



Legislation Text

File #: 041747, Version: 3

041747
SUBSTITUTE 3

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Substitute resolution relative to the amendment of guidelines governing demolition, rehabilitation, fire escapes, and signage for selected buildings as well as for streetscapes and new construction within the Pabst Brewery Local Historic District, in the 4th Aldermanic District.

This substitute resolution amends the guidelines that restrict the demolition and rehabilitation, the treatment of fire escapes and signage for selected buildings, and streetscapes and new construction within the Pabst Brewery Local Historic District. Whereas, File No. 85-586, effective July 30, 1985, designated the Pabst Brewery complex as a Local Historic District; and

Whereas, The rehabilitation and demolition of buildings, the treatment of fire escapes and signage as well as streetscapes and new construction within the Pabst Brewery Local Historic District are restricted by guidelines contained in a Study Report adopted as part of File No. 85-586; and

Whereas, Juneau Avenue Partners have proposed a major redevelopment within the boundaries of the Pabst Brewery Local Historic District; and

Whereas, The PabstCity development plan includes renovation of existing buildings within the Pabst Brewery Local Historic District as well as demolition of a number of buildings to make way for new construction; and

Whereas, Section 308-81-8.5 allows amendment of historic district guidelines by the Common Council of the City of Milwaukee ("Common Council") after it receives a recommendation from the Historic Preservation Commission; and

Whereas, On April 7, 2005, the Historic Preservation Commission held a public hearing on a petition to amend the guidelines for the Pabst Brewery Local Historic District to accommodate the PabstCity development; and

Whereas, On April 7, 2005, the Historic Preservation Commission recommended limited amendment of the guidelines for the Pabst Brewery Local Historic District; and

Whereas, The Common Council finds that the guidelines for the Pabst Brewery Local Historic District should be further amended to ensure the redevelopment of the complex by removing the guidelines from buildings 1, 2, 3, 4, 5, 6, 7, 8, 11, 11a, 14, 15, 17, 22, 24, 25, 41 and 42 and removing guidelines for streetscapes and new construction throughout the district; and

Whereas, The City of Milwaukee zoning ordinance (Section 295-1007) provides for the establishment of a Development Incentive Zone ("DIZ") to "provide opportunities to create new development projects which are more compatible with existing development on adjacent areas" and to "utilize a development review and approval process that meets these purposes without causing undue delays"; and

Whereas, The establishment of a DIZ requires the adoption of performance standards that

cover topics similar to those covered by the historic district guidelines for the Pabst Brewery Local Historic District; and

Whereas, The performance standards may be established in a manner that accommodates new construction necessary to make the PabstCity redevelopment financially viable while also ensuring a quality of development that is compatible with its historical development pattern; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the guidelines for the Pabst Brewery Local Historic District are amended by removing the guidelines for buildings 1, 2, 3, 4, 5, 6, 7, 8, 11, 11a, 14, 15, 17, 22, 24, 25, 41 and 42 as well as guidelines for streetscapes and new construction (C and D), effective upon adoption of a DIZ covering the boundaries, a copy of which is attached to this Common Council File as Exhibit A, and the performance standards to be established for the DIZ; and, be it

Further Resolved, That the DIZ performance standards shall include authorization to demolish any buildings within the DIZ boundary with the exception of buildings numbered 9, 10, 10a, 20, 21, 23, 27, 28, 29 and 35 on the diagram, a copy of which is attached to this Common Council File as Exhibit B; and, be it

Further Resolved, That the DIZ performance standards shall provide standards for renovation, alterations and new construction following partial or full demolition of buildings where historic guidelines have been removed; and, be it

Further Resolved, That the DIZ performance standards shall require that the property owner or the owner's agent must receive certificates of appropriateness from the Historic Preservation Commission before permits may be issued for exterior alterations to buildings numbered 9, 10, 10a, 20, 21, 23, 27, 28, 29 and 35, as shown on Exhibit B, without review by the City Plan Commission; and, be it

Further Resolved, That the DIZ performance standards shall require that the owner or the owner's agent must receive certificates of appropriateness from the Historic Preservation Commission before permits may be issued to demolish any part of buildings numbered 9, 10, 10a, 20, 21, 23, 27, 28, 29 and 35 as shown on Exhibit B.

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06/30/05