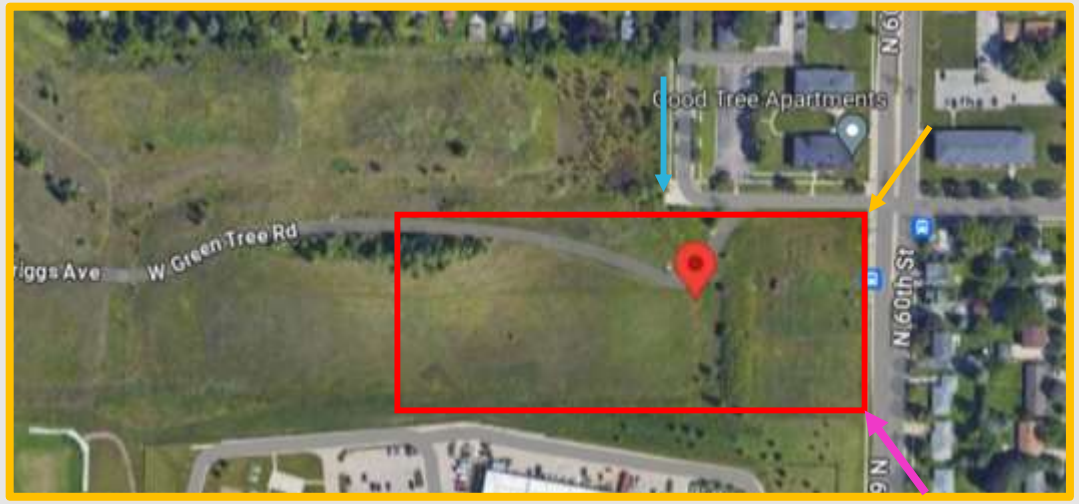
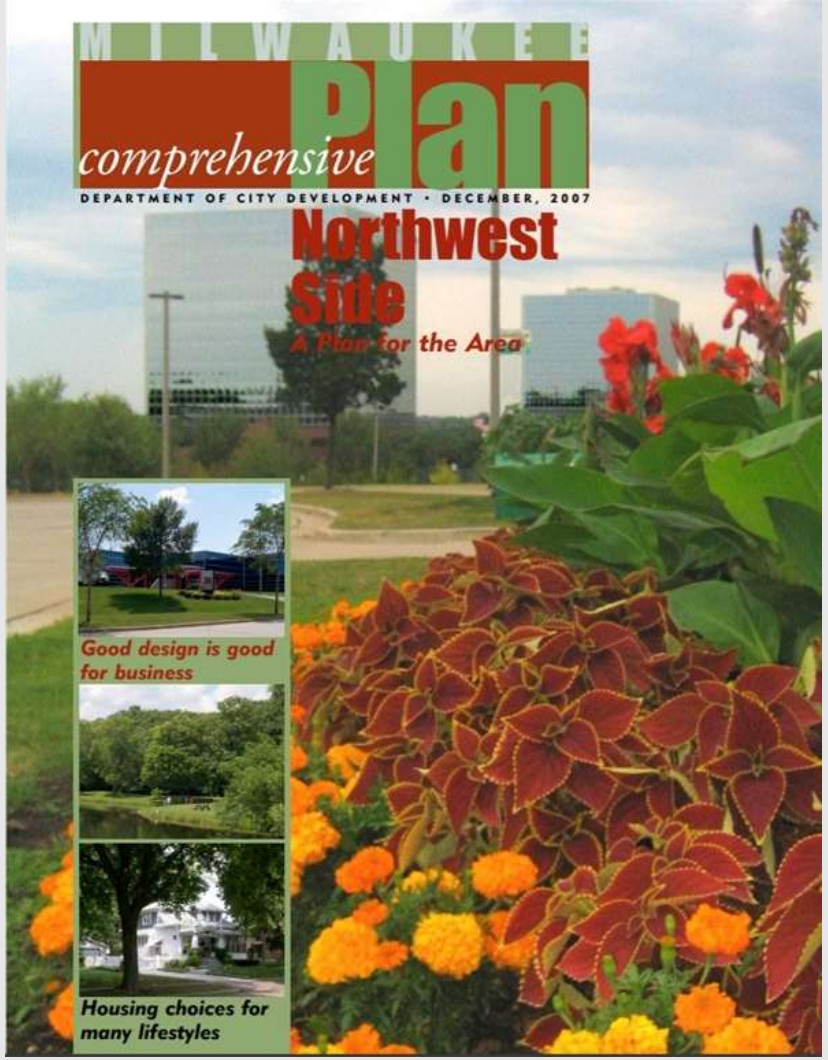
File No. 231294. A substitute ordinance relating to the change in zoning from a Detailed Planned Development known as Veterans Outreach of Wisconsin to a new Detailed Planned Development known as Veterans Community Project to allow a tiny homes development at 6767 North 60th Street, located on the west side of North 60th Street, south of West Green Tree Road, in the 9th Aldermanic District.

File No. 231294. Context.



File No. 231294. Consistency with Comprehensive Plan.



Northwest Side Plan

- Adopted in 2008 and amended in 2017 to include the Granville Strategic Action Plan and Land Use Study.
- Plan recommends that, when this site is developed, there is an emphasis on creating new connections between the multiple uses in the area.
- Plan calls for creating an "urban business park" at 60th and Green Tree.
- Proposed development preserves the adjacent city-owned land to the west for potential future use as an urban business park or light industrial uses.
- Proposed DPD addresses Plan goals including locating residential uses that are compatible with adjacent non-residential structures and on sites with good access to transit along main arterials.
- Citywide Policy Plan (adopted in 2010) calls for 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 unhoused or at risk of becoming unhoused to find suitable housing.
- **This proposal is consistent with the plan recommendations.**

City of Milwaukee Neighborhoods and Development Committee Public Hearing

March14th, 2024

VETERANS COMMUNITY PROJECT

OUR MISSION

Veterans housing Veterans, armed with the strength and support of the community.

VETERANS
COMMUNITY PROJECT

THE PROBLEM

VETERANS COMMUNITY PROJECT

the problem.

Approximately 341 Veterans are suffering homelessness in Milwaukee

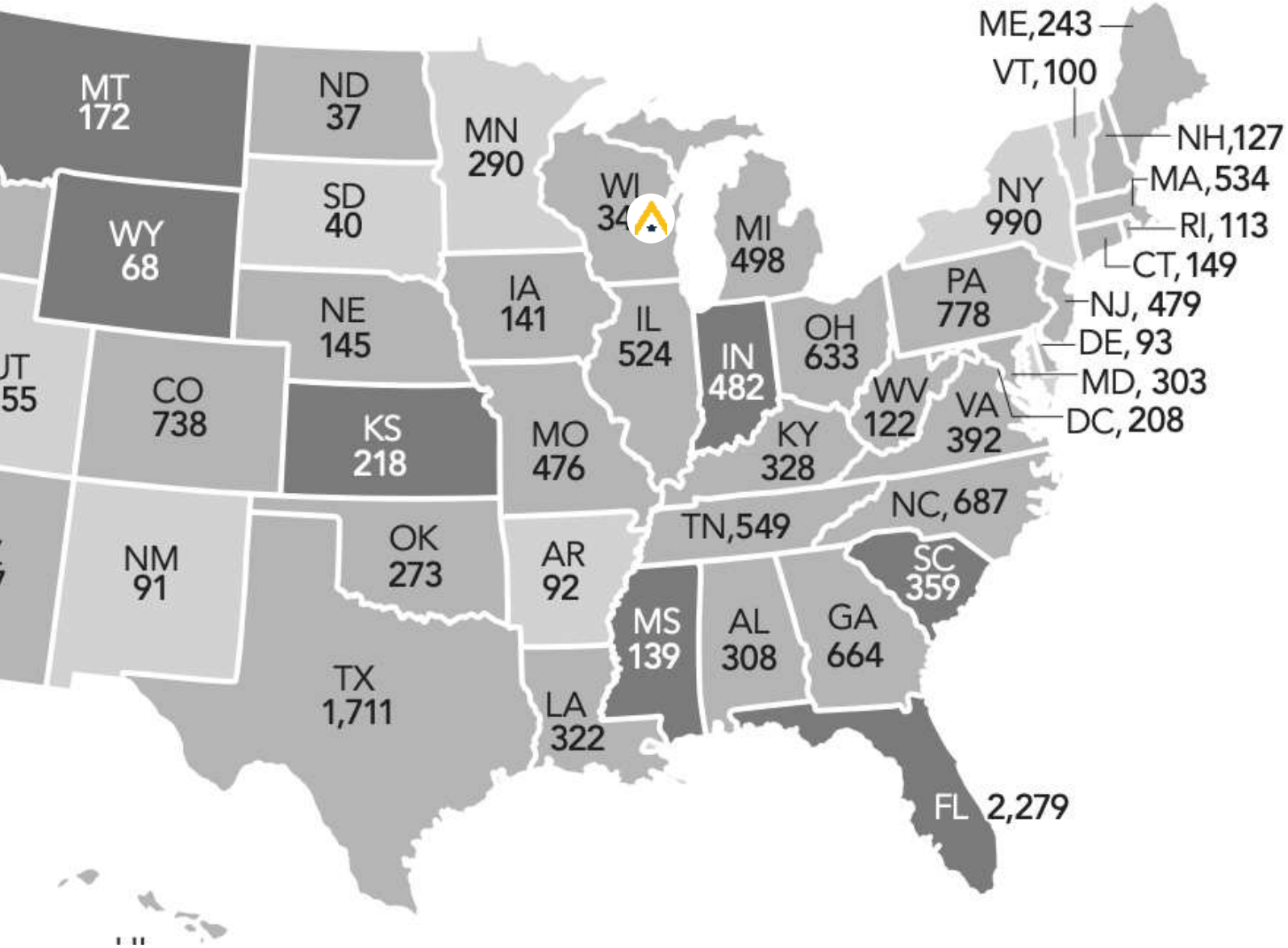
Sources: U.S. Census Bureau, U.S. Department of Veterans Affairs, Oklahoma Department of Veterans Affairs, U.S. Department of Housing and Urban Development

2x Veterans are twice as likely to become homeless than civilians

22 Veterans die every day on their own battlefield

16 Of them were not connected to critical support services

VETERANS COMMUNITY PROJECT



33,139

Estimated Number of Homeless Veterans

300+

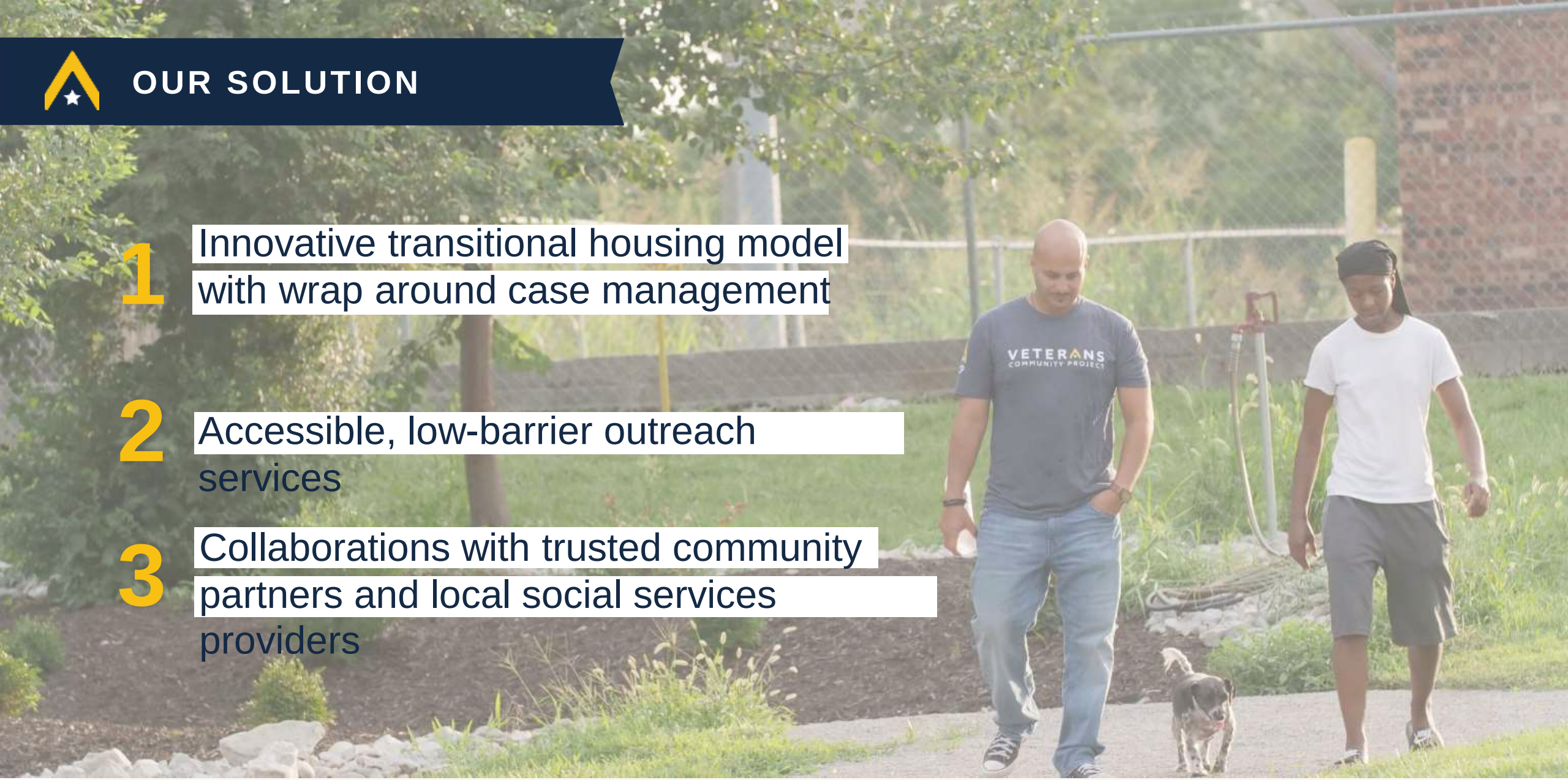
Homeless Veterans in Milwaukee Community

Source: U.S. Department of Housing and Urban Development, 2022

VETERANS COMMUNITY PROJECT

OUR SOLUTION

1. Innovative transitional housing model with wrap around case management
2. Accessible, low-barrier outreach services
3. Collaborations with trusted community partners and local social services providers



VETERANS COMMUNITY PROJECT

HOUSING WITH DIGNITY

- Fully-functional kitchens, bathrooms, and living spaces
- Brand new furniture, appliances, and household goods, that becomes the Veteran's personal property
- Trauma-informed design to increase sense of safety and privacy

VETERANS COMMUNITY PROJECT

VETERANS
COMMUNITY PROJECT

HOUSING OUTCOMES

85% Veterans successfully transitioned to permanent housing

36% → 93%

Increase in number of residents with income stability

409 Average number of days a veteran lives in VCP Village

VETERANS COMMUNITY PROJECT

community impact.

In Kansas City, property value of VCP Village increased from **$75k to $1.5m**; neighboring homes and businesses increased as well

Over **4,300** community volunteers, corporations, schools, Veterans organizations, and churches have invested in the project

SITE PLAN

VCP

VCP - MILWAUKEE

4767 N. 60th Street
Milwaukee, WI 53223

Project No. 22043
Date: Jan. 30, 2024
Issued For: Planning Review

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

FINKLE + WILLIAMS ARCHITECTURE

SHEET TITLE

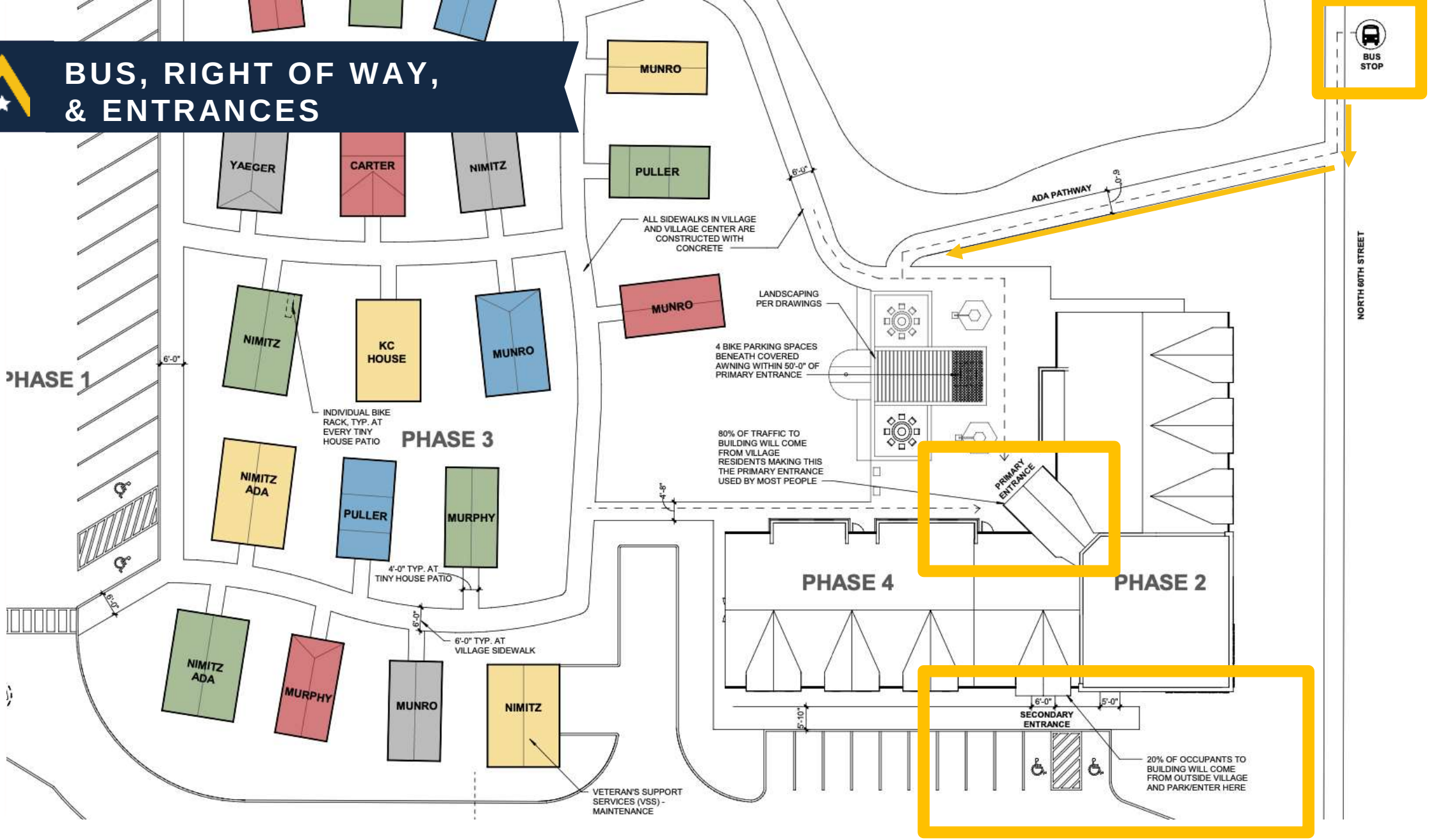
ARCHITECTURAL SITE PLAN & DETAILS

SHEET NUMBER

2A0.2

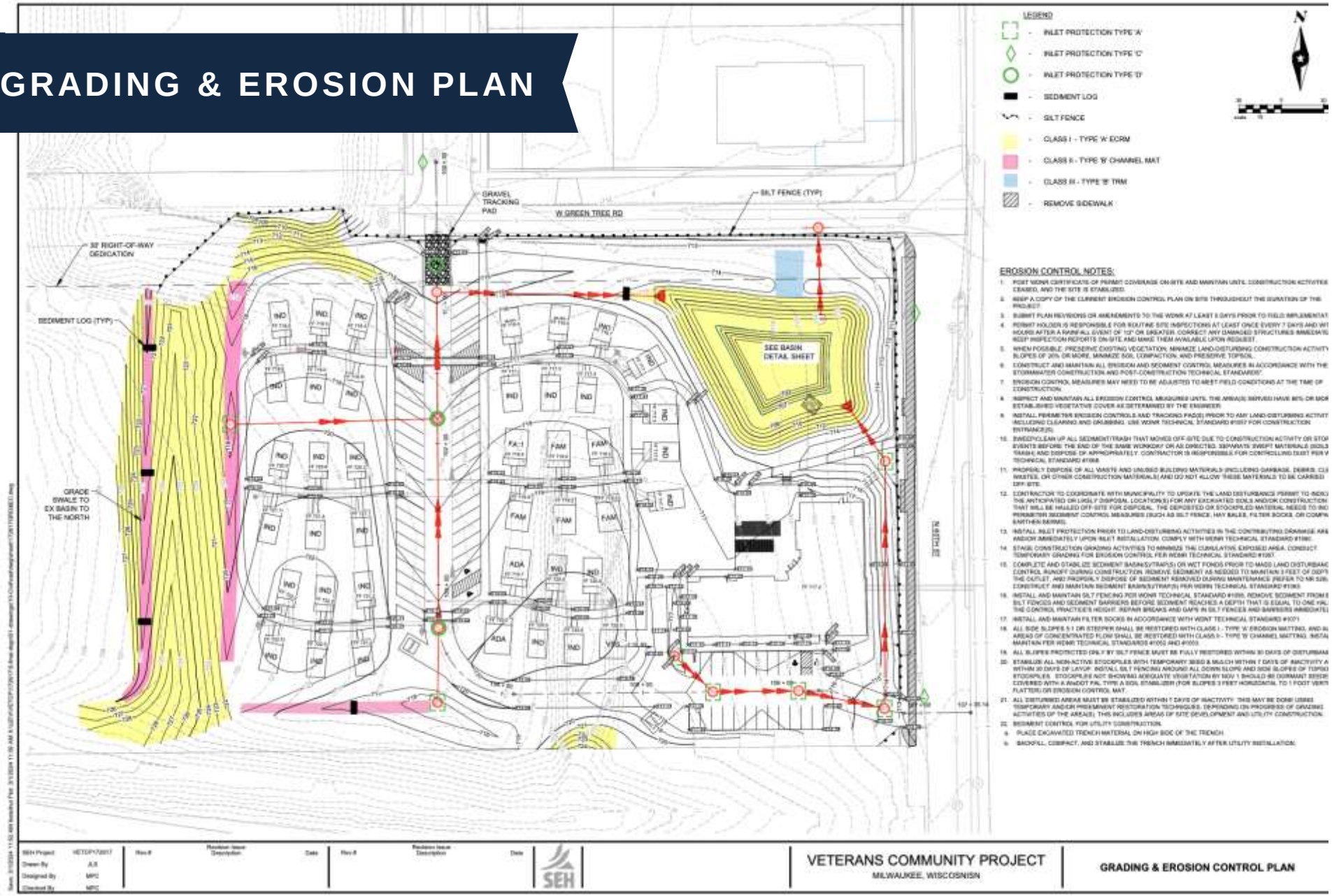
VETERANS COMMUNITY PROJECT

BUS, RIGHT OF WAY, & ENTRANCES



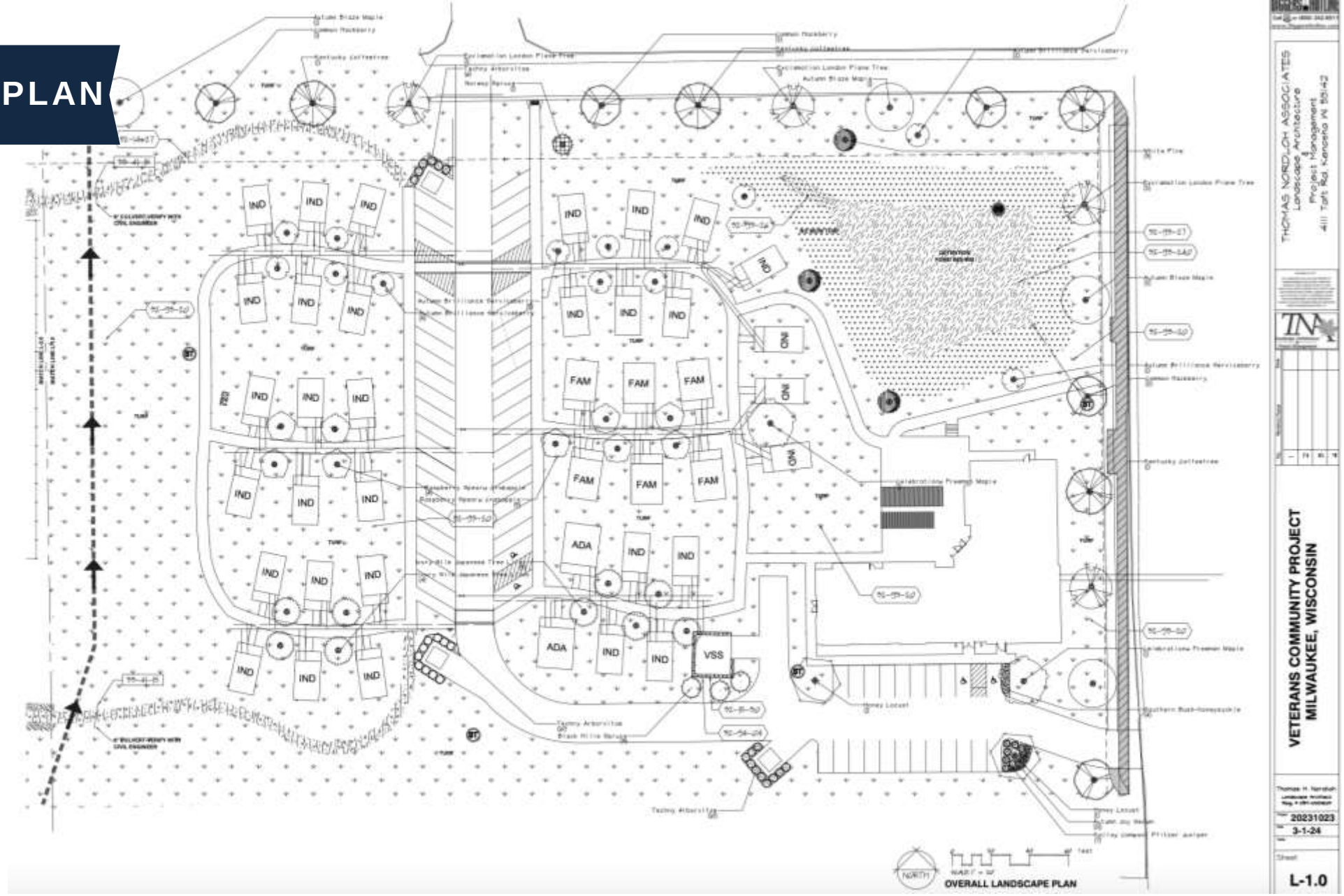
VETERANS COMMUNITY PROJECT

GRADING & EROSION PLAN



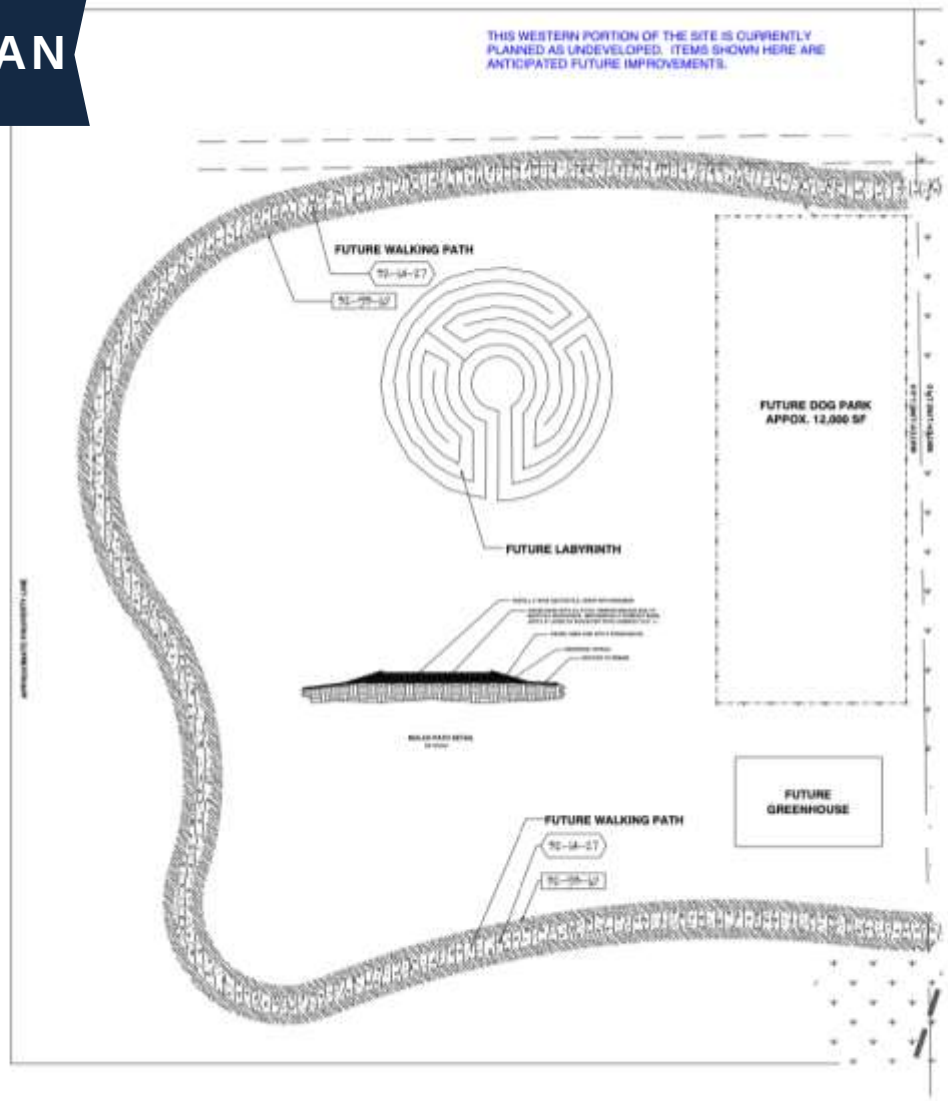
VETERANS COMMUNITY PROJECT

LANDSCAPE PLAN



VETERANS
COMMUNITY PROJECT

LANDSCAPE PLAN



NORTH

FUTURE WEST AREA DEVELOPMENT

THOMAS NORDLOH ASSOCIATES
Landscape Architecture
&
Project Management
411 Toft Rd, Kenosha WI 53142

