



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

NOTICE OF PUBLIC HEARING

**CITY OF MILWAUKEE - City Plan Commission
809 North Broadway
Milwaukee, Wisconsin**

October 5, 2022

PLEASE NOTE: A zoning change is being considered for the property within the boundary shown on the map on the reverse side of this notice. If your property is not within the zoning boundary, then you are receiving this notice because your property address is within 200 feet.

DEAR PERSON OF INTEREST:

The Common Council has referred File No. 190780 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM4, for the former Carleton School site located at 4116 West Silver Spring Drive, on the north side of West Silver Spring Drive between North 41st Street and North 42nd Street, in the 1st Aldermanic District. This zoning change was requested by the Department of City Development - Real Estate on behalf of the Milwaukee Board of School Directors and will allow for redevelopment of the site into multi-family housing.

In 2019, the Common Council approved the sale of the subject site to AndersonWebb LLC and Wisconsin Redevelopment LLC. The original plans proposed to redevelop the former school building into 30 units of housing and 30 townhouse units north of the school. A future, a second phase of development was proposed to include construction of 2 single-family homes on the furthest north-end of the site. A zoning change is necessary to develop the site, and the City Plan Commission previously scheduled a public hearing regarding this file in September 2019 as part of the zoning change process. After public testimony was given, CPC held this item to allow time for the residents to meet with the developer and alderman to discuss the proposal in more detail. The developer has hosted multiple neighborhood meetings since the September 2019 hearing. As the result of community feedback, the development team has revised their plans for the site and the scope of the project has been reduced to 48 total residential units with 30 units in the former school building and 18 rent-to-own townhomes to the north of the school. There will be extensive outdoor space including a garden area and renovated playground.

CPC will hold a second public hearing at its October 17, 2022 meeting to reconsider the proposed zoning change for the site. **Please refer to the reverse side of this notice for map details.**

Date: Monday, October 17, 2022
Time: 1:30 p.m. (Public Hearing scheduled for 2:20 p.m.)
Location: 1st Floor Boardroom – 809 N. Broadway (attendees are advised to wear a mask in the hearing room).



Virtual meeting access information: See City Plan Commission website at: <https://city.milwaukee.gov/CPC>.

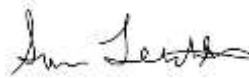
The City of Milwaukee Health Department has recommended limiting large indoor gatherings and social distancing when possible to limit the spread of COVID-19. This meeting will be hosted both in-person and online to best protect the public health of the community, including meeting participants.

This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at PlanAdmin@Milwaukee.gov at least one business day prior to the start of the meeting. Those wishing to provide testimony during the meeting will be asked to do so by attending the meeting in person or participating virtually. Those attending in person are advised to wear a mask and socially distance within the meeting room. If you prefer to participate virtually, registration information to join the virtual meeting is available on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. When registering, please indicate whether you may wish to speak during your item of interest so that staff can unmute you during the public testimony portion of the hearing.

Additionally, if possible, this meeting will be streamed live on the City Channel's website (Livestream 1 or 2): <https://city.milwaukee.gov/cityclerk/CityChannel>.

Additional documents for this project are available by clicking on the agenda posted on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. After opening the agenda, click on the link for this item and you will see the available documents listed as "Attachments." For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on file number 190780, the Carleton School zoning change file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.

Sincerely,



for

Lafayette L. Crump
Executive Secretary
City Plan Commission



SITE PLAN Option 2
SCALE 1/8" = 1'-0"

PARKING COUNT: 41

* ACCESSIBLE BY ELEVATOR

	1-BED	2-BED	TOTAL
LEVEL 01	2	7	9
LEVEL 02	4	7	11
LEVEL 03	2	8	10
TOTAL	8	22	30

TN	TOTAL
18	18

Draft Site Plan

continem

CARLETON SCHOOL

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