



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

September 30, 2019

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

Dear Committee Members:

File No. 190740 relates to the change in zoning from Detailed Planned Development known as Dover Teacher Housing to Two-Family Residential, RT4, for the existing school site at 619 East Dover Street, located on the south side of East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

In 2014, a DPD known as Dover Teacher Housing was approved for this site to allow redevelopment of the former Dover Street School into housing for teachers. This development did not move forward, and the existing building is being utilized as a school once again. This zoning change was requested by the Department of City Development - Real Estate on behalf of the Milwaukee Board of School Directors and will change the zoning of the former Dover Street School (currently Bay View Montessori - Upper Campus) back to the previous residential zoning to allow for a school use on the site.

On September 30th, a public hearing was held on the subject file. A neighbor spoke in favor of the zoning change but expressed concern about the cessation of shared use of the playground by St. Lucas and the subject school. DCD's Vanessa Koster explained that this was outside the scope of the zoning change and referred him to his Alderperson.

Since the proposed zoning change will restore the previous zoning of the site and make a school a permitted use, the City Plan Commission, at its regular meeting on September 30, 2019, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Zielinski