VETERANS COMMUNITY PROJECT
MILWAUKEE, WISCONSIN

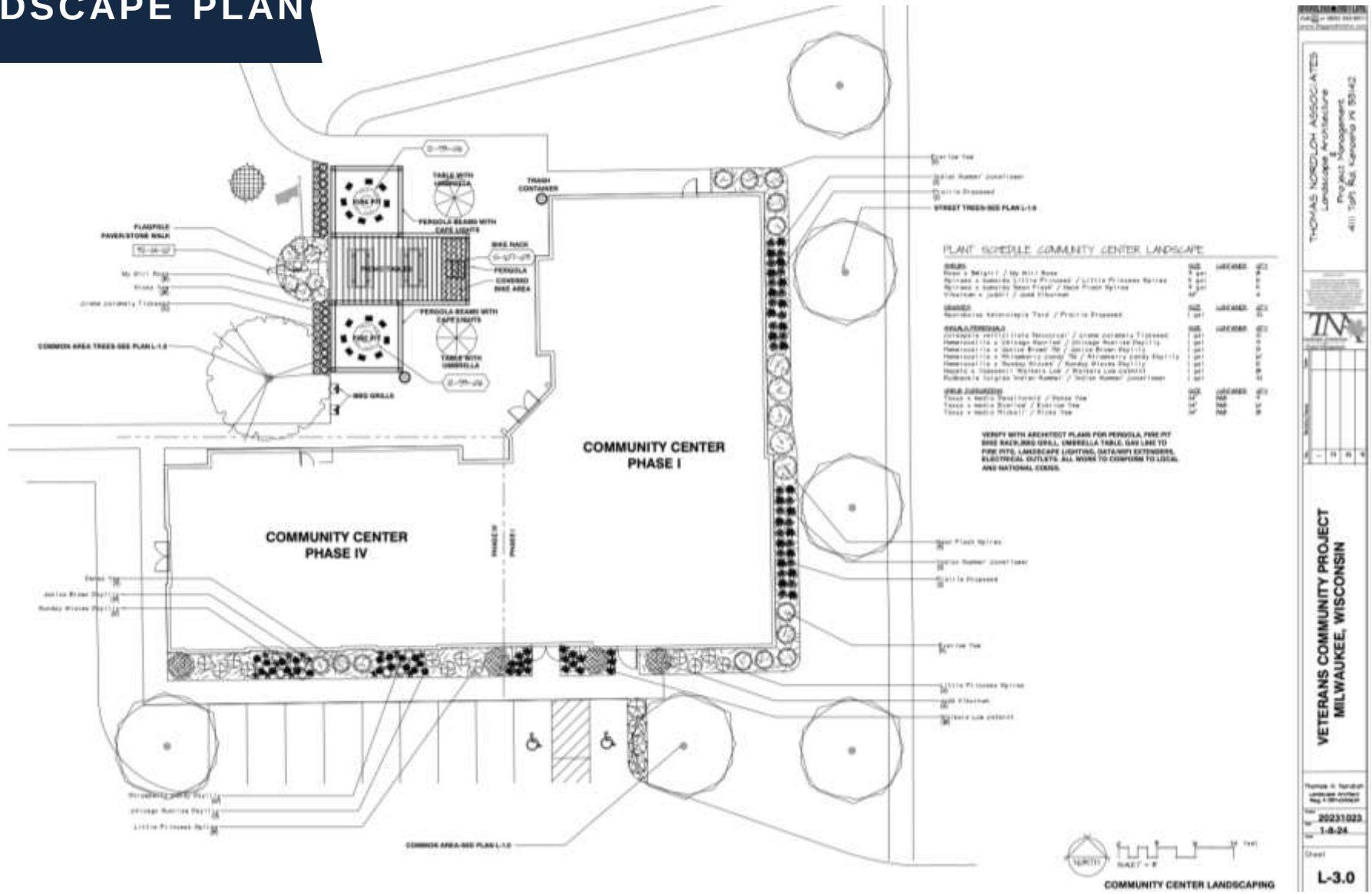
20231023

1-8-24

L-2.0

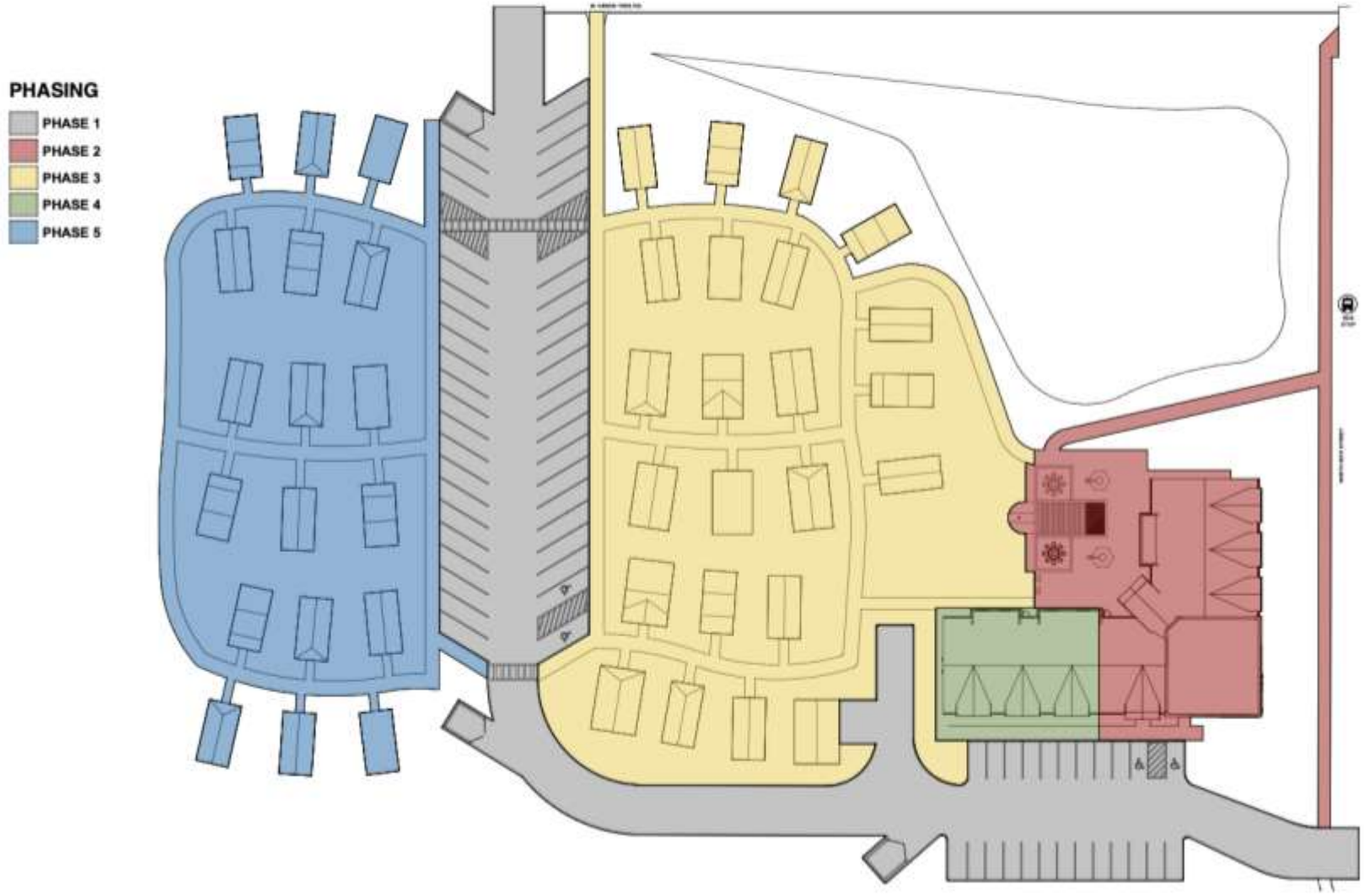
VETERANS
COMMUNITY PROJECT

LANDSCAPE PLAN



VETERANS
COMMUNITY PROJECT

PHASE PLAN



VCP
VCP - MILWAUKEE

NOT FOR CONSTRUCTION

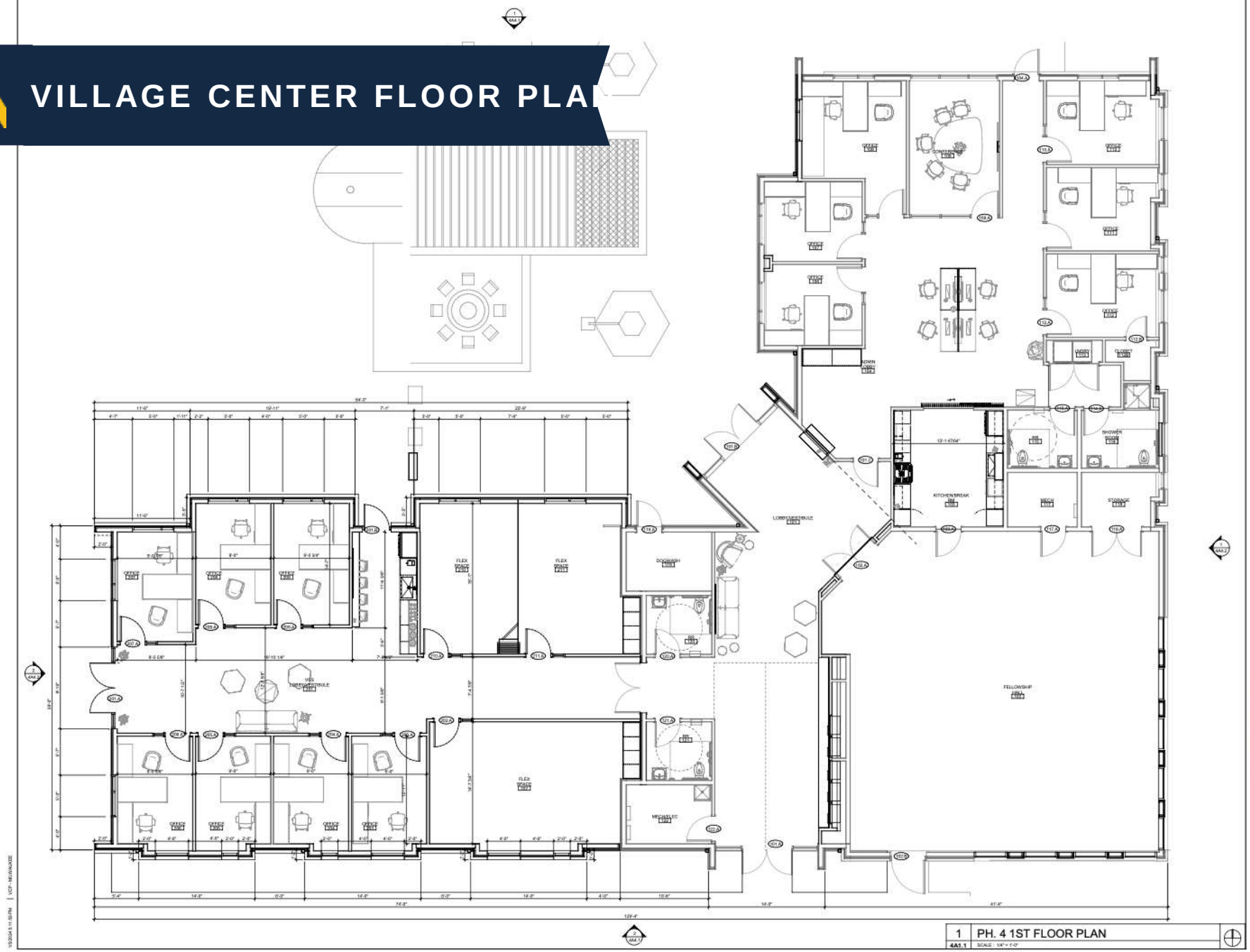
FINKLE + WILLIAMS

PHASING PLAN

2A0.1

VETERANS COMMUNITY PROJECT

VILLAGE CENTER FLOOR PLAN



VCP

VCP - MILWAUKEE

6767 N. 60th Street
Milwaukee, WI 53223

Project No.: 22343
Date: Jan. 8th, 2024
Issued For: Planning Review

REVISIONS

No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC

FINKLE + WILLIAMS
ARCHITECTURE

8787 BENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913 498 7550
www.finklewilliams.com

SHEET TITLE

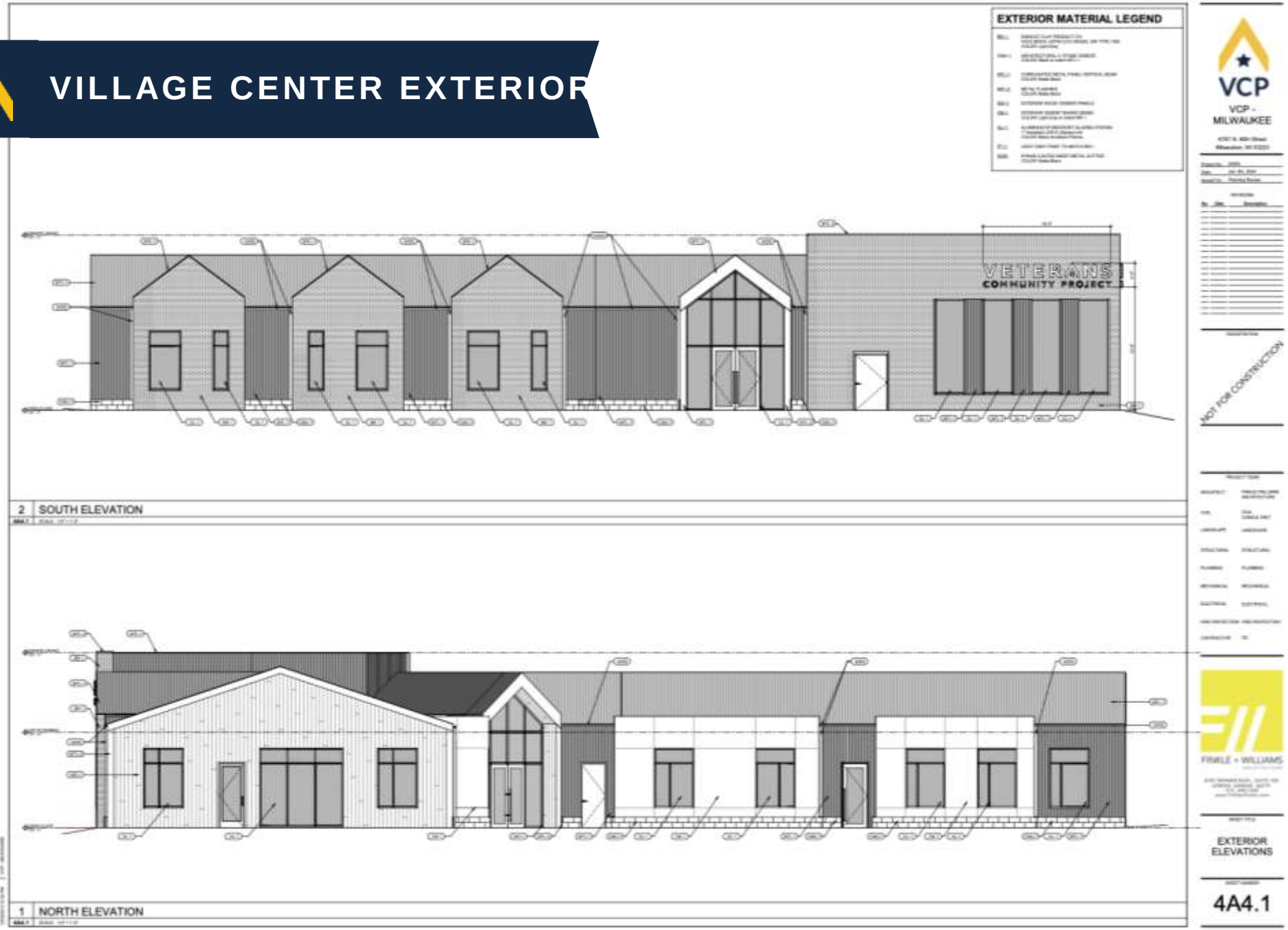
FIRST FLOOR PLAN

SHEET NUMBER

4A1.1

VETERANS COMMUNITY PROJECT

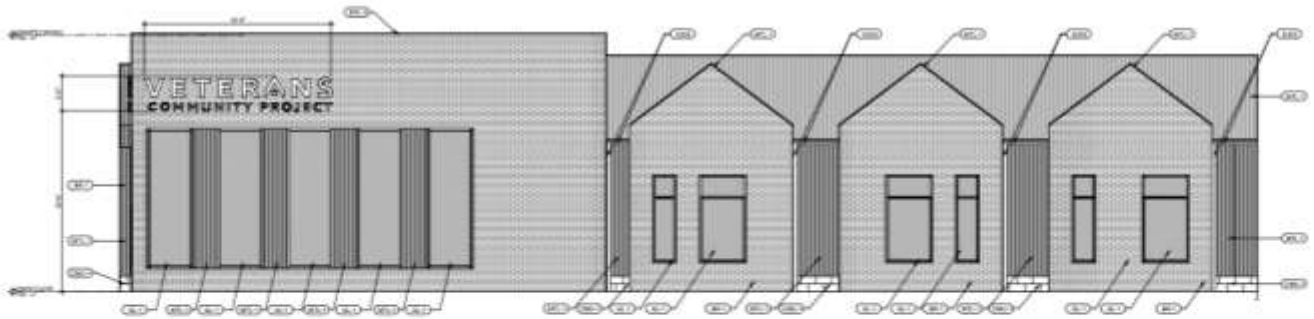
VILLAGE CENTER EXTERIOR



VETERANS
COMMUNITY PROJECT

VILLAGE CENTER EXTERIOR

2 WEST ELEVATION



1 EAST ELEVATION

VCP
VCP - MILWAUKEE

NOT FOR CONSTRUCTION

FINKLE + WILLIAMS

EXTERIOR ELEVATIONS

4A4.2

VETERANS COMMUNITY PROJECT

TINY HOMES

MUNRO
FRONT ELEVATION

PERSPECTIVE

NIMITZ
FRONT ELEVATION

PERSPECTIVE

MURPHY
FRONT ELEVATION

PERSPECTIVE

YEAGER
FRONT ELEVATION

PERSPECTIVE

PULLER
FRONT ELEVATION

PERSPECTIVE

CARTER
FRONT ELEVATION

PERSPECTIVE

PATRIOT
FRONT ELEVATION

PERSPECTIVE

KC HOUSE
FRONT ELEVATION

PERSPECTIVE

FINKLE + WILLIAMS
ARCHITECTURE

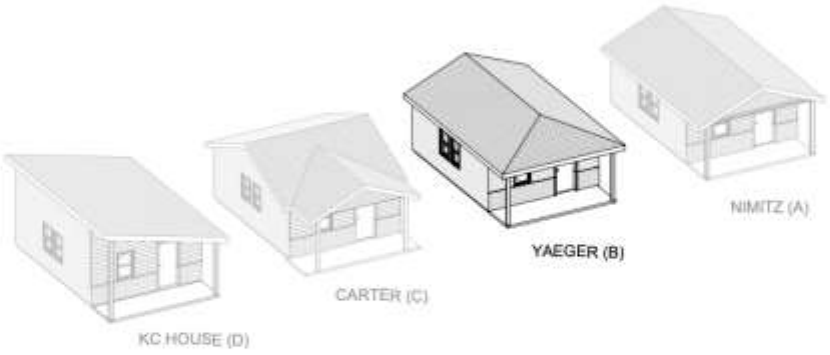
VCP - MILWAUKEE | 12.18.2023

VETERANS
COMMUNITY PROJECT

VETERAN'S COMMUNITY PROJECT

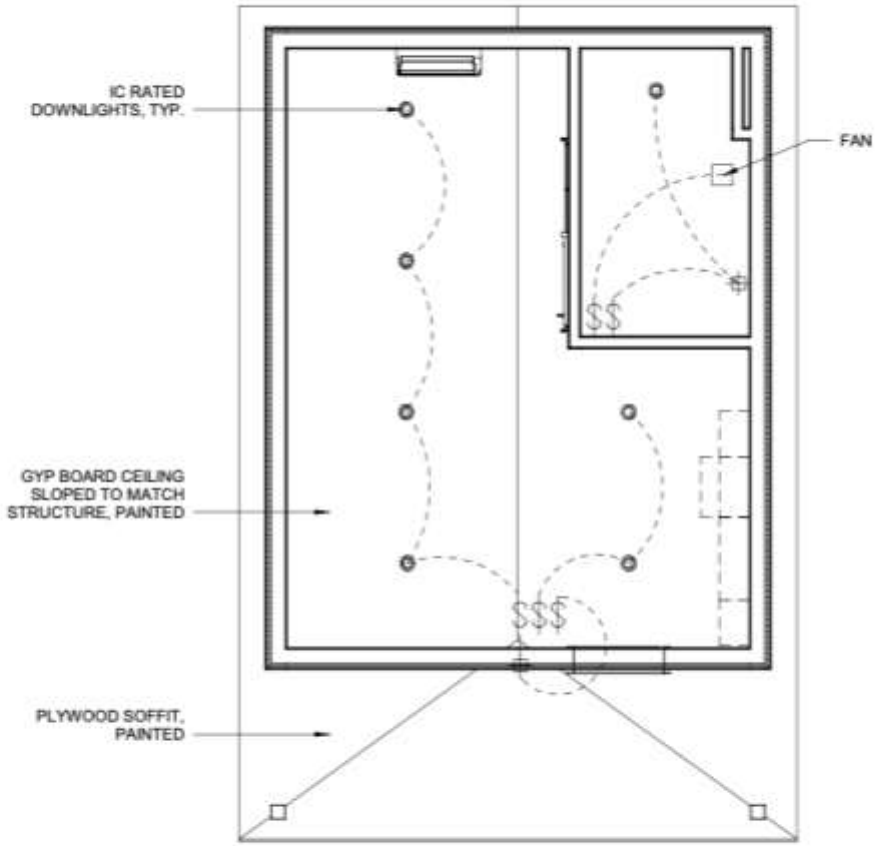
TINY FAMILY HOMES - YEAGER HOUSE

MILWAUKEE, WISCONSIN

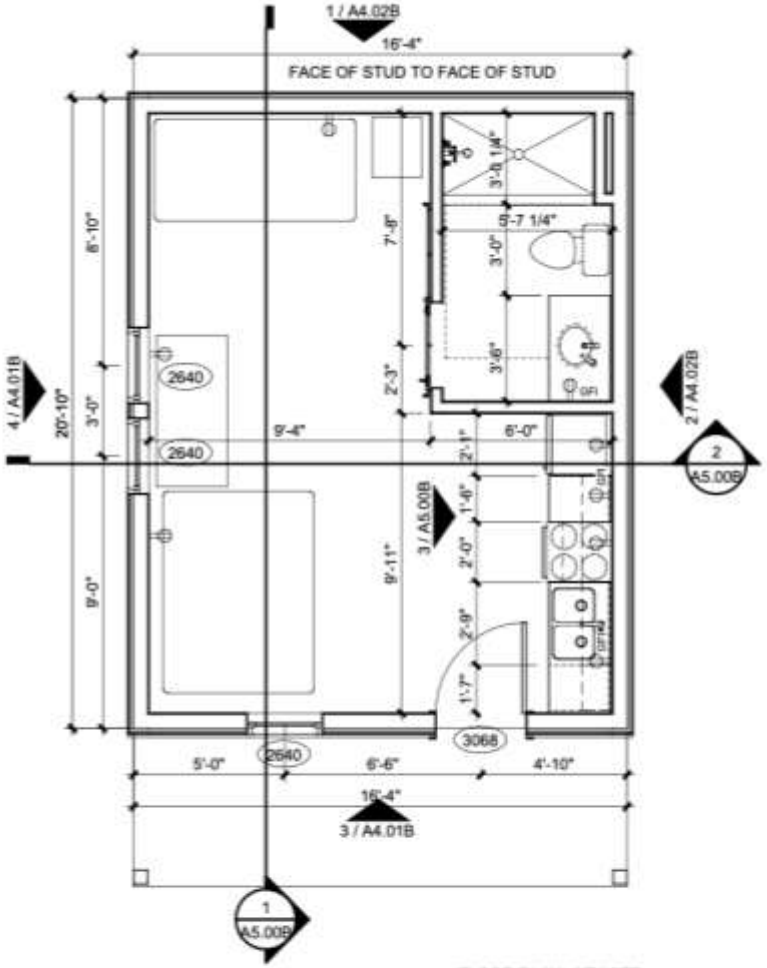


SHEET LIST

A0.00B	COVER SHEET - YEAGER
A1.01B	FLOOR PLAN & RCP
A4.01B	EXTERIOR ELEVATIONS
A4.02B	EXTERIOR ELEVATIONS
A5.00B	BUILDING SECTIONS
S1.01B	STRUCTURAL



