



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. 141114 relates to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) for redevelopment of the former Garfield Avenue Elementary School located at 2215 North 4th Street, on the north side of West Garfield Avenue, west of North 4th Street, in the 6th Aldermanic District.

This zoning change was initiated by the City of Milwaukee, and would make the zoning of the site consistent with the adjoining properties to facilitate redevelopment according to the Bronzeville Redevelopment Plan. The historic Garfield Avenue School, which is currently vacant, is proposed to be rezoned from RT4 to LB2 so that land to the north may be consolidated with this site. The school and an adjacent property that fronts onto West North Avenue (zoned LB2) are currently listed for sale. As the result of stakeholder visioning in the Bronzeville and Dr. Martin Luther King Jr. Drive areas, a Request for Proposals (RFP) was issued for the development site, which requires respondents to renovate the existing school into housing. The first floor of the school is proposed to be reserved for a community arts center. A new public plaza fronting West North Avenue will also be required.

On December 8, 2014, a public hearing was held and at that time, four people from the Halyard Park Neighborhood Association attended the meeting and stated that they weren't aware of the proposed development, and requested to be involved. Bunkie Miller, DCD Real Estate, stated that the Bronzeville Advisory Committee is involved with the RFP process and she expects the proposal to be rezoned to Detailed Planned Development (DPD) after an RFP is selected in order to dictate specifics of the development. Since the proposed zoning change is consistent with the Northeast Side Comprehensive Plan recommendations, the City Plan Commission at its regular meeting on December 8, 2014 recommended approval of the subject file and suggested that the Halyard Neighborhood Association is involved as the RFP and land sale processes proceed, and that the property be rezoned to DPD once a developer is selected.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

