Second Amendment to the General Plan Development Submittal -FN 101115

City of Milwaukee:
Development Center
Amended December 17, 2010
File Number: 101115

Property Location:
4769 North 32nd Street, Milwaukee, WI 53209 (formerly 4763 North 32nd St.)
Tax key # 230-0328-100-0

Project Team

Developer/Sponsor:

Bishop's Creek Community Development Corporation

Architect:

Thomas Kloiber & Associates

Second Amendment

Please include the following information as an addendum to the currently submitted and approved General Plan Development on file at the Department of City Development:

Related to the Bishop's Creek Redevelopment Project, Bishop's Creek Community Development Corporation requests the addition of a maximum number of 26 residential units to the remainder of the site, thus increasing unit density therein. The initial number of residential units to be included is 16. These initial units will be designated in the mixed use structure along Hampton Avenue slated to include hotel, office, and retail spaces. The proposed hotel will be housed on floors 2-5 on the north section the mixed used building. Office/Retail space will be housed on the floor 1 and sections of floor 2 of the mixed use building, and the residential units will be housed on the floors 4-5 on the south section of the mixed use building. The other proposed 10 units will be allocated to future use on site/development footprint.

Bishop's Creek Developed Area (Phase III Hotel/Office/Retail/Residential-- South of Hampton):

1.	Gross Land Area:	55,295 s.f. = 1.27
2.	Land Covered by Principal Buildings	24,790 s.f. = 2.35 acres (5 floors = 123,950 s.f.)
3.	Land Devoted to parking, drives	*See approved GDP on file
4.	Land Devoted to Landscape Open Space	39,631 s.f. = 0.90 acres
5.	Proposed Dwelling Unit Density	12.6 units/acre
6.	Proposed Number of Residential Buildings	One (1)-within mixed use bldg
7.	Dwelling units per building	Sixteen (16) Initially
8.	Bedrooms per unit	One (1)
9.	Parking Spaces provided grade, on street:	*See initial approved GPD on file.

PREVIOUSLY APPROVED

BARRIENTOS
DESIGN, ARCHITECTS, ENGINEERS.

205 W. Highland, Suite 303
Milwaukee, WI 54203
Phone: (414) 271-1812
Fax: (414) 271-1830

General Plan Development Submittal

City of Milwaukee:
Development Center
Amended May 27th 2008

Property Location:
4763 N 32nd Street, Milwaukee, WI 53209
Tax key # 230-0328-100-0

Project Team

Developer/Sponsor:
Bishop's Creek Community Development Corporation

Architect:
Barrientos Design and Consulting INC

Legal Counsel:
Quarles and Brady, LLC

General Plan Project Description and Owner's Statement of Intent

1. Components of General Plan and Supporting Materials

Bishop's Creek requests that the zoning be amended to a General Planned Development (GPD) in accordance with this document. Bishop's Creek will be redeveloping the underlying property over the next five to seven years. This statement, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the General Development Plan:

Plan Sheets

Boundary Map

Statistical Sheets

Phasing Schedule

Project Team

2. Overall Development Concept

Through this comprehensive GPD, Bishop's Creek is proposing a major renovation and redevelopment of a former two city-block tannery complex, now sitting devastated by a major fire. Bishop's Creek Community Development Corporation the sponsor and developer of Bishop's Creek, proposes to enhance the community through improved housing, employment and educational opportunities utilizing this project as a catalyst for hope and renewal. Further commitment to this endeavor includes the rehabilitation or

new construction of 120-150 single family residences within the contiguous area over the next five to seven years. Work on that endeavor has already begun.

3. **Project Overview**

The intended uses of both the renovated and new buildings incorporate the following:

Residential – Multi-family and senior housing (no licensure)

Office

General Retail

Artist Studio

Cultural Center

Multi-purpose Conference Center

Restaurant – Type A – Sit-down

Community Center

Hotel

Principal Surface Parking, and Accessory Parking

Accessory uses to permitted principal uses

These uses will take place within the project which is bounded by an elevated multi-track railroad line both to the west and the north sides of the property, 32nd Street in visual combination with Lincoln Creek on the east side of the property, and Lincoln Creek on the south side of the property.

Access to the property is available along both 32nd Street and West Hampton Avenue. No access is available to the property along the west side due to the elevated multi-track railroad line, and no access is available along the south side due to Lincoln Creek.

In addition 17 single and multi family housing units will be developed just to the west of the tracks on N. 34th Street.

The Developer/Sponsor proposes that in Phase Five (on the North side of Hampton Avenue), that a newly-constructed Office-Retail Building as well as its adjacent parking will be linked to the Hampton Avenue Office-Retail Building on the South side of Hampton Avenue via an enclosed skywalk over West Hampton Avenue.

4. Project Areas Synopsis

The synopsis is broken into two separate entities, break downs are shown for the Common Bond and the Bishop Creek Developments separately.

Common Bond Developed Area:

1. Gross Land Area:	65,720 s.f. = 1.50 acres
2. Land Covered by Principal Buildings	35,660 s.f. = 0.81 acres
3. Land Devoted to Parking, Drives and Parking Structures	30,060 s.f. = 0.69 acres
4. Land Devoted to Landscape Open Space	4,650 s.f. = 0.11 acres
5. Proposed Dwelling Unit Density	1:1.84 (based on 20,000 residential footprint) 1:1.09 (based on 60,000 total residential in building)
6. Proposed Number of Residential Buildings	1 building
7. Dwellings units per building	54 Units per building
8. Bedrooms per unit	1 and 2 bedroom units
9. Parking Spaces Provided grade, structure, on street	62 total above, 1:1.18 at maximum unit density

Bishop's Creek Developed Area (East of Tracks, South of Hampton):

1. Gross Land Area:	160,011 s.f. = 3.68 acres
2. Land Covered by Principal Buildings	58,880 s.f. = 1.35 acres
3. Land Devoted to Parking, Drives and Parking Structures	61,550 s.f. = 1.41 acres
4. Land Devoted to Landscape Open Space	39,631 s.f. = 0.90 acres
5. Proposed Dwelling Unit Density	N/A, temporary housing at Hotel and Dormitory
6. Proposed Number of Residential Buildings	N/A
7. Dwellings units per building	N/A
8. Bedrooms per unit	N/A
9. Parking Spaces Provided grade, structure, on street	143, * See Below

Bishop's Creek Parking Comments

*Per the building square footages and the current city parking requirements the total parking load on site is 208. However because some of the on site uses for the bishops development will be staggered through the day some loads will be heavy during the day and light at night and vice versa. As such the day night totals are broken out below and a new total of 104 spaces is generated as the higher of the two and 143 spaces are provided.

Day
Retail spaces = 88 spaces
Office spaces = 22 spaces

Night
Theatre spaces = 50 spots
Hotel spaces = 44 spots

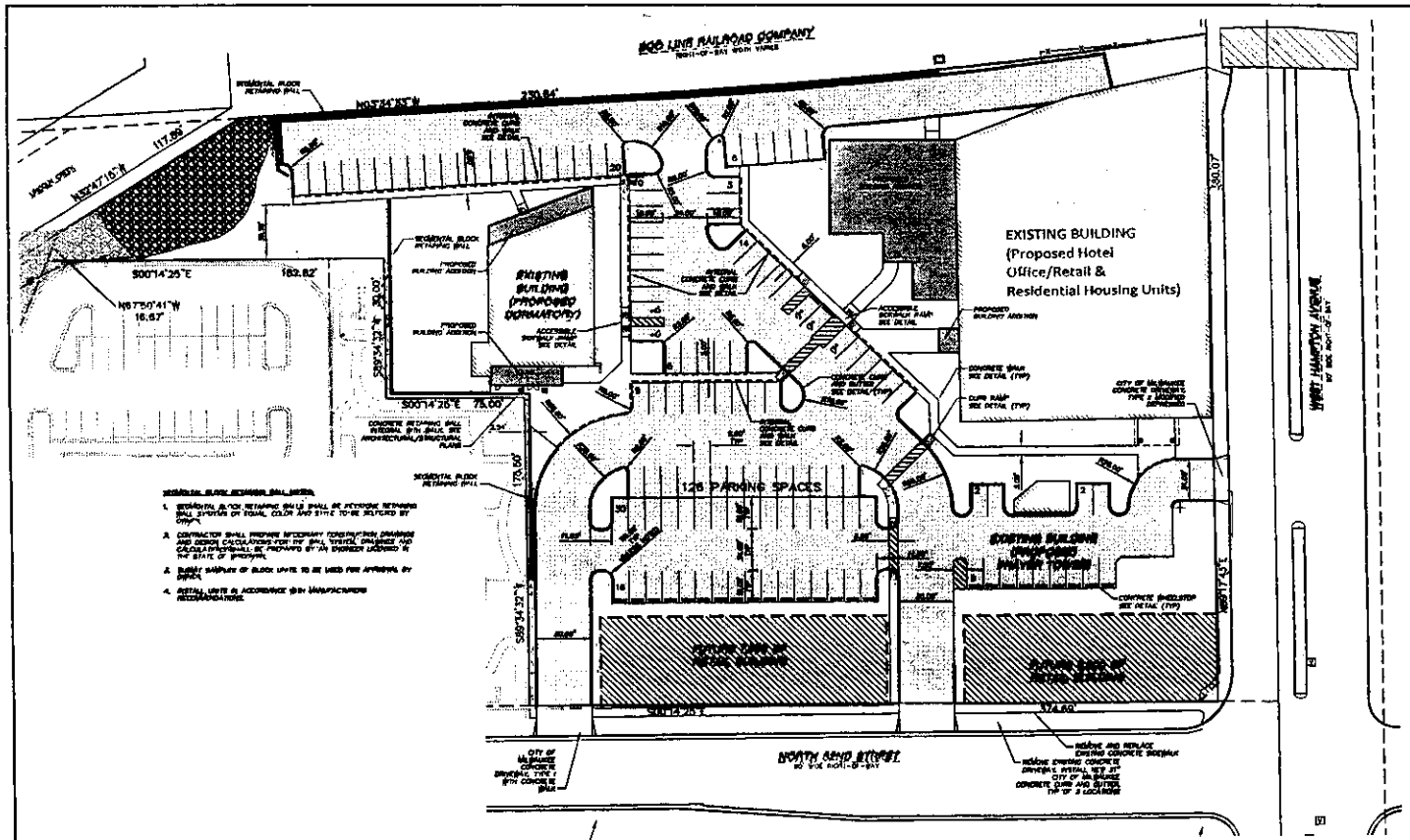
24 Hour Use
Dormitory= 4 spots

The higher of the two totals is the day parking total plus 24 hour use @ 104 spaces.

143 spots are provided on site. Therefore we meet our current parking needs. This total will need to be adjusted continually as we change sizes and programs of the buildings on site.

5. Phasing Schedule

Phase #	Building(s)	Begin	Complete
One	Common Bond Buildings	Oct 2009	Mar 2010
Two	Exchange and Hampton	Jan 2009	Mar 2010
Three	Building One Dormitories	Oct 2009	Jul 2011
Four	Three Retail Structure on North 32nd Street	Oct 2009	Mar 2011



LEGEND

- PROPOSED LIGHT DUTY ASPHALTIC PAVEMENT
- PROPOSED CONCRETE WALK PAVEMENT
- PROPOSED INTEGRAL CURB/WALK (SEE DETAIL)
- 18" CURB AND GUTTER (SEE DETAIL)

PAVING NOTES

1. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, ADMINISTRATIVE CITY OF MILWAUKEE ORDINANCE AND THE RECOMMENDATIONS, FINDINGS AND GEOTECHNICAL THOROUGH ANALYSIS PREPARED BY THE GEOTECHNICAL CONSULTANT OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTOR TO REVIEW THE GEOTECHNICAL REPORT AND SPECIFICATIONS WITH THIS PLAN SET PRIOR TO SUBMISSION OF A COMPLETION BID. IN THE EVENT DISCREPANCIES BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT ARE FOUND, CONTRACTOR SHALL NOTIFY AND PRIOR TO SUBMISSION OF A COMPLETION BID.
3. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT, PREPARED BY GEOTEK ENGINEERING, INC. DATED DECEMBER 8, 2008, PROVIDED BY GEOTEK CONSTRUCTION MANAGEMENT, INC.

   GEOTECHNICAL REPORT RECOMMENDATIONS SUMMARY

   ASPHALTIC PAVEMENT
   8" CRUSHED AGGREGATE BASE COURSE
   3 1/2" ASPHALTIC CONC. E-3 WM (2 LIFTS)
4. ASPHALTIC PAVEMENT AND PAVEMENT BASE COURSE SPECIFICATIONS

   CODE'S AND STANDARDS – THE PLACING, CONSTRUCTION, AND CONTROSION OF THE PAVEMENT BASE COURSE AND ASPHALT PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, IN ITS LATEST EDITION, HEREINAFTER, THIS PUBLICATION SHALL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

   SURFACE PREPARATION – PRIOR TO PLACING OF BASE COURSES, AREAS SUCH SHALL RECEIVE PAVEMENTS OR BASE COURSE MATERIALS SHALL CONFORM TO SECTION 311 OF THE BASE HIGHWAY SPECIFICATIONS. SUPPLY SUBGRADE GROUP OF UNSATISFACTORY CONDITIONS, DO NOT BEGIN PAVING WORK UNTIL DEFICIENCIES SUBGRADE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

   GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

   WEATHER LIMITATIONS – BASE COURSE SHALL BE PLACED WHEN AIR TEMPERATURE IS ABOVE 35° F (1° C). ASPHALT SHALL BE PLACED WHEN AMBIENT TEMPERATURE IS ABOVE 40° F (4° C). NEITHER ASPHALT NOR BASE SHALL BE PLACED IN RAINY CONDITIONS.

   CRUSHED AGGREGATE BASE COURSE – THE BASE COURSE SHALL SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

   ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.

INDEX LEGEND

C-1	GRADING & EROSION CONTROL PLAN
C-2	UTILITY PLAN
C-3	PAVEMENT ID AND DIMENSION PLAN
C-4	DETAILS AND NOTES
C-5	DETAILS AND NOTES
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN DETAILS AND NOTES
CS-1	PLAT OF SURVEY WITH PARTIAL GRADING CONDITIONS

ISSUED FOR

DETAILED PLAN DEVELOPMENT

DATE OF ISSUE 11-2-09

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE FOUND TO EXIST IN THE PROPERTY, THE OWNER SHALL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR SHALL HAVE NO KNOWLEDGE".

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WAUKESHA, WISCONSIN 53186
262.513.0884 PHONE | 262.513.1210 FAX
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PREPARED PROVIDED TO:
BISHOP'S CREEK COMMUNITY DEVELOPMENT CORPORATION
3500 MOTHER DANIELS WAY
MILWAUKEE, WI 53209

PROJECT:
BISHOP'S CREEK DEVELOPMENT

PROJECT LOCATION:
CITY OF MILWAUKEE
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 09-3500

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS OF THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

DESIGN:	TAD	07-06-09
DRAWN:	TAD	07-06-09
APPROVED:	TAD	10-21-09

PLAN MODIFICATIONS:	DATE:

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SHEET TITLE:
PAVEMENT ID AND DIMENSION PLAN

SHEET NUMBER:
C-1

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