



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

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September 22, 2016

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

Dear Committee Members:

File No. 160468 relates to the First Amendment to the Detailed Planned Development known as Block 8 - Arena Master Plan to allow future development on the northeast corner of the site, located on the south side of West McKinley Avenue, west of North 6th Street, in the 6th Aldermanic District.

This zoning change was requested by Head of the Herd, LLC, and will permit future development on the site. In January 2016, a General Planned Development (GPD) was established for the entire, 8 block Arena Master Plan. Subsequently, Block 8 of the Arena Master Plan (bounded by West McKinley Avenue, North 6th Street and West Juneau Avenue) was rezoned to a DPD for Phase 1 development of the Milwaukee Bucks training facility on the southeast corner of the site. Now, Head of the Herd, LLC is seeking approval for Phase 2 development on the northeast corner of the site, which will entail a 3-story medical office building and sports science facility. A third phase of development is anticipated in the future for the southwest corner of the site.

The second phase, which will be situated on the northeast portion of the site, immediately north of the practice/training facility, is the subject of this DPD amendment. The Froedtert & Medical College of Wisconsin health network will operate the medical office building, and provide medical services for nearby residents. Additionally, a sports science center will be provided on the site for the Milwaukee Bucks. The design of the building and building materials will be complimentary to the training facility, which is currently under construction. The building will be constructed with metal panel with concealed fasteners, zinc metal panel, smooth faced composite metal panel, Norman-sized brick (stacked bond), and a mix of clear and spandrel glazing. A solar array is proposed for the rooftop of the building. The amount of glazing proposed along the first floor of the building exceeds what is required per the General Planned Development (GPD) zoning. There will be a pedestrian entrance along 6th Street, and another entrance off the surface parking lot on the west façade. Additional surface parking, accessed from Juneau Avenue, will be added to the previously approved lot for the Bucks training facility. Trash pickup and loading will occur via this lot.

On September 19, 2016, a public hearing was held and at that time, nobody spoke in opposition to this proposal. Since the zoning change is consistent with the Downtown Comprehensive Area Plan, the Park East redevelopment plan and the GPD, the City Plan Commission at its regular meeting on September 19, 2016 recommended approval of the subject file conditioned on submitting a final narrative and drawings to reflect staff comments regarding landscaping and clarifying site statistics.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs

