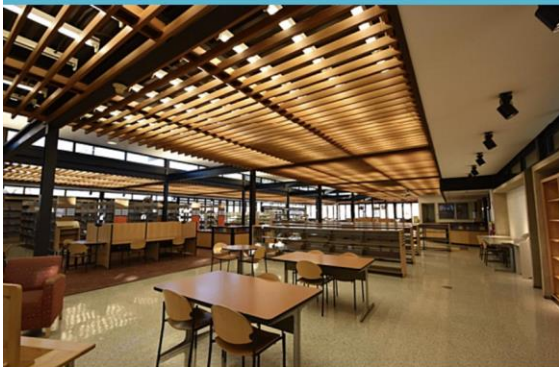




CHILDREN'S WISCONSIN + HISTORIC FOREST HOME LIBRARY





MILWAUKEE PUBLIC LIBRARY

Plan calls for tearing down old Forest Home Library

A new proposal would replace two former branch libraries with health clinics. One of them would be the Midcentury Modern gem on 14th and Forest Home.



By Bobby Tanzilo

Senior Editor/Writer

Published Oct 14, 2020 at 1:02 PM

Two years ago, I wrote that the City of Milwaukee had listed the former Forest Home Library for sale after it was replaced with a new branch a bit east on Mitchell Street.

While Voces de la Frontera had considered buying the building, at 1432 W. Forest Home Ave., that plan fell through, and now a new plan calls for tearing down the 1966 Midcentury Modern library designed by architect Robert Van Lanen of von Grossmann, Burroughs, Van Lanen and Associates, and replacing it with a medical clinic.



Forest Home Library is one of the most important and most intact small-scale examples of modernist architecture in Milwaukee

Forest Home Library won **two design awards** for its innovative use of steel and glass



Commercial Property Listing 1432 West Forest Home Avenue Historic Mitchell Street Neighborhood



LISTING PRICE: \$650,000

Building: 14,500 SF built in 1966 (former library)

Lot Area: 41,948 SF with on-site parking

Zoning: LB2, Local Business

Assessor records, photographs and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- **Restore building in a timely manner. Preserve existing building and structural elements. Maintain clear glazing along street frontages.**
- Landscape parking lot (MCO Ch. 295-405). Additional landscape requirements may apply and need City approval before closing. Preserve existing trees and landscaping to the greatest degree feasible.

POTENTIAL COMMERCIAL USES

- Office, retail, bank, restaurant, business or personal services, recording studio, medical or dental office, catering.
- **Note:** Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Day care, principal use parking lot, pawn shop, automobile (sales, service and parts), cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Focus on Energy Promotions:** www.energystar.gov/rebate-finder
- **Business Financing:** may be available through Milwaukee Economic Development Corp: www.MEDOnline.com



**National Trust for Historic
Preservation**

3k followers



Three Buildings Saved by the Historic Tax Credit | National Trust for Historic Preservation

Preservation presents examples of three thriving buildings that would have been lost if not for the federal historic tax credit... **More**

As cities become more and more alike over time, our historic resources become these unique attributes that can't be replicated. Historic sites add things to our neighborhoods that no other buildings can."

- Annie Levinsky, Executive Director, Historic Denver





Our Two Goals:

1. The historic Forest Home Library can be adaptively reused
2. A better city-owned site for the health clinic exists just 5 blocks away

WIN - WIN



Kelsey Kuehn	Vanessa Truong	Madison Riba	Milana J.	McVey Jennifer	Marilu Knode	Genesis Paz	Grace Johnson	Thalia P	Sandra Temgoua	Benjamin Granger	Milena Kreis
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Kendall Davis	Steve Elenich	Marisa French	Marisa French	Marisa French	Marisa French	Marisa French	Marisa French	Marisa French	Marisa French	Marisa French	Marisa French
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Viollet Rose	Aasher Louis	Piper Whitly	Patrick Jeske	Dougl	Maria gomez	Tor	Cas	illo	illo	kierrah butterfield	piggypigo
Katniss Everdeen	Leonie Prins	Savina Iniguez	Taylor Traub	Coe Do	Barret Schm	Jae S	Hu	Itzel Villa	Shaliq ShabazzBey	Lizzie May	bladen keene
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Katie Coughlin	louise lukowski	Alice Svec	Jennifer Sharpe-Gonzalez	Jeff Ebersole	Rafael L. Fernandez	Joseph Mowe	John Rothe	Shane Griffiths		Marie Hemming	Carmela Diosana
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Maritza Ortiz	Jean Sabinash	Nicole Comerford	Jana Ranson	Lori Waagen	Kathleen Faber	Lily Jacobs	Stephanie Quirino	Jessica Vo		Marie Hemming	matthew yagetski

500+ Signatures on our Change.org petition

SAVE FOREST HOME LIBRARY

Join us to prevent demolition & support reuse!

Get involved!



"Inside was beautiful. Light and airy. It was so spacious and bright, and it smelled new! I remember picking out my stack of books and heading up to the desk to check them out."

K. Kenean attended the Forest Home Library opening ceremony.



COMMUNITY VOICES

"A live and breathe solution to small scale public architecture."

- Honor Award Judges, 1987

"Lived there. Just magical. It gave books context, dignity and gravitas."

- Denise K.

"Forest Home Library was my home away from home all through grade school and my freshman year in High School. I'll never forget that."

- Juan R.



"I grew up on the South side of Milwaukee. In summer, if I didn't go to Mexico to visit family, I was either swimming or at this library. I read A LOT of books there. I had allergies and being in the library reading didn't bother me. Honestly, it helped me learn english better, just from all the reading, and I was fascinated by all the different books there. Even after school, I would bike there or on my way home stop there to do homework and read. That library, Forest Home Library, was my home away from home all through grade school and my freshman year in High School. I'll never forget that."

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"I just love the Forest Home Library. I think it's like if Frank Lloyd Wright and Mies van de Rohe had a baby, that's how I would describe the Forest Home Library. It's so great."

And it's not necessarily a famous building by a famous architect from Milwaukee. It's not a corporate headquarters or a museum on the lakefront or something that we all recognize immediately as iconic. I mean it's the architect of the Kohl's grocery stores! **But people in Milwaukee really do identify with that more populist image.** Von Grossmann, the architect, also designed the Kohl's grocery store where my dad worked for most of his career. I mean my parents met at a Kohl's grocery store so it has a really deep, personal meaning for me...and for a lot of other people in Milwaukee I think."

- Krisann R.

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Home



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- Juan R.



"This was my neighborhood Library as a young man growing up on Milwaukee's near south side. I went to five different MPS schools during grade school until my father was able to buy a home, then went to nearby Kosciusko Middle School and then Milwaukee Tech High School and this was the place I spent many hours studying and leveling the playing field for myself by getting educated! **I loved this building. It was one of the buildings that inspired me to get into the Architectural profession!**"

- F. Ornelas

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- Juan R.



"When I moved to Milwaukee, the Forest Home Library was my neighborhood branch for about seven years, during which time I was there all the time to feed my passion for reading.

I hope this landmark Midcentury Modern building will live on as a beacon in its neighborhood."

- B. Tanzilo



2009



2014



2017

“The Forest Home Library has functioned as more than just a beautiful, light-filled building. **The people-centered design also includes important urban green space surrounding the building, which supports public health in multiple ways.**”

- Virginia Smalls, Journalist & Environmental Justice Researcher



We need to take time to listen. **Any new use needs to emerge from the neighborhood as much as it needs to reflect the marketplace.** A health clinic is not the only use that can add value to this community and complement programming at the nearby schools.



Architectural
Resources Group

Julia Ausloos-Bedinger
NCARB

Architect | Associate

Sherman Phoenix development project gets \$250,000 from WEDC



Business owner JoAnne Sabir (left) and developer Juli Kaufmann speak about the Sherman Phoenix on Tuesday at a Wisconsin Economic Development Corp. news conference.

MORGAN HUGHES / MILWAUKEE JOURNAL SENTINEL



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TE

HISTORIC SITES

MPA
MILWAUKEE
PRESERVATION
ALLIANCE



3 O'CLOCK WITH SOC!
WEEKDAYS AT 3:00PM

**A COMMUNITY FORUM
ON FACEBOOK LIVE**



The “**human ecology of economic development**” – that people and their participation are the glue that holds a successful deal together and sustain it into the future.

