



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

**Rocky Marcoux**  
Commissioner  
rmarco@milwaukee.gov

**Martha L. Brown**  
Deputy Commissioner  
mbrown@milwaukee.gov

April 8, 2014

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

Dear Committee Members:

File No. 131373 relates to the change in zoning from Multi-Family Residential to a Detailed Planned Development known as the Sojourner Family Peace Center, for new construction on land located at 619 West Walnut Street, in the block bounded by West Walnut Street, North 6th Street, West Galena Street and North 7th Street, in the 6th Aldermanic District.

This zoning change was requested by the Sojourner Family Peace Center, and would permit construction of a two-story building with accessory parking, a play area and stormwater treatment at 619 West Walnut Street. Sojourner Family Peace Center proposes to construct a two-story building with accessory parking, a play area and stormwater treatment at 619 West Walnut Street. They would consolidate their services at several existing facilities into this location. The applicant has also applied to vacate the right-turn bypass at the southwest corner of West Walnut Street and North 6th Street.

The existing 2.66 acre site was previously home to the Plymouth Manor Nursing and Rehabilitation Center, which has since been razed. The proposed new facility for Sojourner Family Pace Center would offer on-site shelter for victims, government services (including co-location for District Attorney, law enforcement and victims' advocacy services), 24-hour hotline, intake and shelter services, with office and health services operation during normal business hours. See the narrative for more specific information regarding programs/organizations and their hours of operation.

The proposed three-story building would be approximately 75,000 square feet, with a footprint of approximately 46,100 square feet on the first floor. There will be a small, screened play area for children, and also surface parking for 84 vehicles. In the future, a transitional housing building may be constructed on the southwest corner of the site. Uses that are less private in nature have been located along the street edges of the building so that windows could activate the long building facades. Building materials will primarily include utility brick with anodized aluminum windows. Accent areas will consist of cementitious fiber panels and stone.

On April 7, 2014, a public hearing was held and at that time, nobody spoke in opposition. Since the proposal is consistent with the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on April 7, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

