



**Department of City Development**

Housing Authority  
Redevelopment Authority  
City Plan Commission  
Historic Preservation Commission

December 8, 2004

To the Honorable Common Council  
Zoning, Neighborhoods and  
Development Committee  
City of Milwaukee

Dear Committee Members:

Attached are File No. 041051, being an ordinance changing the zoning from Two-Family Residential (RT4) to General Planned Development (GPD) known as The Milwaukee Urban League, on land located on the North side of West Wright Street between North 28<sup>th</sup> Street and North 20<sup>th</sup> Street, in the 15th Aldermanic District.

This proposed general plan establishes zoning parameters, for future development of this site within the Metcalfe Park neighborhood. This development would provide about 75 to 85 affordable apartment units for seniors in an existing 3-story building and new, 4-story building. The proposed height and density are consistent with zoning requirements for an urban, multi-family residential district. At a future date, a detailed plan will be submitted for approval. Approximately 60 parking stalls would be provided (.75 per unit). Signage will be developed to be consistent with Chp. 295-505-5, Residential District Standards for Signs.

On Monday, December 6, 2004, the City Plan Commission held a public hearing. At that time, one neighbor spoke in opposition to the proposed zoning change. She was concerned about street parking being used instead of off-street parking. She claimed that several employees at the Next Door Foundation use the street instead of surface parking. The director from the Milwaukee Urban League was available to discuss this issue with her. Since the proposal is consistent with the intent of the City plans for the area and will accommodate off-street parking; the City Plan Commission, at it's regular meeting, recommended approval of the ordinance.

Sincerely,

Rocky Marcoux  
Executive Secretary

City Plan Commission of Milwaukee

cc: Ald. Hines  
File

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