



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

January 28, 2022

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

Dear Committee Members:

File number 211349 relates to the Second Amendment to the General Planned Development known as Concordia Trust to update the permitted use list and signage standards, remove one structure, and add surface parking on the Phase 1 part of the campus located on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.

File number 211350 relates to the Second Amendment to the Detailed Planned Development known as Concordia Trust Property, Phase 1 to allow demolition of the pool building, renovation of the gymnasium building, additional surface parking and other site changes at 3215 West State Street, located on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.

The Forest County Potawatomi Community is proposing to restore the gymnasium building and demolish the pool building addition within the historic campus. The surface parking lot north of the buildings will be expanded and other minor site changes, including shifting the loading dock, decorative fence, and adding landscaping, will also occur. The use list for the historic buildings and future development areas is proposed to be updated to include a wider mix of allowable uses including but not limited to catering service, assembly hall, health clinic, indoor recreation, light manufacturing, religious assembly and broadcasting studio.

The City Plan Commission held a public hearing at its regularly scheduled meeting on Monday, January 24, 2022. One member of the public provided public testimony on this file. Since the proposed amendments are consistent with the Near West Side Plan, the City Plan Commission recommended approval of the subject file conditional upon the following:

1. Historic Preservation Commission approval of the landscape plan.
2. Submission of updated exhibits incorporating the conditions recommended by staff contained within the CPC Staff Report.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee



cc: Ald. Bauman