REFLECTED CEILING PLAN - YEAGER
SCALE : 1/4" = 1'-0"



FLOOR PLAN - YEAGER
SCALE : 1/4" = 1'-0"

FINKLE + WILLIAMS
ARCHITECTURE

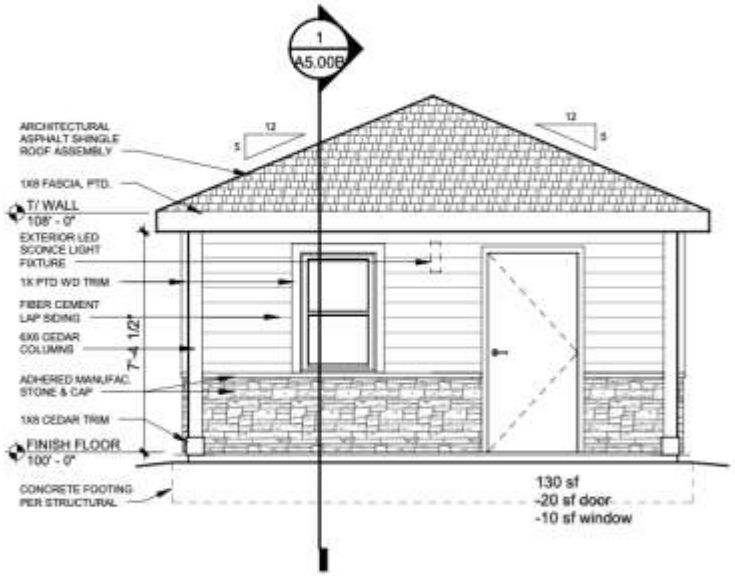
VETERANS
COMMUNITY PROJECT

VCP - MILWAUKEE - FAMILY | 01.08.2024 | 1/4" = 1'-0"

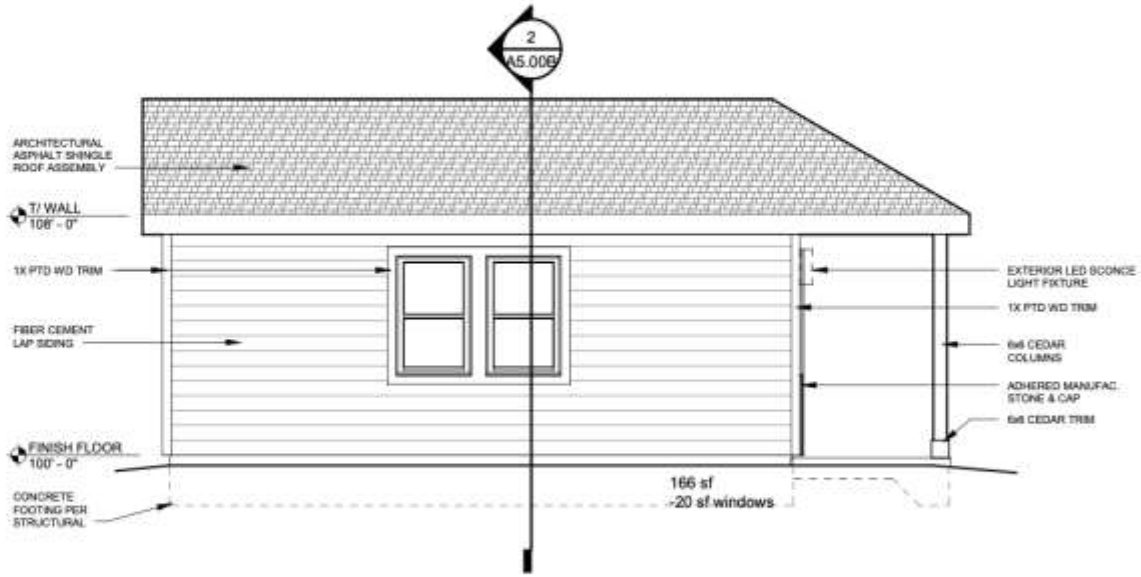
FINKLE + WILLIAMS © 2024

A1.01B
FLOOR PLAN & RCP

VETERANS
COMMUNITY PROJECT



SOUTH ELEVATION - YEAGER
SCALE : 1/4" = 1'-0"



WEST ELEVATION - YEAGER
SCALE : 1/4" = 1'-0"

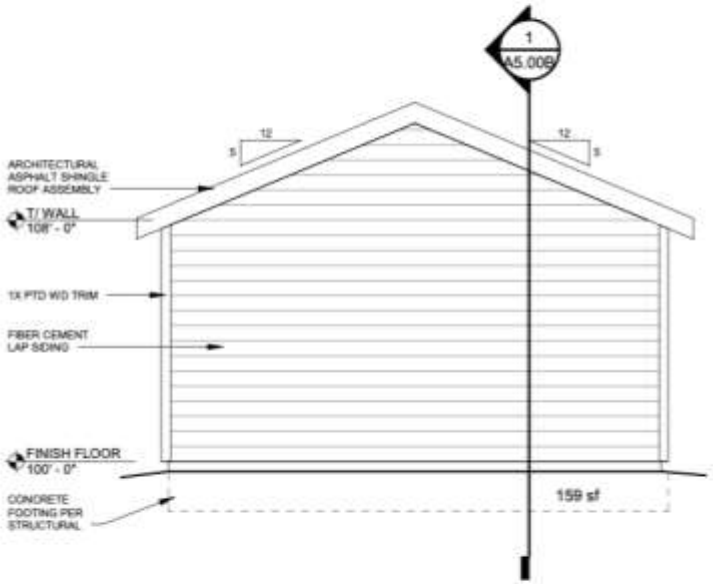
FINKLE + WILLIAMS ARCHITECTURE | VETERANS COMMUNITY PROJECT

VCP - MILWAUKEE - FAMILY | 10.27.22 | 1/4" = 1'-0"

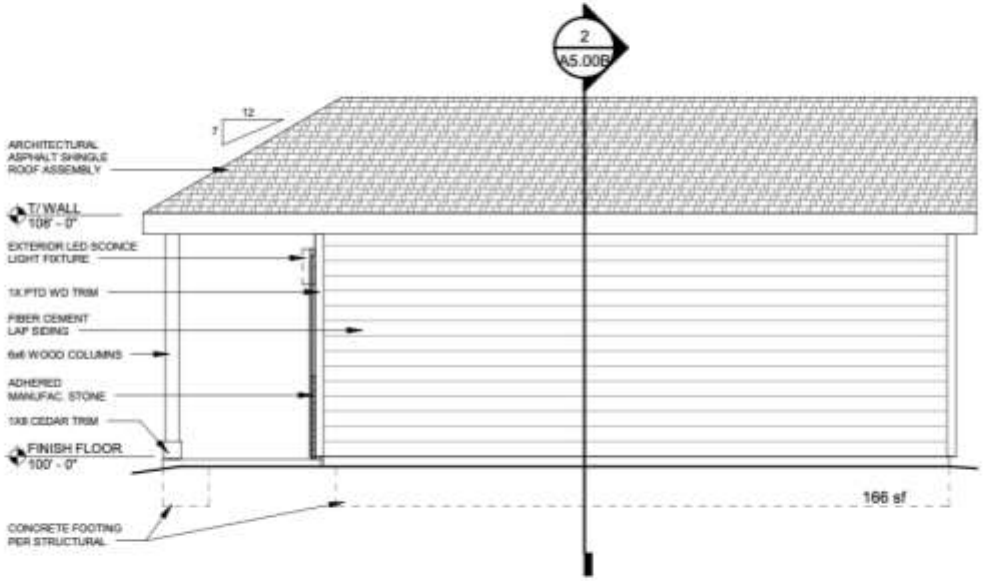
FINKLE + WILLIAMS © 2024

A4.01B
EXTERIOR ELEVATIONS

VETERANS COMMUNITY PROJECT



NORTH ELEVATION - YEAGER
SCALE : 1/4" = 1'-0"



EAST ELEVATION - YEAGER
SCALE : 1/4" = 1'-0"

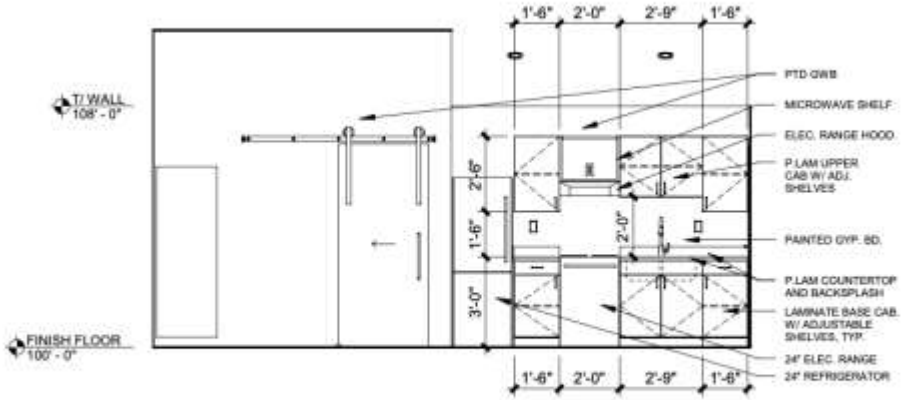
FINKLE + WILLIAMS ARCHITECTURE | VETERANS COMMUNITY PROJECT

VCP - MILWAUKEE - FAMILY | 01.08.2024 | 1/4" = 1'-0"

FINKLE + WILLIAMS © 2024

A4.02B
EXTERIOR ELEVATIONS

VETERANS COMMUNITY PROJECT



INTERIOR ELEVATION
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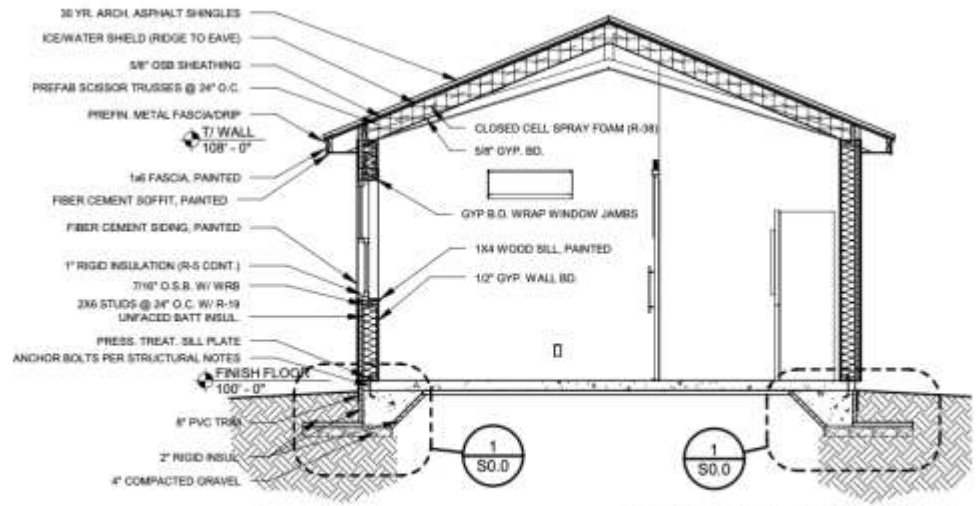
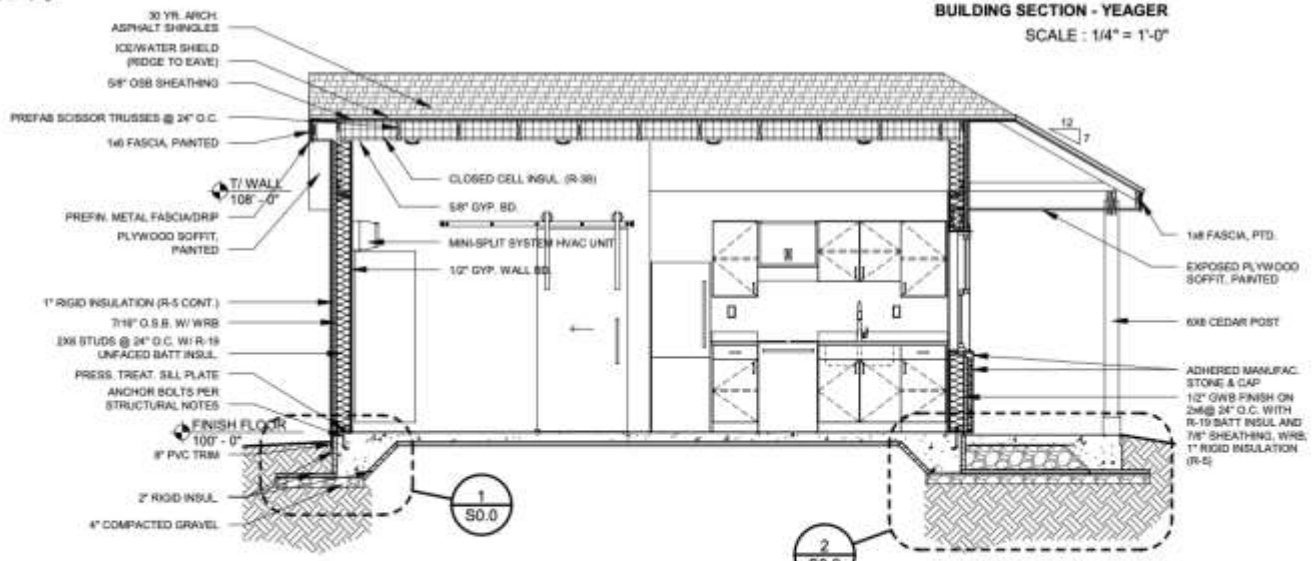


BUILDING SECTION - YEAGER
SCALE : 1/4" = 1'-0"



BUILDING SECTION - YEAGER
SCALE : 1/4" = 1'-0"

FINKLE + WILLIAMS ARCHITECTURE

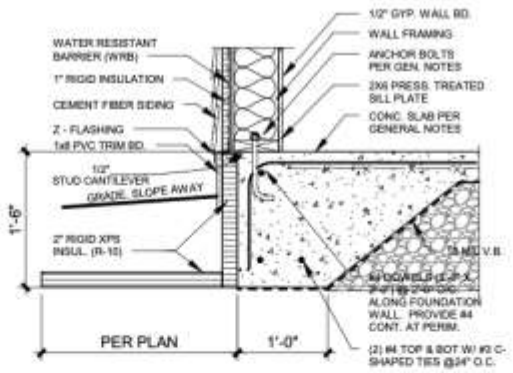
VETERANS COMMUNITY PROJECT

VCP - MILWAUKEE - FAMILY | 01.08.2024 | 1/4" = 1'-0"

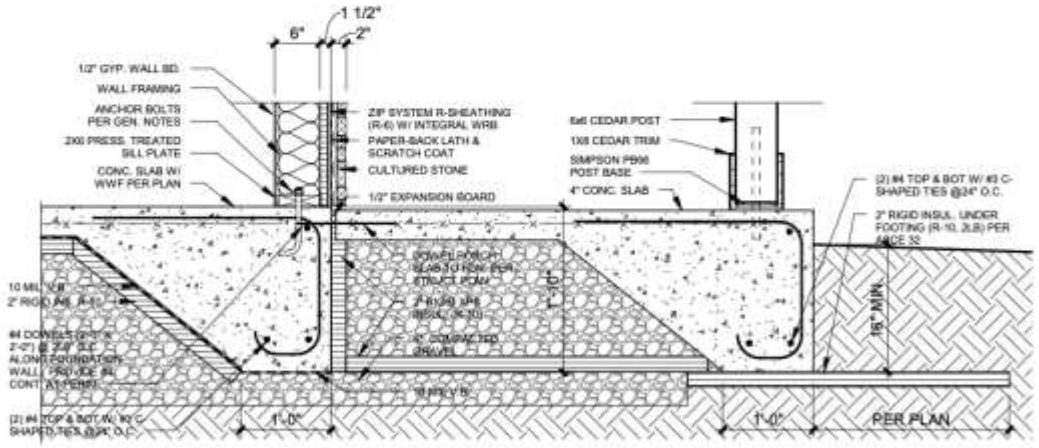
FINKLE + WILLIAMS © 2024

A5.00B
EXTERIOR ELEVATIONS

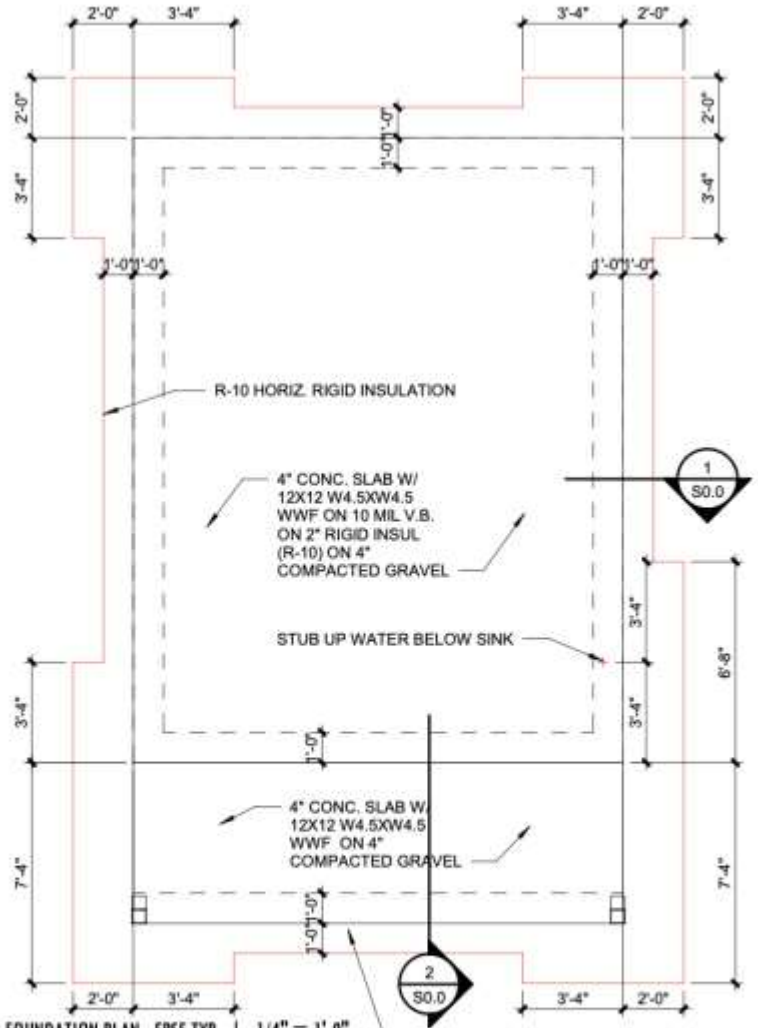
VETERANS COMMUNITY PROJECT



1 | FOUNDATION DETAIL FPSF | 3/4" = 1'-0"



2 | FOUNDATION DETAIL FPSF PORCH | 3/4" = 1'-0"



3 | FOUNDATION PLAN - FPSF TYP. | 1/4" = 1'-0"

FINKLE + WILLIAMS ARCHITECTURE

VETERANS COMMUNITY PROJECT

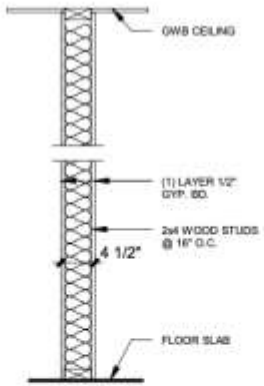
VCP - MILWAUKEE - FAMILY | 01.08.2024 | As indicated

FINKLE + WILLIAMS © 2024

S0.00

STRUCTURAL

VETERANS COMMUNITY PROJECT



5 | TYP. INTERIOR WALL FRAMING
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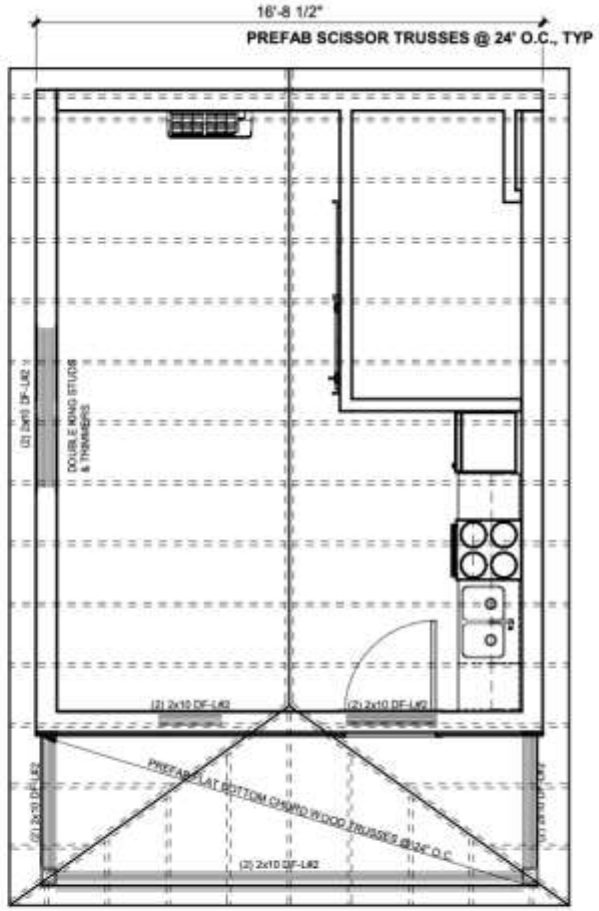
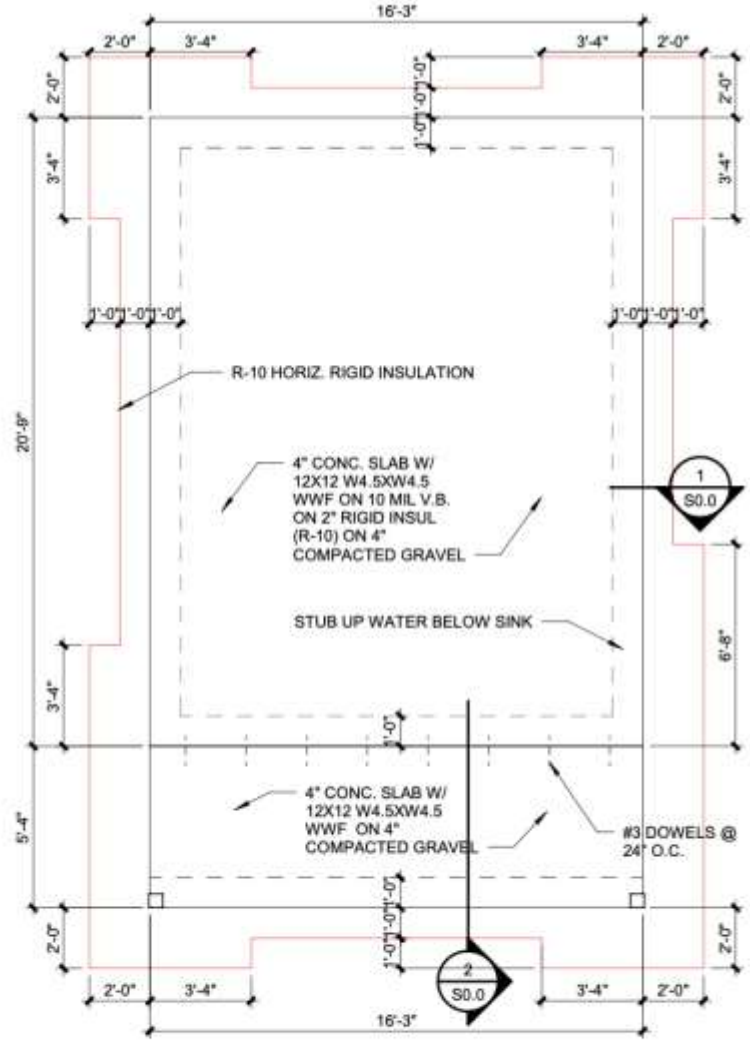


3 | ROOF PLAN - YEAGER
SCALE : 1/4" = 1'-0"



1 | FOUNDATION PLAN - YEAGER
SCALE : 1/4" = 1'-0"

