



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

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July 15, 2013

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 130286 relates to the change in zoning from Two-Family Residential (RT4) to Commercial Service (CS) on land located the west side of North 36th Street and north of West Lisbon Avenue to permit expansion for an existing business and create uniform zoning, and the change in zoning from Commercial Service (CS) to Two-Family Residential (RT4) on land located on the east side of North 35th Street and north of West Lisbon Avenue to create uniform zoning, and in the 15th Aldermanic District.

This zoning change was initiated by the City of Milwaukee and would make the zoning of the property at 1920 North 36th Street, currently zoned residential, consistent with the adjoining property to allow MPS to convey excess land to Progressive Community Health Care, Inc., which is zoned CS, for expansion of its parking lot. Progressive Community Health Care, Inc. (formerly Westside Healthcare Association, Inc.), is the operator of the Lisbon Avenue Health Center at 3522 West Lisbon Avenue. A smaller clinic is located in HACM's Hillside development PCHC is a federally qualified health center founded in 1999 that offers primary care, chronic disease management, pediatric, women's health, financial counseling and case management services. The Lisbon clinic also houses PCHS's asthma and dental clinics and provides obstetric and gynecological services. The health center will undergo a multi-million dollar expansion of its building and parking areas.

This zoning change would also make the zoning of 1845-47 North 35th Street, zoned CS, uniform with the balance of the MPS Westside Academy parking lot that is currently zoned RT4.

On July 15, 2013, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is consistent with the recommendations of the Washington Park Comprehensive Area Plan and City plans for the area, the City Plan Commission at its regular meeting on July 15, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Willie Hines

