

General Plan Development Submittal

City of Milwaukee:
Development Center
November 1st, 2006

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 LLC

Contractor:
VJS Construction Services, Inc.

Owner's Representative:
Arnis R. Putrenieks

Legal Counsel:
Quarles and Brady, LLP

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

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:

For Rent Residential
Assisted Living
For Sale Condominiums
Office
Retail
Arts Studio
African-American Cultural Center
Multi-purpose Conference Center
Restaurant
Community Center
Hotel
Waterpark
Multi-story Parking Deck

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.

4. Project Areas Synopsis

There are currently two different options for site development. Both request that each building and building lot be zoned, unless otherwise noted, to comply with current LB2 requirements.

Option A: Existing Common Bond Buildings to remain.

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|---|---|
| 1. Gross Land Area: | 279,851 s.f. = 6.42 acres |
| 2. Land Covered by Principal Buildings | 136,148 s.f. = 3.13 acres |
| 3. Land Devoted to Parking, Drives and Parking Structures | 83,803 s.f. = 1.92 acres |
| 4. Land Devoted to Landscape Open Space | 38,868 s.f. = 0.89 acres |
| 5. Proposed Dwelling Unit Density | 1:7.2 |
| 6. Proposed Number of Residential Buildings | 3 building |
| 7. Dwellings units per building | 30-40 Units per building |
| 8. Bedrooms per unit | 2 - 3 bedroom units |
| 9. Parking Spaces Provided | 495 total above grade, structure, on street |
| 10. Ratio of parking per bedroom unit | 4.95 spaces per unit |
| 11. Parking ratio per non residential S.F. | 1 per 135 s.f. |

Option B: Existing Common Bond Buildings to be demolished and replaced with new structures.

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|---|---|
| 1. Gross Land Area: | 279,851 s.f. = 6.42 acres |
| 2. Land Covered by Principal Buildings | 131,486 s.f. = 3.02 acres |
| 3. Land Devoted to Parking, Drives and Parking Structures | 83,803 s.f. = 1.92 acres |
| 4. Land Devoted to Landscape Open Space | 43,530 s.f. = 1.00 acres |
| 5. Proposed Dwelling Unit Density | 1:8.1 |
| 6. Proposed Number of Residential Buildings | 3 building |
| 7. Dwellings units per building | 30-40 Units per building |
| 8. Bedrooms per unit | 2 - 3 bedroom units |
| 9. Parking Spaces Provided | 495 total above grade, structure, on street |
| 10. Ratio of parking per bedroom unit | 4.95 spaces per unit |
| 11. Parking ratio per non residential S.F. | 1 per 135 s.f. |

5. Phasing Schedule

Phase #	Building(s)	Begin	Complete
One	Common Bond Buildings	Oct 2007	Mar 2009
Two	Exchange and Hampton	Jan 2008	Mar 2009
Three	Arts and Community/Restaurant	Oct 2008	Jul 2010
Four	Parking and Water Park Building	Mar 2009	Mar 2011
Five	Residential Commercial Building	Oct 2009	Mar 2011
Six	New Office Retail Building	Oct 2010	Mar 2012