



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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August 18, 2016

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 160388 relates to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Bishop's Creek Phase IV for rehabilitation of an existing building at 3200 West Hampton Avenue, located on the northwest corner of West Hampton Avenue and North 32nd Street, in the 1st Aldermanic District.

This zoning change was requested by Holy Redeemer Church of God in Christ and will permit site and building improvements to the existing building on the site for use as the Institute for the Preservation of African-American Music and Arts (I-PAMA). In 2006, the Common Council approved the establishment of a GPD for the entire Bishop's Creek site. So far, three phases have been approved as DPDs: CommonBond's multi-family residential building, a dormitory building, and a mixed-use building (anticipated to include hotel, retail and residential uses) located on the south side of West Hampton Avenue. Now, Holy Redeemer Church of God in Christ and Bishop's Creek are looking to redevelop an existing building at 3200 West Hampton Avenue into a community center that will be known as I-PAMA. A zoning change from GPD to DPD is necessary to approve the specific site plan and building elevations for the proposed project. The proposed use is permitted per the GPD zoning. Plans include the reuse of an existing one-story structure that had been previously been as offices, warehousing and storage. It will be remodeled to advance the current educational courses offered by the Holy Redeemer Educational Consortium for children, youth and adults. The facility is designed to include an e-library, archives (museum), a café, a small auditorium and offices.

The existing building will be clad in reclaimed brick masonry and EIFS. Additionally, a glass tower entrance will be added to the south-facing (Hampton) elevation, and several windows will be placed on the east (32nd Street) and south facades to provide additional activation. A concrete patio will be located on the corner of the building, adjacent to the café, to provide a space for display of artwork and outdoor seating for café patrons.

On August 15, 2016, a public hearing was held and at that time, nobody spoke in opposition. Since the proposed zoning change is consistent with the previously approved GPD zoning and the surrounding context, the City Plan Commission recommended at its regular meeting on August 15, 2016 recommended approval of the subject file conditioned on receipt of the grading and utility plans by the applicant, and review and approval of the plans by the Dept. of Public Works.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Hamilton

