

File No. 231145. A substitute ordinance relating to the change in zoning from Parks, PK, to Industrial Light, IL1, for the northeast portion of 6141 North Hopkins Street and the change in zoning from Industrial Light, IL1, to Parks, PK for the property located at 6301-ADJ North 55th Street, located on the west side of North Hopkins Street, south of West Woolworth Avenue, in the 1st Aldermanic District.



File No. 231145. Context



Southern view of 6300-ADJ North 55th Street



Southern view of 6141 North Hopkins Street

File No. 231145. Consistency with Comprehensive Plan



Northwest Side Plan

- Adopted in 2007. Amended in 2017.
- The plan calls for accommodating industrial uses where they already exist.
- The plan recommends encouraging industrial uses near busier corridors and intersections and away from more residential neighborhoods
- Rezoning a portion of the subject Hopkins site from Parks to Industrial Light to facilitate the expansion of the existing Milwaukee County Department of Transportation garage is **consistent** with the recommendations of the Northwest Side Area Plan.

Milwaukee County Department of Transportation

New Highway Maintenance Facility

to better serve the Community in Milwaukee's North Side



The need...

- The current facility which was built over a century ago (est. 1872) presents many existing and future structural hazards, which can no longer be addressed via major/minor maintenance.
- There are no women's restrooms and/or locker room, therefore forcing the department to only employ men at this shop location. Only one restroom exists in the building and is not even adequate for the men.
- Inability to accommodate/place new/larger equipment at this site due to not only the size of the shop, but also the garage doors.
- Inefficient use of utilities due largely to the age of the building, but also the current design and mechanical features.

.... And the list goes on!



Important accomplishments:

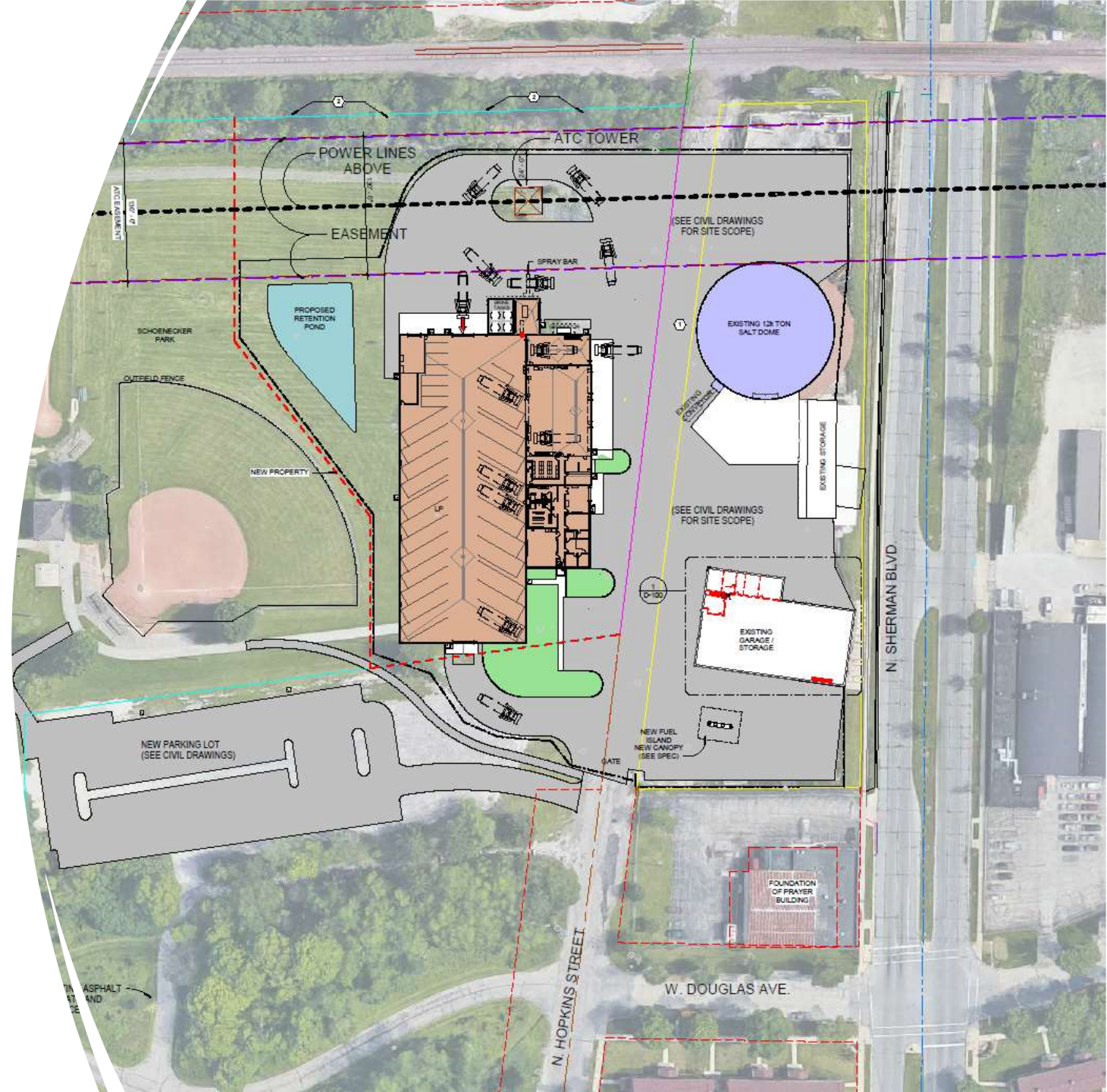
- MCDOT has Completed 100% Designs & Specs for the new shop with the help of the Barrientos Design Co.
- With the approval of the Milwaukee County Executive along with the County Board we have secured the Capital Funding for the new shop.
- Our Architecture & Engineering department has successfully advertised a bid for a Construction Management Co., so that we can execute construction plans.
- Obtained necessary land (gravel parking lot) from Milwaukee County Parks via land swap agreement.
- Began site clean-up due to large illegal dumping site near the shop location.
- Executed land use agreements with Havenwoods State Park for the shared use of the parking lot near the shop.
- Obtained MOU from DNR for a land swap of 0.34 acres of land needed for the new building.
- Legal descriptions of the various land agreements/swaps.
- Signed letter of intent from neighbor/homeowner at 5900 block of N. Hopkins for MCDOT to begin improvements once section of street is vacated by the City of Milwaukee.
- 2024 Construction is now underway!





February 2024

Design & Specs



Building Renderings



North Hopkins St.

Our new building's footprint will be utilizing a corner piece of the current Heavenhoods State Forest Parking lot land.

Milwaukee County Department of Transportation explored various options that would not only benefit Heavenwoods State Forest, but also make some investment/improvements in the immediate neighborhood.

Our best solution and option that benefits all parties including the City of Milwaukee was to take over this section of Hopkins and make improvements to the road, provide some land back to Heavenwoods State Forest, and at the same time deter some of the speeding and illegal dumping currently taking place in that section of road.



City, County, State Collaboration

- City of Milwaukee has vacated the highlighted section/block of N. Hopkins St.
- Working with the City of Milwaukee, Havenwoods State Park and the current neighbors near the 5900 block of N. Hopkins St. to gain input and finalize a design that will be beneficial for all.



MILWAUKEE COUNTY NORTH HIGHWAY SHOP - DESIRED SITE ACQUISITION



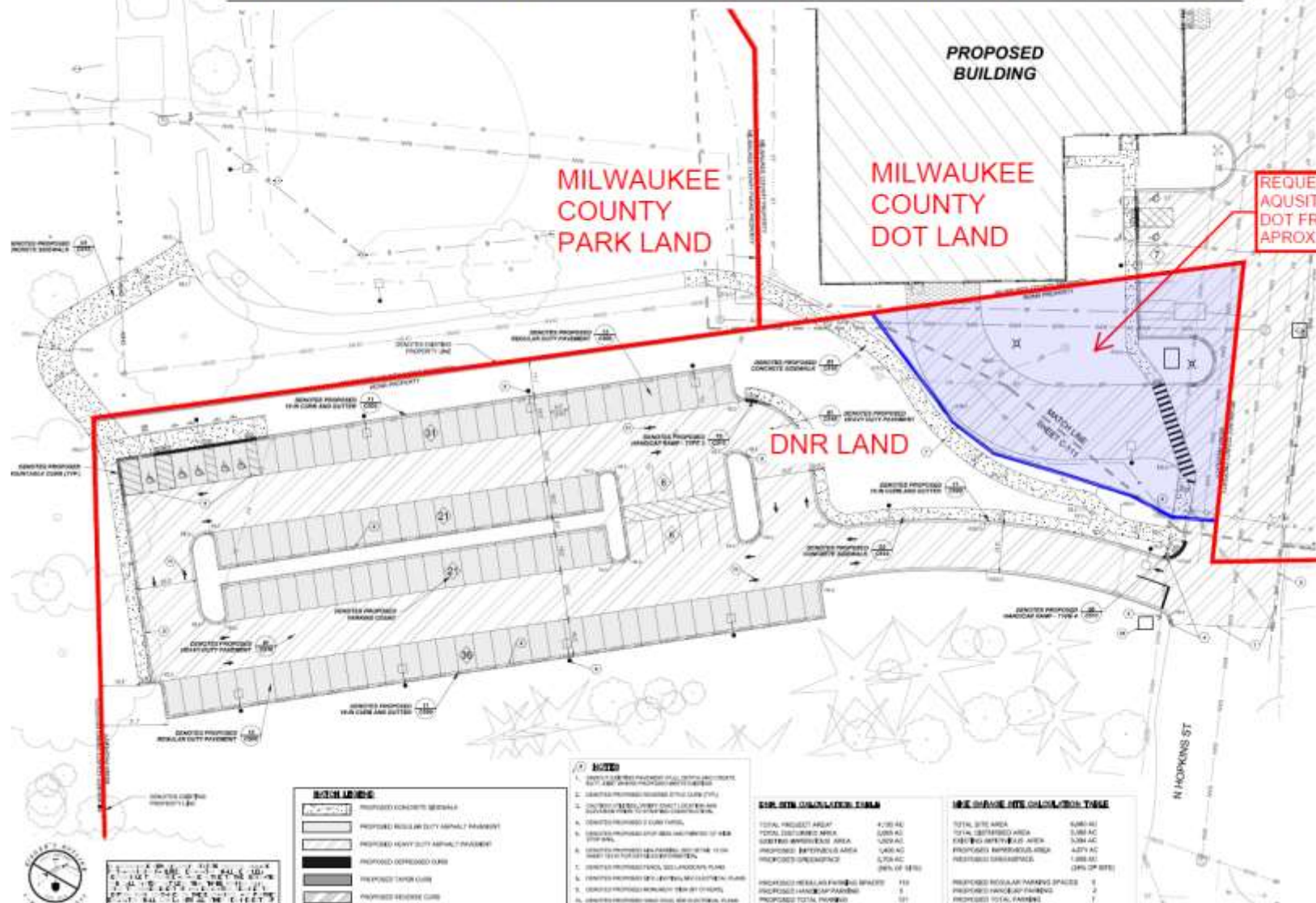
PROJECT ROAD-0714

Milwaukee County North Garage
6270 N HOPKINS ST.
MILWAUKEE, WI 53209

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/1/14	SCALE 1"=100'
2	10/1/14	10'-0" HORIZ.
3	10/1/14	10'-0" VERT.

C-110



MILWAUKEE COUNTY PARK LAND

MILWAUKEE COUNTY DOT LAND

DNR LAND

PROPOSED BUILDING

REQUESTED LAND ACQUISITION BY COUNTY DOT FROM DNR APPROX. 34 ACRES

NOTES

1. EXISTING CURB AND GUTTER SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
2. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
3. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
4. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
5. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
6. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
7. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
8. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
9. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
10. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.

NOTES

1. EXISTING CURB AND GUTTER SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
2. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
3. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
4. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
5. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
6. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
7. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
8. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
9. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.
10. EXISTING PROPOSED PAVING SHALL BE MAINTAINED AND NOT REMOVED OR RECONSTRUCTED.

EXISTING CALCULATION TABLE

TOTAL PROJECT AREA	4,200 AC
TOTAL DISTURBED AREA	3,000 AC
PROPOSED IMPROVEMENTS AREA	1,200 AC
PROPOSED IMPROVEMENTS AREA	1,200 AC
PROPOSED IMPROVEMENTS AREA	1,200 AC
PROPOSED IMPROVEMENTS AREA	1,200 AC

PROPOSED CALCULATION TABLE

TOTAL SITE AREA	4,200 AC
TOTAL DISTURBED AREA	3,000 AC
PROPOSED IMPROVEMENTS AREA	1,200 AC
PROPOSED IMPROVEMENTS AREA	1,200 AC
PROPOSED IMPROVEMENTS AREA	1,200 AC
PROPOSED IMPROVEMENTS AREA	1,200 AC



Public Input/Information Meeting:

Dear Neighbor,

We hope this letter finds you well! We are continuing to move forward with the planned improvements for 5900 block of N. Hopkins Street. As you are aware North Hopkins Street currently belongs to the City of Milwaukee, and in order for Milwaukee County DOT and the Wisconsin DNR (Havenwoods State Park) to collaborate on the proposed improvements, the City of Milwaukee will be vacating the property.

Proposed improvements include improved landscape, new signage, and terminating N. Hopkins as a dead end at Florist Ave. However, a drive for Havenwoods State Park and the current resident will remain, but all other traffic will be diverted to Florist Ave. We will be having a public information meeting on:

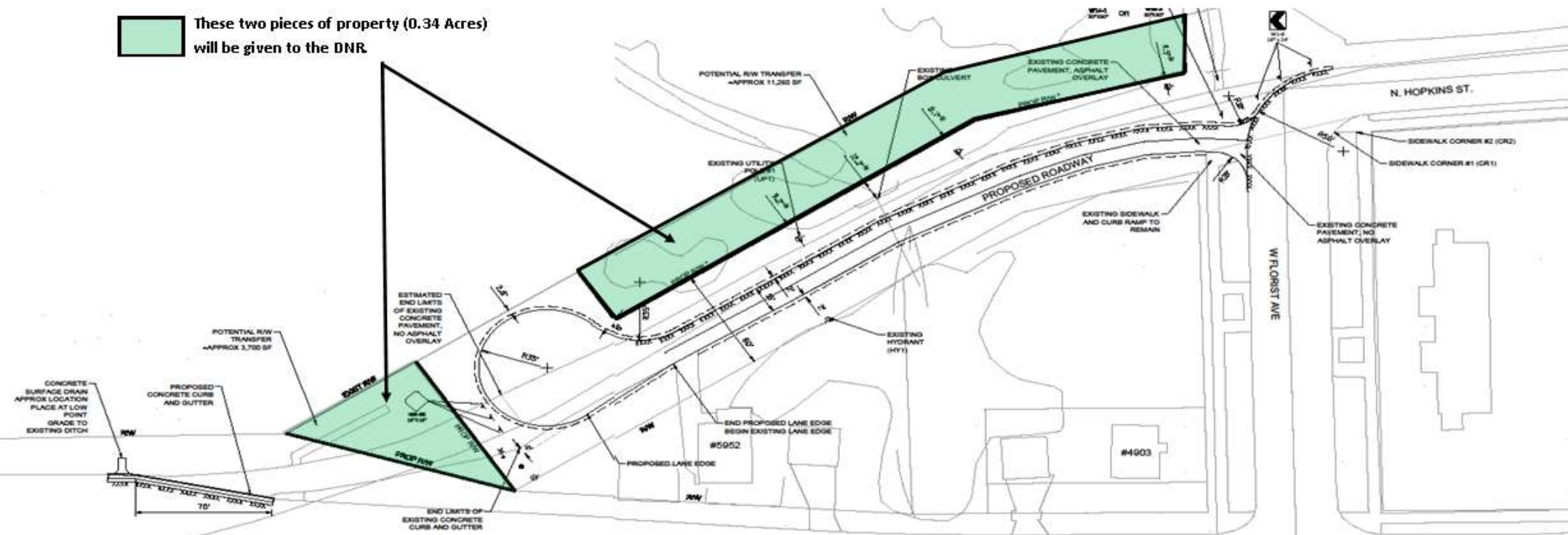
Thursday, March 9, 2023
Smith Park Pavilion
4:30 – 6:30pm

We hope to see you there and we are very excited for the proposed improvements and look forward to working with you and Havenwoods State Park in the future!

Feel free to reach out if you have any questions. I can be reached at 414-257-8957 or via email at donna.brown-martin@milwaukeecountywi.gov



Finalized new street design.



**MILWAUKEE
COUNTY**

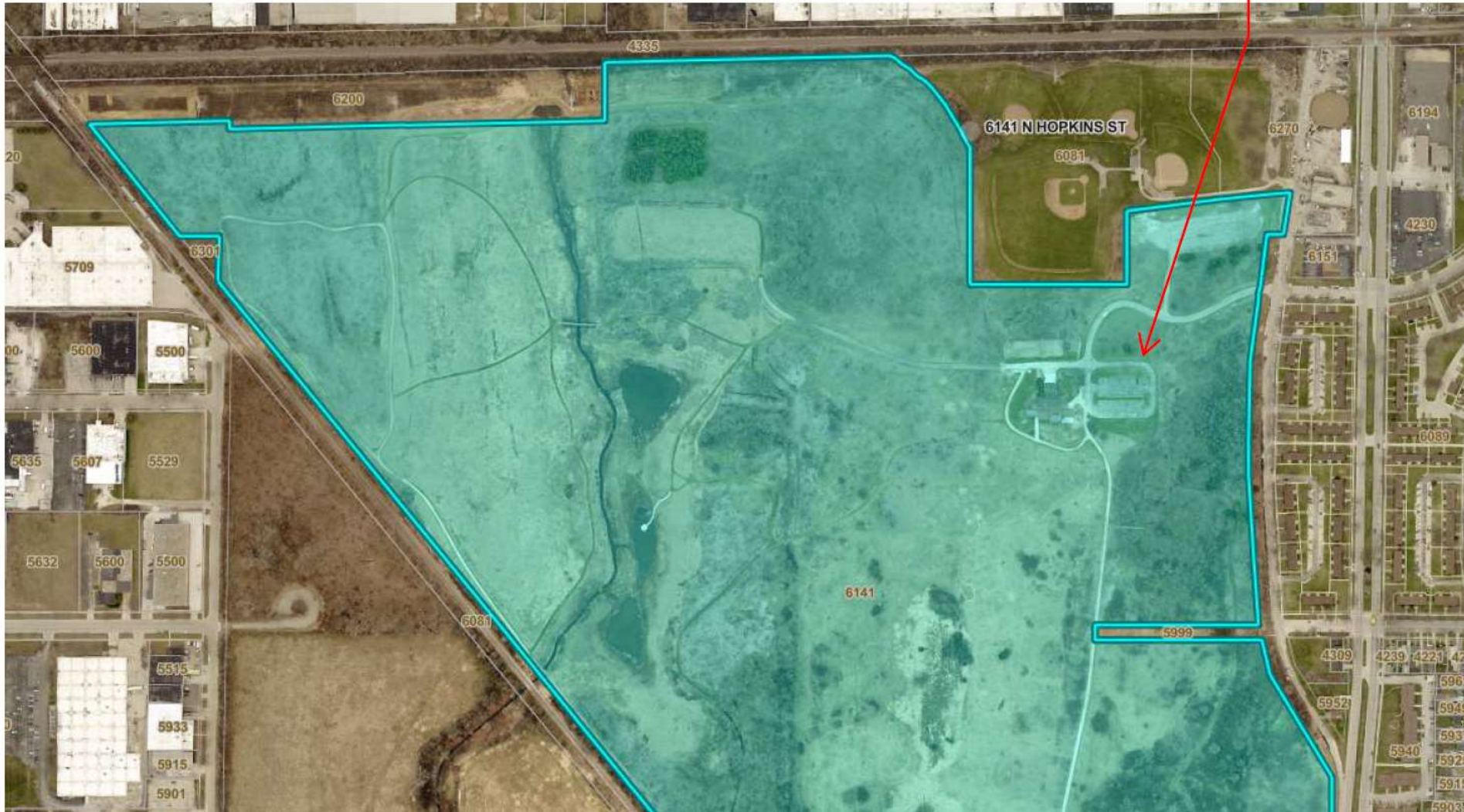
What we are asking from the Zoning committee in order continue making progress

A small landlocked parcel at 6301 N. 55th Street is also owned by the State DNR. It is adjacent to the larger Havenswood Parcel. It does not have its own access nor easement to it and thus violates state law. Since it is the same owner, the city is requiring us to incorporate it into the larger Havenswood parcel and rezone it to Parks.



6141 N. Hopkins St. Parcel (Havenswood State Park - Wisconsin DNR)

Parcel



6301 N. 55th St. Parcel (Havenswood State Park - Wisconsin DNR)

Current parcel breaks parcel requirements via state law.

Will be incorporated into the 6141 N. Havenswood Parcel (Previous Slide)



What will result from the completion of these projects

- Newly cultivated partnerships and access via shared utilization of the new parking lot which will be enjoyed by the visitors and neighbors of Havenwoods State Park (Wisconsin's only Urban State Forest) and Schoenecker Park, which is the home of one of Milwaukee's largest Little Leagues NCLL.
- Improved lighting for the baseball fields, parking lot and shop.
- Improved landscape, reduced/eliminated illegal dumping and reckless driving on N. Hopkins St.
- Reactivate and re-energize the maintenance efforts provided to the residents of Milwaukee County's North Region.
- Increased employment opportunities especially for women in the Highway Maintenance field.

and much more...



We appreciate your partnership!

Questions, Concerns, ideas?





**MILWAUKEE
COUNTY**