



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

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November 15, 2017

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

Dear Committee Members:

File No. 171044 relates to the change in zoning from Two-Family Residential, RT4, to Multi-Family Residential, RM4, to facilitate adaptive reuse of the former Phillis Wheatley Milwaukee Public School into housing at 2442 North 20th Street, located in the block bounded by West Wright Street, North 19th Street, West Meinecke Avenue, and North 20th Street, in the 15th Aldermanic District.

This zoning change was initiated by the City of Milwaukee, and will permit the former Milwaukee Public School building to be redeveloped into multi-family housing. The City is currently seeking a buyer for the property, and the Request for Proposals sheet states that the desired development will include additional uses accessory and ancillary to the housing. The mixed-use project will ideally include residential units and other elements that encourage healthy living and entrepreneurial activity. These elements will include: co-op grocery store, fitness facility, outdoor children's play area, outdoor basketball courts, shared work space and community meeting space, and garden plots for residents.

On November 13, 2017, a public hearing was held. At that time, nobody spoke in opposition to the proposed zoning change. Since the proposed rezoning is consistent with the recommendations of the Fond du Lac and North Comprehensive Area Plan, the City Plan Commission at its regular meeting on November 13, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Stamper

