



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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October 18, 2016

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

Dear Committee Members:

File No. 160390 relates to the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as the Historic Garfield School Cultural Campus for the properties located at 411 West North Avenue, 2215 and 2235 North 4th Street, and 2226-2234 North 5th Street, on the south side of West North Avenue, west of North 4th Street, in the 6th Aldermanic District.

This rezoning was requested by Maures Development Group and will permit mixed-use development on the sites. The Garfield Elementary school redevelopment includes adaptive reuse of the 3-story Garfield Elementary School into 30 residential apartments. The lower level through third floor will contain residential units. The lower level will also include storage space for the tenants as well as the leasing office and mechanical spaces. The former gym on the third floor will be a large community space to serve for programmed arts and cultural events. The new, mixed-use building will be constructed to engage the corner of North Avenue and 4th Street. The building will be four stories with 41 apartments, including 6 units that will also have walk-up access from the outside. All walk-up units will have porch lights and landscaping to define the entrances as private. The first floor level will contain housing as well as commercial space, including the new location of the American Black Holocaust Museum, a community space and café or other commercial use. A courtyard will be situated between the two buildings and will be utilized for community events.

The exterior of the existing building will remain largely unchanged. The base plan is to repaint the building. The alternate plan is to strip and tuck point the masonry. Primary building materials on the new building will include cement board siding (Hardie panel and clapboard), cement board panel (nichiha on the upper levels) masonry and recycled wood at the base of the building. "Wood" nichiha accent panels are recessed approximately 8 inches back from the primary façade while the recycled wood base projects out at the base approximately one foot. The commercial space will have clear storefront glazing and overhead doors opening to the southern courtyard. There will be a surface parking lot along 5th Street that will include a total of 88 spaces for the 71 residential units and approximately 11 additional stalls for the existing building (Urban League) on the northwest corner of the site. This parking lot will be located on the former playground of the school, and will be split between the two buildings with separate access for each from 5th street.

On October 17, 2016, a public hearing was held and at that time, two residents attended the meeting to hear about the proposal. One resident asked how many market rate units will be within the buildings (6 units total), and whether Bronzeville encompassed the Halyard Park neighborhood. The Planning Manager responded that Bronzeville covers the North Avenue commercial corridor from the highway to Dr. Martin Luther King Jr. Drive; however, it does not encroach on Halyard Park's neighborhood boundary. Prior to the meeting, staff received one letter from a resident who lives on 5th Street, expressing concerns regarding the location of the parking lot and the lighting within it, as well as the placement of the dumpster and the positioning of the pedestrian paths through the site. The developer has since made contact with the resident and will continue to work through her concerns. Since the proposal is consistent with the Northeast Side Comprehensive Plan, Bronzeville Redevelopment Plan and the UWM-led visioning charrette, the City Plan



Commission recommended at its regular meeting on October 17, 2016 recommended approval of the subject file conditioned on submitting final exhibits that include details such as permitted uses for the commercial space, number of parking spaces, and pedestrian circulation.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Coggs