



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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

Dear Committee Members:

File No. 151424 relates to the change in zoning from General Planned Development (GPD) to Two-Family Residential (RT4) to restore the previous zoning at 2760 North 1st Street, the former Malcolm X Academy, on the southeast corner of East Hadley Street and North 1st Street, in the 6th Aldermanic District.

This zoning change was requested by the Milwaukee Public Schools (MPS), and would change the zoning of the site back to the previous zoning, RT4, which permits elementary and secondary schools as of right. The existing building, which was previously utilized by the former Malcolm X Academy, has been in the process of being rehabilitated and will be occupied by an MPS school.

In 2013, this site was rezoned from RT4 to GPD to allow for rehabilitation of the former Malcolm X Academy into a new school (which was permitted under the previous zoning as of right), as well as accommodate development of a mixed-use building on the southern portion of the site. Interior work is well underway within the existing building, and involves HVAC replacement, finish upgrades, and window replacement. Exterior work will be performed as soon as the weather permits, and will entail installing athletic fields and stormwater management infrastructure. The type of permits that may be issued under GPD zoning is limited to interior work. In order to have work done to the exterior and to the site, a rezoning to a Detailed Planned Development (DPD) or back to the prior zoning (RT4) is necessary. Since development south of the school is no longer imminent, there is not a need for the site-specific DPD zoning.

On February 15, 2016, a public hearing was held and at that time, nobody spoke in opposition. Since the proposal is consistent with the recommendations of the Northeast Side Comprehensive Area Plan and the prior zoning of the site, the City Plan Commission at its regular meeting on February 15, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

