



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

April 8, 2016

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

Dear Committee Members:

File No. 151656 relates to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Block 8 - Arena Master Plan to allow construction of the Milwaukee Bucks Training Facility on land 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 construction of the Milwaukee Bucks Training Facility. Block 8 will be developed in phases, and Phase 1 is the subject of this DPD and includes construction of a new Bucks practice facility that will occupy the southeast corner of the site. The north and west portions of the site will be left open for potential future development, a portion of which will be seeded. Future development of these phases will require amendments to this DPD.

Phase 1 development of the Bucks practice facility will be 3 stories in height and a maximum of approximately 45 feet above grade along 6th Street and approximately 42 feet above grade on Juneau Avenue. The training center exterior will be constructed with high quality materials; including stacked bond Norman sized masonry, zinc metal panel and curtain wall and storefront glazing. The corner of Juneau and 6th will be in a high activation zone, consistent with the GPD standards, and will be comprised of over 75% clear glazing. This space will serve as the main entrance to the building, with the main lobby, reception and waiting area for the training center. The balance of the building facades are in a low activation zone due to the activities that occur within the building. To mitigate the windowless features of the building in the low activation zone, the building facades have been layered with different types of metal panels and depths of materials, and high quality brick masonry is used at the base of the building where it meets the grade. Planting beds along the sidewalks will also help to break down the facades. Translucent curtain wall glazing, which will function as a shadow box, will be along the walls of the basketball courts. At night, the shadow box will glow like a lantern with backlit glass from LED lights. The north and west-facing facades, which will be side-facing walls, utilize the same techniques to break down the massing and meet the requirements of the GPD standards for low activation zones. A retaining wall is proposed to maintain appropriate grades between the parking lot and Winnebago Street and McKinley Avenue. The wall begins 42 inches above grade on the west, rises out of the ground to the east, and is approximately 10 feet tall from the McKinley Avenue side at its highest point. The cast-in-place concrete wall will have masonry brick facing McKinley Avenue, a stained and exposed finished concrete on the surface parking lot side, and a precast cap.

On April 4, 2016, a public hearing was held and at that time nobody spoke in opposition to the proposed file. Commissioner Gould recommended that the development team explore adding additional landscaping along 6th Street and Juneau Avenue. Since the zoning change is consistent with the Downtown Comprehensive Area Plan, the Park East redevelopment plan and the General Planned Development, the City Plan Commission at its regular meeting on April 4, 2016 recommended approval of the subject file.



Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs