

Minor Modifications to Detailed Planned Development known as Bishop's Creek Phase IV

Project Name: **The Institute for The Preservation of African-American Music and Arts (I-PAMA)**

Project Location: 4825 N 32nd Street (a.k.a. 3200 W. Hampton Avenue), Milwaukee, WI 53209

File Number 161587

Description of Proposed Modifications

Bishop's Creek Community Development Corporation requests that some Minor Modifications be made to the Detailed Planned Development (DPD), File No. 160388, passed by Common Council of the City of Milwaukee on September 20, 2016, and added to the Milwaukee Code of Ordinances effective on October 7, 2016.

The proposed modifications are outlined as follows:

- (1) Previously approved building main entrance of glass tower is to be changed to a tall vestibule consisting of tall windows and reclaimed bricks backed by metal frame with insulation. The change of materials not only will reduce energy consumption in terms of heating and cooling, but will also increase safety. See Sheets A1, A2 and A5 for the proposed change.
- (2) A combination of reclaimed bricks and EIFS (Exterior Insulation and Finish System), also known as synthetic stucco, were the exterior building materials approved previously. This proposed modification will still use the same materials but the extent of brickwork is reduced and the extent of EIFS is increased. The change will render the building to be more consistent with the look of the entire campus of Holy Redeemer Institutional Church of God in Christ. See Sheet A5 for specific locations and placement of materials.
- (3) Fenestration is changed to better fit the functions of the interior spaces as well as to improve energy conservation. See Sheets A5 for specific change to the fenestration.
- (4) Projecting canopies with metal tie rods are added above the two main building entrances to provide roofs over building users' heads when they enter or exit the building.
- (5) Rows of shrubs are added in front of EIFS to protect the base of EIFS from damage. Where there is outdoor seating, a brick wall of two feet eight inches (2'8") high will be provided instead. See Sheets L-1, L-1R and L-2 for the proposed added shrubs.
- (6) Water lateral coming from West Hampton Avenue is to be increased from two (2) inches to six (6) inches because there are some changes to the use of the building that call for the installation of automatic sprinkler system. See Sheet C-2 for the revised water lateral.

All other aspects of the previously approved DPD remain unaffected by the aforementioned Minor Modifications.