



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 9/13/2016
Ald. Robert Bauman District: 4
Staff reviewer: Carlen Hatala
PTS #113443

Property 3215 W. STATE ST. Wgema Campus (formerly Concordia College Campus)
Concordia Historic District

Owner/Applicant THE USA IN TRUST FOR FOREST COUNTY POTAWATOMI COMMUNITY
WGEMA LEASING LLC 3215 W STATE ST #300 MILWAUKEE WI 53208
Quorum Architects, Inc.
3112 W. Highland Boulevard
Milwaukee, WI 53208
Phone: (414) 265-9265

Proposal This project involves the former Concordia College Campus, now known as the Wgema Campus. A Detailed Plan Development was approved for the campus property over 5 years ago. The current proposal is to construct a parking structure on what had been the former track and field area to the south of the extant historic buildings. The City Plan Commission has already approved the parking structure proposal on August 15, 2016 and the matter is going before the Zoning Neighborhoods and Development committee on September 13th.

The parking garage will consist of two levels, one at grade and one below grade and accommodate 118 spaces. The perimeter of the structure will have aluminum picket fencing with regularly spaced clay brick masonry piers that stand 3 feet 10 inches high. The structure will be accessed off of 33rd and 32nd Street. North 32nd Street now dead ends at the campus.

There will be two structures, one at the northeast corner and one at the northwest corner, constructed of clay brick masonry and aluminum curtain wall windows. The design is similar in vocabulary to the additions at Bgemagen (Wunder Hall) and the new connector at Whetthta (Albrecht Hall and Library) both of which were previously approved by the HPC. The structure at the northeast corner will enclose a stairway access to the below grade parking and stand 12 feet 10 inches high. The northwest structure will provide an elevator in addition to stairs and stand 16 feet 8 inches tall.

On the west elevation facing 33rd Street will be three entry gates defined by tubular steel; one is an exit and one is an entrance to the at-grade parking, the third combines entry and exit for the below grade parking.

The south elevation will present a blank concrete wall that will face the remainder of the campus land.

The east elevation will feature fencing as well as the blank side elevation of the northeast structure. This will face the neighborhood where Kilbourn Avenue is interrupted by the campus.

Staff comments This parking structure was designed to be low profile and unobtrusive to the neighborhood. The use of aluminum picket fencing, red brick masonry piers and simple clean profiles ties both to the existing campus buildings as well as the surrounding neighborhood. The landscape treatment will incorporate trees and shrubs as well as perennials and ground covers.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action