

**Second Amendment to the General Plan Development Submittal** -FN 101115

**City of Milwaukee:**

Development Center

Amended December 17, 2010

File Number: 101115

**Property Location:**

4769 North 32<sup>nd</sup> Street, Milwaukee, WI 53209 (formerly 4763 North 32<sup>nd</sup> St.)

Tax key # 230-0328-100-0

**Project Team**

**Developer/Sponsor:**

Bishop's Creek Community Development Corporation

**Architect:**

Thomas Kloiber & Associates

**Second Amendment**

Please include the following information as an addendum to the currently submitted and approved General Plan Development on file at the Department of City Development:

Related to the Bishop's Creek Redevelopment Project, Bishop's Creek Community Development Corporation requests the addition of a maximum number of 26 residential units to the remainder of the site, thus increasing unit density therein. The initial number of residential units to be included is 16. These initial units will be designated in the mixed use structure along Hampton Avenue slated to include hotel, office, and retail spaces. The proposed hotel will be housed on floors 2-5 on the north section the mixed used building. Office/Retail space will be housed on the floor 1 and sections of floor 2 of the mixed use building, and the residential units will be housed on the floors 4-5 on the south section of the mixed use building. The other proposed 10 units will be allocated to future use on site/development footprint.

**Bishop's Creek Developed Area (Phase III Hotel/Office/Retail/Residential-- South of Hampton):**

- |  |   |
|--|---|
| 1. Gross Land Area:                          | 55,295 s.f. = 1.27                                    |
| 2. Land Covered by Principal Buildings       | 24,790 s.f. = 2.35 acres<br>(5 floors = 123,950 s.f.) |
| 3. Land Devoted to parking, drives           | *See approved GDP on file                             |
| 4. Land Devoted to Landscape Open Space      | 39,631 s.f. = 0.90 acres                              |
| 5. Proposed Dwelling Unit Density            | 12.6 units/acre                                       |
| 6. Proposed Number of Residential Buildings  | One (1)-within mixed use bldg                         |
| 7. Dwelling units per building               | Sixteen (16) Initially                                |
| 8. Bedrooms per unit                         | One (1)   |
| 9. Parking Spaces provided grade, on street: | *See initial approved GDP on file.                    |

**\*PREVIOUSLY APPROVED\***



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## **General Plan Development Submittal**

**City of Milwaukee:**  
Development Center  
Amended May 27<sup>th</sup> 2008

**Property Location:**  
4763 N 32<sup>nd</sup> Street, Milwaukee, WI 53209  
Tax key # 230-0328-100-0

### **Project Team**

**Developer/Sponsor:**  
Bishop's Creek Community Development Corporation

**Architect:**  
Barrientos Design and Consulting INC

**Legal Counsel:**  
Quarles and Brady, LLC

## **General Plan Project Description and Owner's Statement of Intent**

### **1. Components of General Plan and Supporting Materials**

Bishop's Creek requests that the zoning be amended to a General Planned Development (GPD) in accordance with this document. Bishop's Creek will be redeveloping the underlying property over the next five to seven years. This statement, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the General Development Plan:

Plan Sheets  
Boundary Map  
Statistical Sheets  
Phasing Schedule  
Project Team

### **2. Overall Development Concept**

Through this comprehensive GPD, Bishop's Creek is proposing a major renovation and redevelopment of a former two city-block tannery complex, now sitting devastated by a major fire. Bishop's Creek Community Development Corporation the sponsor and developer of Bishop's Creek, proposes to enhance the community through improved housing, employment and educational opportunities utilizing this project as a catalyst for hope and renewal. Further commitment to this endeavor includes the rehabilitation or

new construction of 120-150 single family residences within the contiguous area over the next five to seven years. Work on that endeavor has already begun.

### **3. Project Overview**

The intended uses of both the renovated and new buildings incorporate the following:

Residential – Multi-family and senior housing (no licensure)

Office

General Retail

Artist Studio

Cultural Center

Multi-purpose Conference Center

Restaurant – Type A – Sit-down

Community Center

Hotel

Principal Surface Parking, and Accessory Parking

Accessory uses to permitted principal uses

These uses will take place within the project which is bounded by an elevated multi-track railroad line both to the west and the north sides of the property, 32<sup>nd</sup> Street in visual combination with Lincoln Creek on the east side of the property, and Lincoln Creek on the south side of the property.

Access to the property is available along both 32<sup>nd</sup> Street and West Hampton Avenue. No access is available to the property along the west side due to the elevated multi-track railroad line, and no access is available along the south side due to Lincoln Creek.

In addition 17 single and multi family housing units will be developed just to the west of the tracks on N. 34<sup>th</sup> Street.

The Developer/Sponsor proposes that in Phase Five (on the North side of Hampton Avenue), that a newly-constructed Office-Retail Building as well as its adjacent parking will be linked to the Hampton Avenue Office-Retail Building on the South side of Hampton Avenue via an enclosed skywalk over West Hampton Avenue.

#### 4. Project Areas Synopsis

The synopsis is broken into two separate entities, break downs are shown for the Common Bond and the Bishop Creek Developments separately.

##### Common Bond Developed Area:

1. Gross Land Area:	65,720 s.f. = 1.50 acres
2. Land Covered by Principal Buildings	35,660 s.f. = 0.81 acres
3. Land Devoted to Parking, Drives and Parking Structures	30,060 s.f. = 0.69 acres
4. Land Devoted to Landscape Open Space	4,650 s.f. = 0.11 acres
5. Proposed Dwelling Unit Density	1:1.84 (based on 20,000 residential footprint) 1:1.09 (based on 60,000 total residential in building)
6. Proposed Number of Residential Buildings	1 building
7. Dwellings units per building	54 Units per building
8. Bedrooms per unit	1 and 2 bedroom units
9. Parking Spaces Provided	62 total above, 1:1.18 at maximum unit density
grade, structure, on street	

##### Bishop's Creek Developed Area (East of Tracks, South of Hampton):

1. Gross Land Area:	160,011 s.f. = 3.68 acres
2. Land Covered by Principal Buildings	58,880 s.f. = 1.35 acres
3. Land Devoted to Parking, Drives and Parking Structures	61,550 s.f. = 1.41 acres
4. Land Devoted to Landscape Open Space	39,631 s.f. = 0.90 acres
5. Proposed Dwelling Unit Density	N/A, temporary housing at Hotel and Dormitory
6. Proposed Number of Residential Buildings	N/A
7. Dwellings units per building	N/A
8. Bedrooms per unit	N/A
9. Parking Spaces Provided	143, * See Below
grade, structure, on street	

##### Bishop's Creek Parking Comments

\*Per the building square footages and the current city parking requirements the total parking load on site is 208. However because some of the on site uses for the bishops development will be staggered through the day some loads will be heavy during the day and light at night and vice versa. As such the day night totals are broken out below and a new total of 104 spaces is generated as the higher of the two and 143 spaces are provided.

##### Day

Retail spaces = 88 spaces

Office spaces = 22 spaces

##### Night

Theatre spaces = 50 spots

Hotel spaces = 44 spots

##### 24 Hour Use

Dormitory= 4 spots

The higher of the two totals is the day parking total plus 24 hour use @ 104 spaces.

143 spots are provided on site. Therefore we meet our current parking needs. This total will need to be adjusted continually as we change sizes and programs of the buildings on site.

**5. Phasing Schedule**

Phase #	Building(s)	Begin	Complete
One	Common Bond Buildings	Oct 2009	Mar 2010
Two	Exchange and Hampton	Jan 2009	Mar 2010
Three	Building One Dormitories	Oct 2009	Jul 2011
Four	Three Retail Structure on North 32 <sup>nd</sup> Street	Oct 2009	Mar 2011

[illegible]