

General Plan Development Submittal

City of Milwaukee:
Development Center
Amended May 27th 2008

Property Location:
4763 N 32nd Street, Milwaukee, WI 53209
Tax key # 230-0328-100-0

Project Team

Developer/Sponsor:
Bishop's Creek Community Development Corporation

Architect:
Barrientos Design and Consulting INC

Legal Counsel:
Quarles and Brady, LLC

General Plan Project Description and Owner's Statement of Intent

1. Components of General Plan and Supporting Materials

Bishop's Creek requests that the zoning be amended to a General Planned Development (GPD) in accordance with this document. Bishop's Creek will be redeveloping the underlying property over the next five to seven years. This statement, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the General Development Plan:

Plan Sheets

Boundary Map

Statistical Sheets

Phasing Schedule

Project Team

2. Overall Development Concept

Through this comprehensive GPD, Bishop's Creek is proposing a major renovation and redevelopment of a former two city-block tannery complex, now sitting devastated by a major fire. Bishop's Creek Community Development Corporation the sponsor and developer of Bishop's Creek, proposes to enhance the community through improved housing, employment and educational opportunities utilizing this project as a catalyst for hope and renewal. Further commitment to this endeavor includes the rehabilitation or

new construction of 120-150 single family residences within the contiguous area over the next five to seven years. Work on that endeavor has already begun.

3. Project Overview

The intended uses of both the renovated and new buildings incorporate the following:

Residential – Multi-family and senior housing (no licensure)

Office

General Retail

Artist Studio

Cultural Center

Multi-purpose Conference Center

Restaurant – Type A – Sit-down

Community Center

Hotel

Principal Surface Parking, and Accessory Parking

Accessory uses to permitted principal uses

These uses will take place within the project which is bounded by an elevated multi-track railroad line both to the west and the north sides of the property, 32nd Street in visual combination with Lincoln Creek on the east side of the property, and Lincoln Creek on the south side of the property.

Access to the property is available along both 32nd Street and West Hampton Avenue. No access is available to the property along the west side due to the elevated multi-track railroad line, and no access is available along the south side due to Lincoln Creek.

In addition 17 single and multi family housing units will be developed just to the west of the tracks on N. 34th Street.

The Developer/Sponsor proposes that in Phase Five (on the North side of Hampton Avenue), that a newly-constructed Office-Retail Building as well as its adjacent parking will be linked to the Hampton Avenue Office-Retail Building on the South side of Hampton Avenue via an enclosed skywalk over West Hampton Avenue.

4. Project Areas Synopsis

The synopsis is broken into two separate entities, break downs are shown for the Common Bond and the Bishop Creek Developments separately.

Common Bond Developed Area:

1. Gross Land Area:	65,720 s.f. = 1.50 acres
2. Land Covered by Principal Buildings	35,660 s.f. = 0.81 acres
3. Land Devoted to Parking, Drives and Parking Structures	30,060 s.f. = 0.69 acres
4. Land Devoted to Landscape Open Space	4,650 s.f. = 0.11 acres
5. Proposed Dwelling Unit Density	1:1.84 (based on 20,000 residential footprint) 1:1.09 (based on 60,000 total residential in building)
6. Proposed Number of Residential Buildings	1 building
7. Dwellings units per building	54 Units per building
8. Bedrooms per unit	1 and 2 bedroom units
9. Parking Spaces Provided grade, structure, on street	62 total above, 1:1.18 at maximum unit density

Bishop's Creek Developed Area (East of Tracks, South of Hampton):

1. Gross Land Area:	160,011 s.f. = 3.68 acres
2. Land Covered by Principal Buildings	58,880 s.f. = 1.35 acres
3. Land Devoted to Parking, Drives and Parking Structures	61,550 s.f. = 1.41 acres
4. Land Devoted to Landscape Open Space	39,631 s.f. = 0.90 acres
5. Proposed Dwelling Unit Density	N/A, temporary housing at Hotel and Dormitory
6. Proposed Number of Residential Buildings	N/A
7. Dwellings units per building	N/A
8. Bedrooms per unit	N/A
9. Parking Spaces Provided grade, structure, on street	143, * See Below

Bishop's Creek Parking Comments

*Per the building square footages and the current city parking requirements the total parking load on site is 208. However because some of the on site uses for the bishops development will be staggered through the day some loads will be heavy during the day and light at night and vice versa. As such the day night totals are broken out below and a new total of 104 spaces is generated as the higher of the two and 143 spaces are provided.

Day

Retail spaces = 88 spaces
Office spaces = 22 spaces

Night

Theatre spaces = 50 spots
Hotel spaces = 44 spots

24 Hour Use

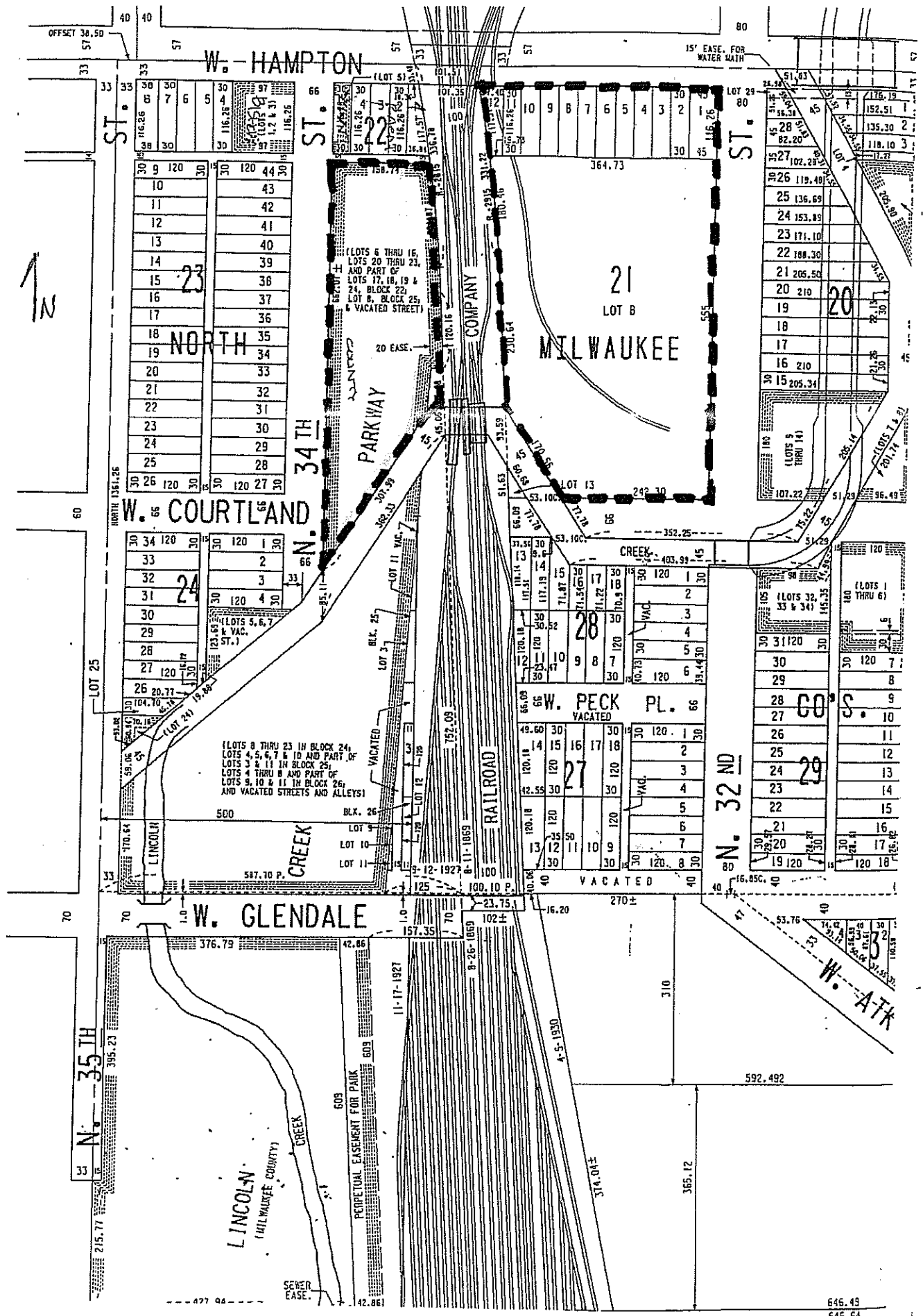
Dormitory= 4 spots

The higher of the two totals is the day parking total plus 24 hour use @ 104 spaces.

143 spots are provided on site. Therefore we meet our current parking needs. This total will need to be adjusted continually as we change sizes and programs of the buildings on site.

5. Phasing Schedule

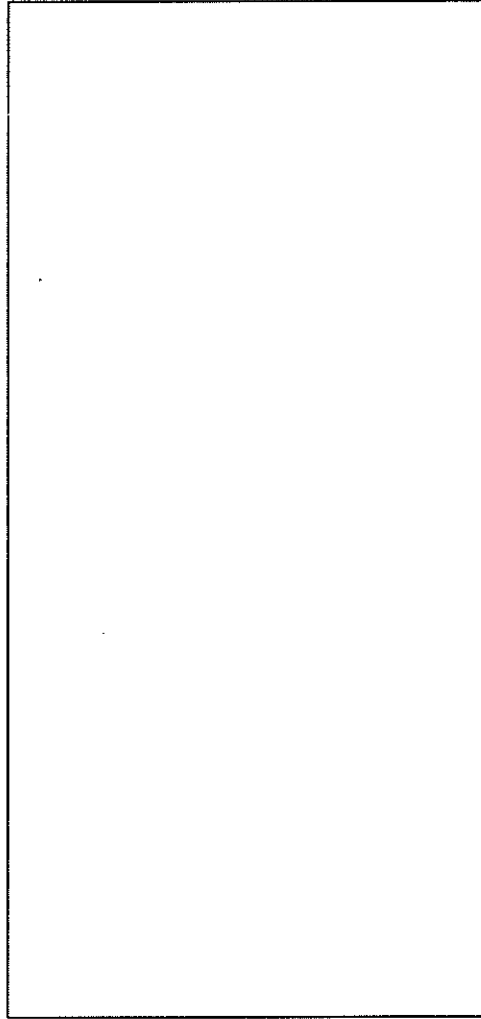
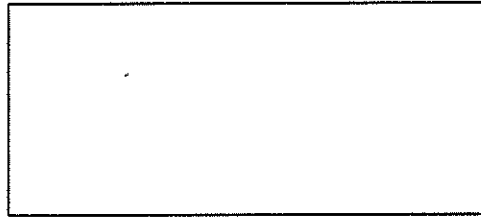
Phase #	Building(s)	Begin	Complete
One	Common Bond Buildings	Oct 2009	Mar 2010
Two	Exchange and Hampton	Jan 2009	Mar 2010
Three	Building One Dormitories	Oct 2009	Jul 2011
Four	Three Retail Structure on North 32 nd Street	Oct 2009	Mar 2011



