



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

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April 24, 2019

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

Dear Committee Members:

File No. 181872 relates to the change in zoning from Industrial-Mixed, IM, to Two-Family Residential, RT4, for the property located at 1004 South 6th Street, on the east side of South 6th Street, south of West Mineral Street, in the 12th Aldermanic District.

This zoning change, requested by the United Community Center (UCC), would allow the subject site at 1004 South 6th Street to be combined with the four parcels to the south, which are zoned RT4. A zoning change is necessary since mixed zoning is not allowed on a site. The UCC intends to develop a secured surface parking lot for their UCC Acosta Middle School located at 1038 South 6th Street. It is anticipated that the parking lot would be used by teachers who currently use on street parking. Since the proposed parking lot is separated from the school property by an existing alley, it will require approval by the Board of Zoning Appeals (BOZA), as a principal use parking lot is a special use in the RT4 zoning district. A parking lot located on a corner in the current IM zoning would also require a special use approval by BOZA.

On April 22, a public hearing was held on the subject file and Fernando Campos from the UCC spoke about the proposed rezoning. He said that they were open to permeable paving at the suggestion of Commissioner Gould. Additionally, the UCC is open to exploring opportunities to allow for shared parking arrangements at this site in the future, consistent with the recommendations of the Walker's Point Strategic Action Plan. Since the proposed zoning change will allow the subject parcel to be combined with the four parcels to the south, the City Plan Commission, at its regular meeting on April 22, 2019, recommended the subject file for passage.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Perez

