



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

September 23, 2020

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

Dear Committee Members:

File No. 200462 relates to the change in zoning from Two-Family Residential, RT3, to Multi-Family Residential, RM4, for redevelopment of the former Edison Middle School located at 5372 North 37th Street, in the block bounded by West Custer Avenue, North 36th Street, West Rohr Avenue, and North 37th Street, in the 1st Aldermanic District.

Vacant since 2008, the property was declared surplus by Milwaukee Public Schools in 2017. Under the requirements imposed by Section 119.61, Wisconsin Statutes, the property was made available for sale to education operators only for a two-year period that ended in July 2019. The property was not sold to an education operator during that time and was listed for sale for adaptive re-use in October 2019. One proposal, by Gorman & Company, LLC, was received and evaluated by Department of City Development (DCD).

Now, the City of Milwaukee is seeking to rezone the subject site from Two-Family Residential (RT3) to Multi-Family Residential (RM4) to facilitate redevelopment of the former school building by Gorman into 32 one-bedroom units and 32 two-bedroom units. In addition, 11 new three-bedroom townhomes will be constructed that front on West Rohr Avenue.

On September 21, 2020, the City Plan Commission held a virtual public hearing and the applicants spoke about their development plans and the property's history. Ted Matkom of Gorman & Company answered questions from the commissioners about parking (surface parking will be provided at the center of the block and include 102 spaces) and public green space (a community garden and playground area is also planned on site). One member of the public in attendance asked questions about financing, potential services provided, and public outreach. While they expressed their support for the project, they did voice concerns about the concentration of low-income housing in the neighborhood. No one attended in opposition to the zoning change.

Since the proposed zoning change will facilitate the redevelopment of the former Edison School site and is consistent with the Near North Side Area Plan, the City Plan Commission at its meeting on September 21, 2020 recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hamilton

