



**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

**1<sup>st</sup> Ald. District**

**CITY PLAN COMMISSION  
ZONING REPORT**

**Ordinance File No.**      [190780](#)

**Location:**                      4116 West Silver Spring Drive

**Applicant/  
Owner:**                          City of Milwaukee Department of City Development – Real Estate

**Current  
Zoning:**                          Single-Family Residential (RS6)

**Proposed  
Zoning:**                          Multi-Family Residential (RM4)

**Proposal:**                      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.

This property was formerly Milwaukee Public Schools’ Carleton School site, which entails a 53,000 square foot building on a 3.5-acre site. Additions to the building were constructed between 1927 – 1970. The property has been vacant since 2005 and was declared surplus in 2012.

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.

The City Plan Commission will hold a second public hearing at its October 17, 2022 meeting to reconsider the proposed zoning change for this site.

**Public Outreach:**

Several community meetings have been held with neighbors of the site since the initial September 2019 City Plan Commission hearing:

- 10/16/19 – First in-person meeting at the local community center.
- 5/22/21 – Virtual meeting with former-Alderman Hamilton and neighbors.
- 7/10/21 – Second in-person meeting at McGovern Park with former Alderman Hamilton and neighbors.

Additionally, the proposal was the subject of an MSOE design studio in November 2019, which entailed review of the site and proposal over the course of several weeks, and final presentations by student groups on how the site might be able to be redeveloped. A panel including DCD representatives and the developer reviewed the students' recommendations and the developer took into consideration key points as they continued to refine their development plans.

Prior to the City Plan Commission meeting, the developer mailed a postcard to residents using the CPC hearing notice mailing list to provide an update on the proposal and direct interested persons to the development website.

**Adjacent Land Use:**

The subject site is surrounded by Single-Family Residential zoning (RS6) to the west, north, and east. Properties to the east along Silver Spring Drive are zoned as Local Business (LB2). Properties to the south across Silver Spring Drive are zoned as Two-Family Residential (RT4). There is a property zoned as Multi-Family Residential (RM2) one block to the east, at the corner of Silver Spring and N 40<sup>th</sup> Street.

**Consistency with Area Plan:**

This site is in the Northwest Side Area Plan, which was approved by the Common Council in 2008. In general, the plan prioritizes the creation of owner-occupied housing given the high percentage of rental housing in the area. However, the areas that the Plan identifies as desirable for new multi-family housing are along commercial corridors where there may not be a strong demand for new retail uses and where sites are well served by transit. The Plan calls for ensuring that new residential development blends with the existing scale of the neighborhood and promotes conservation of existing structures rather than demolition. The Plan also encourages new taxable uses over non-taxable uses at civic and institutional facilities. This proposal involves the preservation and adaptive reuse of an existing building at a location that is appropriate for multi-family housing, and includes townhomes that are intended for future conversion to owner-occupancy to provide new homeownership opportunities in the neighborhood. Therefore, this rezoning is consistent with the Northwest Side Plan.

**Previous City**

**Plan Action:**

9/30/19 – City Plan Commission held a public hearing relating to the proposed 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. 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. (File No. 190780)

**Previous Common  
Council Action:**

5/7/19 – Common Council approved a resolution relating to the sale of Milwaukee Public Schools former Carleton School to AndersonWebbLLC and Wisconsin Redevelopment LLC in accordance with Wisconsin Statutes Section 119.61. (File No. [190054](#))

**Staff**

**Recommendation:**

Since this zoning change will facilitate the redevelopment of the former Carleton School site in a manner that is consistent with the Comprehensive Plan, and as approved by the Common Council as part of the land sale file in 2019, and the development team has been responsive to neighborhood feedback with respect to the plans for the site, staff suggests that the City Plan Commission recommends approval of the subject file.