1 W

N. 35th

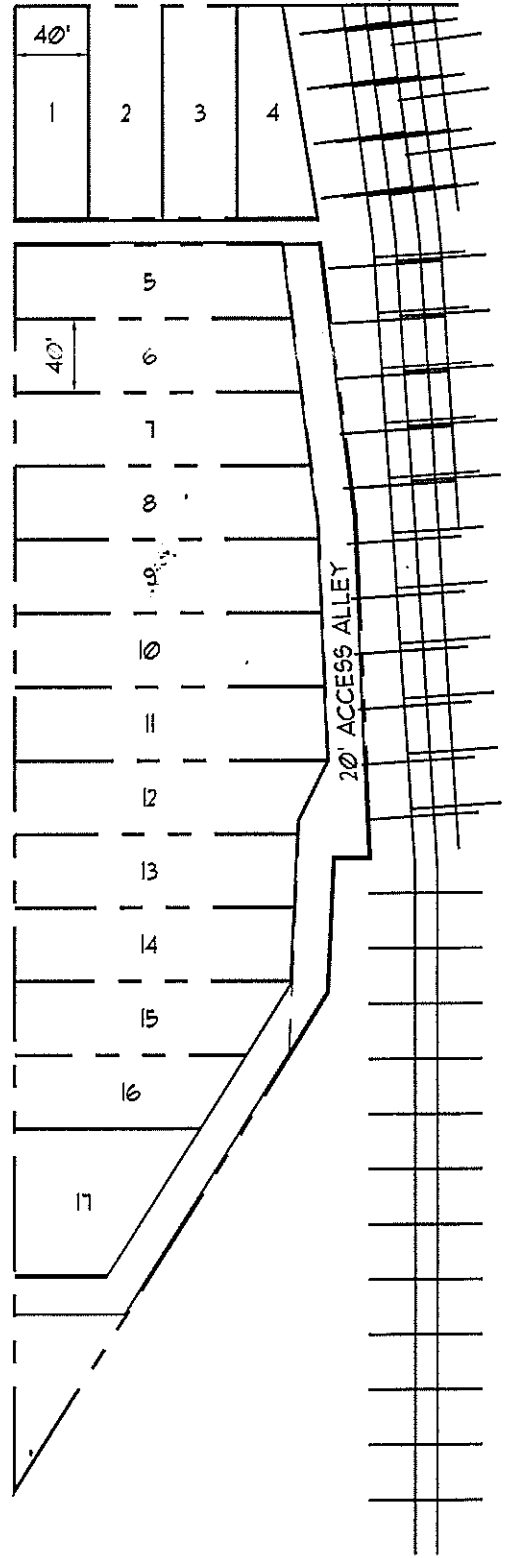
N. 35TH



W. COURTLAND

W. HAMPTON

N. 34TH

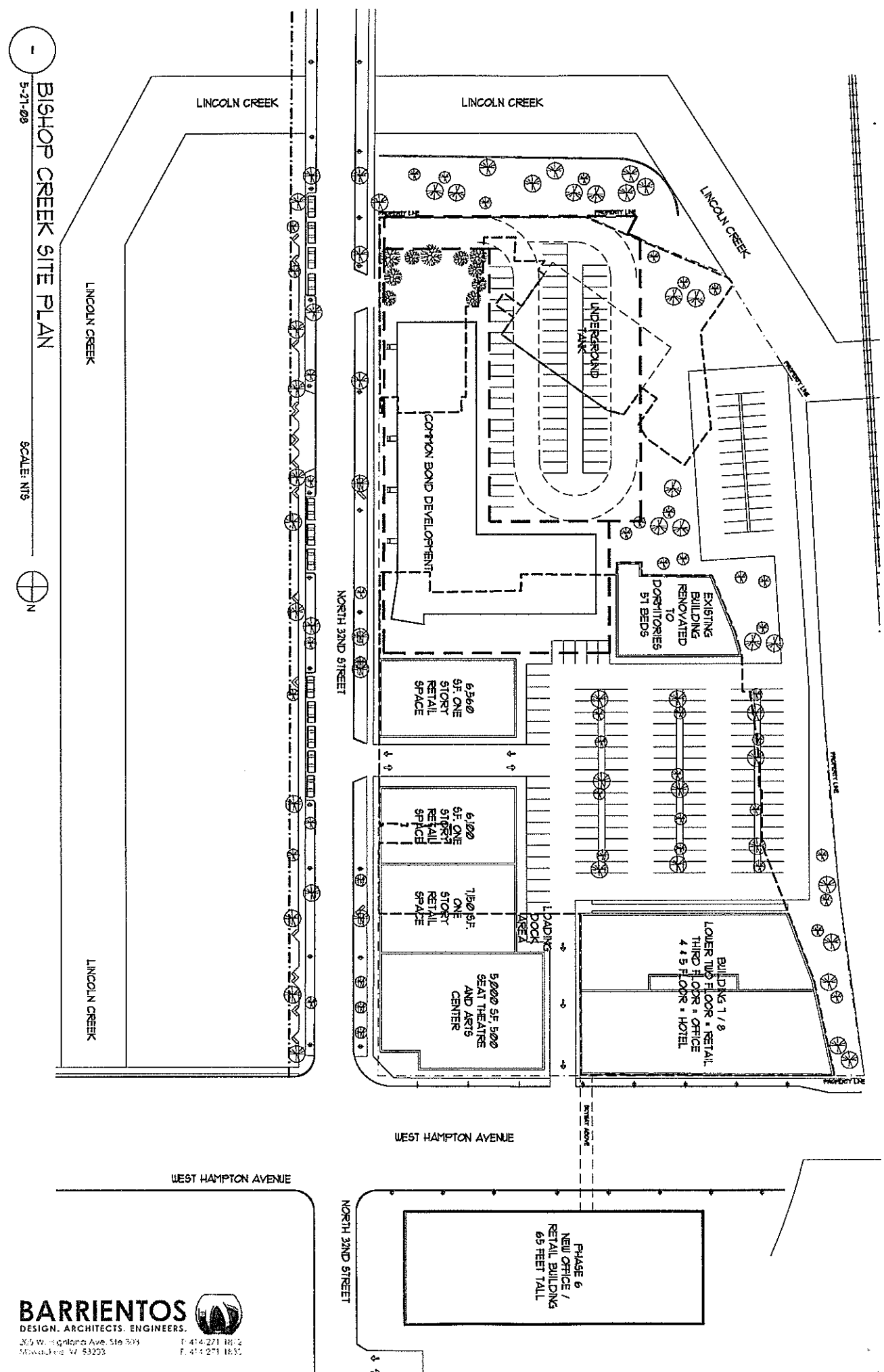


BISHOPS CREEK RESIDENTIAL DEVELOPMENT

3.16.07

1"=100'

REVISED



5-21-06

BISHOP CREEK SITE PLAN

SCALE: NTS



MEMORANDUM

DATE:
05-29-08

DELIVERED VIA:

MAIL
 COURIER

HAND
 EMAIL

FAX
 OTHER

TO:
Project File

FROM:
Vaishali Wagh

PROJECT:
Bishops Creek Housing- DPD

PROJECT NUMBER:
080101

DISTRIBUTION:
Vanessa Koster
Kristin Connelly

SUBJECT: **Bishop's Creek General Plan Development(GPD) –
Demolition**

The area that is being submitted for DPD and being developed by CommonBond Communities as a housing project, is part of a larger area that has been submitted as a GPD.

In order for the DPD to proceed an existing building will need to be demolished. This existing building overlaps the GPD and the DPD boundaries. It is our understanding that according to Zoning Section 295-907 2J, permits for demolition of existing buildings within the GPD may proceed prior to final approval by Common Council.