



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

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October 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. 160607 relates to the change in zoning from Two-Family Residential (RT4) and Local Business (LB2) to a Detailed Planned Development (DPD) known as Bader Philanthropies for land located on the east side of North Dr. Martin Luther King Jr. Drive, north of West Concordia Avenue, in the 6th Aldermanic District.

This zoning change was requested by Bader Philanthropies and will consolidate the zoning on the properties located at 3300-3326 North Dr. Martin Luther King Jr. Drive and 3317-3333 North 4th Street for the development of the Bader Philanthropies headquarters. Bader Philanthropies, Inc. is requesting to rezone these subject properties for the purposes of redeveloping an historic building on the site into its global headquarters. The existing 2-story brick and terra cotta building known as the "Green Bay Building" will be renovated and expanded. Permitted uses for the Planned Development include, General Office, Business Service, Parking Lot (Accessory) and Parking Structure (Accessory) uses. The historic building will be restored and repaired, and two additions will be added to the north and the east sides of the building, comprising, in total, 2,700 square feet and two stories. Materials for the new additions will be cast stone, brick and dark anodized aluminum. All windows will be clear glazed. Additionally, there will be substantial (14,000 square feet) open space south of the building at the corner of North Dr. Martin Luther King Jr. Drive and West Concordia Avenue. It is anticipated that this open space will be used partly for the principal use and partly as open space for the community. The existing parking lot will be repaved and landscaped to accommodate 45 outdoor spaces, and 15 interior spaces will be provided on the lower level of the building.

On October 17, 2016, a public hearing was held, and at that time, Darryl Johnson of Riverworks Development Corporation spoke in favor of this proposal, stating that it will be a positive contribution to work that is already being done in the area. Since the proposal is consistent with the Northeast Side Comprehensive Plan, the City Plan Commission recommended at its regular meeting on October 17, 2016 recommended approval of the subject file conditioned on submitting final drawings and narrative to include details such as landscape setbacks, dumpster placement, fence details, and building heights.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs

