

# METCALFE PARK

## *Project Recommendations*

### STREET AND MOBILITY IMPROVEMENTS



>**Rapid Implementation Safety Projects.** Implement quick, low cost improvements to make walking, biking and driving safer on the neighborhood's most dangerous streets, as identified in the Milwaukee Pedestrian Plan.

- N. 27th Street
- N. 35th Street
- W. Center Street
- W. Fond du lac Avenue
- W. North Avenue



>**30th Street Corridor Trail.** Support state and local efforts to develop a shared use path along the Wisconsin & Southern Railroad corridor, in coordination with commuter rail initiatives, through the Amani, Midtown, and Metcalfe Park neighborhoods. Ensure that the trail has convenient access points within the neighborhood and is connected to the City's low-stress bike network and public open spaces.



>**Bus Rapid Transit.** Support efforts for regional Bus Rapid Transit (BRT) service on N. 27th Street and W. Fond du lac Avenue to provide quicker bus service for residents, particularly to regional job centers.

>**Low Stress Bike Network.** Develop a low-stress bike network, including bike boulevards and protected bike lanes, in order to make biking safer and more enjoyable for all range of abilities and comfort levels.

- N. 33rd Street, N. 37th Street, and W. Meinecke Avenue are potential bike boulevards in the Metcalfe park neighborhood.

>**Transit Corridor Street Improvements.** Implement improvements like signal priority, bus bulbs, and attractive shelters to make transit more user-friendly. N. 27th Street, N. 35th Street, W. Fond du Lac Avenue, and W. North Avenue are potential corridors for transit street improvements in the Metcalfe Park neighborhood.

#### 30th Street Corridor Trail

This 6.7 mile rail-with-trail would connect the Hank Aaron State Trail and the Havewoods State Park along the active 30th Street rail corridor. It would be part of the Route of the Badger trail network. There are few off-street bike trails in predominately Black neighborhoods in Milwaukee. A new trail would provide residents with a new recreational opportunity and increased access to other natural resources in the area. A technical feasibility study has been completed, and the City of Milwaukee is committed to working with our partners to move this project forward. This corridor is also recommended as a future commuter rail route.



Image of Cedar Lake Trail, MN  
Source: Flickr user





●●●● Potential Street Reconstruction

▤▤▤▤ Rapid Implementation Safety Project

↔↔↔↔ Potential Bike Boulevard

— Potential Separated Bike Path or Trail

■ New or Improved Public Open Space

▨▨▨▨ Housing Rehabilitation Area

▩▩▩▩ Building Renovation or Reuse

■ Multi-Family or Townhome Site

■ Commercial or Mixed-Use Site

■ Commercial or Industrial Site

● Community Art Project

●●●● Vacant Lot Improvements

■ Green Parking Lot Opportunity

▨▨▨▨ Solar Energy Opportunity

▭▭▭▭ Area of Special Interest

1,000 0 500 1,000 Feet





>**North Avenue Gateway.** Reconstruct the segment of W. North Avenue between N. 24th Street and N. 30th Street in the Amani, Metcalfe Park, and Midtown Neighborhoods as a boulevard with one lane in each direction, a bike lane, a wider median and tree border to slow motor vehicle traffic, beautify the area, and serve as a natural gateway feature. Install an additional traffic signal at N. 24th Street to improve crossing for pedestrians and bicyclists.

>**Meinecke Avenue Pedestrian Bridge.** Construct a new pedestrian bridge over the rail corridor at W. Meinecke Avenue to provide an alternative to W. North Avenue for people walking and biking. Coordinate this project with the Perlick Building redevelopment, the 30th Street Park, and the Corridor Trail.

>**Bike Share.** Expand the Bublr Bike Share network into the Metcalfe Park neighborhood to create more transportation and recreation options for neighborhood residents.

## PUBLIC SPACES



>**Butterfly Park.** Redesign and reconstruct Butterfly Park at 3717 W. Meinecke Avenue with resident input.

