

December 14, 2009

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 090916 relates to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Bishop's Creek, on land located West of North 32nd Street and South of West Hampton Avenue, in the 1st Aldermanic District.

This zoning change is requested by Bishop's Creek Community Development Corporation and will allow for Phase II of the Planned Development, which consists of the redevelopment of an existing building for use as a Youth Dormitory and for the development of a parking area within the interior of the development site. This proposed amendment will allow for a 40 bed dormitory and adjacent parking. It is anticipated that this phase will be completed by the summer of 2010.

An existing 5 story building will be renovated to accommodate the proposed dormitory. Two additions will be constructed as part of the project. The existing exterior brick masonry will be cleaned and tuckpointed as much as possible. However, the applicant is proposing to use EIFS to cover brick that has been deteriorated beyond repair. The first floor of the additions will be constructed of concrete block with face brick to match existing. Floors 2 through 5 are proposed to be steel stud construction with EIFS exterior. The first floor of the dormitory will include a cafeteria, kitchen, main lobby with security, and a learning/recreation center. Floors 2 through 5 will include 5 double occupancy student rooms per floor, one bedroom for a resident advisor, and a commons area with laundry facilities.

On December 14, 2009, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on December 14, 2009 recommended approval of the subject file, conditioned on revising the elevations to indicate that the existing brick will be repaired instead of using synthetic stucco (EIFS), to be consistent with the approved general planned development zoning.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton