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 160388

Detailed Plan Project Description and Owner's Statement of Intent

Owner's Statement of Intent
Bishop's Creek Community Development Corporation requests that the premises located at the northwesterly corner of W. Hampton Avenue and N. 32nd Street be zoned as Detailed Planned Development (DPD) known as Bishop's Creek Phase IV to redevelop the existing building on the site into a community center. The premises was included as part of land of Bishop's Creek Community Development which was approved as General Planned Development (GPD) in 2007 (File # 060734). The whole GPD encompasses the two tracts of land north and south of W. Hampton Avenue, flanked on the west and north by railroad tracks and on the east by N. 32nd Street, and skirted by Lincoln Creek on the south.

The land under consideration has a one-story existing building of approximately 17,930 square feet which dominates the whole site and a small one-story existing building of approximately 673 square feet, tucked in the northeast corner among trees. The former, which had been previously used as offices, storage, warehouse, car wash, etc. throughout the years, is the one of great interest to the Bishop's Creek in turning into a cultural and community center. The building, when it is all remodeled, will house a performing arts theater close to 170 seating capacity, an archives museum, an e-library, and a café. It will also have visual art and music classrooms to advance the current educational courses offered by the Holy Redeemer Educational Consortium.

The Bishop's Creek Community Development Corporation, in concert with Holy Redeemer Educational Consortium, continues to provide educational and economic advancement to the Milwaukee community through a plethora of innovative initiatives, which includes housing, educational services, youth services and diverse economic empowerment programs. The building advances the mission of transforming blatantly abandoned industrial buildings into productive and attractive use of urban space that compliments the neighborhood, advances economic resources and provides a venue to house empowering programs.

Building Rehabilitation and Addition Work
Building remodeling work for this project entails interior and exterior alterations as well as an addition of a clear glass tower of 615 square feet and 23 feet high to the main entrance facing the busy W. Hampton Avenue. The interior work will involve demolitions and constructions of new rooms and mechanical systems to accommodate the various functions of the facility. Besides the aforementioned glass tower, the existing heights of the building are to remain the same. New doors, new windows, brick veneer and EIFS will be added to the existing exterior concrete block walls to give a new look to the building. Since the west exterior wall of the building is facing the neighboring railroad tracks which sit on terrain approximately 12 feet higher than the project site, only top portion of the wall, about 3 feet high, is visible from outside and the remaining lower surface of the wall is covered by soil. Only new metal coping and fascia will be installed along the top of the wall.

The aforementioned mentioned glass tower, doors, windows and other building materials are noted on Plan A-4.

Landscaping

Along W. Hampton Avenue and N. 32nd Street, a row of deciduous trees spaced 25 feet apart and two staggered rows of base shrubs will be planted in accordance with type "A" Landscaping prescribed in Zoning 295-405-1-b-1. The low zone base shrubs are intended to screen off the headlights coming from the motor vehicle parking. Near the southeast corner of the lot where the two aforementioned streets intersect, a monument sign with perennial planting around will be constructed. Along the east side of the existing exterior loading dock, a row of medium height evergreen trees will be planted to prevent accidental falling to the lower surface of the loading dock. The growth of existing trees on the steep patch of land on north part of the lot is mostly to remain except in area where a new dumpster enclosure will be located. The remaining of the designated open green space will be sodded.

Patio and Outdoor Seating

A concrete patio of approximately 30'x42' will be provided in front of the south entrance for display of artwork. An outdoor seating area to be used by café patrons will also be provided.

Parking, Access Drives and Loading Dock

For the most part, the existing concrete paving will be removed to receive new asphalt topping for parking and driveways, new concrete walkways and patios, and landscaping. The new parking lots (approximately 54 spaces) will be connected to the two existing access drives along N. 32nd Street. Although no permeable paving is planned at this moment, it will be considered in the future if funding permits.

The existing loading dock at the southwest corner of the lot which has access from W. Hampton Avenue, and the existing adjoining concrete pavement are to be retained as the loading dock will be handy to the theater and museum. Besides repairing all the chips and cracks of concrete, a new wrought iron gate of 42 inches high will be installed along the docking edge. (See Plan A-1)

Bicycle Parking

Two places for bicycle parking racks are proposed in this design: one near the east entrance to classrooms and the other near the south entrance to theater. Each place will allow at least 11 bikes to be locked to the rack.

Pedestrian Access

The main entrance of the building, facing W. Hampton Avenue, will serve patrons to the theater and the museum. The secondary entrance, facing N. 32nd Street, will serve students to the art and music classrooms. The café will have its own separate entrance from outside and will also be accessible within the building. All these entrances will be interconnected by new concrete walkways around the building, and will be accessible to pedestrians from public sidewalks as a new 6-foot-wide concrete pedestrian connection path that traverses the site from the corner of W. Hampton Avenue and N. 32nd Street will be provided. The pedestrian connection is in line with an existing bus stop at the corner of W. Hampton Avenue and N. 32nd Street.

Dumpster Enclosure

A freestanding 6 feet high dumpster enclosure will be provided on north part of the lot. It will be constructed of concrete masonry and faced with bricks that match with the new brick veneer on the main building. The gate will be chain-link type with vinyl slat insert.

Signs

A type "A" wall sign consists of back-lit individual raised letters of roughly 2'-3"x30'-2" will be attached to the south exterior wall. Additionally, up to 2 additional Type A wall signs (not to exceed 32 square feet each) may be placed on the east exterior wall. The exact font style and material may be refined at later stage of the project but nevertheless it will meet the design and construction specifications of Chapter 244.

A freestanding monument sign will be constructed near the southeast corner of the lot as mentioned earlier. The sign will not exceed 6 feet in height and 48 square feet of total area. The sign may be internally illuminated, but will not be a box sign. The exact design will be developed at later stage of the project but nevertheless it will meet the design and construction specifications of Chapter 244. All signs will be reviewed and approved by City staff to ensure that they meet these standards prior to issuance of permits.

Utilities

Beside the existing trench drain at the bottom of the existing loading dock, four more storm inlets will be added to the parking lots and will be connected to City storm sewer lines along W. Hampton Avenue and N. 32nd Street.

The existing sanitary lateral that connects to City sanitary sewer along N. 32nd Street will be used. A new 2" water lateral will be installed across the front yard facing W. Hampton Avenue to tap into City water main along the street due to the increase number of new plumbing fixtures in the building.

Site Lighting

All exterior lighting will have cut-off fixtures which ensure that lighting levels and glare are controlled such that no light source will be visible from an adjoining property or public right-of-way. The maximum illumination at the property lines will be 5 foot-candles.

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STATISTICAL SHEET

Gross land area	71,042 sf or 1.63 acres	
Land covered by principal building	18,658 sf	26%
Land devoted to parking, drives and loading dock	26,876 sf	38%
Land devoted to concrete sidewalks and patio	4,396 sf	6%
Land devoted to landscaped open space	17,455 sf	25%
Parking spaces provided	54	