We can achieve positive collective impact if we **work together with families and businesses in the neighborhood.**



**The
Kubala
Washatko
Architects**



Vince Micha
AIA

Principal

Adam Voltz
AIA

Project Architect



If you will support historic designation today, then **we're willing to back up our words here with a development team and equity partners** to make this project happen.



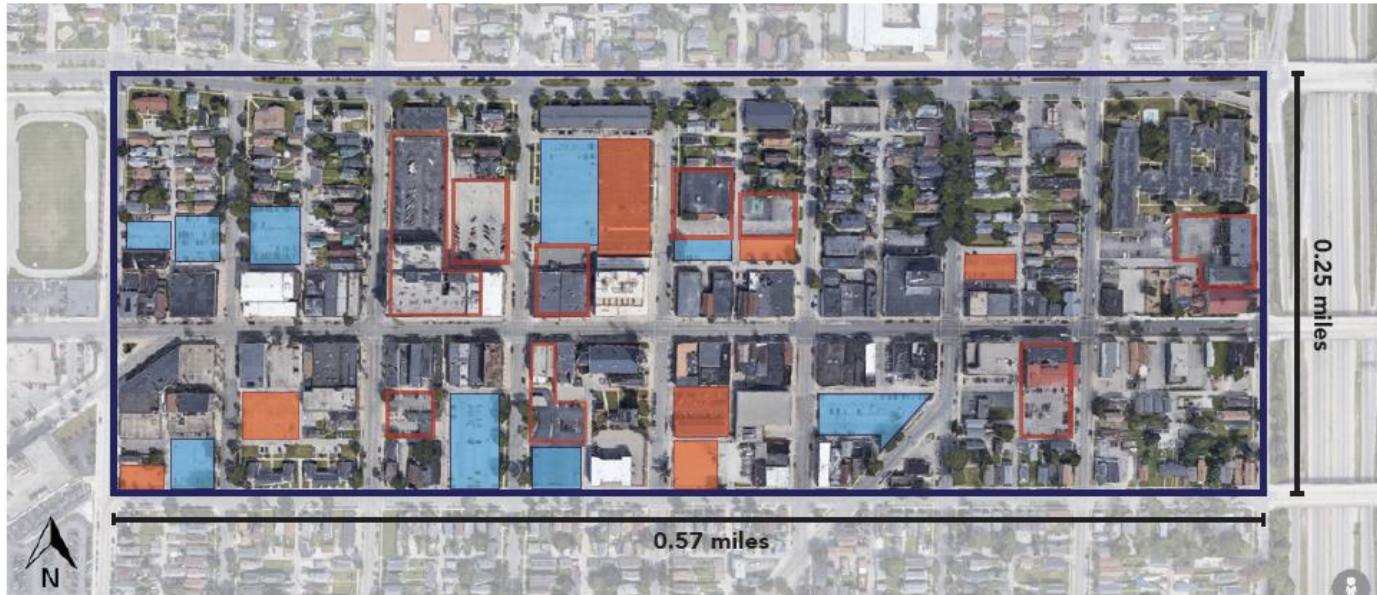
Parking Analysis

Historic Mitchell Street District contains **1000% more parking** than next-highest major shopping district



Historic Mitchell St.



Between S. 13th St. and S. 5th St.



548 parking stalls in city-owned lots

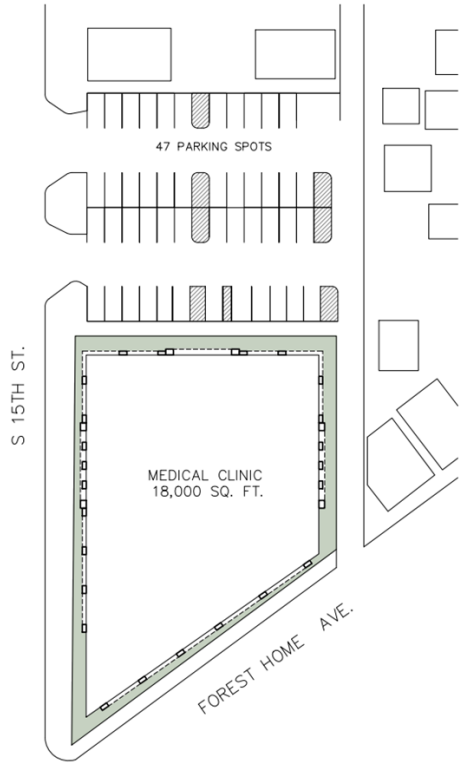
*this figure includes current parking at future Modjeska Theater park project

Legend

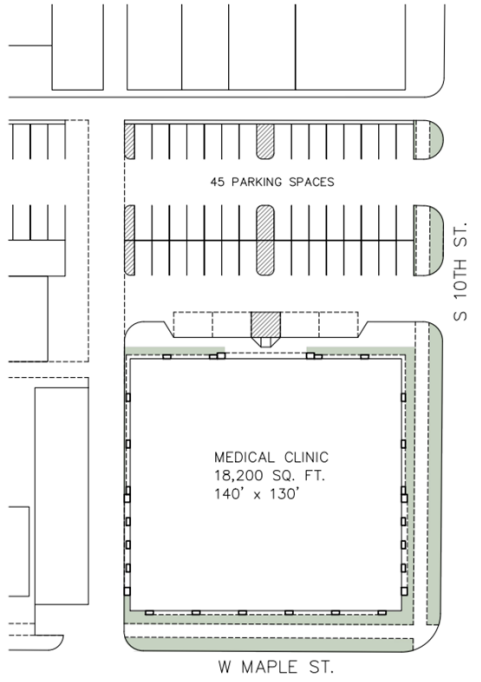
 - lot contains parking only  - lot contains business with dedicated parking lot  - city-owned parking

Alternative Site at 10th and Maple



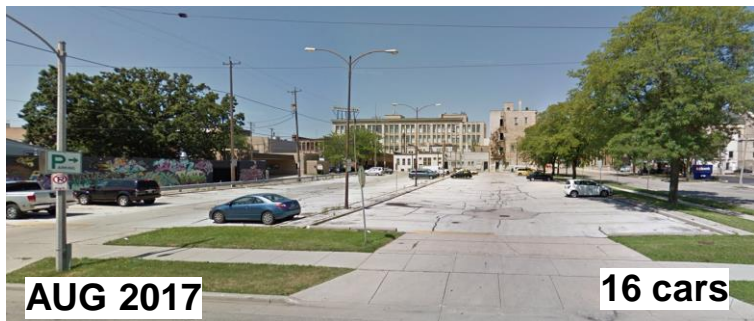
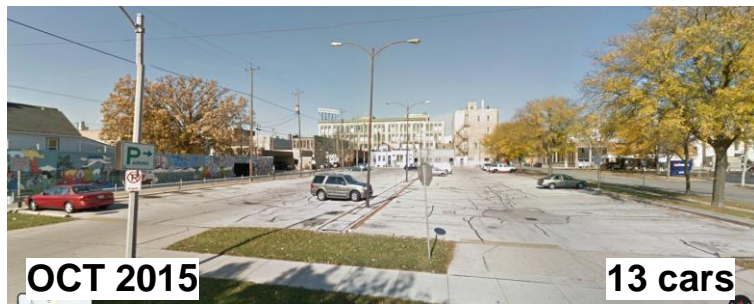
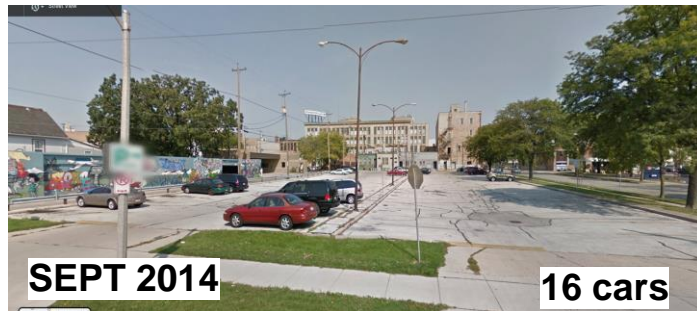
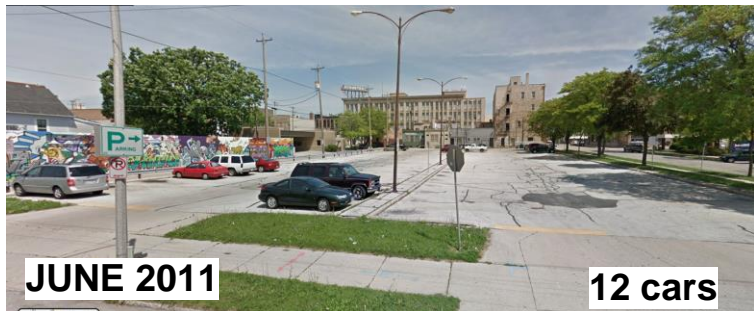


1432 FOREST HOME AVE.



1002 N. MAPLE ST.

Site provides space for an 18,000 square-foot building with 45 parking spaces



Site at 10th and Maple St. creates a new healthcare corridor

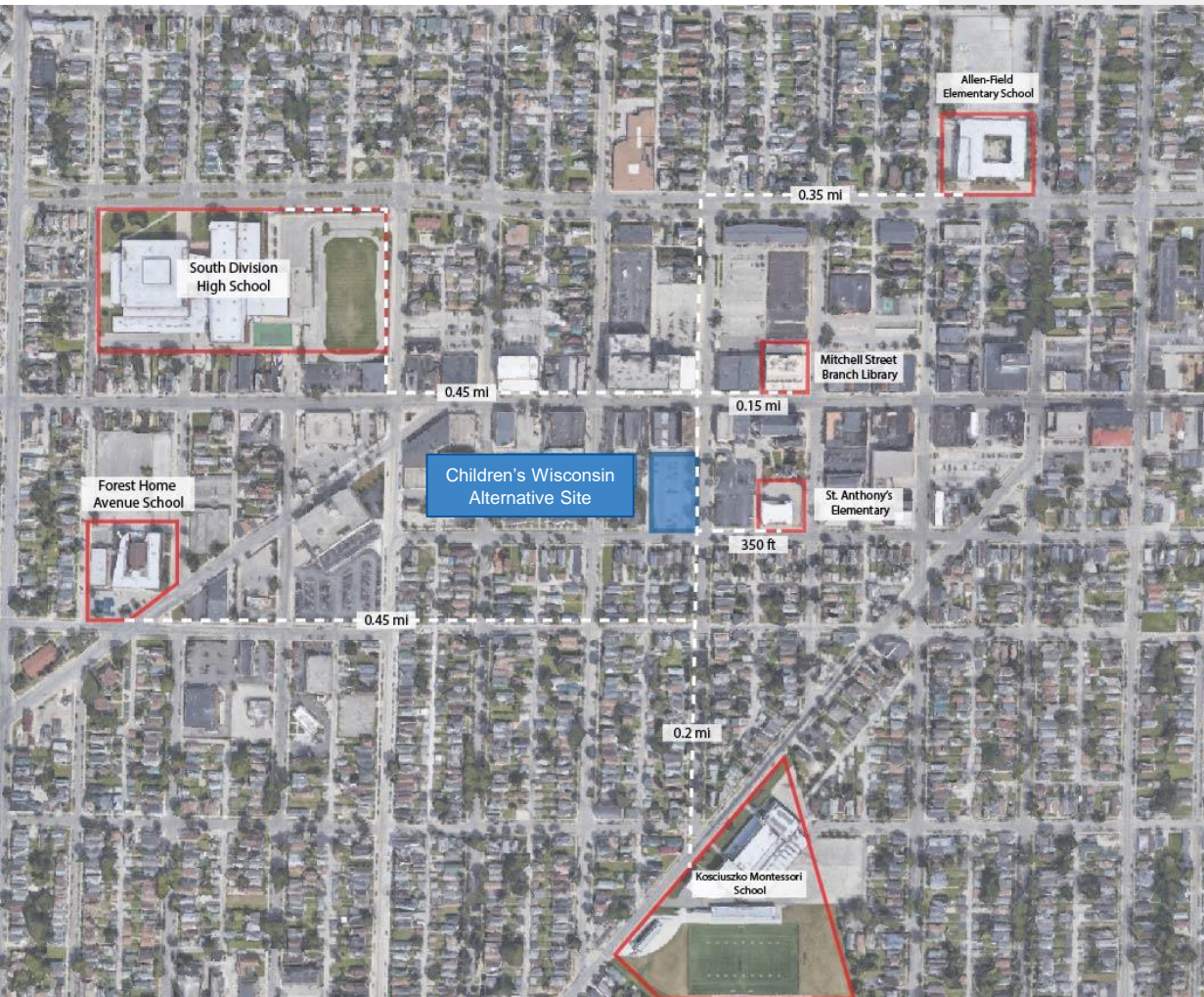
Children's Wisconsin Alternative Site

Acension Seton Dental Clinic

Gerald L Ignace Indian Health Clinic

Planned Parenthood Mitchell Street Center (East on Mitchell)





Central to six schools rather than two at Forest Home Ave

Proximity to current Library on Historic Mitchell Street

Within walking distance of several residential neighborhoods **without having to cross heavy commercial traffic**



Served by three buslines [Routes 19, 54, and 80] and is closer to the freeway with ample on-site, street, and city-owned parking

Route 19

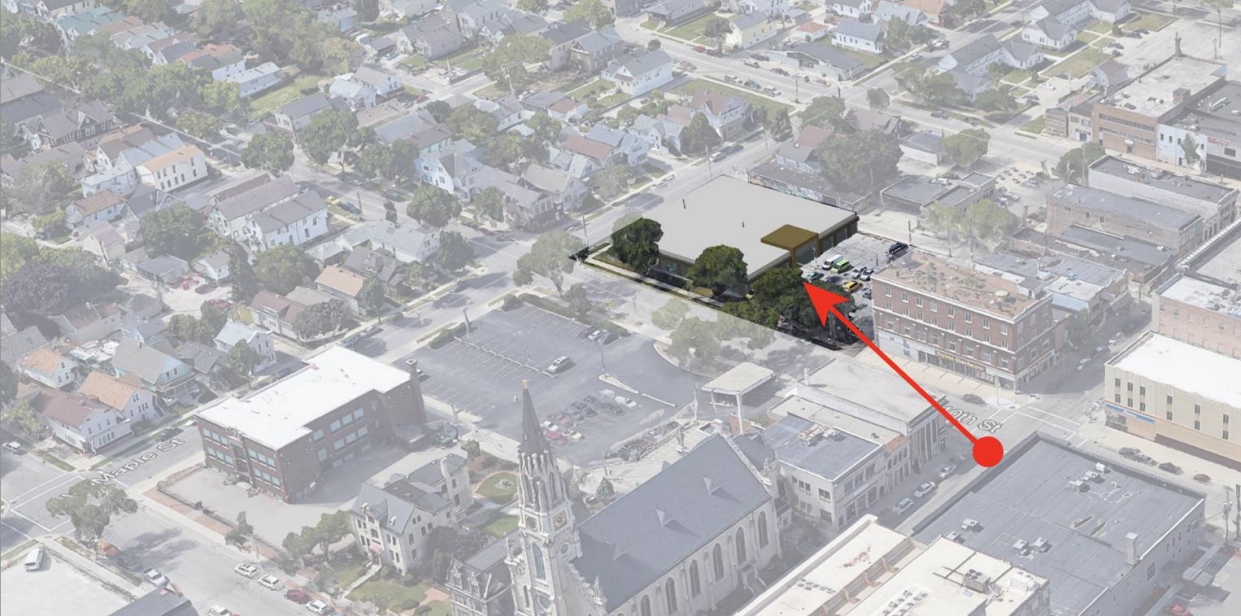
Route 19

Children's Wisconsin Alternative Site

Routes 54 & 19

Route 54

Route 19



Wayfinding is simple -
the front door of the clinic
can be seen directly from
Historic Mitchell St.

**“Participants recommend
developing the parking lots
at the rear of properties
along the Mitchell Street
Corridor.”**

- Near South Side Plan

This neighborhood *will suffer* when a long-cherished community asset and its green space are erased.





WIN - WIN



**Historian and author John Gurda's
statement in support of Historic Forest Home Library**

