



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

August 18, 2016

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

Dear Committee Members:

File No. 160435 relates to the First Amendment to the Detailed Planned Development (DPD) known as Concordia Trust Property, Phase 1 for construction of a parking structure on land located at 3215 West State Street, on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.

This amendment was requested by the Forest County Potawatomi Community (FCPC) and will permit construction of a parking structure on the site, consistent with the General Planned Development (GPD). In 2010, a GPD was established for the multi-phased redevelopment of the former Concordia College campus. Future development, open space, and parking needs were identified in the GPD. To date, several of the historic buildings that sit on the subject parcel, 3215 West State Street, have been redeveloped and surface parking has been added to accommodate the needs of the tenants. Now, the FCPC is proposing to construct a two-level parking structure on the southeast corner of the site located at 3215 West State Street, consistent with the GPD zoning.

The two-level, 118-space parking structure will have one level at grade and one below grade. The design of the structure is consistent with the character of the surrounding buildings and is unobtrusive. The stair towers and pedestrian entrance/exits will be approximately 11 feet in height, and will be constructed with clay masonry brick units and aluminum curtain wall, with a metal roof coping and cantilevered wood purlins. A 4 foot tall decorative metal fence and brick masonry piers will wrap the at-grade level of parking, in addition to landscaping. The parking structure will be set back 15 feet from the east and south property lines. Primary automobile access will be from North 32nd Street where it dead ends into the site, though the structure may also be accessed from the surface parking to the north. The decorative metal fence that currently exists around the perimeter of the site will remain. A new pedestrian gate will be placed on the site at the south edge of the property to allow secure entry to those on foot. The perimeter of the parking structure will be heavily landscaped on the south end, adjacent to the DPD boundary and residences. Additionally, substantial landscaping is proposed for the west, east and north sides of the structure.

On August 15, 2016, a public hearing was held and at that time, one neighbor spoke on the item, expressing concerns about traffic impacts that the access from 32nd Street could have on the area. The applicant stated that there is an additional entrance along 33rd Street, and the uses on the site for which the parking structure will be utilized are not shift-dependent, so there should not be a surge of traffic coming and going at particular times of the day. Since the proposed amendment to the DPD is consistent with the previously approved GPD zoning, the City Plan Commission recommended at its regular meeting on August 15, 2016 recommended approval of the subject file conditioned on the applicant providing a final narrative that reflects staff comments with respect to clarifying setbacks, fencing, and other site features that will be part of this amendment.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman

