

File No. 210585. Substitute ordinance creating the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.

File No. 210586. Substitute resolution creating a study plan for the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, as established by Section 295-1005 of the Milwaukee Code of Ordinances, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.

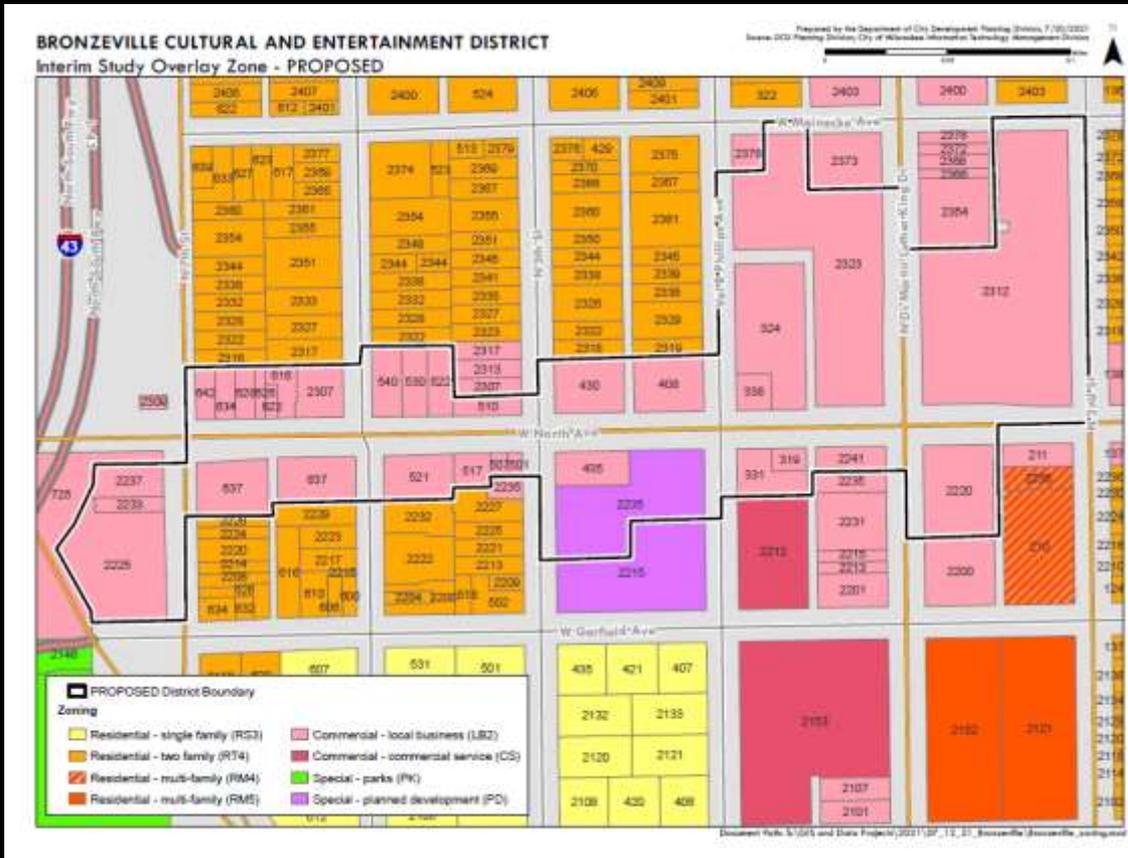
Bronzeville Cultural and Entertainment District Interim Study Overlay Zone

Zoning, Neighborhoods
& Development
Committee

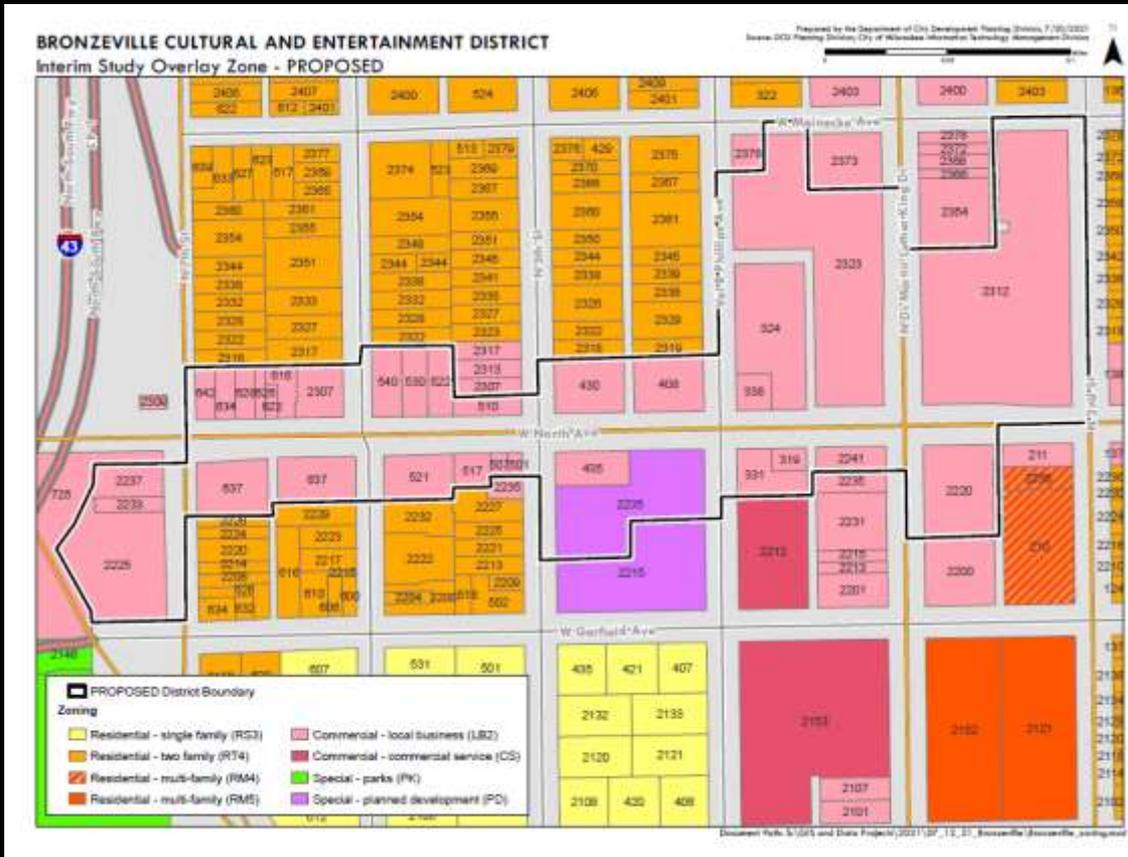
September 14, 2021



Proposed Overlay Zone



Current Zoning



Local Business (LB2) Allowable Uses Include:

- Multi-family Housing
- General Office
- General Retail
- Artist Studio
- Personal / Business Services
- Sit-down Restaurant & Tavern
- Hotel

Uses Requiring Special Use Approval from BOZA Include:

- Community Center, Social Service
- Assembly Hall and Religious Assembly
- Health Clinic
- Motor Vehicle Uses
- Drive through Restaurant
- Agricultural Uses

What is an Overlay?



WHERE: Areas of the city with unique situations where special approaches to development may be warranted.

WHY: Protect incompatible development and advance development goals for the area.

HOW: Add new standards for use and/or design to ensure that new developments will not adversely affect surrounding areas.

