



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

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September 9, 2014

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

Dear Committee Members:

File No. 140547 relates to the change in zoning from Multi-Family Residential (RM4) to Two-Family Residential (RT4) on land located at 2001 West Vliet Street and 1255 North 20th Street, south of West Vliet Street and west of North 20th Street, in the 4th Aldermanic District. This zoning change was initiated by the local Common Council alderman and would make the zoning for 2001 West Vliet Street and 1255 North 20th Street consistent with surrounding zoning to the east, south and west. The current zoning permits higher density residential development than the context to the east, south and west, which are predominately one- and two-family residences.

The existing building at 2001 West Vliet Street, which is currently vacant, has previously been used as a school by several entities, the last of which was Young Minds Preparatory School. Prior to that, the site was used as a day care center. There is an existing tot lot/playground at 1255 North 20th Street. This building has been listed as vacant since January 2014. Milwaukee Public Schools sold the school property to V E Carter Child Development Corporation in 1991. This site is located within the Near West Side Comprehensive Area Plan, which calls for density reduction overall, an increase in owner occupancy, and preservation of historic buildings.

On September 8, 2014, a public hearing was held and at that time, four people attended who were in support of the proposed zoning change. Since the proposed zoning change will establish zoning for the site that is consistent with surrounding zoning to the east, south, and west, the City Plan Commission at its regular meeting on September 8, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

