



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

June 21, 2021

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

Dear Committee Members:

File No. 210052 relates to the First Amendment to the Detailed Planned Development known as Kilbourn Square, Phase 1 to increase the square footage of the previously approved gymnasium expansion area for the Milwaukee Academy of Science located at 2000 West Kilbourn Avenue, on the north side of West Kilbourn Avenue, west of North 20th Street, in the 4th Aldermanic District.

The DPD known as Kilbourn Square, Phase 1 was approved in 2000 and allowed the renovation and rehabilitation of two existing buildings, construction of a new gymnasium building and additional improvements to playgrounds, parking, and open spaces. The original gymnasium building was constructed adjacent to the north wall of the existing eastern school building. At the time of the Phase 1 DPD approval, a gymnasium expansion was anticipated at the north wall of the first gymnasium. A portion of this gymnasium addition was completed in 2012 and the school is now looking to finish the addition. A DPD amendment is necessary because the applicant is seeking to increase the footprint of the expanded beyond the previously approved limits.

The originally approved gymnasium expansion was approximately 8,300 sf and in 2012, a 2,740 sf portion of this expansion was constructed. The applicant would like to complete the expansion and increase the previously approved area of the expansion by 1,895 sf for a total of 9,945 sf. An entrance at the south-east corner of the new gymnasium will be constructed consisting of a stoop, stair and ramp. A stoop and ramp will also be included at the exit located in the northwest corner of the building. Both exits will be ADA accessible. The elevations of the new proposed gymnasium addition will be finished with the same aggregate and cement mix as the original gym. The panels, however, will not have the same reveal pattern as the original.

The plans show a potential 1,175 sf (100' x 11'-9") future locker room expansion on the west side of the existing gymnasium building. A new Type-A monument sign is proposed at the State Street entrance to the site, which will sit in a "feature" landscaped area that includes plantings at the sign's base. The sign will be 32 sf and no taller than 8 feet. The sign is expected to be illuminated and may potentially include an electronic message board.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled June 21, 2021 meeting, and no members of the public spoke on the proposed zoning change. Commissioners expressed general support for the success of Milwaukee Academy of Science as a high quality educational institution. There were concerns raised over existing traffic issues at the northern entrance on State Street near the planned gym expansion. A representative from the school acknowledged that the growth of the school had created which they were aware of and attempting to



address by directing busses to only enter traveling west bound and parents to enter the campus from Kilbourn Avenue. Since the proposed gymnasium expansion and allowance for future locker rooms expansion are consistent with the previously approved DPD and the current use of the site, the City Plan Commission at its regular meeting on June 21, 2021 recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman