored brick, dark metal siding, thermally treated wood siding, and storefront aluminum glazing.

**Open Space  
and Landscaping:**

The western third of the site will not be developed with structures. Future development of this space could include walking trails, a dog park, and a labyrinth, and possible greenhouse. Plans for these uses will be reviewed and approved by DCD Planning staff prior to construction.

Proposed landscaping includes a mix of tree species to be added along 60<sup>th</sup> and Green Tree Rd and through out the tiny home village. The Village Center will have foundation plantings along the east and south sides.

**Signage:**

**Freestanding Signs:** One 5' tall monument sign not more than 30 sf total.

**Building Wall Signs:** There will be two mounted building signs on the Village Center building - one on south façade and one on east façade along 60<sup>th</sup> Street. Each sign is approximately 3' tall and 16'-6" long (roughly 48 sf) and will be internally lit. A rendering is available in zoning exhibit.

**Other Signs:** Tiny homes have plaques indicating the name of the donors and contributors.

**Circulation, Parking, and Loading:**

**Pedestrian Access:** The majority of the people utilizing the Village Center will be the residents. Therefore, the main pedestrian entrance will be on the west side of the building. An accessible path from N. 60<sup>th</sup> Street near the bus stop will provide access to this entrance. Additionally, a secondary building entrance to the Village Center will be on the south side adjacent to the surface parking lot. There will be 5-foot-wide concrete walking paths through the homes and to the Village Center. A pedestrian connection from the residences across Green Tree Road to N. 61<sup>st</sup> Street will also be provided.

**Automobile Access and Parking:** Vehicles will enter from the curb cut along N. 60<sup>th</sup> Street. There will be 22 parking spaces and 2 ADA spaces for Village Center visitors and staff, who will solely use the entrance along 60<sup>th</sup> Street. Residential parking is located between the tiny homes and residents' vehicles will exit onto Green Tree Road. 43 angled parking spaces will be provided for residents along the access drive, including 2 ADA spaces. A gate will be installed on the internal drive between the Village Center parking lot and the residential area to control access and allow privacy for the residents.

**Bicycle Parking:** Covered bicycle parking will be near the Village Center. Individual bicycle parking will also be available adjacent to each home.

**Adjacent Land Use:**

Land to the north of the site is zoned Industrial Office (IO1) and currently has no development. East of the site is 60<sup>th</sup> street and Residential (RS6) zoning consisting of primarily single-family residences. To the South is the Milwaukee Job Corps campus (zoned DPD). West of the site is Industrial Light (IL1) zoning that is owned by RACM and is undeveloped.

**Consistency with Area Plan:**

This site is in the Northwest Side Plan Area, which was adopted by the Common Council in 2008. The Plan recommends that as the land north of the Job Corps site is developed, there should be an emphasis on creating new connections between the multiple uses in the area and adding new public space. The Plan also calls for creating an "urban business park" at 60th and Green Tree. The proposed planned development addresses many of the goals of the Northwest Side Plan, including locating residential uses in a manner that is compatible with adjacent

non-residential structures and on sites with good access to transit along main arterials. The proposed site layout also preserves the adjacent city-owned land for potential future use as an urban business park or light industrial uses as envisioned by the Area Plan. The Citywide Policy Plan which was adopted in 2010 as a part of the Comprehensive Plan calls for allowing detached housing on small lots with minimal setbacks and yards, providing a mix of housing options to meet the needs of all residents regardless of age or ability, and increasing the regional supply of supportive housing with features and services for people with special needs while partnering with nonprofits helping those who are homeless or at risk of becoming homeless to find suitable housing. Therefore, on balance, the previous proposal for this site was determined to be consistent with the Comprehensive Plan, and the proposed updated proposal that is the subject of this new DPD remains consistent with the Plan.

**Previous City  
Plan Commission**

**Action:**

09/30/2019 – City Plan Commission Conditionally Approved a substitute ordinance relating to the change in zoning from Industrial Light, IL1, to a Detailed Planned Development known as Veterans Outreach of Wisconsin to allow a tiny homes development on part of 6767 North 60th Street, located on the west side of North 60<sup>th</sup> Street, south of West Green Tree Road, in the 9th Aldermanic District. (FN [190782](#))

**Previous Common  
Council Action:**

07/11/2023 – Common Council approved a resolution authorizing an extension to an agreement with RACM, VOW, and VCP regarding 6767 North 60th Street, in the 9<sup>th</sup> Aldermanic District. (FN [230416](#))

07/12/2022 – Common Council approved a resolution authorizing an agreement with the Redevelopment Authority of the City of Milwaukee, Veterans Outreach of Wisconsin, and Veterans Community Project regarding 6767 North 60th Street, in the 9th Aldermanic District. (FN [220294](#))

11/15/2019 – Common Council approved a substitute ordinance relating to the change in zoning from Industrial Light, IL1, to a Detailed Planned Development known as Veterans Outreach of Wisconsin to allow a tiny homes development on part of 6767 North 60th Street, located on the west side of North 60th Street, south of West Green Tree Road, in the 9th Aldermanic District. (FN [190782](#))

**Staff**

**Recommendation:**

Since this proposed zoning change is consistent with the previously approved DPD and will accommodate the development of a tiny home village for Veterans, staff suggests that the City Plan Commission recommends approval of the subject file conditioned on the applicant submitting final exhibits that incorporate DPW's comments relating to:

1. Moving site items including the stormwater pond, man hole and

parking out of the portion of land that will be dedicated as right-of-way along the north side of the site.

2. Consideration of slight modifications of the pedestrian walkway to the main entrance of the Village Center building on the west side.