FINKLE + WILLIAMS ARCHITECTURE | VETERANS COMMUNITY PROJECT

VCP - MILWAUKEE - FAMILY | 01.08.2024 | As indicated

FINKLE + WILLIAMS © 2024

S1.01B

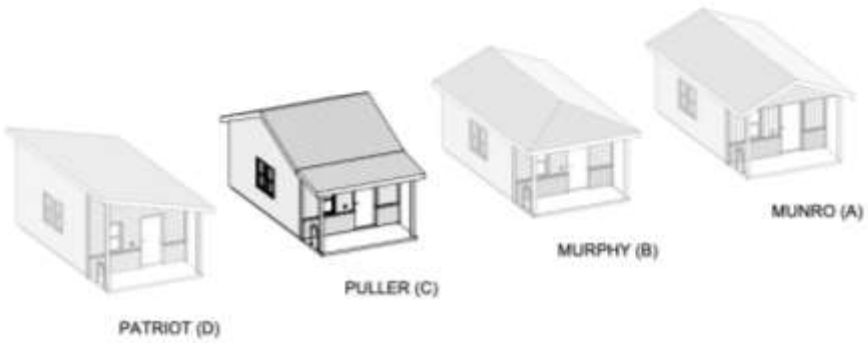
STRUCTURAL

VETERANS COMMUNITY PROJECT

VETERAN'S COMMUNITY PROJECT

TINY HOMES - PULLER HOUSE

MILWAUKEE, WISCONSIN

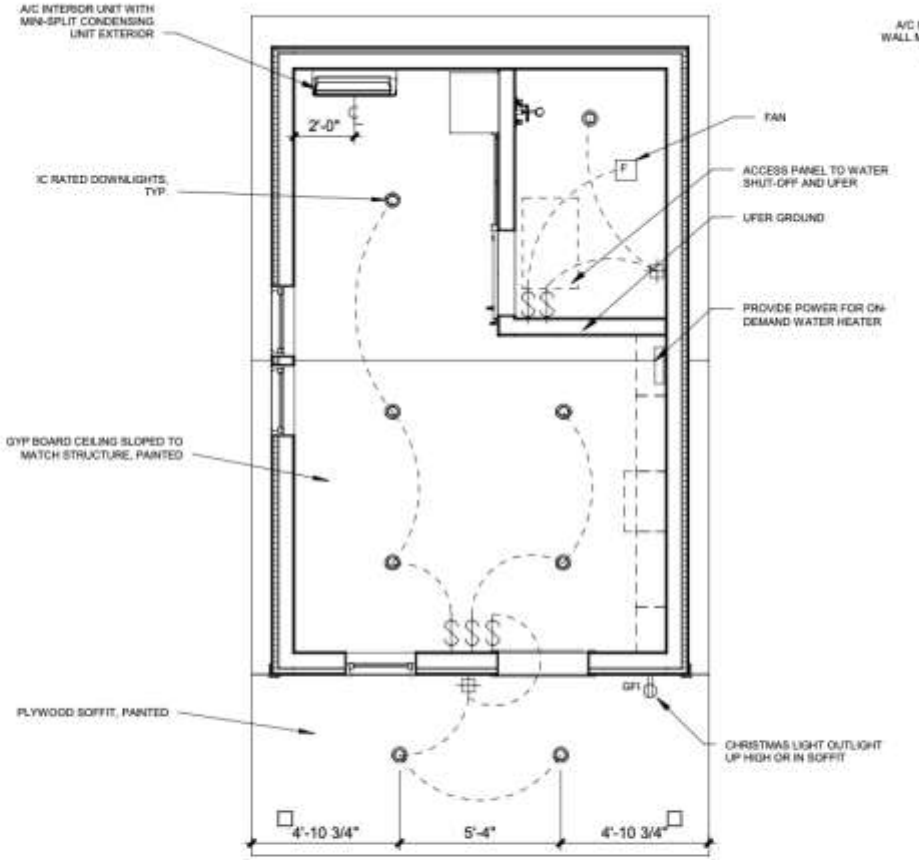


SHEET LIST

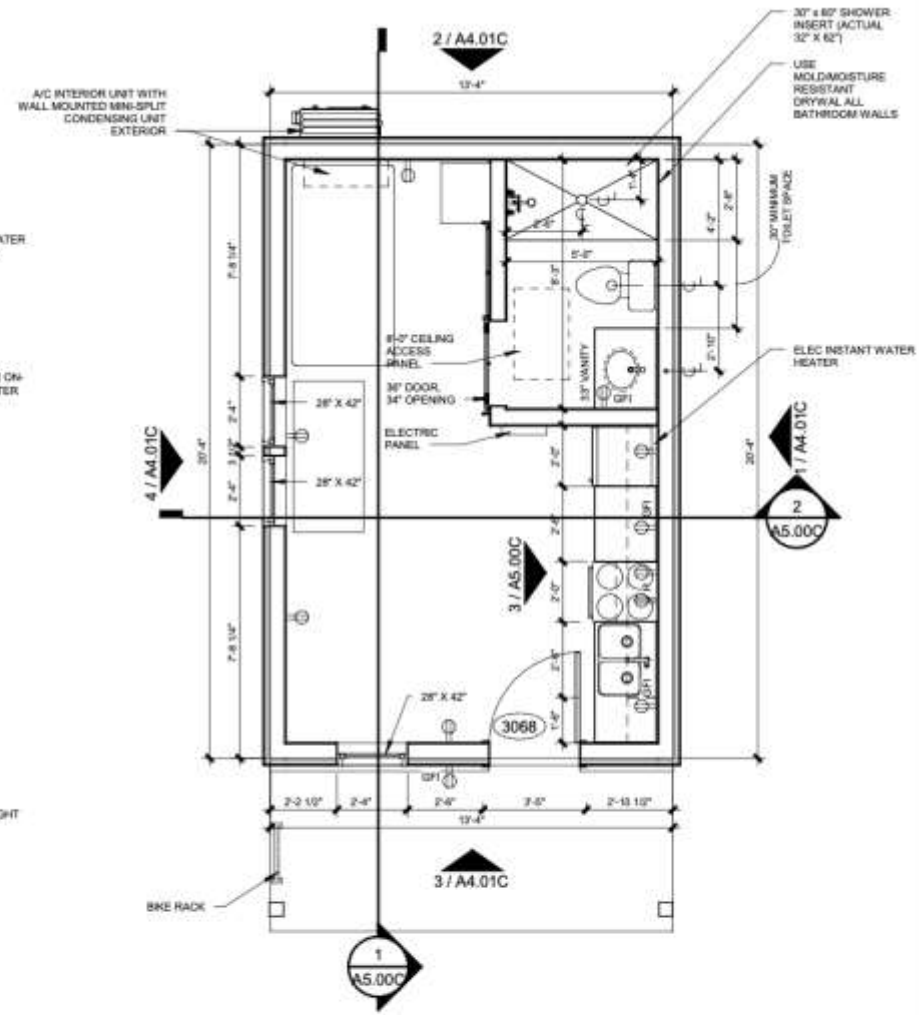
A0.00C	COVER SHEET
A1.01C	FLOOR PLAN & RCP
A4.01C	EXTERIOR ELEVATIONS
A5.00C	BUILDING SECTIONS
S1.01C	STRUCTURAL

FINKLE + WILLIAMS © 2024

VETERANS COMMUNITY PROJECT



REFLECTED CEILING PLAN - PULLER
SCALE : 1/4" = 1'-0"



FLOOR PLAN - PULLER
SCALE : 1/4" = 1'-0"

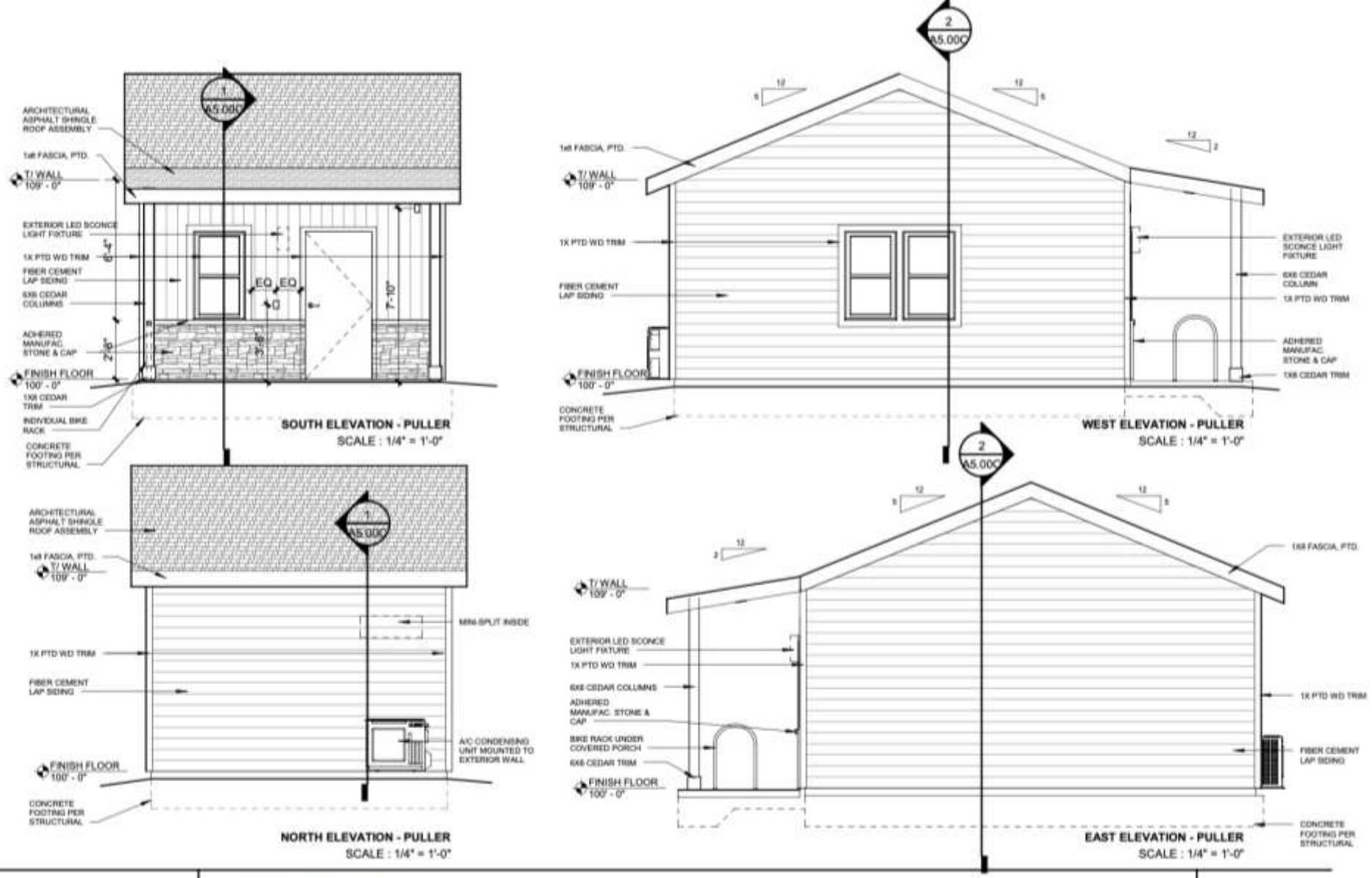
FINKLE + WILLIAMS ARCHITECTURE | VETERANS COMMUNITY PROJECT

VCP - MILWAUKEE - INDIVIDUAL | 01.08.24 | 1/4" = 1'-0"

FINKLE + WILLIAMS © 2024

A1.01C
FLOOR PLAN & RCP

VETERANS COMMUNITY PROJECT



FINKLE + WILLIAMS ARCHITECTURE

VETERANS COMMUNITY PROJECT

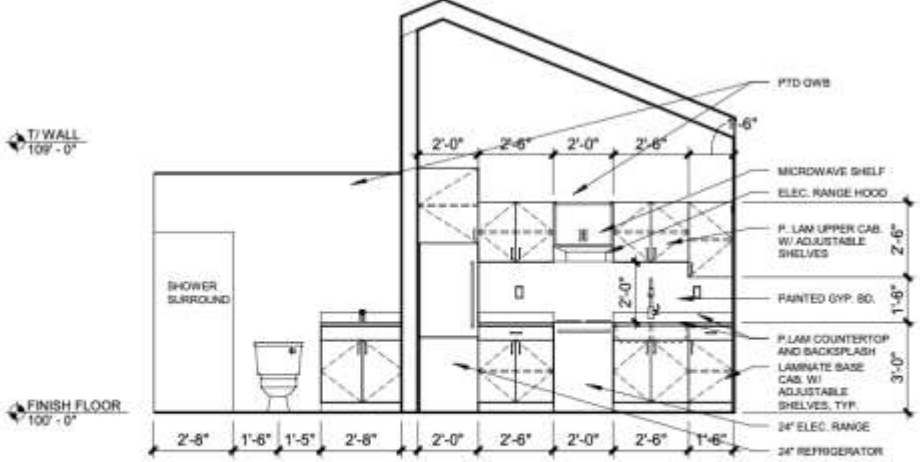
VCP - MILWAUKEE - INDIVIDUAL | 01.08.24 | 1/4" = 1'-0"

FINKLE + WILLIAMS © 2024

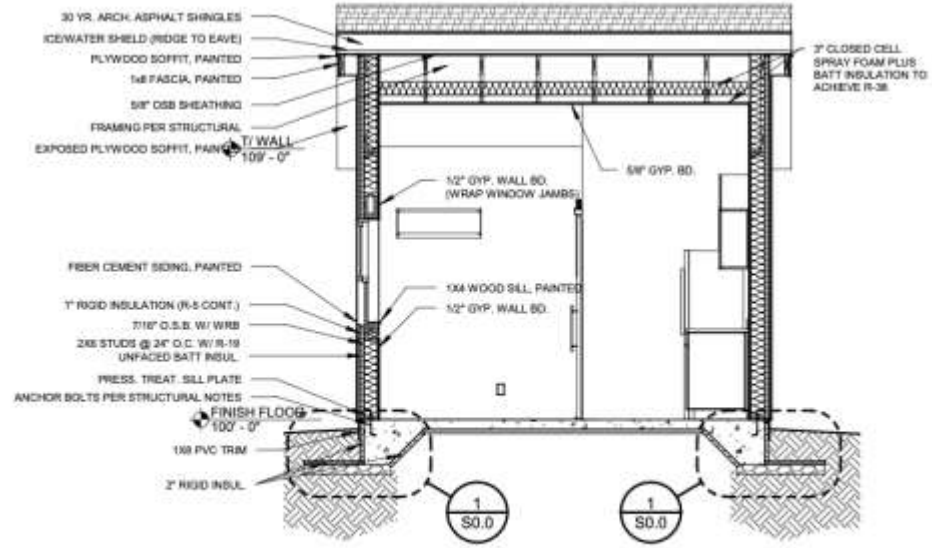
A4.01C

EXTERIOR ELEVATIONS

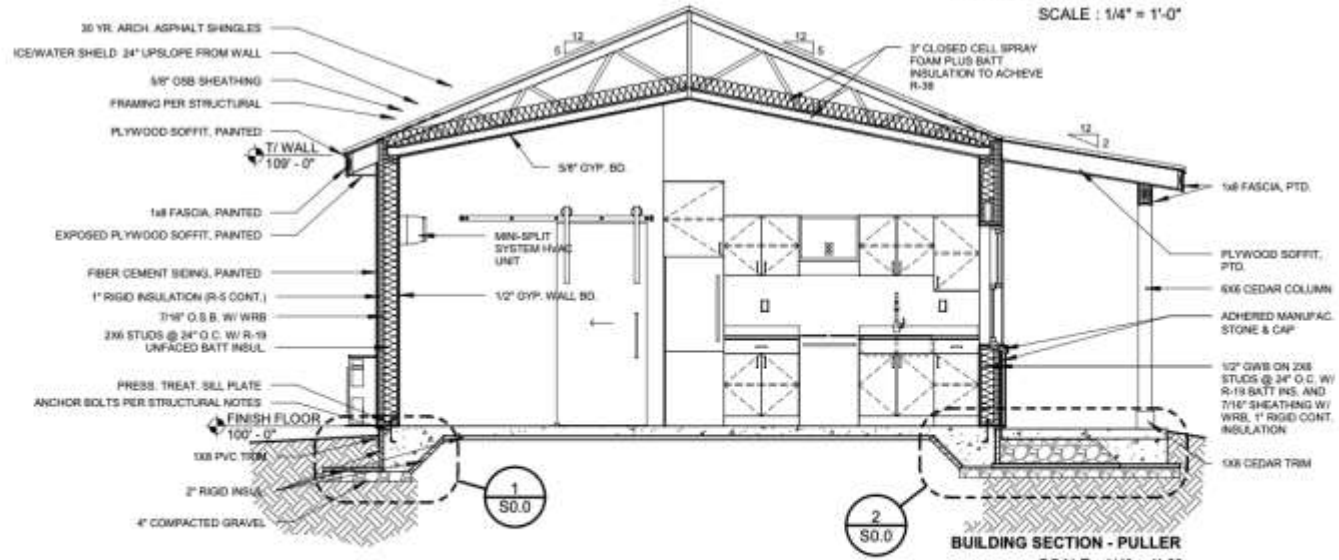
VETERANS COMMUNITY PROJECT



BUILDING SECTION
SCALE : 1/4" = 1'-0"



