



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

May 12, 2021

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

Dear Committee Members:

File No. 201567 relates to the change in zoning from Two-Family Residential, RT4, to Detailed Planned Development, DPD, for a portion of the property located at 1255 North 20th Street and the 1st Amendment to the Detailed Planned Development known as McKinley School for 2001 West Vliet Street and the northern portion of 1255 North 20th Street, located on the south side of West Vliet Street, west of North 20th Street, in the 4th Aldermanic District.

In November of 2018, Common Council approved a zoning change for the former William McKinley School site at 2001 West Vliet Street from RT4 to a DPD to allow the redevelopment of the former school building into 36 multi-family residential units and the construction of four, 2-unit residential buildings along Vliet Street. After the DPD approval, further discussions with City of Milwaukee Staff and the local alderman have resulted in a few additional changes that require both an Amendment to the DPD and a zoning change for a portion of the property located at 1255 North 20th Street.

The (4) 2-family side-by-side townhomes along Vliet Street have now been changed to (4) individual single-family residences. As a result, the Amendment increases the unit count within the former school building by up to four units (effectively shifting those units from the formerly proposed townhomes to the school building). Final design of the single-family houses will require approval by the Historic Preservation Commission. The proposed alley behind the single-family residences will now become a public alley. In addition, a portion of the City-owned parcel located at 1255 N. 20th Street will be combined with the school development for additional parking on the south side of the parcel. An additional 30 parking spaces are being added to the project from what was originally approved.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled May 10, 2021 meeting. Ted Matkom of Gorman & Company spoke about the project and the proposed changes since the initial approval. Commissioners asked about topics including lighting in the alley, the change to single-family homes and the process of selling the homes, landscaping, green infrastructure, and open space. The applicant summarized the input of the local alder and subsequent preliminary approval by the Historic Preservation Commission associated with the requested shift from townhomes to single family for-sale homes along Vliet St.

Prior to the meeting, the applicant delivered approximately 150 flyers to adjacent residences to inform them of these proposed changes and answer any questions they may have. No members of the public attended the meeting to comment on the proposed zoning changes. Since the proposed zoning



change advances the goal of redeveloping the historic school building into housing, the City Plan Commission at its regular meeting on May 10, 2021 recommended approval of the subject file.

Sincerely,



for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Bauman