>**30th Street Park.** Establish a public greenspace at 3001 W. Meinecke Avenue, a City-owned brownfield, which may incorporate green infrastructure with a variety of amenities, such as a dog exercise area, walking path, or sitting areas. The large site may also include a solar farm or wind energy system and new trees and native plantings. The smaller parcels at 3010-14 W. North Avenue may be reserved for future commercial development or a gateway feature.

>**Metcalfe Park.** In coordination with Milwaukee Recreation and the community, support efforts to improve the Metcalfe Park playfield at 2350 N. 33rd Street, 2331 N. 23rd Street and 3401 W. Meinecke Avenue, on both sides of N. 33rd Street.

>**29th Street Playfield.** Support community-led efforts to improve the playground at 2405 N. 29th Street. Expand this playfield into the adjacent City-owned vacant lot at 2411 N. 29th Street.

## SUSTAINABILITY



>**Vacant Lot Improvements.** Plant trees in vacant lots throughout the Metcalfe Park neighborhood to increase the tree canopy, fill in gaps between buildings, and beautify the neighborhood. Prioritize vacant lots along N. 35th Street due to their high visibility. Plantings should not preclude future development or encroach on neighboring properties.

## NEIGHBORHOOD DEVELOPMENT



>**Metcalfe Park Housing Rehabilitation.** Encourage the renovation of existing housing to improve resident health and housing stability and to increase opportunities for homeownership and affordable rental housing. Housing rehabilitation may be prioritized in the area bound by N. 33rd Street, N. 38th Street, W. Center Street, and W. Meinecke Avenue.



>**Metcalfe Park Community Land Trust.** Support community based efforts to establish a Community Land Trust to create permanent housing affordability.

>**Lighthouse Development.** Work with Roundy's to re-evaluate the Jewel Osco Planned Development District, create a site for townhome or multifamily development south of the Pick n' Save parking lot, and target resources for façade and building improvements along North Avenue.

>**N 27th Street Redevelopment.** Encourage new affordable or mixed-income townhome or multifamily development on vacant land along N. 27th Street.

## COMMERCIAL CORRIDOR DEVELOPMENT

>**Commercial Building Rehabilitation.** Encourage the renovation of existing commercial buildings throughout the Metcalfe Park Neighborhood.

>**Center Street Redevelopment.** Support new commercial, residential, or mixed-use development along W. Center Street that serve neighborhood residents.

## INDUSTRIAL DEVELOPMENT

>**Perlick Building.** Encourage the restoration and reuse of the historic Perlick building for housing and/or makerspace. Promote the development as a live-work community or business incubator. Coordinate the redevelopment with the Meinecke Avenue Pedestrian Bridge.

>**30th Street Brownfields.** Work with the Metcalfe Park community to develop a plan for the reuse of the tax-delinquent brownfields at 2431 N. 30th Street and 3010 W. Meinecke Avenue, on the west side of N. 30th Street north of W. Meinecke Avenue.

>**Master Lock Expansion.** Support new development on the south side of W. Center Street, between N. 32nd Street and N. 33rd Street on the existing Master Lock campus, for a manufacturing or office use that will create a significant number of family supporting jobs accessible to local residents. Consider ways to leverage tax incremental financing district to assist neighboring properties.



# MIDTOWN

## *Project Recommendations*

### STREET AND MOBILITY IMPROVEMENTS



>**Rapid Implementation Safety Projects.** Implement quick, low cost improvements to make walking, biking and driving safer on the neighborhood's most dangerous streets, as identified in the Milwaukee Pedestrian Plan.

- N. 27th Street
- W. Fond du Lac Avenue
- W. Vliet Street
- W. Lisbon Avenue
- W. North Avenue



>**30th Street Corridor Trail.** Support state and local efforts to develop a shared use path along the Wisconsin & Southern Railroad corridor, in coordination with commuter rail initiatives, through the Amani, Midtown, and Metcalfe Park neighborhoods. Ensure that the trail has convenient access points within the neighborhood and is connected to the City's low-stress bike network and public open spaces.



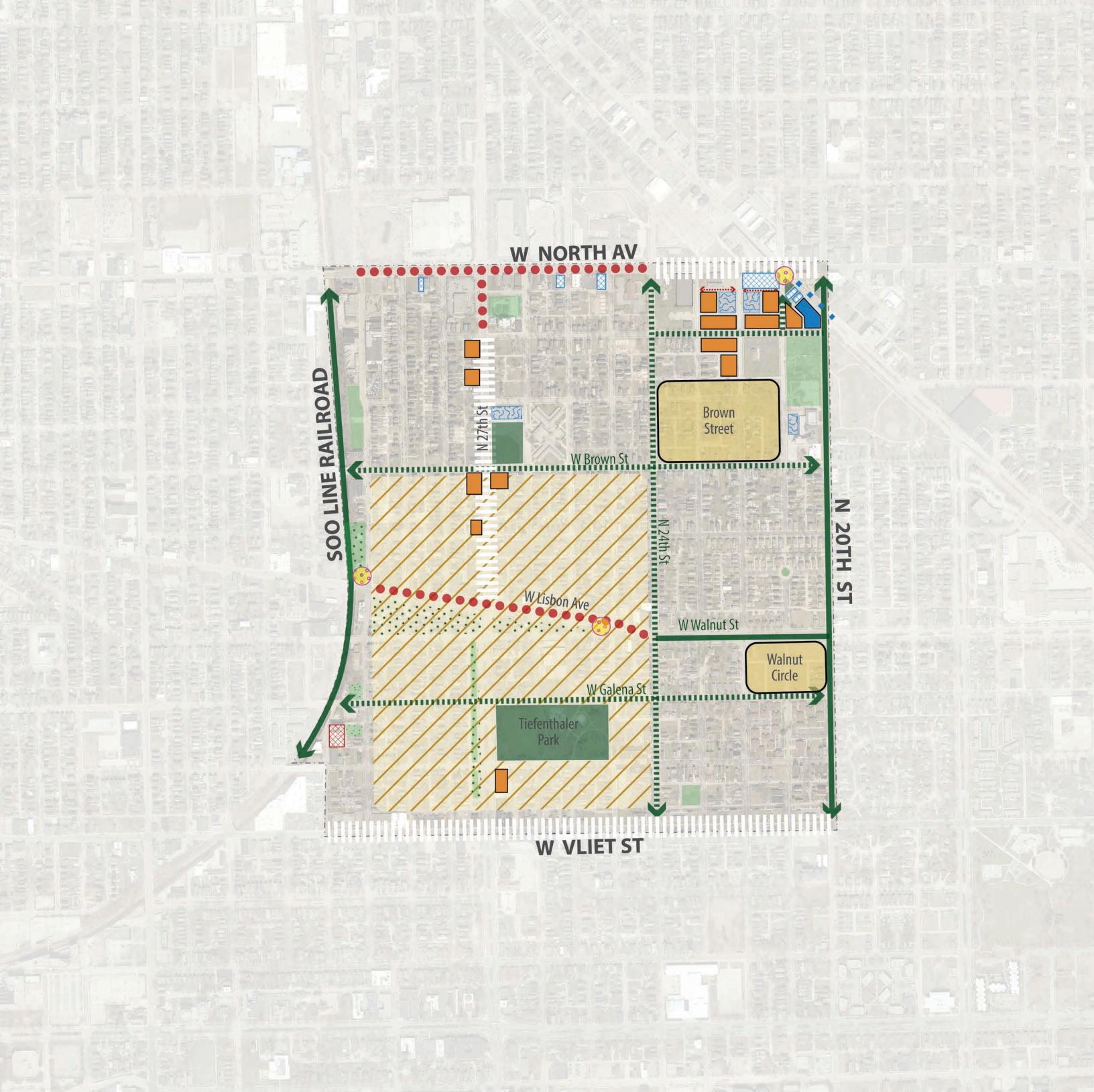
>**Bus Rapid Transit.** Support efforts for regional Bus Rapid Transit (BRT) service on N. 27th Street and W. Fond du lac Avenue to provide quicker bus service for residents, particularly to regional job centers.

>**Walnut Street Reconstruction.** Reconstruct W. Walnut Street east of N. 24th Street as a two lane boulevard with additional trees and green infrastructure to improve safety for all users, beautify the area, and support residential development in the surrounding area. A Rapid Implementation project to reduce the number of lanes may precede reconstruction in sections not currently scheduled for reconstruction.

>**Lisbon Avenue Reconstruction and Land Reclamation.** Reconstruct W. Lisbon Avenue, west of N. 24th Street, as an urban street similar to W. Lisbon Avenue, east of N. 30th Street, in order to reclaim land taken for road widening in past urban renewal projects. Create sites for new development on the south side of the street. As part of the reconstruction, design the segment between N. 24th Street and N. 24th Place to transition between the main street section on W. Lisbon Avenue and the boulevard street section on W. Walnut Street. Incorporate public space as an identity feature for the neighborhood to slow traffic, integrate with the N. 24th St bike boulevard, and create a signature focal point for the area.

>**Low Stress Bike Network.** Develop a low-stress bike network, including bike boulevards and protected bike lanes, in order to make biking safer and more enjoyable for all range of abilities and comfort levels.

- N. 24th Street, W. Brown Street, W. Galena Street, and W. Garfield Avenue have been identified as potential bike boulevards.
- N. 20th Street and W. Walnut Street have been identified as potential streets for protected bike lanes.



●●●● Potential Street Reconstruction

▤▤▤▤ Rapid Implementation Safety Project

↔↔↔↔ Potential Bike Boulevard

— Potential Separated Bike Path or Trail

■ New or Improved Public Open Space

▨▨▨▨ Housing Rehabilitation Area

▩▩▩▩ Building Renovation or Reuse

■ Multi-Family or Townhome Site

■ Commercial or Mixed-Use Site

■ Commercial or Industrial Site

⊙ Community Art Project

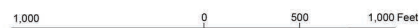
⋯ Vacant Lot Improvements

▩ Green Parking Lot Opportunity

▨ Solar Energy Opportunity

▭ Existing and Potential City Subdivisions

■ Potential Streetcar Connection





>**Transit Corridor Street Improvements.** Implement improvements like signal priority, bus bulbs, and attractive shelters to make transit more user-friendly. N. 27th Street, N. 35th Street, W. Fond du Lac Avenue, and W. North Avenue are potential corridors for transit street improvements in the Midtown neighborhood.

>**Bike Share.** Expand the BublR Bike Share network in the Midtown neighborhood to create more mobility options for neighborhood residents. A bike share station is planned at the corner of N. 27th Street and W. Galena Street.

>**North Avenue Gateway.** Reconstruct the segment of W. North Avenue between N. 24th Street and N. 30th Street as a boulevard with one travel lane in each direction, a bike lane, a wider median, and additional tree border to slow traffic, beautify the area, and serve as a natural gateway feature. Install an additional traffic signal at N. 24th Street to improve crossing for pedestrians and bicyclists.

>**North Avenue Alleys.** Reconstruct the east-west alleys south of W. North Avenue between N. 21st Street and N. 23rd Street as a green alleys. Coordinate this effort with redevelopment of the properties to the south of the alleys.

>**Marketplace Triangle Curbless Street.** Expand the Marketplace triangle by reconstructing the northernmost portion of N. 21st Street from W. Fond du Lac Avenue to the alley south of W. North Avenue as a curbless “shared street”. Use pavement details and tree boxes to define space for various users.



North Avenue, between N. 30th and N. 24th Streets should be reconstructed with one lane in each direction and more green space.

## PUBLIC SPACE



>**Tiefenthaler Park.** Support community led efforts to redesign and reconstruct Tiefenthaler Park.

>**Midtown Healing Garden.** Support the reuse of the remnant spaces along the west side of N. 27th Street as a passive greenspace for residents to program and use. Opportunities include urban gardening, public art, and walking paths with improved connections to Tiefenthaler Park. An urban reclamation project, similar to that proposed on W. Lisbon Avenue, is a longer term strategy because this section of N. 27th Street was recently reconstructed.

>**Urban Gardens.** Continue to support community gardens and urban agriculture to activate vacant land.

>**Former Milwaukee Soap Building.** Demolish or deconstruct the vacant building at 1526 N. 31st Street to mitigate blight and create opportunities for redevelopment of this tax delinquent brownfield.

>**N. 30th Street Vacant Lots.** Work with Midtown community to develop a plan for the reuse of the City-owned vacant lots at 1843-1913 N. 30th Street. In the interim, plant trees and maintain as passive greenspace for the area.

### Healing and Urban Gardens

Along 27th Street, between Cherry and Walnut Streets, there are vacant, City-owned lots that are difficult to develop because they are so narrow. A linear urban garden could add an attractive and restirative place for residents to sit, walk, and enjoy. Healing gardens have typically been seen at hospitals and in retirement homes, but there has been recent interest in adding them to neighborhood settings.



Example of a Healing Garden  
Source: National Garden Bureau



Source: Google



## NEIGHBORHOOD DEVELOPMENT



>**Midtown Housing Rehabilitation.** Encourage the renovation of existing housing throughout the Midtown neighborhood to improve resident health and housing stability and to increase opportunities for homeownership and affordable rental housing. Prioritize the area bound by N. 24th Street, N. 30th Street, W. Brown Street, and W. Vliet Street.



>**Walnut Circle Subdivision.** Continue to encourage new, market-rate, high-quality traditional single family homes for owner occupants in the Walnut Circle Subdivision in order to establish a market for new home construction in the area.

>**Legacy Co-housing.** Encourage new multi-family or townhome style development with a preference for cooperative housing or owner-occupancy at 2416 W. Garfield Avenue and 2119-2129 N. 22nd Street.

>**N. 27th Street Redevelopment.** Encourage new affordable townhome, multifamily or mixed use development along N. 27th Street north of W. Walnut Street in order to locate new affordable housing in close proximity to transit service on N. 27th Street.

>**W. Brown Street Subdivision.** Encourage new high-quality, market-rate, traditional single-family or townhome style development for owner occupants in the area bound by N. 21st Street, N. 24th Street, W. Brown Street and the alley north of W. Lloyd Street.



*The Legacy subdivision can support a variety of housing types and ownership models.*

## COMMERCIAL CORRIDOR DEVELOPMENT



>**Fondy North Transit Oriented Development (TOD).** Encourage the redevelopment of vacant land in the area bound by N. 20th Street, N. 23rd Street, W. Garfield Avenue, and the alley south of W. North Avenue for uses that add a significant density of jobs and/or residents in close proximity to the intersection of W. Fond du Lac and North Avenues, generate substantial property tax increment, and create an additional anchor for the marketplace district.

>**North Avenue Facade Enhancements.** Encourage building facade enhancements along W. North Avenue, and focus on the block between N. 21st Street and N. 22nd Street for additional resources.

>**N. 22nd Street and W. North Ave.** Preserve the vacant City-owned building at 2129-35 W. North Avenue and encourage the renovation and reuse of the building for a mix of uses.

>**North Avenue Redevelopment.** Support new commercial, residential, or mixed-use development along W. North Avenue that serve neighborhood residents.



*A rendering of potential mixed use, medium-density development along N. 27th Street.  
Credit: Community Design Solutions*