



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

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April 8, 2014

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

Dear Committee Members:

File Nos. 131582 and 131583 relate to the First Amendment to the General Planned Development (GPD) and the change in zoning from GPD to a Detailed Planned Development (DPD) for development on land located at 2760 North 1st Street, on the northeast corner of East Center Street and North 1st Street, in the 6th Aldermanic District. These files were requested by 2760 JP/DK LLC, and would permit changes to the site plan and future construction at the former Malcolm X site.

The original GPD contemplated that the entire 12,000 square foot one-story (D Wing) portion of the school building would be completely razed to make way for a newly constructed building on the south side of the site. However, plans for the future development have changed, and this amendment to the GPD would permit partial demolition of the D Wing, limited to a 10 foot wide portion to separate the remainder of the school from this section. The retained portion of the D Wing will be utilized as part of future development on the site, along with a new building addition. A Certified Survey Map (CSM) will be submitted to divide the existing lot into two parcels. The new property line will go down the middle of the 10 foot section of building that will be razed. All other aspects of the previously approved GPD remain unchanged.

The Detailed Planned Development (DPD) will permit redevelopment of the former Malcolm X Academy into an International Baccalaureate MPS Middle School, which will be for approximately 780 students (grades 6-8) and 71 teachers and staff members. Additionally, the school will be used as a community center for various local entities. Major renovations are planned for the building, including an update to all HVAC, electrical and plumbing equipment, interior renovations, and, budget permitting, an exterior window replacement with perforated aluminum protection screens. Entrances will also be updated. The exterior of the existing building will remain as-is, and masonry will be repaired as necessary.

Currently the site is almost entirely impervious. A substantial portion of the existing asphalt will be removed to make way for a grass play area, as shown on the site plan. A new parking lot will be created on the east side of the site and will contain 71 parking stalls. School bus loading and unloading will occur along North 1st Street, near the main entry. Landscaping will be added along the street edge of the new parking lot, and trees and shrubs will be located around the school play area. A landscape buffer will also be added between the existing building and future building. A rain garden is planned on the south portion of the site, contingent on funding.

On April 7, 2014, a public hearing was held and at that time nobody spoke in opposition. Since the proposal is consistent with the recommendations of the Northeast Side Comprehensive Area Plan and the previously approved GPD, the City Plan Commission at its regular meeting on April 7, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Milele Coggs