BUILDING SECTION - PULLER
SCALE : 1/4" = 1'-0"



BUILDING SECTION - PULLER
SCALE : 1/4" = 1'-0"

FINKLE + WILLIAMS
ARCHITECTURE

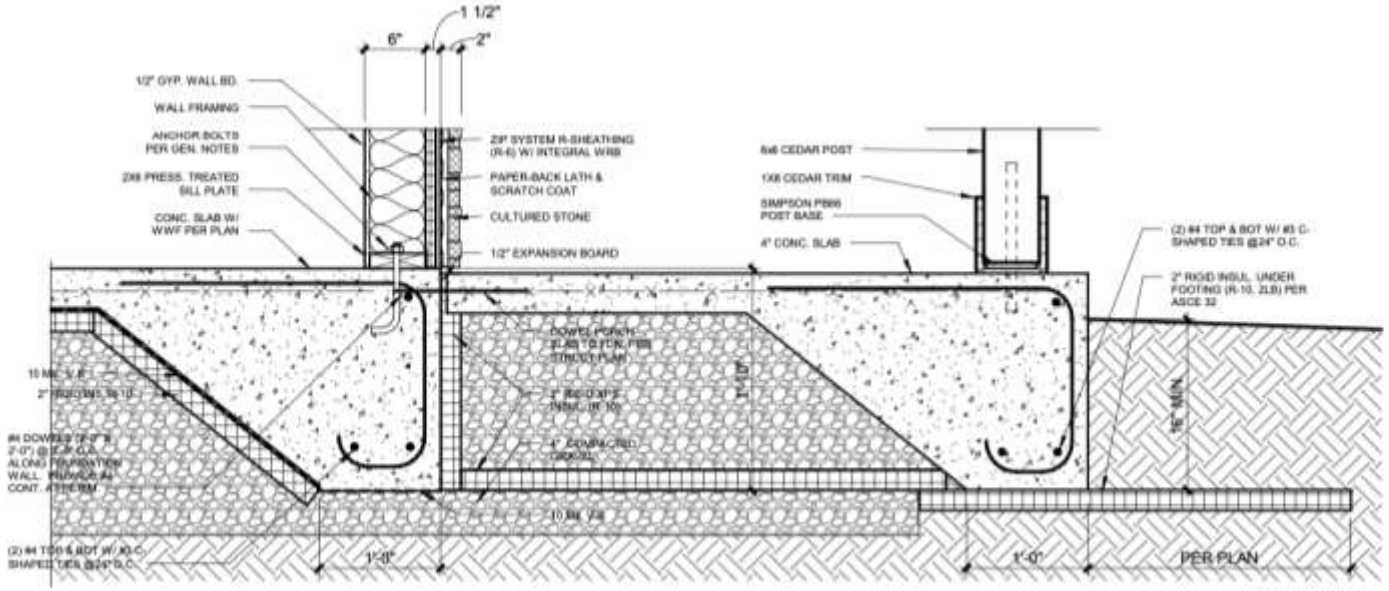
VETERANS
COMMUNITY PROJECT

VCP - MILWAUKEE - INDIVIDUAL | 01.08.24 | 1/4" = 1'-0"

FINKLE + WILLIAMS © 2024

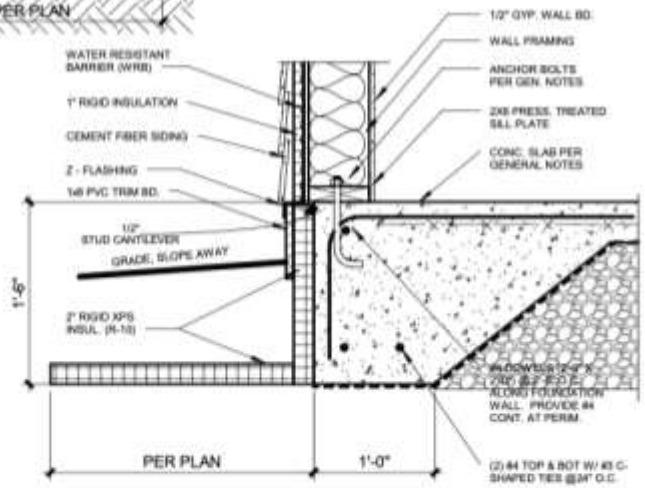
A5.00C
BUILDING SECTIONS

VETERANS
COMMUNITY PROJECT



2 | FOUNDATION DETAIL FPSF PORCH

S0.0 | SCALE : 1" = 1'-0"



1 | FOUNDATION DETAIL FPSF

S0.0 | SCALE : 1" = 1'-0"

FINKLE + WILLIAMS ARCHITECTURE | VETERANS COMMUNITY PROJECT

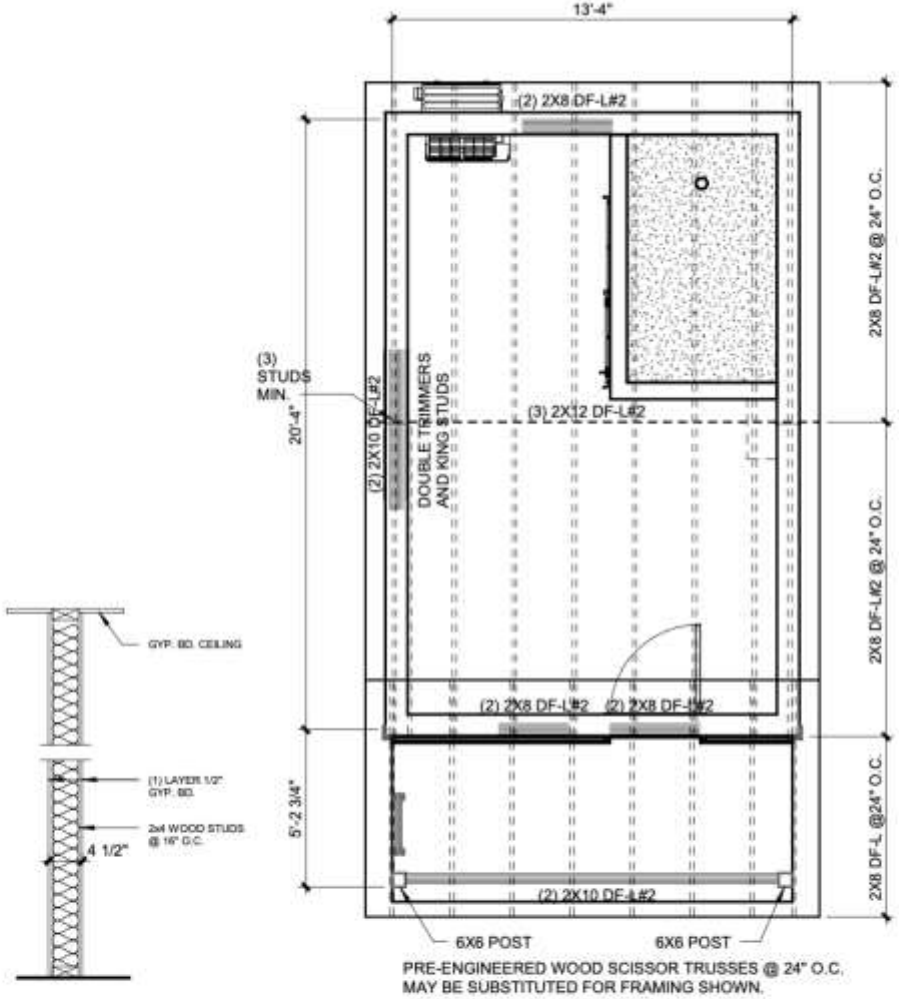
VCP - MILWAUKEE - INDIVIDUAL | 01.08.24 | 1" = 1'-0"

FINKLE + WILLIAMS © 2024

S0.0

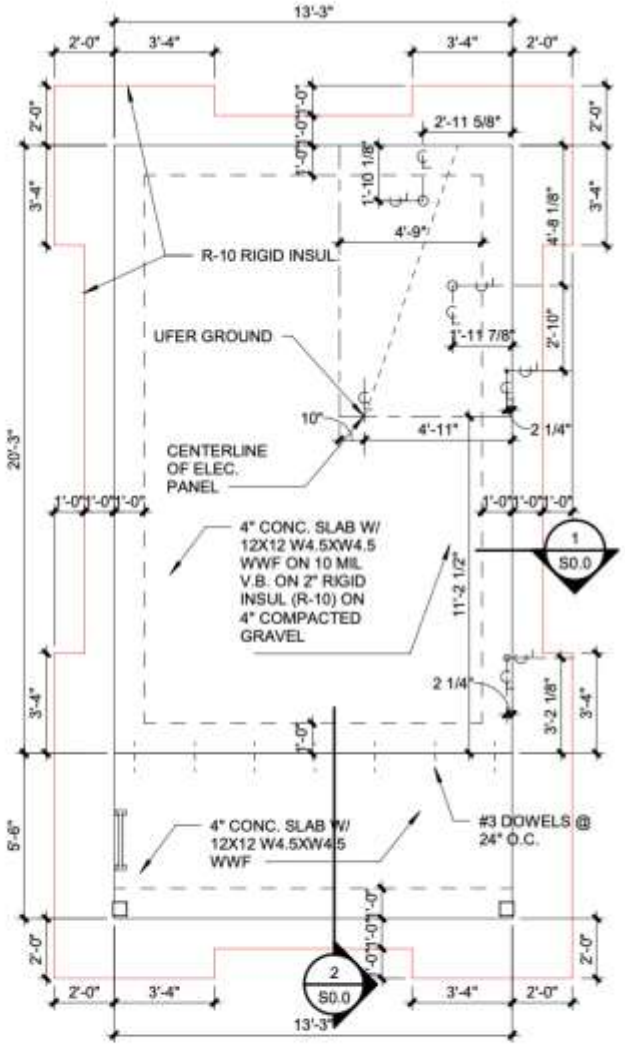
STRUCTURAL

VETERANS COMMUNITY PROJECT



TYP. INTERIOR WALL FRAMING
SCALE : 1/4" = 1'-0"

ROOF FRAMING PLAN - PULLER
SCALE : 1/4" = 1'-0"



FOUNDATION PLAN - PULLER
SCALE : 1/4" = 1'-0"

FINKLE + WILLIAMS ARCHITECTURE | VETERANS COMMUNITY PROJECT

VCP - MILWAUKEE - INDIVIDUAL | 01.08.24 | As indicated

FINKLE + WILLIAMS © 2024

S1.01C
STRUCTURAL

VETERANS COMMUNITY PROJECT

VCP OF MILWAUKEE

32 Individual Homes (240 sq. ft.)

8 Family Homes (320 sq. ft.)

FINKLE + WILLIAMS
ARCHITECTURE

N

PHASE 5 - SITE PLAN

PHASE 2 - BIRD'S EYE VIEW

PHASE 3 - BIRD'S EYE VIEW

PHASE 4 - BIRD'S EYE VIEW

PHASE 5 - BIRD'S EYE VIEW

PHASE 5 - BIRD'S EYE VIEW

SIDEWALK TO MAIN ENTRANCE
FROM 60TH STREET & GREEN TREE RD.

FINKLE + WILLIAMS
ARCHITECTURE
PHASE 5 - COURTYARD

FINKLE + WILLIAMS
ARCHITECTURE
TINY HOUSE EXPERIENCE

FINKLE + WILLIAMS
ARCHITECTURE
TINY HOUSE EXPERIENCE

FINKLE + WILLIAMS
ARCHITECTURE

PHASE 5 - FRONT ENTRANCE

"Beyond virtually eliminating Veterans homelessness in Kansas City, the VCP Village has **enhanced the safety** and increased the stability of the surrounding community. The Kansas City Police Department has not once detained even one of the hundreds of residents who have called VCP home in the nearly five years since the village opened.

The presence of Veterans Community Project is the primary reason its residential neighbors have enjoyed a **minimum property value increase of two and half times** the average increase throughout the rest of the zip code."

Tim Alhenius
President, Southtown Council

SOUTHTOWN COUNCIL
A Great Place to Live, Work & Do Business

“You’re investing in a human life. A life that invested in you at one time.”

-Tim, VCP Resident Alumni

VETERANS COMMUNITY PROJECT

OUR VISION

"Veterans Community Project can absolutely fix Veteran homelessness. Every city in the US has a need for this program, but we can't do it without you"

- Bryan Meyer, CEO & Co-Founder

VETERANS
COMMUNITY PROJECT

VCP.ORG