



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. 180164 relates to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development, DPD, for 2001 West Vliet Street, located on the south side of West Vliet Street, west of North 20th Street, in the 4th Aldermanic District.

This zoning change was requested by Gorman & Company, Inc. and the City of Milwaukee, and will allow for adaptive reuse of the former William McKinley School into multi-family housing as well as additional residential development on the site. More specifically, Gorman & Company is proposing to redevelop the former McKinley School into 36 multi-family residential units. Additionally, they would construct four, 2-unit residential buildings along Vliet Street. A zoning change is necessary because the current, RT4, zoning permits a maximum of 4 residential units on the site.

The existing, former school building was sold from Milwaukee Public Schools (MPS) to a private entity, V. E. Carter Child Development Corporation, in 1991. Until 2013, a school and day care facility were in operation. The property was designated as a local historic site in 2014 and the City acquired the property in 2016 through in rem tax foreclosure. The school building is located at the southern end of the site, and will be rehabilitated to accommodate 36 residential units. The EPA has already provided \$400,000 toward cleaning up some of the obvious contaminants in the building, though additional environmental remediation will be needed prior to redevelopment. One, 26-stall parking lot will be constructed north of the school building, accessed from North 21st Street, and an additional, 15 stall parking lot will be located south of the building and accessed via a private alley that will bisect the site. Paved walkways will connect the parking lots to the multi-family building. The four, 2-unit residential buildings on the north side of the site will be walk-up townhomes with detached 2-car garages that will be accessed via a private alley that will bisect the site. The buildings will be situated such that they will have front and rear yards, the latter of which will be fenced. Building materials will be a combination of brick masonry, metal siding, and lapped cement board. The garages will be primarily lapped cement board with metal panel starting right above the doors and wrapping around the building at that height. The roof is pitched so that the entire surface faces south to facilitate solar panels.

Prior to the City Plan Commission meeting, Ald. Bauman hosted three neighborhood meetings regarding the development of this site between May 2017 and October 2018. At these meetings, Gorman & Company presented their plans to the attendees. Additionally, other residents expressed interest in developing the site as well, and the opportunity was provided to them to put together their proposals. At the October 30, 2018 neighborhood meeting, the neighbors presented their draft plans for the site. On November 12, 2018, a public hearing was held at City Plan Commission and at that time, people attended both in support and opposition to the file. Those in support stated that the housing, which is intended to be geared toward veterans, is needed. Those in opposition stated that they had alternative plans for the site, including but not limited to assisted living, community center, grocery store, facilities for youth, and housing for the homeless. Ald. Bauman responded that several months were given to other interested parties to view the site and put together a proposal and identify funding. Others brought up the need for outdoor play space for youth, and



asked whether the existing park south of the site will remain. It was clarified that the park is owned by a different entity, MPS, and is not part of this project, and there are no plans to remove the playground equipment.

Since the proposed rezoning will allow for rehabilitation and redevelopment of the former McKinley School historic building and allows new development along Vliet Street, and is consistent with the Near West Side Comprehensive Area Plan, the City Plan Commission recommended at its regular meeting on November 12, 2018 recommended approval of the subject file conditioned on submitting final exhibits that clarify, among other items, uses, setbacks, fence information, and access to the site, as well as staff review of the landscape plan to confirm base plantings along the townhomes. The commissioners also encouraged that the City and the applicant explore opportunities to further activate the park to the south of the site.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman