



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

**Rocky Marcoux**  
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Deputy Commissioner  
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November 10, 2015

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

Dear Committee Members:

File No. 150611 relates to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) for adaptive reuse of the former school located at 2770 North 5th Street, on the east side of North 5th Street, south of West Hadley Street, in the 6th Aldermanic District.

This zoning change was requested by Gorman & Company, Inc., and will allow for the adaptive reuse of the existing building for use as multi-family housing. The building has not operated as a school since 1978, when Milwaukee Public Schools shut down its services there. The building was then repurposed as a community health center, which operated on the site until 2007, when the Isaac Coggs Health Center relocated elsewhere in the city. An RFP was drafted in 2010 for this site, and there were subsequently open showings and proposal summaries due in 2010 – 2014 for development of this site. There was a Council resolution in December 2014 (FN 141319) directing DCD to market the property as an underutilized property according to SS 119.60. In April 2015, Gorman and Company submitted a purchase submittal in response to the City's Property Listing for the former Fifth Street School/Isaac Coggs Health Center at this site. The City granted Gorman & Company an Exclusive Right to Negotiate to purchase this property in accordance with specific conditions. Gorman & Company, Inc. will be seeking Historic Tax Credits and affordable housing tax credits from both the National Park Service and the Wisconsin Housing and Economic Development Authority, respectively, to assist in funding the project. Gorman & Company, Inc. is also in discussion with Mt. Moriah Baptist Church to share parking accommodations at the northeast corner of the block.

On October 19, 2015, a public hearing was held at the City Plan Commission meeting regarding this file. At this meeting, some commissioners expressed concern that there had not been sufficient neighborhood outreach regarding this proposal and that there would be an oversaturation of affordable housing in this area, and made a motion to hold the file for one cycle to allow Gorman and Company the opportunity to reach out to the neighbors. On November 7, a community meeting was held regarding this proposal, and the majority of the attendees were in support of the proposed project.

This item was considered again at the November 9, 2015 City Plan Commission meeting, and at that time, several members from Mt. Moriah Church spoke in favor of the proposal, stating that it will be beneficial to the neighborhood and will allow residents and members of the church an opportunity to live in the neighborhood as they age and require a senior living environment. Since the proposed zoning change is consistent with the recommendations of the Northeast Side Area Plan, the City Plan Commission at its regular meeting on November 9, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