Interim Study Overlay Zone

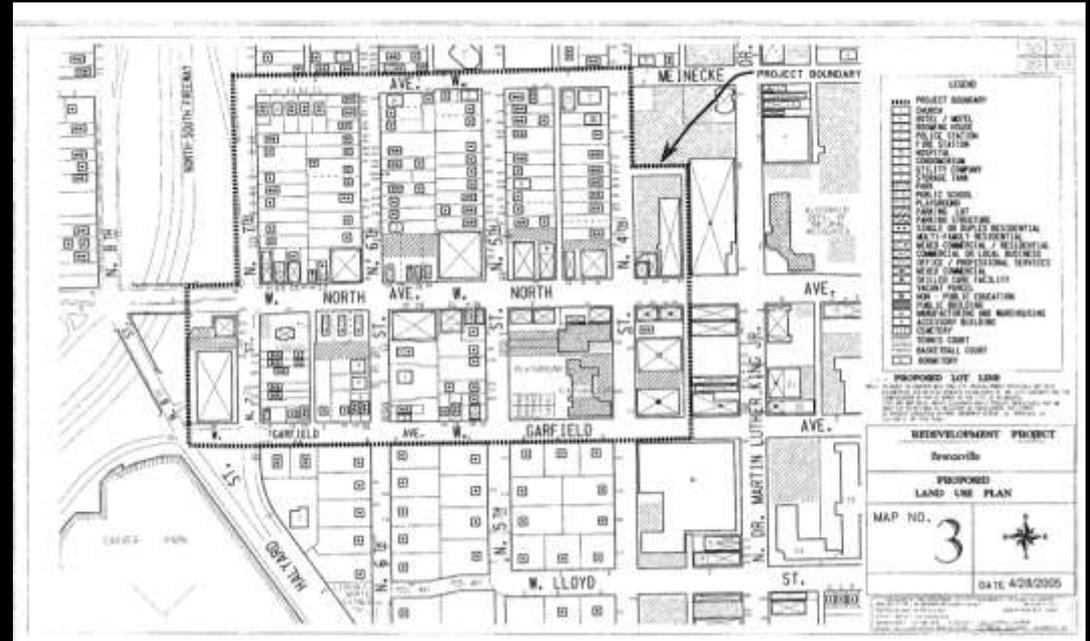
Purpose: Requires discretionary review of development proposals in areas where changes in zoning provisions are contemplated or under study.

Procedure: Establish an overlay boundary and approve interim Study Plan.

Requirements: All permitted uses become Special Uses requiring Board of Zoning Appeals (BOZA) approval while Interim Study Overlay in effect (6-8 week cycle, \$300-\$500 application fee). BOZA review includes confirming no conflict with Study Plan goals.

Bronzeville Redevelopment Plan-2005

- Established the Bronzeville Cultural and Entertainment District



Proposed Land Use Map

Bronzeville Redevelopment Plan-2005

Established goals and recommendations for:

- Property acquisition
- Public Infrastructure
- Land Use
- Urban Design Standards
- Zoning changes

Bronzeville Redevelopment Plan PRINCIPAL USE TABLE				
USE CLASSIFICATIONS	LB2		RT4	
	Current Use Classifications	Additional Use Restrictions	Current Use Classifications	Additional Use Restrictions
Y = Permitted Use L = Limited Use S = Special Use N = Prohibited Use		X = Prohibited Use under the Plan C = Conditional Use under the Plan --- = No Change		X = Prohibited Use under the Plan C = Conditional Use under the Plan --- = No Change
Uses	Commercial		Residential	
RESIDENTIAL USES				
Single-family dwelling	Y	N	Y	---
Two-family dwelling	Y	X	Y	---
Multi-family dwelling	Y	C	L	C
Attached single-family dwelling	Y	C	L	---
Live-work unit	Y	---	L	---
Mobile home	N	---	N	---
Watchman/service quarters	N	---	N	---
Family day care home	L	---	L	---
<i>Group Residential</i>				
Rooming house	S	X	S	X
Convent, rectory or Monastery	Y	---	Y	---
Dormitory	S	X	S	X
Fraternity or sorority	S	X	S	X
Adult family home	L	---	L	---
<i>Foster Homes</i>				
Foster family home	Y	---	Y	---

Use Restrictions (applicable to City/RACM owned property)

Northeast Side Plan (2009)

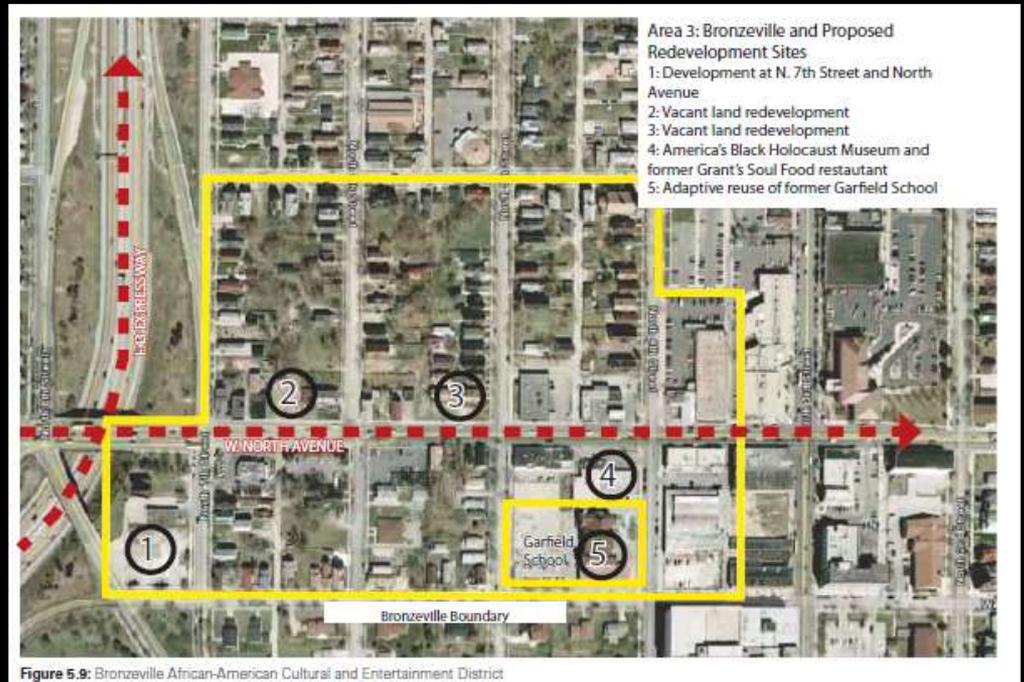
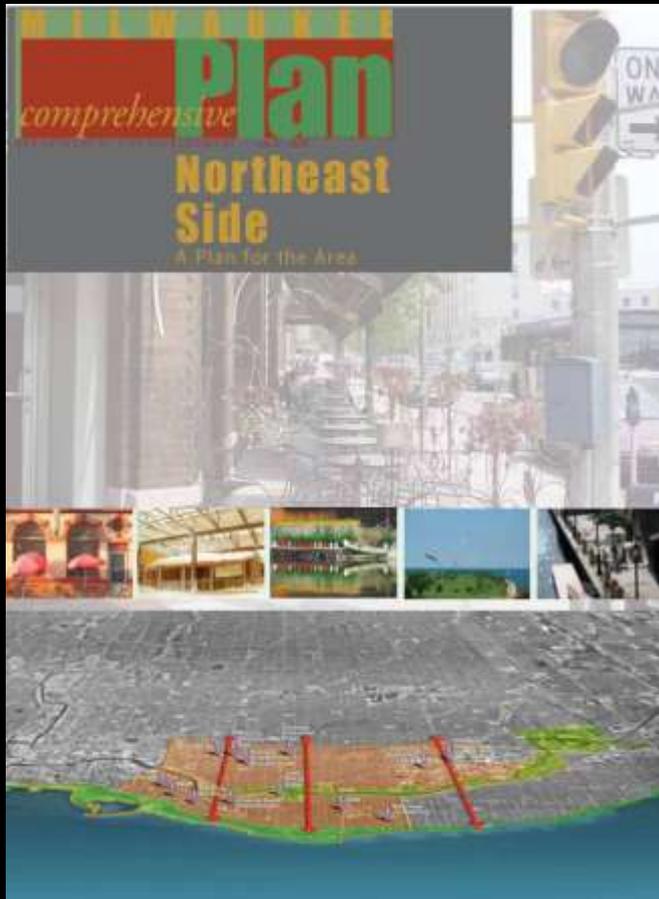
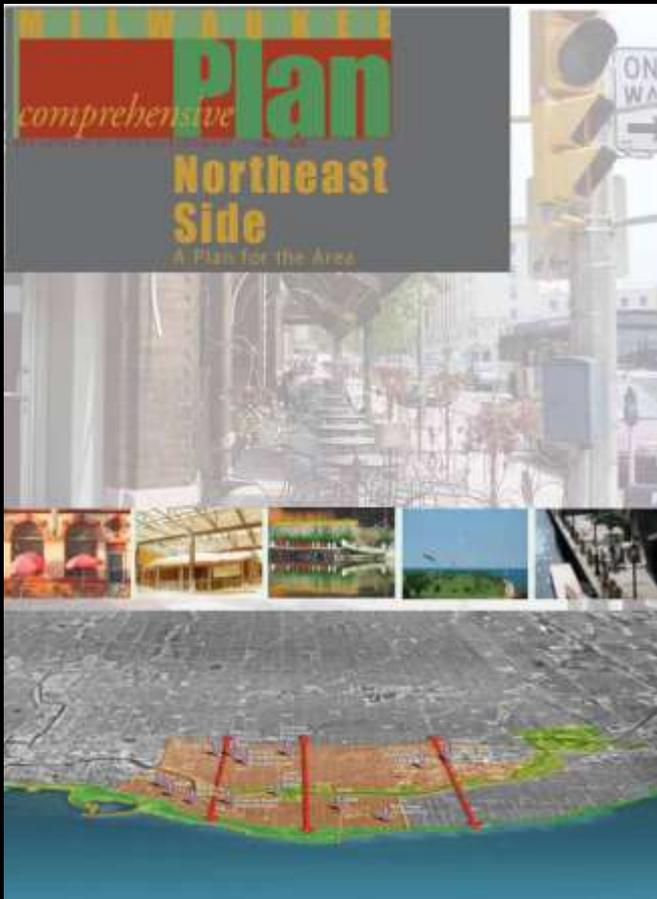


Figure 5.9: Bronzeville African-American Cultural and Entertainment District

Northeast Side Plan (2009)



Bronzeville Recommendations include:

- Mixed use development
- Streetscaping and traffic calming
- Cultural and entertainment uses
- High impact development at key sites

Bronzeville Charette (2013)



“Promote year round entertainment venues...mixed use development... sit down restaurants, theaters, cultural institutions, taverns, artist studios, and broadcasting facilities”

Equitable Growth Through Transit Oriented Development - King Drive (2018)

10 Community Workshops

Sep 2017

Nov 2017

Jan /Feb 2018

May 2018

Aug/Sept 2018

5 Plan Advisory Group Meetings

2 Artist Workshop in Bronzeville with 11+ area artist



Public engagement summary

What the Community wants for the Future

HOUSING

- Preserve affordable units and avoid displacement
- Provide a mix of market rate and workforce housing
- Improve quality of housing stock
- Provide a mix of housing types

BUSINESSES AND RETAIL

- Need for affordable commercial spaces
- Bring more business and retail into neighborhoods
- Need everyday retail, restaurants and other family entertainment uses

HISTORY AND CHARACTER

- Maintain neighborhood character and celebrate African-American cultural history of Bronzeville
- Promote development of vacant lots
- Taller buildings along corridor if well designed

HISTORY AND CHARACTER

- Activate the streets
- Make neighborhoods more pedestrian friendly
- Address concerns over parking
- Integrate bike lanes on key streets
- More green spaces



Existing King Drive



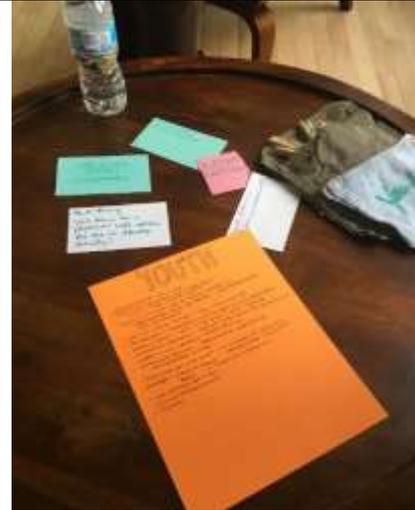
Proposed King Drive: Street Character



Proposed King Drive: Street Character and Development



Artists Workshop



Bronzeville Public Art Strategy

CONCEPTS

BRONZEVILLE DISTRICT PUBLIC ART STRATEGY

General locations suggested as opportunities to highlight local artist talent:

- 1. Bronzeville Gateway Signage
- 2. Historical Corridor Visual Job Club
 - Includes artwork on the northwest and southeast corners of gateway features
- 3. Outdoor Community Spaces
 - Opportunities for lighting design, sculpture, and/or mural
- 4. Plaza or Buildings on Art Plaza
- 5. Historical Market Space
- 6. Arts Market
- 7. Pop-Up Plaza and Retail Space
- 8. Art Walk: Sintercepting and Art as Infrastructure
- 9. Artist Residences: Studios, living space, and working space
- 10. Historical Food Hub or Family Entertainment Hub
 - Opportunities for murals or sculpture
- 11. Events Plaza with public art
- 12. Events Plaza with public art
- 13. Art Plaza and North Art Plaza
 - Black Nationalist Society, Youth Center, Chicago NAACP, Arts Organization, Public Space, Art Plaza
 - Northwest corner could be sculpture plaza
- 14. Art Plaza
- 15. Art Plaza
 - Signage, sculpture, and mural opportunities are highlighted for artistic inspiration and artistic inspiration



- 1. Residential
- 2. Retail/Commercial
- 3. Office/Workplace
- 4. Transportation
- 5. Civic/Community
- 6. Public/Institution
- 7. Public Space
- 8. Potential Public Space
- 9. Retail Package
- 10. Community
- 11. Potential
- 12. Potential Bronzeville Cultural and Entertainment District Anchor

BRONZEVILLE CULTURAL AND ART (BRONZEVILLE) DISTRICT

Beyond physical locations, public art should be seen more broadly as an opportunity to add artistic programming to community events, the Farmers' Day and Chicago's Week, and temporary exhibits.

RECOMMENDATIONS:

- Support land use recommendations in 2005 Bronzeville Redevelopment Plan
- Events
- Community Collaborations
- Temporary Uses/ Pop Ups
- Temporary Installations
- Murals
- Public Spaces
- Artist Community Organizations
- Facilities for Artists and Community

Bronzeville Future Development



“Bronzeville will build on recent successes...with a new generation of housing, storefronts and cultural and entertainment uses... A range of opportunity sites will see new infill development, extending the housing, retail and entertainment opportunities in the neighborhood.”

Potential TOD Zoning

SUMMARY:

- **New base zoning will replace select districts near proposed transit lines**
- **New zoning based on existing regulations, modified to be more transit-friendly and walkable**
- **Retain existing building form, increase potential density – units per lot area**
- **Remove future motor vehicle and outdoor storage use**
- **Possible protection of existing lower facades using height bonus**
- **Districts could be used in other areas of the City in the future**

Interim Study Overlay Zone

Purpose: Requires discretionary review of development proposals in areas where changes in zoning provisions are contemplated or under study.

Procedure: Establish an overlay boundary and approve interim Study Plan.

Requirements: All permitted uses become Special Uses requiring Board of Zoning Appeals (BOZA) approval while Interim Study Overlay in effect (6-8 week cycle, \$300-\$500 application fee). BOZA review includes confirming no conflict with Study Plan goals.

Interim Study Overlay Zone – Study Plan

Interim Standards for Special Use Approval:

- I. Proposed uses and all elements of building and site design shall be consistent with any applicable recommendations from the Bronzeville Redevelopment Plan, the Northeast Side Plan, and the Equitable Growth through Transit Oriented Development Plan for King Drive.
- II. Proposed uses should advance and not conflict with the goals of developing Bronzeville as a Cultural and Entertainment District as called for in those planning documents.