



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. 170997 relates to the change in zoning from Two-Family Residential, RT4, to Multi-Family Residential, RM5, to facilitate adaptive reuse of the former Milwaukee Public School building into housing at 1715 North 37th Street, located on the west side of North 37th Street, north of West Walnut 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. A Request for Proposals (RFP) was issued for this site, and Heartland Housing and Community First were chosen as the developer. Under the proposed RM5 zoning, up to 86 residential units would be permitted. This zoning classification also allows more than one principal residential building on the site, which will accommodate the proposed townhomes.

On November 13, 2017, a public hearing was held. At that time, Matt Melendes of Heartland Housing, Inc. and Rafael Garcia of Community First provided an overview of their plans to redevelop the site, and answered questions. One resident inquired about how the development considers public safety and property values. The developer responded that safety measures are worked into the operations of the site and the development will be taxable. Since the proposed rezoning is consistent with the recommendations of the Washington Park 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

