

"Graduating students as critical thinkers and self-directed learners who are prepared for success in college, meaningful careers, community involvement and family life."

March 19th, 2019

Alderman Rainey, Chair Alderman Perez, Vice-Chair Alderman Bauman Alderwoman Coggs Alderman Stamper

Members of the Zoning, Neighborhoods, and Development Committee:

Carmen Schools of Science and Technology (Carmen) is asking the committee to approve its purchase of the vacant Hayes Building located at 2431 S 10th St. This site will become the new home of Stellar Collegiate and bring a new high-quality school option to the families of the Lincoln Village neighborhood.

Background

Carmen currently operates two grades 9-12 high schools, one grade 6-12 middle/high school, and one grades 6-8 middle school across Milwaukee. These schools are chartered by Milwaukee Public Schools and currently serve nearly 1700 students and when all the intended grades are added in each building, will serve 2,200 students. Stellar Collegiate is an elementary school chartered by the University of Wisconsin, Milwaukee and is currently serving approximately 150 students on Milwaukee's south side in grades K4-3. Stellar will be adding grades 4 and 5 over the next two years to eventually grow to over 300 elementary school students. By having Stellar join the Carmen family we aim to create a high performing K-12 schools pathway option for Milwaukee families in the neighborhoods we serve.

Program Outcomes

Carmen Schools is proud of our track record of graduating students ready for both college and careers. Here are a few highlights of our program outcomes:

- 100% of the Class of 2018 was accepted to at least 1 college or university
- 87% of graduates enrolled in college in the fall of 2018
- 70% of graduates earned at least one merit scholarship
- \$11.5 million in scholarships was awarded to Carmen graduates including several full tuition scholarships

Stellar Collegiate places every child on the path to college and equips all kindergarten to fifth grade students to succeed in middle school, excel in high school, and create futures bright with opportunity.

- 70% of students proficient in reading
- 87% of student proficient in math
- 84% of family engaged in Stellar community events



"Graduating students as critical thinkers and self-directed learners who are prepared for success in college, meaningful careers, community involvement and family life."

Community Outreach

At Carmen Schools we know that a successful school extends beyond the walls of the building and into the community. That's why we're proud of our record in partnering with neighbors, businesses, and community based organizations in our schools' neighborhoods. We are active partners with the YMCA of Metropolitan Milwaukee, Layton Boulevard West Neighbors, 16th Stret Clinic, the Urban Ecology Center, the Silver Spring Neighborhood Center, Havenwoods/Westlawn, Kinnickinnic River Neighbors in Action, and Milwaukee Center for Independence. Many of these partners submitted letters of support to the committee and are attached to this letter. We are also submitting letters of support from current Stellar Collegiate families, and four letters from current community members.

Additionally, as part of our initial efforts to inform and engage the community surrounding the Hayes Building, members of the Stellar and Carmen staff members conducted a canvass of local residents and businesses, held a listening session on March 5th for interested community members, and offered two school tours at the current Stellar Collegiate location on March 6th and 7th.

The results of these efforts were:

- 275 homes were visited, and at each door we left information about the Listening Session
- 70 doors were opened, and 68 signatures of support were received (see attached)
- 11 locally-owned businesses were visited, but only six owners were present on site; of those present all owners provided signatures of support (100%)

Lastly, we know that a major concern of neighbors and this committee is around how the school plans to address traffic flow. Staff conducted a traffic assessment that informed the plan. Please see the attached plan for more details.

Family Demand and Need for Space

Stellar Collegiate families have been vocal about their desire for more learning space, a full-sized gym, and a playground for their children. The current location of the school no longer has physical space to expand to fourth and fifth grade classrooms without using their gymnasium as instructional space. Stellar Collegiate families want a building that can accommodate additional school growth without compromising the positive school culture and excellent instruction the school already provides. Carmen families for years have been asking for a K-12 pathway of schools in *their own neighborhoods* that will allow their children to graduate from high school college and career ready.

Thank you for considering Carmen Schools of Science & Technology's proposal to purchase the vacant Hayes Building located at 2431 S 10th St. We look forward to presenting to the members of the Zoning, Neighborhoods, and Development Committee and fielding your questions and comments.

Dr. Patricia Hoben, CEO

Carmen Schools of Science & Technology

Traffic Study & Mitigation Plan for Hayes Building

Stellar Collegiate Student & Family Population:

Stellar Collegiate currently serves 150 students, 97 families. We anticipate this ratio of families with multiple children at our school staying relatively similar as we expand. Thus, our anticipated family population for the 2019-20 school year is 156 families. Depending upon the point in the year (and the weather) we have 15-30% of our families who arrive at school walking on a daily basis. Additionally, we have roughly 15% of families who carpool with other families to school on a daily basis. If these ratios stay the same we would anticipate the following:

- Fall & Spring: 79 drop-offs via cars, and 39 drop-offs & pick-ups by walkers
- Winter: 100 drop-offs via cars, and 18 drop-offs & pick-ups by walkers

Traffic Management Plan:

Arrival:

Stellar Collegiate has an arrival window for families of 30 minutes in the morning. Additionally, we offer an onsite before school program that extends this window for families to 1.5 hours. This ensure that traffic is spread out over time, and during peak times we never have more than 7-8 cars arriving at the same time. Four to five staff members are out front opening car doors, ensuring cars do not block the alley, and making it easy for our families to pull over and drop students off instead of parking or double parking to do so. The same procedure would be followed along 10th street to ensure arrival traffic does not interfere with the neighborhood, and that students are safe when exiting cars and entering school.

Dismissal:

The procedure used at Stellar Collegiate currently allows for management of traffic, and the safety of our students while dismissing. The same procedure would be used at the Hayes building, but we would move all traffic from the street into the back lot at and have cars both enter and exit from 11th street.

When they enroll, every family is given dismissal cards that identify their child. This card is placed on the front dashboard, when picking up their child. Stellar staff direct cars to line up near numbered cones. The names of students are sent via GroupMe (a texting app) to all staff managing dismissal. Students exit the building with teachers and are walked to their cars. Once the first line of cars have students safely inside, they will be allowed to exit the parking lot and back on to 11th street. We anticipate that the loop we will be able to create will allow for at least 35 cars to be staged off street at a time. Once these cars exit, we will repeat the procedure. To ensure this procedure does not create a back-up of car along 11th street we will implement a staggered dismissal time. With our youngest students being dismissed 10 minutes earlier than their older peers.

We anticipate this system will continue to ensure that traffic impact is minimal on the neighborhood, and should lead to a dismissal window of no more than 25 minutes.

Stellar Collegiate Dismissal

Each child is walked to their vehicle and cars move only when all vehicles are full. Currently we do not have a parking lot to stage cars, so they pull up along 7th street. In the Hayes building we can take dismissal off the street completely.



Ensuring Student Safety & Family Compliance with Traffic Mitigation Procedures

Each year we hold a mandatory orientation for families to review important policies and procedures including what arrival & dismissal expectations are. We make clear to families that their children should be on the side of the car where the driver is so that staff do not need to go into the street to open car doors and impact traffic, and that they should never block the alley. Arrival & Dismissal are both staffed by teachers and administrators who can follow up with families who are not in compliance with Stellar expectations. Every child is walked directly to the vehicle that is picking them up by a teacher or staff member, to ensure their safety.

Traffic Study:

During our proposed hours of arrival and dismissal, traffic flow was minimal on both 10th and 11th streets. Across the 30 minutes of arrival (7:30 – 8:00am) there was an average of 10 cars that went down the street. During dismissal time (3:45 – 4:15pm) there were 20 cars on average moving down 11th street. By moving our traffic off the street entirely, we can mitigate our impact, and a staff member will direct cars to exit only when the street is clear.

Proposed Arrival & Dismissal Flow of Traffic:



Arrival traffic will pull up in front of the building on $10^{\rm th}$ street. Staff will open car doors to allow students to exit quickly and ensure families move along without taking up parking spaces of interfering with the flow of traffic on $10^{\rm th}$. Staff will ensure the alley is not blocked and that double parking does not occur. Families will be reminded of these expectations at orientation every year.

Dismissal traffic will pull into the back lot and form a circle around the parked cars of staff. Cones and staff will direct families to queue up and cars will be held until they are all full then they will be released onto 11th street by a staff member who is monitoring the flow of traffic.



Stellar Elementary

BRIGHT FUTURES START HERE

LISTENING SESSION & SCHOOL TOURS

Join us to learn about Stellar Collegiate's program and how we plan to grow as a K4-5th grade elementary school in Carmen's network!



LISTENING SESSION
MARCH 5TH
5:30 PM

SCHOOL TOURS
MARCH 6TH & 7TH
8 AM

ALL EVENTS HELD AT 1115 S. 7TH ST. MILWAUKEE





SESIÓN DE ESCUCHAR & EXCURSIONES ESCOLARES

¡Únase a nosotros para aprender sobre el programa de Stellar Collegiate y cómo planeamos crecer como una escuela primaria de K4 a quinto grado en la red de Carmen!



SESIÓN DE ESCUCHAR 5 DE MARZO 5:30 PM

EXCURSIONES ESCOLARES
6 Y 7 DE MARZO
8 AM

TODOS LOS EVENTOS SERAN EN1115 S. 7TH ST. MILWAUKEE





Layton Boulevard West Neighbors

Since 1995 building partnerships for a neighborhood that cares

March 1, 2019

Dear Members of the Zoning Committee,

The mission of Layton Boulevard West Neighbors (LBWN) is to build strong and healthy neighborhoods in the City of Milwaukee by stabilizing and revitalizing the Silver City, Burnham Park and Layton Park communities. These south side neighborhoods are some of Milwaukee's most diverse and economically vibrant.

LBWN views Carmen Schools of Science & Technology as an important partner in our neighborhood revitalization efforts for many reasons. In terms of fostering school-community partnerships, many Carmen students have volunteered their time and talents to LBWN in a variety of ways that have made a positive impact in the neighborhood.

In addition to direct Carmen and LBWN partnerships, Carmen's high-degree of academic achievement presents an attractive educational opportunity for families with children either living in the neighborhood currently or thinking of moving here. LBWN understands that quality schools are a significant factor that homebuyers consider when determining where to purchase their home. The Silver City, Burnham Park and Layton Park neighborhoods offer several amenities that have helped us maintain high levels of homeownership and high-achieving schools like Carmen are an integral part of this.

While Carmen has made a positive impact in serving families with high school aged children in Layton Boulevard West, we also understand that many families have voiced a desire for a high-performing pathway for all school aged children from kindergarten through high school. Our hope is that the Stellar Elementary school, that will be operated by Carmen Schools at the Hayes Building, will not only lead to great academic success for the students that attend, but also see the positive influence of a Carmen School throughout the surrounding neighborhood.

We look forward to seeing the results of the partnership between Stellar Collegiate and Carmen Schools for Milwaukee families and neighborhoods.

Sincerely,

Brianna Sas-Pérez Executive Director

Bru BE





I support Carmen Schools of Science and Technology's purchase of the school building at 2431 South 10th St on Stellar's behalf. Stellar families and students deserve to be in a building that facilitates their growth and need for classroom and physical space. Through our interactions of providing Before and After School Care, I believe Stellar Collegiate would be an asset to the neighborhood they are seeking to join.

If you have questions, please feel free to reach out. Thank you for letting my voice be heard!

Sincerely,

April Greenman, Association Director of School Age Education

YMCA of Metropolitan Milwaukee

agreenman@ymcamke.org



KINNICKINNIC RIVER NEIGHBORS IN ACTION

Travis Hope, President

Milwaukee, Wisconsin (414) 551-1125

March 04, 2019

Subject: Purchase of school building

To Whom it May Concern:

My name is Travis Hope, and I serve as volunteer President of the Kinnickinnic River Neighbors in Action (KKRNIA) association. KKRNIA is a volunteer resident group involved in many projects throughout Milwaukee's south side focused heavily on community building. We are a group of dedicated individuals that work hard to improve the lives and environment of Milwaukee's residents especially of those living within the Kinnickinnic River Neighborhood.

KKRNIA has monthly neighborhood meetings at the Pulaski Park Pavilion where we invite community members, the alderman, the police, and other local organizations to meet each other and discuss concerns and ways to improve the neighborhood. We also work with Sixteenth Street Community Health Centers (SSCHC) frequently on neighborhood projects like the Bloom and Groom Plant Sale, Movie Nights, Harrison Community Gardens, and other larger annual events for our community like the Spring Kinnickinnic River Cleanup and the Pulaski Park Summer Picnic.

The Kinnickinnic River Neighbors in Action and we fully support Carmen Schools of Science and Technology's purchase of the school building at 2431 South 10th St on Stellar colegate behalf. Stellar families and students need a building that has both classrooms and physical space to grow there program. We believe Stellar Collegiate would be an asset and would bring life to the neighborhood where now sits a empty building.

If there are any questions, please feel free to contact me at (414) 551-1125 or travishope58@gmail.com.

Sincerely,



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EXECUTIVE DIRECTOR Ken Leinbach

To the City of Milwaukee,

The Urban Ecology Center is writing this letter to attest that Stellar Collegiate Academy is a great partner in our community, and that they have offered quality educational experiences to children in our neighborhood. The Urban Ecology Center partners with Stellar Collegiate through our Neighborhood Environmental Education Project field trip program for schools, and they have proven through their dedicated staff, excellent communication and intentional programming to be a wonderful member of our community. Through our interactions, we believe Stellar Collegiate would be an asset to any neighborhood they are seeking to join.

If you have questions, please feel free to reach out. Thank you for letting our voice be heard!

Sincerely,

Glenna Holstein Branch Manager, Menomonee Valley Urban Ecology Center gholstein@urbanecologycenter.org



I support Carmen Schools of Science and Technology's purchase of the school building at 2431 South 10th St on behalf of Stellar Collegiate School. Stellar families and students deserve to be in a building that facilitates their growth and need for high quality classroom and physical space.

Through our daily interactions, I believe Stellar Collegiate would be an asset to the neighborhood they are seeking to join. The staff and leadership at Stellar have demonstrated an ability to partner with our organization in an effective way to serve our community. Their focus is on supporting the youth and families who they serve. They will bring that passion and support to the new location.

If you have questions, please feel free to contact me. Thank you for letting my voice be heard!

Serving children, adults and families with special needs since 1938.

Sincerely,

Heidi L. Chada, MS, RD

Vice President of Employment and Commercial Services Milwaukee Center for Independence 2020 W. Wells Street, Milwaukee, WI 53233 heidi.chada@mcfi.net

414-937-2219

MAIN CAMPUS & **ADMINISTRATIVE OFFICES** 2020 West Wells Street Milwaukee, WI 53233

TEL 414.937.2020 FAX 414.937.2021

TTY 414.937.2022

ADULT & OLDER ADULT PROGRAMS

CHILDREN'S PROGRAMS MENTAL HEALTH PROGRAMS

EDUCATION THERAPY PROGRAMS



2-27-2019

To Whom It Concerns,

Silver Spring Neighborhood Center (SSNC), located at 64th and Silver Spring, serves 8,000 lives a year. Our mission is to *Build a Stronger Community by Helping Individuals and Families Achieve Self Sufficiency*. We are proud of our partners in this endeavor, and none is more important than Carmen Schools. They provide a high quality middle and high school education option in our neighborhood.

However, Carmen is much more than a quality school option in our neighborhood. Many of their youth come to SSNC every day and into the evening to do homework, volunteer and to participate in our teen programs. They go on College tours with us, to Washington DC, and to other destinations. They are involved in our Teen leadership.

Carmen staff also actively participate as strong partners in other programming, whether it be in collaboration with Milwaukee Succeeds to build a new Opportunity Youth program or working with Neighborhood partners to build more community engagement. SSNC and Carmen effectively work together as pillar institutions in this part of the city, to create more civic involvement. We work with many of the same families who attend Carmen and SSNC to be more engaged in the neighborhood.

Carmen is a critical partner and the families that surround and participate in SSNC are fortunate they are in our neighborhood.

Regards,

Thomas R. Ellis

Executive Director

As a neighbor of Stellar Collegiate at 1115 S. 7th St., I support Carmen Schools of Science and Technology's purchase of the school building at 2431 South 10th St on Stellar's behalf. I can assure future neighbors that Stellar is a great member of the community.

The leaders at Stellar Collegiate have built a relationship with me over the past few years by __. I have appreciated their communication and outreach.

Thank you for letting my voice be heard!

Sincerely,

Neighbor of Stellar Collegiate

As a neighbor of Stellar Collegiate at 1115 S. 7th St., I support Carmen Schools of Science and Technology's purchase of the school building at 2431 South 10th St on Stellar's behalf. I can assure future neighbors that Stellar is a great member of the community.

The leaders at Stellar Collegiate have built a relationship with me over the past few years by ___. I have appreciated their communication and outreach.

Thank you for letting my voice be heard!

Sincerely, I and you zuly

Oriando GonZXEZ

Neighbor of Stellar Collegiate

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Thank you for letting my voice be heard!

Sincerely,

Neighbor of Stellar Collegiate

16

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The leaders at Stellar Collegiate have built a relationship with me over the past few years by __. I have appreciated their communication and outreach.

Thank you for letting my voice be heard!

Sincerely.

Neighbor of Stellar Collegiate

As a parent of a student in 1st grade at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student by helping him emotionally and always giving him a second chance. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely,

Desiray Hensiak

Parent of Elijah, 1st Grade

As a parent of a student in K4 at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student by making sure that he doesn't fall behind other students and that he is reaching his goals. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely,

Cassandra Franqui

Parent of Michael, K4

As a parent of a student in K5 and 2nd grade at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student by creating a welcoming environment for my kids and for my family - it's like a second home! I also appreciate that teachers are very clear with me about my daughter's progress and exactly what kind of support will be best for her moving forward. My son has also grown so much! The song and dance in the morning are also so motivating for kids. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Stephane Jours

Stephanie Torres

Parent of Luis and Mariangely, K5 and 2nd Grade

As a parent of a student in K4 at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student because it is a small school that is welcoming to families. I always feel welcome to come into the building. The teachers and staff are very organized and it has been a great place for my child. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely,

Parent of Santiago, K4

As a parent of a student in 1st grade at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student through lots of academic support and helping her become better at both reading and math. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely,

Calixto Carrera

Parent of Dulce, 1st Grade

As a parent of a student in K5 at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my child by challenging her skills to become a better student. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely

Latisha Clay

Parent of Tayla, K5

As a parent of a student in 3rd grade at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student by having a unique system for how they teach kids. Aaron has been at Stellar since K4 and has grown so much. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely,

Maria Ramirez

Parent of Aaron, 1st Grade

Maria & Kamirez

As a parent of a student in 1st grade at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student by getting my child to love school. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely,

Jesusa/Ramirez

Parent of Lylliana, 1st Grade

As a parent of a student in 2nd grade at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student by increasing her ability to learn more. I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely

Semma McCrary

Parent of Chloe 2nd Grade

As a parent of students in 3rd grade at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported my student by helping her to learn more than she has learned at her other schools, especially reading! I am a proud parent of Stellar Collegiate.

We are in need of a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Thank you for letting my voice be heard!

Sincerely,

Bryan Schuller

Parent of Skylar, 3rd grade

March 15, 2019

To the Members of the Zoning Committee,

As a parent of a student in third grade at Stellar Collegiate, I am excited about the possibilities of Stellar relocating to the school building at 2431 South 10th St!

Stellar Collegiate has supported Ronald by allowing him to progress at his own pace. At a previous school, when my son was excited about learning new things, he was discouraged from moving at a faster pace than the class. I asked about him possibly moving into a higher math class at parent-teacher conferences and was told that he would have to wait for the rest of his class. I was happily surprised at his first parent-teacher conference at Stellar, when his teacher was so excited to be assisting him individually, as well as in a group for students that were learning at a faster rate.

Though it must be difficult, Stellar has successfully found a balance between addressing individual students and the group at large. It makes me happy as a parent to hear about the many projects and new skills my son is learning. Rather than being restrained, he is free to push ahead, and his enthusiasm in school at Stellar is apparent. I am a proud parent of Stellar Collegiate.

We need a facility that offers more classrooms and indoor and outdoor physical space for our students. I hope the city is able to support our community's need. Growth of great schools like Stellar Collegiate should be encouraged by Milwaukee. Thank you for letting my voice be heard!

Sincerely,

/s/ Luke Fischer

Luke Fischer Parent of Ronald, Third Grade

This petition expresses support to Stellar Collegiate Charter School to occupy the school building at 2431 South 10th St Milwaukee, WI.



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This petition expresses support for Stellar Collegiate Charter School occupancy of the school building at 2431 South 10th St Milwaukee, WI.



Petition for Approval of Stellar Elementary / Peticion para la aprobación de Stellar Elementary

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This petition expresses support for Stellar Collegiate Charter School occupancy of the school building at 2431 South 10th St Milwaukee, WI.



Petition for Approval of Stellar Elementary / Peticion para la aprobación de Stellar Elementary

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