



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

May 20, 2014

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

Dear Committee Members:

File No. 140165 relates to the change in zoning from Two-Family Residential to Detailed Planned Development 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 initiated by Alderman Zielinski, and would permit redevelopment of the former Milwaukee Public Schools Dover Street School. In April, a proposal was heard before the City Plan Commission (CPC) for this site that included Phase I redevelopment of the former Dover Street School into 43 residential units and Phase II new construction of an additional 47 residential units in one building, for a total of 90 units that would be targeted to teachers using the Teach Town concept that provides a support system for mentoring, networking and idea exchanges between educators, with full time, onsite management. The file was recommended for approval by the City Plan Commission and the Zoning, Neighborhoods and Development Committee after several people, both in support and opposition, spoke regarding the proposal. The file was subsequently held in Council.

Based on comments and suggestions from the local Alderman and neighbors, the development team has recently further refined the proposed site plan to change the building type and massing of the new construction. The total number of proposed residential units would be reduced from 90 to 75, while the number of parking spaces will remain largely the same as previously proposed, from 98 down to 96 spaces. The development would occur as a single phase, and will include redevelopment of the former Dover Street School into 43 residential units. New construction will now include two townhouse-like buildings; one, 13-unit building along Dover Street and one, 19-unit building along Potter Avenue. Proposed building materials include fiber cement flat panel siding, fiber cement lap siding, and fiberglass windows. Consistent with the previous proposal, approximately one third of the site on the east side would be made available to St. Lucas church and school for their continued use of the area as parking and play space.

On May 19, 2014, a public hearing was held and at that time, nobody spoke in opposition. Since the change in zoning would permit reuse of a former school building, promotes the TeachTown concept, is consistent with the comprehensive area plan recommendation and approves site specific plans, the City Plan Commission at its regular meeting on May 19, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski

