



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

**Rocky Marcoux**  
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Deputy Commissioner  
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April 11, 2017

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

Dear Committee Members:

File No. 161587 relates to a Minor Modification to the Detailed Planned Development, DPD, known as Bishop's Creek Phase IV for changes to the previously approved facade improvements for an existing building at 3200 West Hampton Avenue, located on the northwest corner of West Hampton Avenue and North 32nd Street, in the 1st Aldermanic District.

This Minor Modification was requested by Holy Redeemer Church of God in Christ and will permit changes to the previously approved facade improvements for an existing building on the site, which will be used as the Institute for the Preservation of African-American Music and Arts (I-PAMA). In September 2016, the Common Council approved the change in zoning from GPD to DPD for Phase IV to allow Holy Redeemer Church of God in Christ and Bishop's Creek to redevelop an existing building at 3200 West Hampton Avenue into a community center that will be known as the Institute for the Preservation of African – American Music and Arts (I-PAMA). Plans include the reuse of an existing one-story structure that had been previously been as offices, warehousing and storage. It will be remodeled to advance the current educational courses offered by the Holy Redeemer Educational Consortium for children, youth and adults. The facility is designed to include an e-library, archives (museum), a café, a small auditorium and offices.

As plans have evolved for the existing building, it was determined that some additional changes will be necessary in order for this project to be feasible. Specifically, the 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. Additionally, the amount of brick that was previously going to be added to the building has been reduced and replaced with EIFS. Fenestration is changed to better fit the functions of the interior spaces as well as to improve energy conservation. Projecting canopies have been added to the main building entrances and base shrubs have been added around the building.

The City Plan Commission asked for clarification regarding the intent of the building, as it had been indicated during the presentation that the cultural and arts uses would no longer be located at this facility, and moved to hold the item until they were able to understand how the uses would change on this site. This item was later reconsidered, as Bishop Daniels of Holy Redeemer and Arlisia McHenry of Alderman Hamilton's office were able to confirm that uses on this site would not be changed as the result of this minor modification. Since the proposed minor modification is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on April 10, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Hamilton

