



**Department of City Development**

City Plan Commission  
Neighborhood Improvement  
Development Corporation  
Redevelopment Authority

**Rocky Marcoux**  
Commissioner

**Martha L. Brown**  
Deputy Commissioner

May 12, 2011

Members of the Zoning, Neighborhoods and Development Committee  
Milwaukee Common Council  
City Hall, Room 205

Dear Committee members:

This correspondence follows up on two issues raised during the Committee's discussion of file no. 100848, which would modify certain dimensional requirements in the zoning ordinance affecting multi-family permanent supportive housing buildings.

Committee members asked for more detailed information about the use of parking spaces by residents of existing permanent supportive housing buildings. DCD staff contacted staff persons at the five existing buildings, seeking information about how many residents owned automobiles and how many parking spaces are currently being used at the buildings. We then tested that data against the parking space standard proposed in file no. 100848 (one parking space required for every five units of housing).

Four existing buildings together have 171 units. Only 11 residents of those units have a car. The 1:5 ratio is sufficiently generous for these units.

One development, Washington Park Apartments, has 24 three-bedroom units and 26 parking spaces. Staff reported that, at peak demand, 23 of these parking spaces are filled. However, it is important to note that the 26 spaces are shared among the permanent supportive housing units, an adjacent transitional housing program, and a food pantry that serves the larger neighborhood. Were a similar building be constructed, it would require either special use permitting through the Board of Zoning Appeals (because of the transitional housing and food pantry), or planned development rezoning. Parking requirements for the entire development would be considered through those processes.

Committee members also raised concerns about the design quality of permanent supportive housing buildings. After consultation with the City Attorney's office and the chair and vice chair of the Housing Trust Fund, a companion file (file no. 110102) has been drafted to require design approval for all projects involving new construction and substantial exterior alteration that receive City Housing Trust Fund investment.

Department representatives will be present at the ZND meeting to respond to your questions about these items.

Sincerely,

Martha L. Brown  
Deputy Commissioner

Permanent Supportive Housing Developments  
Parking Data

Development	Units	Units occupied by resident with a car	Spaces required under proposed ordinance
United House	24	0	5
Empowerment Village-National	35	1	7
Prairie Apartments	24	2	5
Johnston Center Residences	91	8	19
Washington Park Apartments*	24	18	5

\* Because Washington Park Apartments includes a food pantry that serves the entire neighborhood, the project would have required Board of Zoning Appeals approval or rezoning to detailed planned development. Parking requirements would have been calculated as part of the BOZA special use permit or DPD rezoning.