

September 30, 2014

RE: COMMUNITY INFORMATION MEETING – OCTOBER 13, 2014  
REZONING APPLICATION for St. Adalbert's Properties  
1610-1611 Manitoba Avenue and 1610 Minnesota Avenue  
Proposed Renovation and Reuse for Apartment Units

The City of South Milwaukee has received an application to rezone the properties known as 1610-1611 Manitoba Avenue and 1610 Minnesota Avenue (former St. Adalbert's properties). The properties have been for sale since the Milwaukee Archdiocese combined their South Milwaukee parishes.

The application, submitted by Gorman & Company, Inc. ("Gorman"), includes renovation and modifications of the existing and historic St. Adalbert's School, gymnasium, and rectory for 37 affordable apartments. The unit mix would include one studio apartment, sixteen one (1) bedroom units, fifteen two (2) bedroom units, and five three (3) bedroom units. The church would remain structurally intact with potential use as common space in the future. The apartments would be constructed and managed by Gorman. The applicant proposes to use Wisconsin Housing and Economic Development Authority (WHEDA) and historic building tax credits to help fund construction costs, which will keep rent prices comparable to area rents.

The applicant has not requested local (City or County) assistance to fund costs associated with the project. The assessed value of the property following completion is estimated at a minimum of \$2 Million.

The existing parking lot on the northeast corner of 16<sup>th</sup> and Manitoba Avenues would be reconfigured for 67 parking stalls, exceeding more than one parking space per bedroom in the development. The vacant property along Missouri Avenue would either remain zoned as it is now, R-B Residential, for possible future construction of single family residences or townhomes; or could be permanent open space, depending on the Plan Commission's recommendations.

If approved by the Common Council, the property would most likely be rezoned as Planned Development to accommodate the proposed use. A Community Information Meeting has been scheduled for **6:00 p.m. on Monday, October 13, 2014**, at the City Administration Building. Gorman representatives will provide a brief presentation. This will provide an opportunity for City officials, residents, and other interested parties to ask questions of the developer/applicant. If the rezoning is recommended by the Plan Commission, a formal public hearing will be scheduled by the Common Council, with notice published and mailed to area residents. There will not be Plan Commission or Council action taken at the October 13 informational meeting. The Plan Commission will consider the application further at their October 27 meeting.

Community Information Meeting  
September 30, 2014  
Page 2

We encourage attendance at the October 13 Community Information Meeting if you have questions.  
Information regarding Gorman & Company is available at [www.gormanusa.com](http://www.gormanusa.com).

Sincerely,

Kyle Vandercar P. E.  
City Engineer/Zoning Administrator  
[vandercar@smwi.org](mailto:vandercar@smwi.org)

Mayor Erik Brooks  
Chairperson, Plan Commission  
[brooks@smwi.org](mailto:brooks@smwi.org)

KV/jm