

October 31, 2016

Via Hand Delivery to Council Members and Filing with City ClerkMembers of the City of Milwaukee Common Council
City Hall – Room 205
200 East Wells Street
Milwaukee, WI 53202Re: Proposed Historic District Designation – South Second Street
File No. 160539

Dear Council Members:

We represent Cedarview Management, its Wisconsin-based company Pittsburgh Avenue LLC (“Pittsburgh Avenue” or “the Developer”) and their managing member Elliot Lewis in connection with the application to designate or spot zone a portion of South Second Street as a Milwaukee Historic District.

My clients oppose the designation.¹ On October 25, 2016, the Zoning, Neighborhoods and Development Committee approved the application at the Historic Preservation Commission’s recommendation. For the following reasons, we believe the commission approval was incorrect.

Before turning to the substance of our argument, we provide a bit of background. The Developer purchased the property known as 133 W. Pittsburgh Avenue (Tax Key # 428-0269-110) on October 20, 2015. The property includes three contiguous buildings at the corner of Pittsburgh Avenue and South Second Street. The property also includes a surface parking lot. The parking lot is bounded by two other surface lots to the east and west, an alley to the south and Oregon Street to the north.

As all interested, objective parties know, the 133 W. Pittsburgh Avenue buildings are being resurrected from their dilapidated state and renovated. The property will be called the Artistry when finished and will provide a place for over 100 people to live. Dozens more will find work in one of the first or second floor office and retail spaces that will be created. The Artistry will

¹ My client also opposes the designation for procedural reasons, which were detailed in my letter to the ZND Committee.

October 31, 2016

Page 2

contribute to existing efforts to make this this section of Second Street the vibrant area it once was. In addition to revitalizing the existing buildings, the Developer plans to build a parking garage on the surface lot. The garage will front Oregon Avenue with first floor retail to the south. Egress and ingress to the garage will be from the alley to the north. Therefore there will be no interference with pedestrians on the Oregon Avenue sidewalk.

The surface parking lot should be excluded from the proposed historic designation. During ZND Committee hearings, the Committee members seemed to understand that the proposed historic district would not have included the parking lot were it not part of the same tax key as the 133 W. Pittsburgh buildings.

Exclusion of the surface parking lot would be consistent with the National Park Service's exclusion of it when it created the South First and Second Street Historic District in 1987. Even the Milwaukee Department of City Development's 1987 Application for a national designation excluded the surface parking lot on Oregon Street from the proposed District. (Exhibit A is the relevant portion of the 1987 application.) When the National Park Service created the South First and Second Historic District, the parking lot was part of the 133 W. Pittsburgh parcel. Nonetheless, the Park Service split the parcel and excluded the surface parking lot from the District. Exhibit B is a printout from the Assessor's office showing the separate parcels being combined in 1985. Exhibit C shows the South First and Second Street Historic District as designated by the Park Service outlined in red. The proposed district is in black, and the Developer's property is highlighted in yellow. The Park Service's decision to exclude the surface lot no doubt was supported by the fact that the buildings and the parking lot are separated by a public alley. If the federal government's work is to be given due weight, the parking lot should be excluded from any historic designation you make.

This surface lot meets none of the factors listed for your consideration under the Milwaukee City Ordinance. The Historic Preservation Commission's recommendation to designate this one block section of South Second Street was based on factors e. 1 and e. 5. But this vacant parking lot does not exemplify the development of the cultural, economic, social or historical heritage of our city, state, or country as required in e. 1. It does not embody the distinguishing characteristics of an architectural type or specimen as required in e. 5. This lot possesses none of the qualities that might make it appropriate for designation. Further, the lot does not front Second Street, which is one of the stated criteria in the proposal, but it is only included in the proposed District due to the combination of tax key parcels in 1985.

There is precedent for only designating portions of a tax key parcel within the boundaries of an historic district. Split designation occurred at St. Mary's Hospital and the University Club. The University Club surface lot was excluded from the Club's historic designation even though it is part of the same tax key parcel as a building to be so designated. The application for historic designation as adopted specifically excluded surface lots to the north and west of the

October 31, 2016

Page 3

original building. Exhibit D contains the first page of the application showing that the parking lot was excluded and the Legistar page showing approval. It also includes Google map photos showing the property. The St. Mary's Hospital designation included only the original hospital structure and excluded all other parts of the complex (even an adjoining building.) The St. Mary's complex itself is larger than the proposed district here. Exhibit E contains the first two pages of the application showing that the rest of the St. Mary's complex was excluded and the Legistar page showing approval. It also includes a Google map photo showing the property. Exhibit F is a Google map photo showing the Developer's property. It shows the subject buildings and the parking lot. The Developer's surface lot is highlighted in yellow in the first photo.

If the stumbling block for excluding the lot is that it is in the same tax key as the buildings, the Developer will take steps to have the surface lot placed in a separate tax key. There is precedent for making a historic designation which anticipates the future exclusion of a surface parking under these conditions. Exhibit G shows documents related to the Pettibone Mansion designation. The May 21, 2015 "Certified Copy of the Resolution" shows the Historic Preservation Commission, the ZND Committee and the Common Council handled this problem by specifically stating:

Whereas, The Commission also directed that this designation shall apply only to the House, in the case of the lot being divided and becoming two tax parcels, rather than to the parking lot at the House...

The Pettibone Mansion precedent provides for a possible resolution here.

Because permits have already been issued for the renovation of the physical structures on this property, the Commission's historic designation will not have an immediate impact on the Artistry. However, the designation could deter future improvements of the buildings. More significantly, it would impact any development of the non-adjoining surface parking lot which faces Oregon Street.

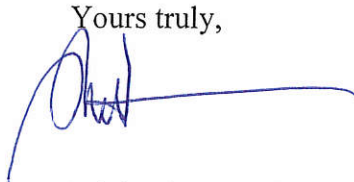
The costs associated with a historic designation were not factored into the Developer's analysis when it purchased this property less than one year ago. To make the Developer bear this cost now is unfair, just as it is unfair to the other owners on this little patch of street who have not yet renovated their property. We have estimated that the cost of the garage will increase by more than 20% or at least \$600,000 in material upgrades. This investment could well be wasted. There is another surface lot to the west of the one at issue. Should the owner of that lot elect to build there, then the facade facing Second Street on the garage to be built on the subject property will be blocked from view.

October 31, 2016

Page 4

For the foregoing reasons, we respectfully request that the application be denied or, at a minimum, that the vacant surface parking lot associated with 133 W. Pittsburgh be excluded from the designation.

Yours truly,



Michael C. Lueder

Attachments

cc: Milwaukee City Clerk (w/enclosures)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received OCT 26 1987

date entered NOV 30 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A

and/or common SOUTH FIRST AND SECOND STREET HISTORIC DISTRICT

2. Location

street & number See Inventory

N/A not for publication

city, town Milwaukee

N/A vicinity of

state Milwaukee WIS code 55

county Milwaukee

code 079

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name N/A

street & number N/A

city, town N/A

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Milwaukee County Courthouse

street & number 901 North 9th Street

city, town Milwaukee

state WI 53233

6. Representation in Existing Surveys

title Comprehensive Milwaukee Survey has this property been determined eligible? yes no

date 1979/1985 federal state county local

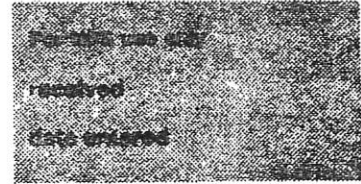
depository for survey records Department of City Development, 809 North Broadway

city, town Milwaukee

state WI 53202

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form



SOUTH FIRST & SECOND STREET DISTRICT

Continuation sheet Milwaukee, Milwaukee County Item number 6

Page 1

REPRESENTATION IN EXISTING SURVEYS

Wisconsin Inventory of Historic Places
1985
State Historical Society of Wisconsin
Madison, WI

Not determined eligible
State

H.A.E.R / Wisconsin Inventory of Historic Places
- Menomonee Valley Industrial Survey -

1979
State Historical Society of Wisconsin
Madison

Not Determined eligible
State

State

Wisconsin

9. Major Bibliographical References

See Item 9, Continuation Page 1

10. Geographical Data

Acreege of nominated property 6.7 Acres

Quadrangle name SW/4 Milwaukee 7.5 series

Quadrangle scale 1:24,000

UTM References

A	<u>1,6</u>	<u>4 2,5 6,6,0</u>	<u>4,7 6,4 5,8,0</u>
	Zone	Easting	Northing
C	<u>1,6</u>	<u>4 2,5 7,6,0</u>	<u>4,7 6,4 1,9,0</u>
E	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>

B	<u>1,6</u>	<u>4 2,5 8,6,0</u>	<u>4,7 6,4 4,4,0</u>
	Zone	Easting	Northing
D	<u>1,6</u>	<u>4 2,5 5,9,0</u>	<u>4,7 6,4 1,4,0</u>
F	<u> </u>	<u> </u>	<u> </u>
H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

Continuation Sheet, Item 10 Page 1

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state		code	county	code

11. Form Prepared By

name/title Les Voilmer, Sr. Planner, Robin Wenger, Assoc. Planner

organization Department of City Development

date

street & number 809 North Broadway

telephone 414/223-5705

city or town Milwaukee

state WI 53202

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title

date

11/25/87

For NPS use only

I hereby certify that this property is included in the National Register

Entered on the National Register

date

11-30-87

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet SOUTH FIRST AND SECOND
STREET HISTORIC DISTRICT Item number 10

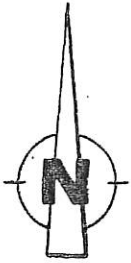
Page 1

Boundary Description

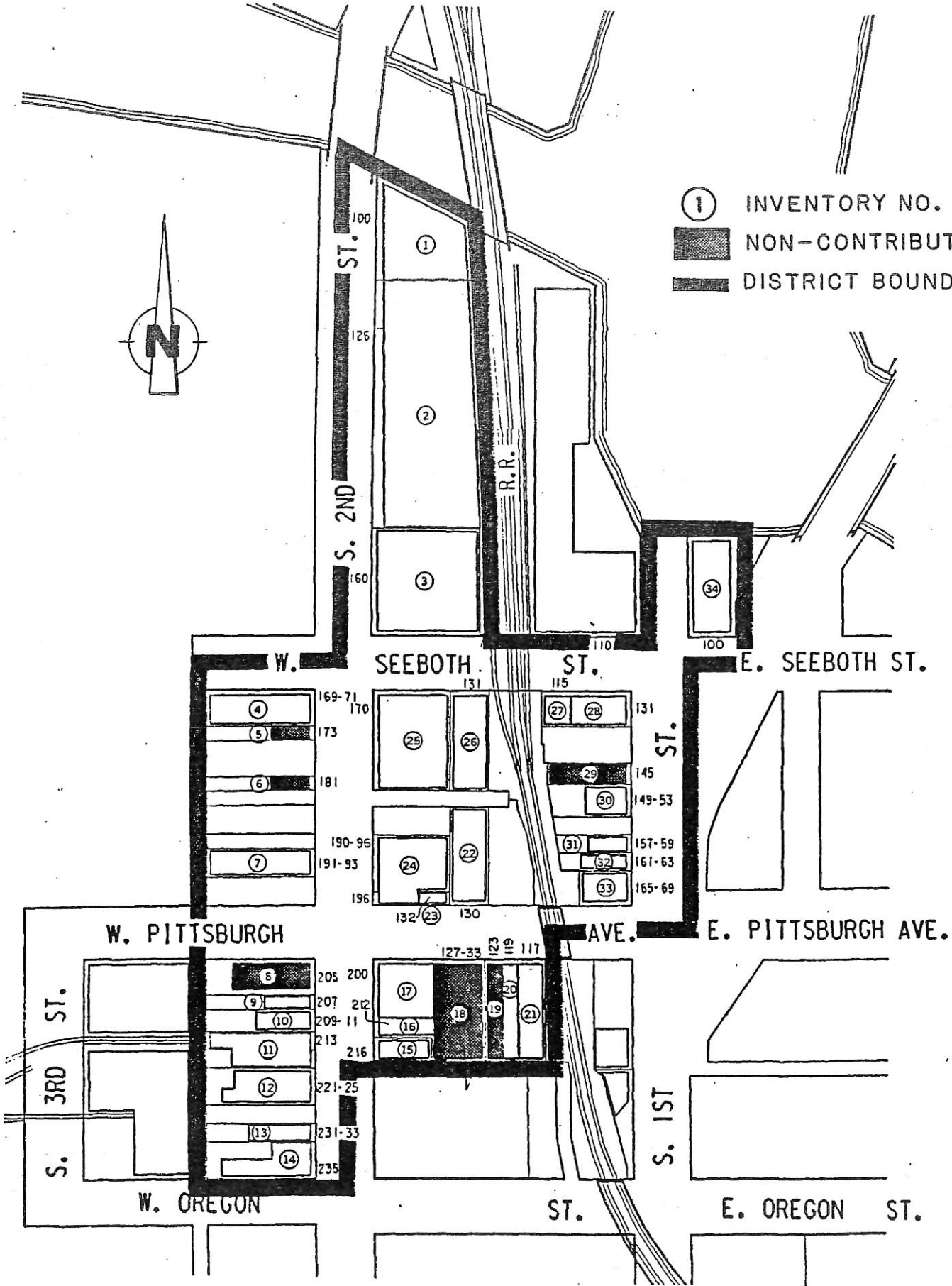
The boundaries of the South 1st and Second Street Historic District are described as follows: Beginning at the intersection of the east curb line of South Second Street and the south bank of the Menomonee River; then southeast to the west line of the Chicago, Milwaukee and St. Paul Railroad right-of-way; then south to the north curb line of West Seeboth Street; then east to the east curb line of South 1st Place; then north to the southwest bank of the Milwaukee River; then east to the west curb line of South First Street; then south to the north curb line of East Seeboth; then West to the west curb line of South 1st Street; then south to the north curb line of West Pittsburgh Avenue; then west to the west right-of-way of the Chicago, Milwaukee and St. Paul railroad tracks; then south to the north right-of-way line of the alley between West Pittsburgh Avenue and West Oregon Street; then west to the west curb line of South Second Street; then south to the north curb line of West Oregon Street; then west to the east R.O.W. line of the alley between South Second and South 3rd streets; then north to the south curb line of West Seeboth Street; then east to the east curbline of South Second Street; then north to the point of beginning in the City of Milwaukee, Milwaukee County, Wisconsin.

