



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

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

Dear Committee Members:

File No. 140726 relates to the change in zoning from Local Business (LB2) to Two-Family Residential (RT4) for construction of a church on land located west of North 8th Street, south of West Chambers Street, in the 6th Aldermanic District.

This zoning change was requested by St. Matthew CME Church and would permit 2965 and 2977-79 North 8th Street, zoned commercial, to be joined with property to the south, zoned residential, for construction of a church. The existing church has been located at 2944-2958 North 9th Street for 96 years. Since July 2011, the church has been planning for future growth and to allow additional space for its church and outreach ministries, and has acquired several properties to do so. St. Matthew CME Church plans to construct a new, 26,000 sq. ft. church with a Family Life Center on the subject sites along North 8th Street. The existing church site would be razed to accommodate parking for the new church. This parking would require approval by the Board of Zoning Appeals, as a principal use parking lot is a special use in the RT4 zoning district.

Planning staff received one phone call from the neighbor who lives immediately south of the new site. She was concerned about how the new development would affect her house, and requested a site plan from St. Matthew Church. Information and a church contact were passed along to the neighbor.

On September 29, 2014, a public hearing was held and at that time, the neighbor who had called staff attended the meeting. She stated that she has lived in the neighborhood for many years and was not aware of the extent of the church's functions. She asked for assurance that the zoning change would not affect her property. Given that the zoning change will bring the zoning of the two sites into conformity with adjacent zoning, City Plan Commission at its regular meeting on September 29, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

