



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 2/7/2022**  
**Ald. Robert Bauman District: 4**  
**Staff reviewer: Tim Askin**  
**PTS #115237 CCF #211499**

<b>Property</b>	3138 W. KILBOURN AV. Concordia College Campus in the Concordia HD
<b>Owner/Applicant</b>	THE USA IN TRUST FOR FOREST Quorum COUNTY POTAWATOMI COMMUNITY
<b>Proposal</b>	<p>This is primarily an update to the surface parking area along 33<sup>rd</sup> Street to incorporate the newly created vacant land from the demolition of the pool building. Curbscuts will be re-arranged, re-aligning trash pickup and lot entries. A new sunken drive for direct basement access to the gymnasium basement and a trash enclosure are provided in the space below the eliminated pool. New paving will be permeable, as a blend of permeable asphalt and permeable blocks, matching existing arrangement on the campus and approximately 20 new parking spaces will be created.</p> <p>Landscaping is thorough and thoughtful with assorted species, many native to the region. Some existing trees may be lost, but will be replaced, likely in greater numbers than those that will be lost.</p>
<b>Staff comments</b>	<p>After negotiations with ownership and multiple city departments, the lot has been redesigned to eliminate the possibility of headlight glare affecting the residences across the street.</p> <p>Garbage placement is unfortunate, but there are no optimal options. Screening is intensive and adequate and the most impacted neighbor has no objection to the placement.</p> <p>Several neighbors have objected to the increase in surface parking spaces. Their concerns appear to have merit from a planning and zoning perspective. They are hard to challenge from within the preservation regulations for the Concordia district. The parking is extensively screened by vegetation. It will have little to no impact on the streetscape, beyond the potential indirect effect of increased traffic. That being said, the new accessible spaces at the new accessible entrance to the gymnasium are unquestionably justified and necessary.</p>
<b>Recommendation</b>	Recommend HPC Approval
<b>Conditions</b>	Consider keeping the same numb of total surface parking spaces or adding only the required accessible parking spaces to the total amount of surface parking. Additional prairie restoration or other site appropriate plantings are preferable.
<b>Previous HPC action</b>	Demolition of the pool building was approved January 2022.
<b>Previous Council action</b>	Zoning files are currently in progress with CPC and ZND.

**Guideline to Streetscapes**

The streetscapes in Concordia are visually cohesive because of the intact building stock and the retention of Period Street and landscaping features. The traditional landscape treatment of the building lots contributes to the maintenance of the district's traditional residential character.

1. Maintain the height, scale, mass and materials established by the buildings in the district and the traditional setback and density of the block faces. Avoid introducing elements that are incompatible in terms of siting, materials, height or scale.
2. Use traditional landscaping, fencing, signage and lighting fixtures that are compatible with the character and period of the district. Avoid introducing landscape features, fencing, lighting or signage that is inappropriate to the character of the district.