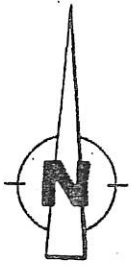
Boundary Justification

The district is distinguished from its environs by the change in land use and the difference in scale, design and building type of the surrounding structures. To the east, west and south the district is bordered by large, mostly modern, light manufacturing plants interspersed with surface parking lots and storage yards. To the north the district is physically separated from the downtown by the Milwaukee and Menomonee Rivers.

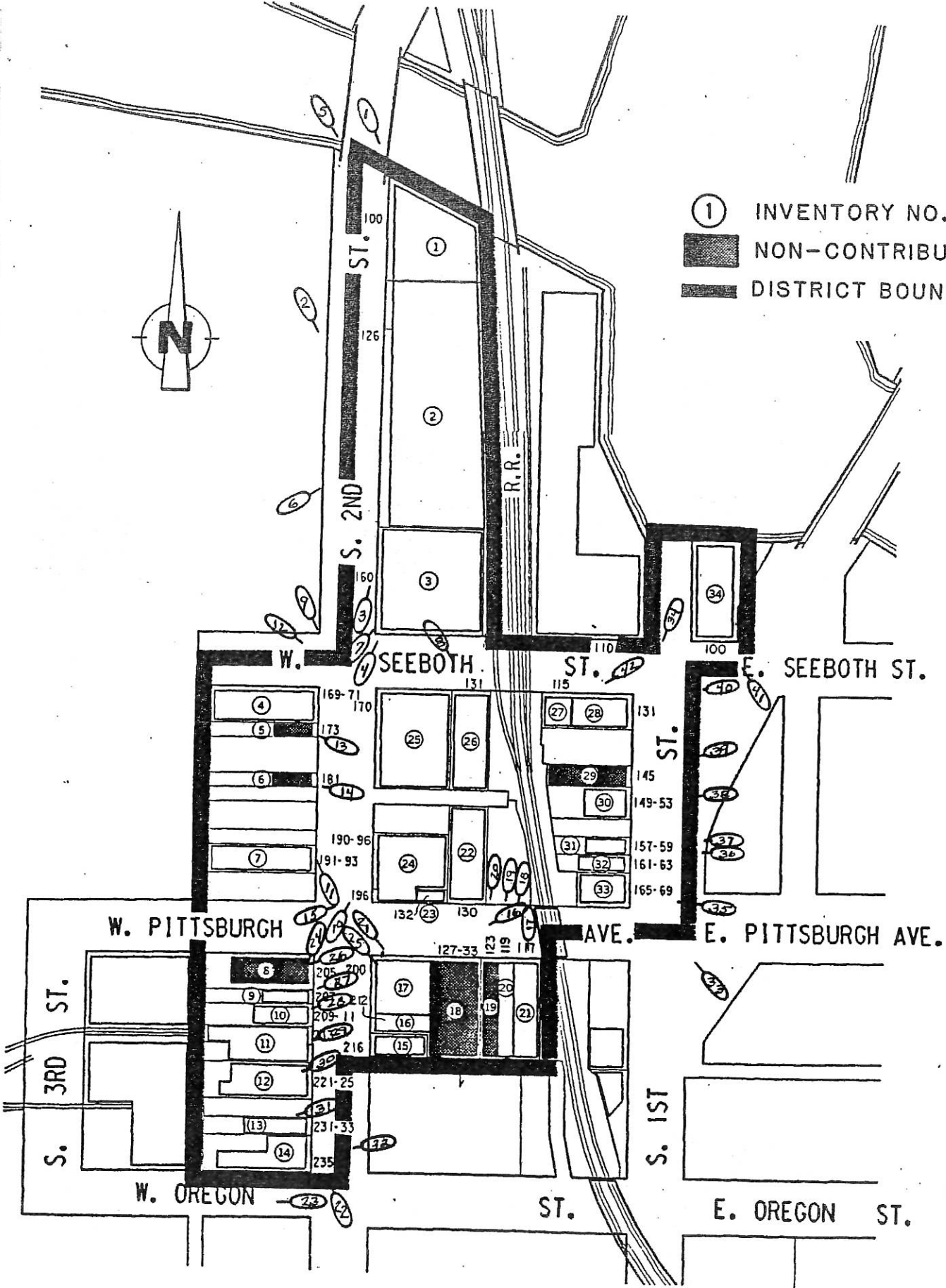


- ① INVENTORY NO.
- NON-CONTRIBUTING
- DISTRICT BOUNDARY





- ① INVENTORY NO.
- NON-CONTRIBUTING
- ▬ DISTRICT BOUNDARY



133 133 W PITTSBURGH AV

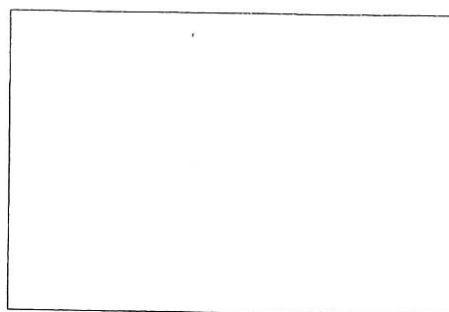
Premise Address

428-0269-110 0 0 2016 6275 HEU 428-08 40

Taxkey CD S/A YR Nbhd Appr Plat

Owner Information PITTSBURGH AVENUE LLC

Address 601 N COLLEGE AVE STE 1A
BLOOMINGTON IN 47404-



Class	Symbol	Land	Improvement	Total	
Current Local Mercantile	Unfinished	255,200	1,897,800	2,153,000	
Previous Local Mercantile		255,200	1,976,800	2,232,000	
Exm Type	Exm % Land	Exm % Imprv	Exm Land	Exm Imprv	Exm Total
Current			0	0	0
Previous			0	0	0

Asmt.Changed 08/26/2016 SYSTEM Rsn Chg I ChgDoc 2016 - 1265 5 BA-14
 SaleDate 10/20/2015 Type SD Fee 0 Date Name Chg 01/25/2016
 DivYear 1985 Div # 68 Drop Yr 0 Drop # 0 Record Status A Status Date
 Aldrm District 12 Land Use Code Zoned IM Historic Code Legal Chg. Date

Property Characteristics

1 Multi Story Warehouse - Nr.Sec = 7

Bldg: 1 Nbr Sect 7 Bldg Type: C402 Loc Type IS Park Built 1890 Econ Nbhd M75
 Remodel: 0 FIArea: 58,800 Stories: 5.0 Comm Units: 0 Res Units: 22 Traffic: L
 Parcel Sq Ft: 31,900 Excess Land: 0 Acres: 0.00 Environment: 0
 0 627!

2 Multi Story Warehouse - Nr.Sec = 3

Bldg: 2 Nbr Sect 3 Bldg Type: C402 Loc Type IS Park Built 1893 Econ Nbhd M75
 Remodel: 0 FIArea: 20,936 Stories: 4.0 Comm Units: 3 Res Units: 0 Traffic: L
 0.00
 0 627!

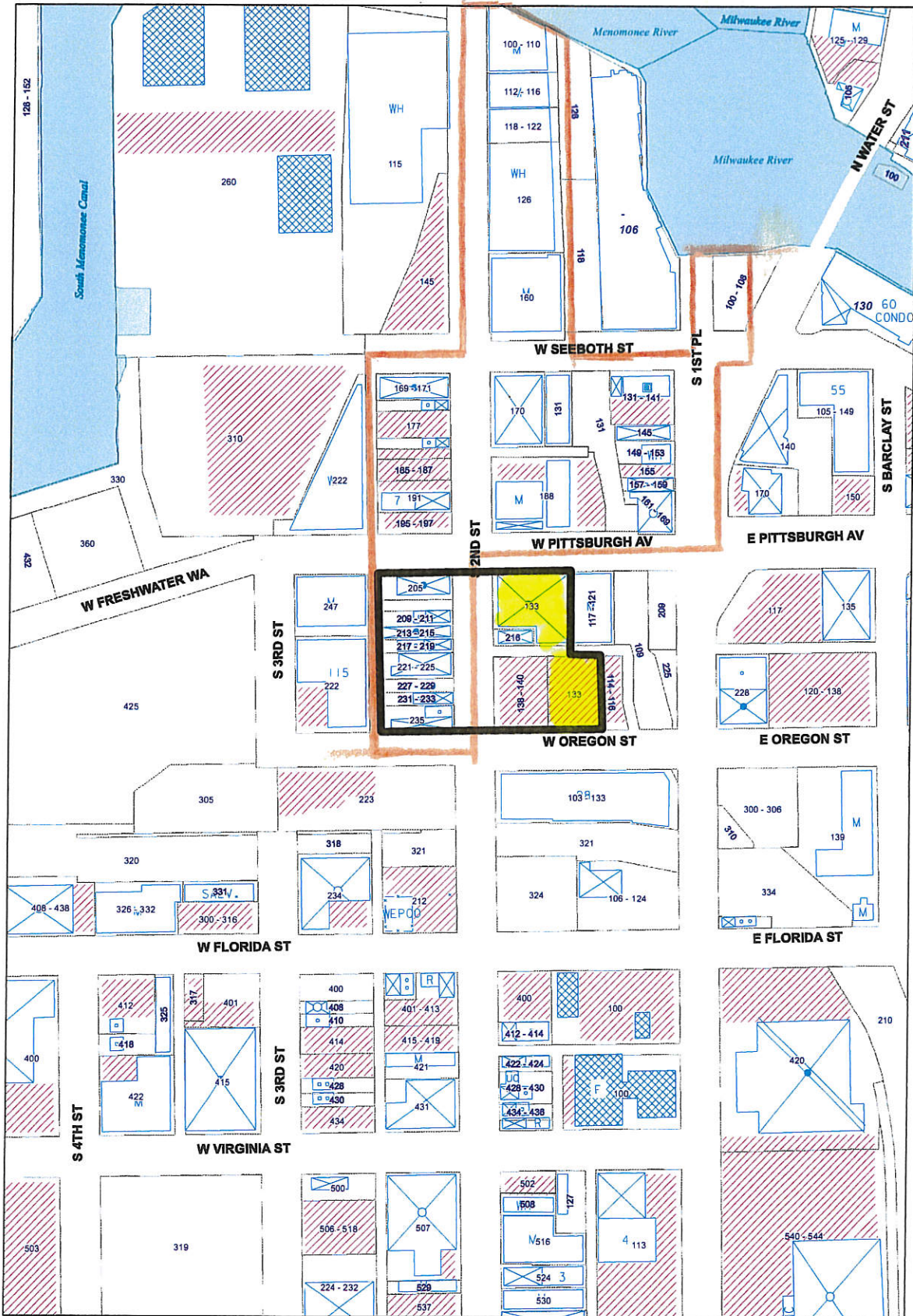
3 Multi Story Warehouse - Nr.Sec = 1

Bldg: 3 Nbr Sect 1 Bldg Type: C402 Loc Type IS Park Built 1890 Econ Nbhd M75
 Remodel: 1956 FIArea: 5,844 Stories: 2.0 Comm Units: 1 Res Units: 0 Traffic: L
 0.00
 0 627!

Type Description

- 3 WALKER'S POINT IN NE 1/4 SEC 32-7-22
- 4 BLOCK 10 LOTS 10-11 & W 45' LOT 5 & LOT 6 EXC S 32' OF W 25'
- 4 & N 108' LOT 7

PROPOSED SOUTH 2ND STREET HISTORIC DISTRICT



1 inch = 175 feet

**FINAL HISTORIC DESIGNATION STUDY REPORT
UNIVERSITY CLUB OF MILWAUKEE**

(June 2003)

I. NAME

Historic: University Club of Milwaukee

Common: University Club

II. LOCATION

924 E. Wells Street

Legal Description: Plat of Milwaukee in SECS (28-29-33)-7-22
BLOCK 102 LOTS 5-6-9 & E 60' (LOTS 7 & 8) & N 36' of W 60'
LOT 8 SD SUBD & LOTS 4 & 10 BLK 102 PLAT of LOT NO 1 ADJ &
VAC ALLEY ADJ EXC STS

NOTE: This nomination only includes the original building (1926-1927), its terraces, small planting areas along E. Wells St. and N. Prospect Ave. and the stone gateposts at the Prospect Avenue driveway. It does not include the three-story porte-cochere annex addition (1972) or current surface lots to the north and west.

4th Aldermanic District
Alderman Paul A. Henningsen

III. CLASSIFICATION

Structure

IV. OWNER

University Club of Milwaukee
924 E. Wells Street
Milwaukee, WI 53202

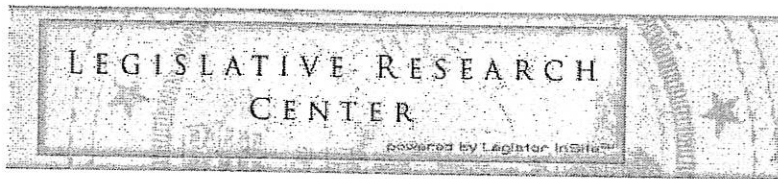
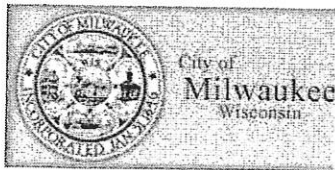
NOMINATOR

Donna Schlieman

V. YEAR BUILT

1926¹

¹ Milwaukee Building Permit No. 18756 dated July 23, 1926. "University Club, Milwaukee, Wis. John Russell Pope" The American Architect. June 5, 1926.



[Common Council Home](#)
 [Legislation](#)
 [Calendar](#)
 [Common Council](#)
 [Boards and Commissions](#)
 [Boards and Commission Members](#)

[Share](#)
 [RSS](#)
 [Alerts](#)

[Details](#)
 [Reports](#)

File #: 030388 **Version:** 0
Type: Resolution **Status:** Passed
File created: 6/24/2003 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE
On agenda: **Final action:** 7/15/2003

Title: Resolution designating the University Club of Milwaukee, 924 East Wells Street, as an Historic Structure. (DCD)

Sponsors: THE CHAIR

Indexes: HISTORIC PRESERVATION, HISTORIC STRUCTURE

Attachments: 1. [Study Report.pdf](#), 2. [Fiscal Note.pdf](#)

[History \(6\)](#) [Text](#)

6 records		Group	Export					
Date	Ver.	Action By	Action	Result	Tally	Action Details	Meeting Details	Video
7/24/2003	0	MAYOR	SIGNED			Action details	Meeting details	Not available
7/15/2003	0	COMMON COUNCIL	ADOPTED	Pass	16:0	Action details	Meeting details	Not available
7/8/2003	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0	Action details	Meeting details	Not available
7/1/2003	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT			Action details	Meeting details	Not available
7/1/2003	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT			Action details	Meeting details	Not available
6/24/2003	0	COMMON COUNCIL	ASSIGNED TO			Action details	Meeting details	Not available

