



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

October 20, 2022

To the Honorable Members of the  
Zoning, Neighborhoods, and Development Committee  
City of Milwaukee  
City Hall, Room 301-B

Dear Committee Members:

File number 190780 relates to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM4, for the former Carleton School site located at 4116 West Silver Spring Drive, on the north side of West Silver Spring Drive between North 41st Street and North 42nd Street, in the 1<sup>st</sup> Aldermanic District.

This zoning change was requested by the Department of City Development – Real Estate on behalf of the Milwaukee Board of School Directors and will allow for redevelopment of the site into multi-family housing. This property was formerly Milwaukee Public Schools' Carleton School site, which includes a 53,000 square foot building on a 3.5-acre site. A zoning change is necessary to develop the site, and the City Plan Commission previously scheduled a public hearing regarding this file in September 2019 as part of the zoning change process. After public testimony was given, CPC held this item to allow time for the residents to meet with the developer and alderman to discuss the proposal in more detail. As the result of community feedback, the development team has revised their plans for the site and the scope of the project has been reduced to 48 total residential units with 30 units in the former school building and 18 rent-to-own townhomes to the north of the school. There will be extensive outdoor space including a garden area and renovated playground.

The City Plan Commission held a second public hearing for this item at its regular meeting on October 17, 2022. At the time, two individuals testified in support and three testified in opposition. Concerns from those in opposition included the impact of increased density, public safety, and parking. The City Plan Commission recommended conditional approval of the subject file, conditioned on the applicant continuing to work with City Real Estate and Planning staff during the City land sale process on the design of the proposed townhome units.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

cc: District #1 Staff

