



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

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December 9, 2013

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

Dear Committee Members:

File No. 130989 relates to the change in zoning from Two-Family Residential to General Planned Development to facilitate redevelopment on land located on the southeast corner of East Hadley Street and North 1st Street, at 2760 North 1st Street, in the 6th Aldermanic District.

This zoning change was requested by the City of Milwaukee, on behalf of the Milwaukee Board of School Directors, to allow for mixed-use redevelopment of the former Malcolm X Academy. Milwaukee Public Schools (MPS) intends to sell the property to a private developer who would implement a development concept that came out of a University of Wisconsin-Milwaukee Community Design Solutions King Drive Visioning Charette that was conducted in June 2013. The final project would be a blend of three schemes envisioned by the charette. The existing building would be renovated for an MPS International Baccalaureate Middle School and "Community Asset Areas," such as a gymnasium and auditorium. Additionally, demolition of the southern portion of the existing building would make way for a mixed-use building to be constructed along West Center Street. Common amenities for the entire development site would include shared parking, recreation areas and green space. Permitted uses for the commercial space of the mixed-use building would include general retail, sit-down restaurant, general office, business service, social service, bank or other financial institution, medical office and health clinic. The redevelopment would occur in two phases, with the school renovation occurring first and the construction of the mixed-use building happening as a second phase. Each phase would require a change in zoning from GPD to a Detailed Planned Development (DPD).

On December 9, 2013, 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 surrounding context, the City Plan Commission at its regular meeting on December 9, 2013 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

