



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

**Rocky Marcoux**  
Commissioner  
rmarco@milwaukee.gov

**Martha L. Brown**  
Deputy Commissioner  
mbrown@milwaukee.gov

April 16, 2014

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

Dear Committee Members:

File No. 131770 relates to the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD) to facilitate redevelopment on land located at 619 East Dover Street, on the south side of East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

This zoning change was requested by the City of Milwaukee, on behalf of the Milwaukee Board of School Directors, and would permit redevelopment of the former Dover Street School and site. Milwaukee Public Schools (MPS) sought requests for proposals (RFP) in fall of 2013 to redevelop this site to provide housing for teachers and young professionals. The developer that was selected, Maures Development Group and CommonBond, is proposing to redevelop the site into a two-phased, approximately \$19 million residential development targeted toward teachers. This development was spurred from extensive research by the Greater Milwaukee Committee and their TeachTown Milwaukee initiative, which suggests that there will be a growing population of entry level teachers entering the Milwaukee Public School system. This location was selected because of the desirability of the Bay View neighborhood. This development will offer amenities and space to support teachers and will provide opportunities for networking, mentoring and idea exchanges between educators.

The first phase consists of redeveloping the former Dover Street School into 43 residential units and ancillary community and service space for the residents. The unit mix will include 3 studios, 34, 1-bedroom, and 6, 2-bedroom units, for a total of 49 bedrooms. There will be enclosed parking in the lower level of the building, which will be accessed from Dover Street. Additionally, surface spaces will be provided off of the existing westerly north-south alley, Dover Street and Potter Avenue. The second phase entails construction of a new, 3-story residential building with approximately 47 units. Enclosed parking will be accessed from Potter Avenue. Proposed building materials include masonry and cement panel products. The unit mix is anticipated to be 3 studios, 38, 1-bedroom and 6, 2-bedroom units, for a total of 53 bedrooms. The financing structure for this phase is still to be determined. A 6,500 sq. ft. courtyard will be placed between the existing building and Phase 2 building, and will front onto Potter Avenue. This space will be open to residents and their guests. There is additional open space on all sides of the buildings, including a green space buffer that will be located between the Phase 2 building and the space that will be made available to St. Lucas.

A total of 102 parking spaces, both enclosed and surface, will be provided for the 90 residential units. This is greater than a 1:1 ratio of parking spaces to residential units, and exceeds the zoning code requirement of 2 parking spaces per 3 residential units for multi-family use. Enclosed parking for approximately 57 cars (between the two buildings) will be located off of Dover Street for the existing Dover building and off of Potter Avenue for the newly constructed building. Additionally, surface parking for approximately 45 cars will be accessed from Dover and Potter, as well as off of the westerly north-south alley. The developer is exploring the possibility of adding Zip Car to the development site, for residents that do not have cars. An additional 15 parking spaces will be available at the St. Lucas use area to residents of the development for overnight parking once the Phase II building is constructed.



The easterly approximately one third of the site will be made available to St. Lucas Church and School for their use as parking and outdoor space through a permanent, non-exclusive easement as memorialized in a letter of intent, that has now been executed by Maures Development and St. Lucas. The non-exclusive nature of St. Lucas' use means the public will have use of the play area within this easement boundary for general use when St. Lucas is not using it as a play area or for special events. The easement will also provide for pedestrian access across the site to allow people to cross the site between Dover and Potter. This area is currently entirely paved and will continue to operate as parking and loading, and outdoor space at this time. In the future, when improvements are made to the parking lot, staff suggests that required landscape screening is added to the perimeter of the lot, particularly along the street edge.

On April 16, 2014, a public hearing was held and at that time, three residents were supportive of the proposal and two were opposed. Those in favor stated that this development will increase the value of the neighborhood as well as provide quality housing and amenities for teachers and support the existing neighborhood businesses. A petition with signatures of approximately 40 property and business owners demonstrating their support of the project was submitted for the record. Those opposed stated that parking is and will continue to be an issue for the immediate neighborhood, and that the development will change the feel of the neighborhood. One adjacent resident stated that safety is currently a concern when school or church is letting out at St. Lucas, as Dover and Potter are main thoroughfares. She feared that this would worsen with the new development. She noted that street parking would be taken up by visitors of the residents of the development. The president of St. Lucas spoke, stating that they were satisfied with the land that has been set aside for St. Lucas to utilize for parking and play space, and that they anticipate making improvements, such as landscaping at the street edges, to the paved area in the future, after the zoning change and land sale were approved. Since the change in zoning would permit reuse of a former school building, promotes the TeachTown concept and approves site specific plans, the City Plan Commission at its regular meeting on April 16, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski