



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. 130972 relates to the change in zoning from Two-Family Residential to Local Business to facilitate redevelopment on land located on the south side of East Dover Street at 619 East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

This zoning change was requested by the City of Milwaukee, on behalf of the Milwaukee Board of School Directors, to allow for greater flexibility for redevelopment of the former Dover Street School, located at 619 East Dover Street. Milwaukee Public Schools (MPS) is currently seeking requests for proposals (RFP) to redevelop this site to provide housing for teachers and young professionals. The zoning change request was made to allow more than 4 residential units (the maximum number of units permitted under current zoning) and potentially more than one building at the site in order to accommodate "TeachTown." Teach Town is affordable housing that is marketed toward entry level teachers. At a minimum, the proposal would include renovation of the existing building and the potential of new development of lower scale housing along the perimeter of the site.

On December 9, 2013, a public hearing was held and at that time, a few neighbors and representatives from St. Lucas Lutheran Church and School testified regarding the proposed zoning change. Neighbors who were opposed to the proposal were concerned that the increase in density would cause congestion and parking issues for the neighborhood. One resident expressed her desire for the existing school building to be retained. Additionally, they wanted to be certain that St. Lucas continued to have access to the parking lot for faculty, staff, parishioners and parents, and outdoor facilities for its students. They requested additional time to learn the details of the proposals. The principal for St. Lucas stated that they are neither opposed nor supportive of the proposed zoning change; however, the representative stressed that St. Lucas wishes to continue to use the parking lot and outdoor facilities. The representative also stated that they would prefer to purchase the site for community type uses. Since the change in zoning would permit reuse of a former school building and the City and MPS have the ability to ensure neighborhood compatibility, 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. Tony Zielinski

