



January 26, 2016

City Clerk
City Hall
200 E. Wells Street
Room 205
Milwaukee, WI 53202

CITY OF MILWAUKEE
2016 JAN 29 A 11: 22
CITY CLERK'S OFFICE

Dear Mr. Jim Owczarski:

I am resubmitting this formal Letter of Interest (please see Jan. 14, 2016 and October 15, 2015 letters) for the vacant Fletcher School, located at 9520 W. Allyn Street, Milwaukee, WI 53224 on behalf of Risen Savior Evangelical Lutheran Church and School. Our current physical address is 9550 W. Brown Deer Rd., Milwaukee, WI 53224. Our phone number is 414.354.7320. We desire to purchase this building, so that we can give more Milwaukee children a better education.

Risen Savior, a private school in the Milwaukee Parental Choice Program, has been educating children in Milwaukee since 2002 is submitting this Letter of Interest as a category 2 – operator of a private school. We are listed by the Wisconsin Department of Public Instruction as a private school in their directory (found at <https://apps4.dpi.wi.gov/SchoolDirectory/Search/PrivateSchoolsSearch>.) Risen Savior's DPI LEA Code is 3619 and our DPI School Code is 1351. If additional documentation of proving we are a private school and an educational operator is needed please contact us immediately so that we can provide it.

Risen Savior is represented by the Wisconsin Institute of Law and Liberty. Mr. CJ Szafir is our primary legal counsel with WILL (1139 E. Knapp St., Milwaukee, WI 53202 – 414.727.6373.) Our real estate interests are represented by Mr. Jim Gormley of Foley & Lardner LLP (777 East Wisconsin Ave., Milwaukee, WI 53202 – 414.297.5702.)

As a private school, Risen Savior is an “education operator”, as defined in Wis. Stat. 119.61(1)(a) and Fletcher is an “eligible school building.”

An eligible school building is a “school building has been *unused* or satisfies any condition qualifying the building as an *underutilized* school building for a period of 12 consecutive months, including the 12 months preceding the effective date of July 14, 2015.” (emphasis added) Fletcher meets the definition of both an “unused” and/or an “underutilized” building in Wis. Stat. 119.61(1)(b). Fletcher has been closed since July 2010. MPS' own inventory list,

released in August 2015, identified it as not educating any students. We are confident that Fletcher has been unused for the last 12 months.

Fletcher also meets the definition of being underutilized. According to Wis. Stat. § 119.61(1)(c), an underutilized building meets any of the following:

1. Less than 40% of the capacity of the school building is used for instruction of pupils on a daily, school day basis and either:
 1. The building is not part of an active expansion plan or
 2. Pupil enrollment has declined in at least 2 of the 3 school years preceding the year where it has less than 40% capacity or
 3. The school has placed in one of the 2 lowest performance categories according to the school report cards for the year that it is less than 40% capacity and: 1) the building is located within 5 miles of another school building, 2) the other building serves the same grade levels, and 3) no more than 60% of that other school building is used for instruction.
2. The building is not staffed on a full-time basis by a principal or staff.
3. The number of hours of pupil instruction offered in the building in the previous year was less than 80% of the number of hours required under Wis. Stat. 121.02(1)(f)2.

Because Fletcher has not been used for educational purposes in the last 5 years, it easily meets one, if not all, of the tests of being underutilized.

As a result, we are submitting a letter of interest to purchase Fletcher. If no other education operator submits a letter of interest within 28 days of this date, then the Milwaukee Common Council has 60 days to “negotiate a reasonable purchase price” with us. *See* Wis. Stat. § 119.61(4)(c).

Please contact us as soon as possible and let us know how you intend to proceed.

Sincerely,



Robert Dusseau,
Principal
414.354.7320 or rdusseau@risensaviormilwaukee.com