

June 5, 2012

Ald. Jim Bohl, Chair
Zoning, Neighborhoods & Development Committee

Subject: File #111483
Agenda Item #3, 1236 W. Pierce Street, 12th Aldermanic District

Ald. Bohl & Committee Members:

This is to confirm that we oppose approval of this item before you – **“A substitute ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Mixed, to expand permitted uses, on lands located on the northwest corner of South 12th Street and West Pierce Street”.**

Our opposition is specific to the placement of a school at this location, which is the sole objective of Mr. J. Dieter, owner. He has determined that a school for potentially 2 year olds thru 8th grade students as the best business to occupy his space. He furthermore considers a school as the only business by which he can generate a profit from his investment in this building. Our organizations totally disagree with this assessment. There is also the Airsoft Jungle Club located at 1236 W. Pierce. This is an air gun shooting sport facility.

This area is an active industrial/manufacturing district and is not safe for children. Due to the types of businesses in the area, there is heavy semi-truck traffic. There is also a truck yard directly across the street from the building. This building does not have off street parking to load/unload children, nor does it have outdoor play space for children. The Board of Zoning Appeals denied a school to occupy this space on July 28th, 2011, File #31075.

If a child should get hit by the truck traffic in this area, the operators and the City of Milwaukee could be held liable. A child was recently killed on the north side running to his bus. That school is a voucher school located on a busy street, lacking proper loading/unloading for children. It is imperative that the Common Council stop this practice immediately as more schools are applying to open.

In conversations with members of the Department of Community Development, it is clear the City of Milwaukee is not prepared nor has proper ordinances in place for schools. The City allows schools to be placed in old factory buildings without an environmental testing requirement. There is not even an ordinance for off-street parking for schools. The City has more requirements for bars and restaurants than for schools. This is placing our children’s health, safety and welfare at risk.

For the past year, there have been numerous voucher schools approved for location in Industrial zoned areas. If this practice is allowed to continue, Milwaukee will lose the current active businesses located in Industrial and Commercial zoned areas.

If the City of Milwaukee is to continue the expansion of voucher schools, we demand that new, separate zoning code be created specifically for schools. Approval of this zoning change request will set a bad precedent for all businesses located in Industrial zoned areas.

This variance request from Industrial-Heavy to Industrial-Mixed should be denied. Further, if approved, a school for children, age 18 and under, should not be allowed to continue as a business entity in this building. Please note the attached DVD that expands on this issue.

Cordially,

Education Coalition of Milwaukee
Christian Community Caucus
Women Committed to an Informed Community

Pastor Teresa Thomas-Boyd
Harriet Callier
Gail Hicks
Marva Herndon
Women.Informed@gmail.com
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414-350-3027

Attachments: DVD
BOZA Agenda for June 7th, 2012

Board of Zoning Appeals of the City of Milwaukee

Thursday, June 7, 2012, commencing at 2:00 p.m. in Room 301-B, City Hall,
Third Floor, 200 East Wells Street, Milwaukee, Wisconsin

Daughters of the Father Christian Academy

#37 1st District Item # 31571

Use Variance – “IO2”

Daughters of the Father Christian Academy, Lessee 3712 W. Lancaster Av.
Request to add a religious assembly hall and amend the plan of operation for the existing school to expand the hours of operation.

#46 1st District Item #31796

Special Use – current zoning district “LB2”

Ronald Tate, Lessee

5249 N. 35th St.

Request to occupy the premises as a school for 170 children K3 - 8th grade operating Monday – Friday 7:30 a.m. - 3:30 p.m

#57 7th District Item #31805

Special Use – current zoning district “LB2”

Gloria Oglesby, Lessee

5615 W. Hampton Av.

Request to add a school for 80 children K-3 - 1st grade, operating Monday - Friday 6:00 a.m. - 9:00 p.m. to the existing Board approved day care center for 80 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 9:00 p.m

#60 9th District Item #31792

Use Variance – current zoning district “IL1”

Arete Christian School, Lessee

6425 N. 60th St.

Request to occupy a portion of the premises as a school for 100 children K4 - 2nd grade operating Monday - Friday 6:00 a.m. - 6:00 p.m

Zoning Districts for Schools

S=Special Use, N=Prohibited Use, Y=Permitted Use, L=Limited Use

	IO1	IO2	IS1	IS2	IL1
Educational Uses					
Day Care Center	S	S	L	S	
School, Elementary or Secondary	N	N	Y	N	
College	S	S	S	N	
School, Specialty or Personal Instruction	S	S	S	N	