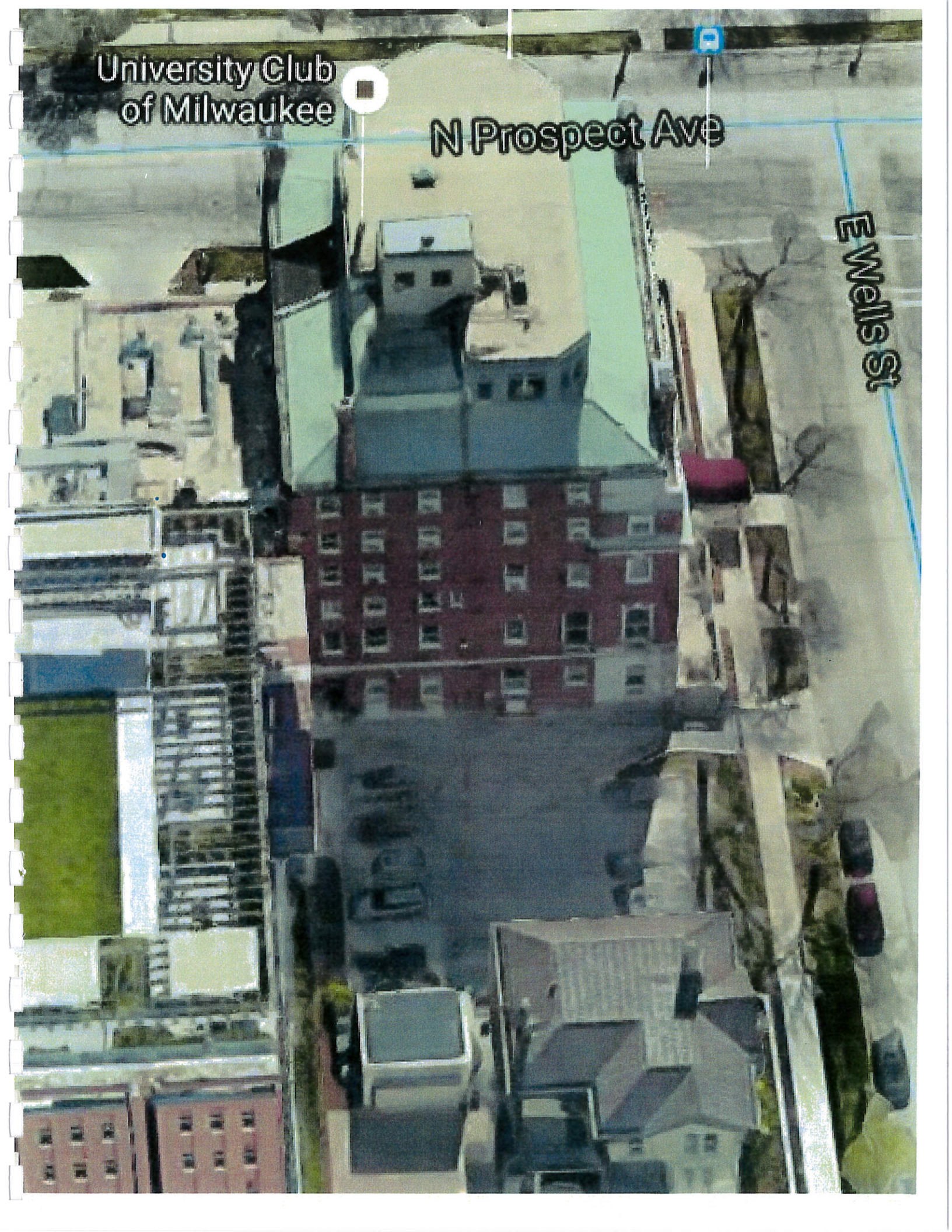


© 2011 Woodbridge

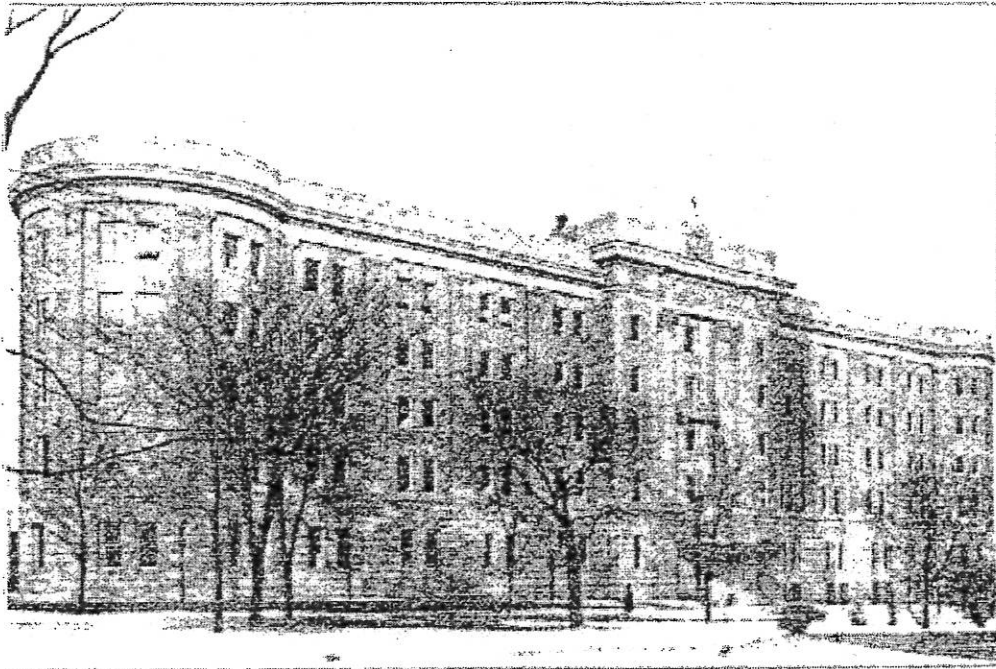
University Club
of Milwaukee

N Prospect Ave

E Wells St



**FINAL
HISTORIC DESIGNATION
STUDY REPORT**



**ST. MARY'S HOSPITAL
1909.**

**ST. MARY'S HOSPITAL
2320 - 2388 N. LAKE DRIVE**

FINAL HISTORIC DESIGNATION STUDY REPORT

ST. MARY'S HOSPITAL

I. NAME

Historic: St. Mary's Hospital

Common: Same

II. LOCATION

2320-2388 N. Lake Drive

Tax Key Number: 318-0081-000

Legal description: Gilman's Subd. In SE ¼ SEC 15-7-22 Block 3 Lots 32 through 37-74-75 & SW 35.34' Lot 73 & that part of subd of SE ¼ of SW1/4 SEC 15 adj on SW land
99.63% exm, impr 99.63% exm

Note: This nomination only includes that part of the complex on which is located the hospital structure built 1908-1910

III. CLASSIFICATION

Structure

IV. OWNER

St. Mary's Hospital of Milwaukee
2323 N. Lake Drive
Milwaukee, WI 53211

NOMINATOR

Water Tower Landmark Trust

ALDERMANIC DISTRICT

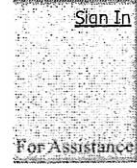
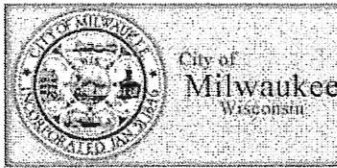
Third Aldermanic District
Michael S. D'Amato, Alderman

V. YEAR BUILT

1908-1910¹

ARCHITECT:

¹ Milwaukee City Building Permit Number 1314, November 23, 1908



[Common Council Home](#)
 [Legislation](#)
 [Calendar](#)
 [Common Council](#)
 [Boards and Commissions](#)
 [Boards and Commission Members](#)

[Share](#)
 [RSS](#)
 [Alerts](#)

[Details](#)
 [Reports](#)

File #: 020753 **Version:** 0
Type: Resolution **Status:** Passed
File created: 9/4/2002 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE
On agenda: **Final action:** 9/24/2002
Effective date:
Title: Resolution designating St. Mary's Hospital, 2320-2388 North Lake Drive, as an Historic Structure. (Historic Preservation Commission)
Sponsors: THE CHAIR
Indexes: HISTORIC PRESERVATION, HISTORIC STRUCTURE
Attachments: 1. [Fiscal Note.pdf](#), 2. [Study Report.pdf](#)

[History \(7\)](#)
 [Text](#)

7 records		Group	Export						
Date	Ver.	Action By	Action	Result	Tally	Action Details	Meeting Details	Video	
10/3/2002	0	MAYOR	SIGNED			Action details	Meeting details	Not available	
9/24/2002	0	COMMON COUNCIL	ADOPTED	Pass	17:0	Action details	Meeting details	Not available	
9/17/2002	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0	Action details	Meeting details	Not available	
9/10/2002	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT			Action details	Meeting details	Not available	
9/10/2002	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT			Action details	Meeting details	Not available	
9/10/2002	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT			Action details	Meeting details	Not available	
9/4/2002	0	COMMON COUNCIL	ASSIGNED TO			Action details	Meeting details	Not available	

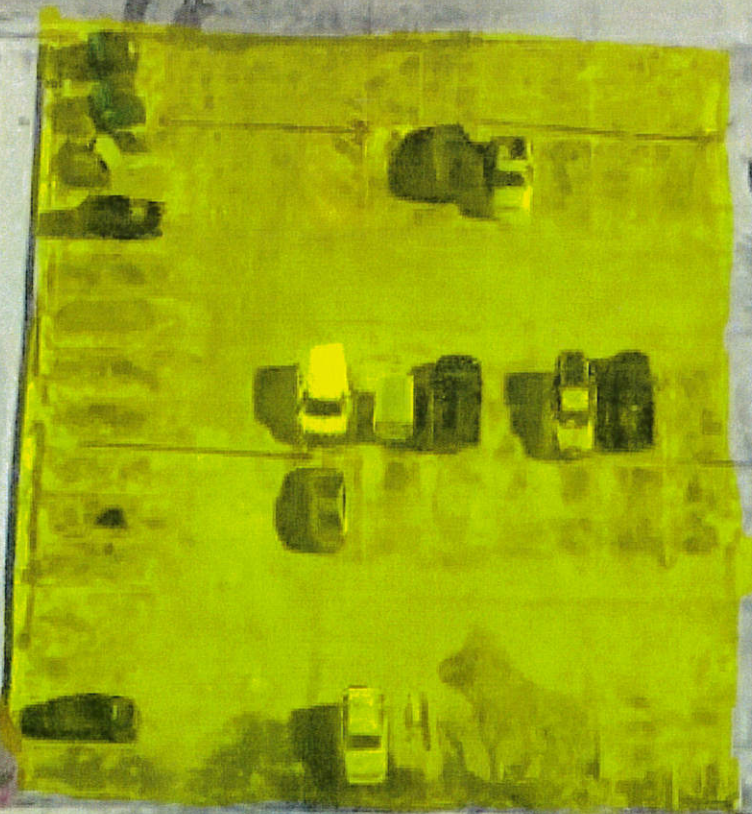
N Terrace Ave

Columbia St. Mary's
Hospital Milwaukee



W Pittsburgh Ave

 Black Sheep MKE



Google

St

W Oregon St

Zak's Cafe - Milwaukee

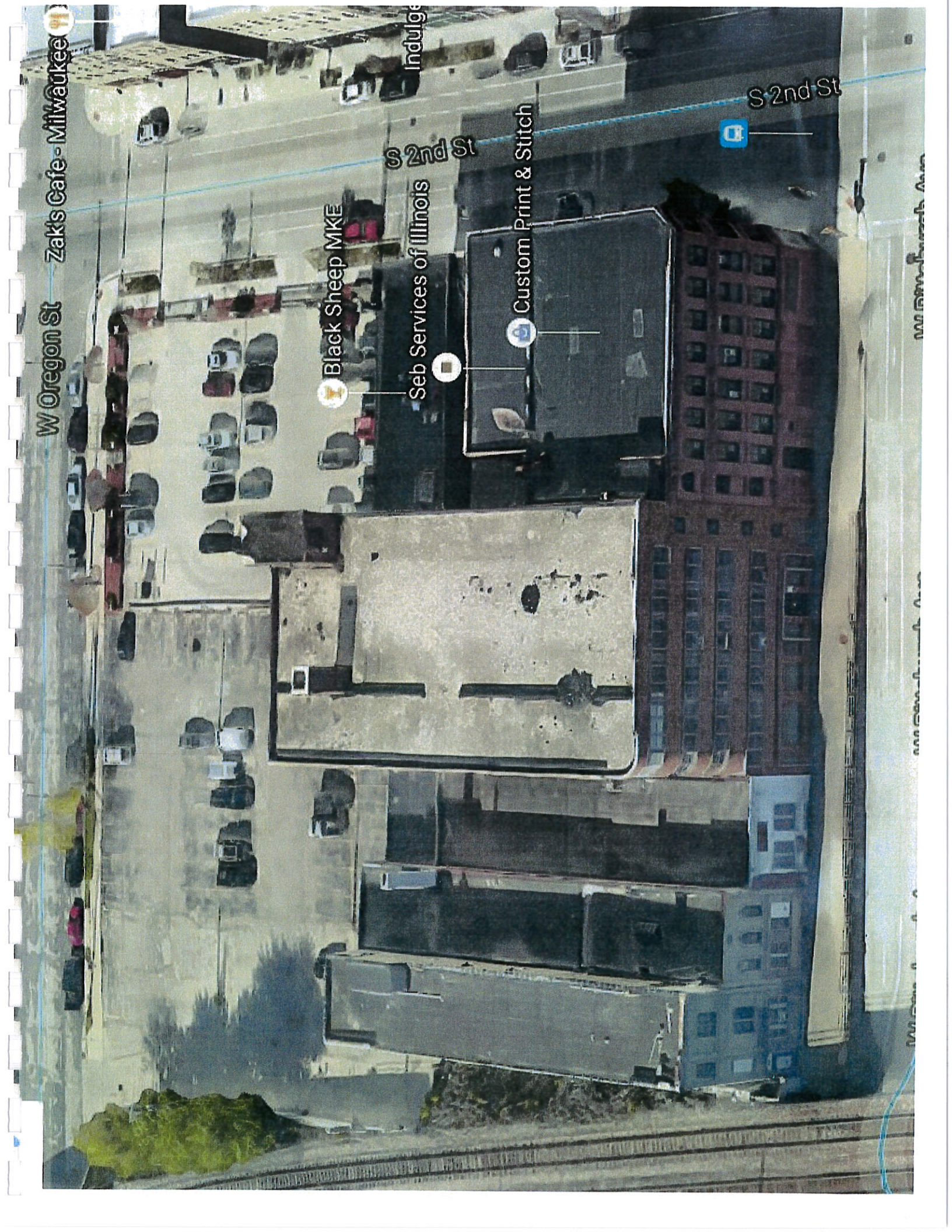
Black Sheep MKE

Seb Services of Illinois

Custom Print & Stitch

S 2nd St

S 2nd St



3



DOC.# 10465892

RECORDED 06/02/2015 01:14PM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
FEE EXEMPT #:

RETURN TO:
City Clerk's Office
City of Milwaukee
Attn: Debbie Fowler
200 E. Wells Street, Room 205
Milwaukee, WI 53202
Phone (414) 286-3219

CERTIFIED COPY OF RESOLUTION

For Deed Recording

City of Milwaukee

Office of the City Clerk

200 E. Wells Street
Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 140835

Title:

Substitute resolution granting permanent historic designation to the Sylvester Pettibone House at 2051 West Wisconsin Avenue, in the 4th Aldermanic District.

Body:

Whereas, The Milwaukee Historic Preservation Ordinance, s. 320-21 of the Code of Ordinances, provides that historic sites, structures and districts may be designated by the Common Council upon the recommendation of the Historic Preservation Commission; and

Whereas, The Historic Preservation Commission, at its April 20, 2015 meeting, by a vote of five (5) ayes and two (2) excused recommended historic designation of the Sylvester Pettibone House at 2051 West Wisconsin Avenue, in the 4th Aldermanic District;

Whereas, The Commission also directed that this designation shall apply only to the House, in the case of the lot being divided and becoming two tax parcels, rather than to the parking lot and the House; and

Whereas, This area possesses integrity of location and fulfills the following criterion set forth in s. 320-21-3:

e-1. Its exemplification and development of the cultural, economic, social or historic heritage of the city, state of Wisconsin or the United States

e-5. Its embodiment of distinguishing characteristics of an architectural type of specimen

; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Sylvester Pettibone House, further described as follows:

ASSESSMENT SUBD NO 51 IN SW 1/4 SEC 30-7-22 BLOCK 1 E 70.13' OF N 200' OF LOT 20 & LOTS 21-22 & 23 BID #10

be designated as a Milwaukee historic site. The Preservation Guidelines pursuant to the Historic Designation Study Report, a copy of which is attached to this file, shall apply to this site and is adopted by the Common Council as part of this file.

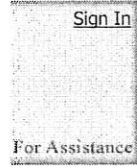
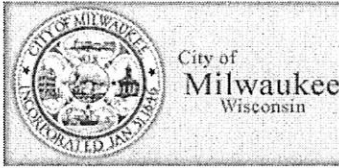


I, James R. Owczarski, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on May 12, 2015.

James R. Owczarski

May 21, 2015

Date Certified



[Common Council Home](#)
 [Legislation](#)
 [Calendar](#)
 [Common Council](#)
 [Boards and Commissions](#)
 [Boards and Commission Members](#)

[Share](#)
 [RSS](#)
 [Alerts](#)

Details Reports

File #: 140835 Version:

Type: Resolution Status: Passed

File created: 9/18/2014 In control: ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: Final action: 5/12/2015

Effective date:


Title: Substitute resolution granting permanent historic designation to the Sylvester Pettibone House at 2051 West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Attachments: 1. PowerPoint at the 3/9/15 Meeting, 2. Letter to the Owner Following Commission Action, 3. Request for a 30 day Extension, 4. Letter from Owner Re. Appearance at Hearing, 5. Notice to Owner, 6. Owner Not Able to Attend, 7. Application, 8. Study Report Cover, 9. Study Report, 10. Letter to Property Owner, 11. Letter to Property Owners Within 200 Feet, 12. Listing of Property Owners Within 200 Feet, 13. Letter to Nominator, 14. Hearing Notice List, 15. Register of Deeds Letter, 16. Deed Recording from County

History (11) Text

11 records		Group	Export						
Date	Ver.	Action By	Action	Result	Tally	Action Details	Meeting Details	Video	
5/21/2015	1	MAYOR	SIGNED			Action details	Meeting details	Not available	
5/12/2015	1	COMMON COUNCIL	ADOPTED	Pass	12:0	Action details	Meeting details	Not available	
5/5/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0	Action details	Meeting details	Video	
			Minutes note: Individual appearing: Carlen Hatala, Historic Preservation Commission Ald. Wade joined the committee at 9:16 a.m.						
4/29/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT			Action details	Meeting details	Not available	
4/28/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT			Action details	Meeting details	Not available	
4/20/2015	0	HISTORIC PRESERVATION COMMISSION				Not available	Meeting details	Not available	
			Minutes note: Tim Van De Kamp Marna Boyle - property owner Ms. Hatala gave a brief overview of the property. The current owner met with the prospective buyer and supports the commission recommendations. The prospective owner would like to split the two parcels, with the historic designation staying on the building, but not on the parking lot. Ms. Hatala will work with the current owner/prospective owner to allow the property being						

Date	Ver.	Action By	Action	Result	Tally	Action Details	Meeting Details	Video
3/9/2015	0	HISTORIC PRESERVATION COMMISSION	<p>divided into 2 tax keys.</p> <p>HELD IN COMMITTEE</p> <p>Minutes note: Atty. Timothy Van De Kamp present for the owner, Marna Boyle, who is also present. He asks for a 30-day extension for the new owner to review the recommendations. City Clerk Jim Owczarski present at the table - the only concern is that it has been noticed for a meeting twice. Mr. Jarosz moved, seconded by Mr. Williams, to open this for a public hearing. Ms. Hatala said that Mr. Pettibone transferred portions of his property, rather than entire lots, of his multi-acre property. The earliest photo of the house is from 1870. There were numerous families at the property throughout the years who performed various remodels on the house. Apartment buildings were built on both side lots of the house and the house became rental units and eventually converted to a commercial building. Some nice architectural items still remain on the house. Staff recommends historic designation and feels it meets the criteria of s. e (5) and (1). This is the oldest surviving house on Wisconsin Avenue. No one from the audience wished to speak. Mr. Jarosz moved, seconded by Ms. Pieper Eisenbrown, to close the public hearing. There were no objections. Mr. Jarosz moved, seconded by Mr. Williams, to hold this matter until the April meeting. There were no objections.</p>	Pass	5:0	Action details	Meeting details	 Video

Date	Ver.	Action By	Action	Result	Tally	Action Details	Meeting Details	Video
12/9/2014	0	HISTORIC PRESERVATION COMMISSION	HELD IN COMMITTEE			Action details	Meeting details	Video
			Minutes note: The owner would like to adjourn this item for 60 days. Tim Van de Kamp - attorney retained by the owner - would like to see if an agreement can be reached with staff. Ald. Bauman moved to adjourn for 60 days. Will be scheduled for the February meeting.					
11/10/2014	0	HISTORIC PRESERVATION COMMISSION	HELD IN COMMITTEE	Pass	6:0	Action details	Meeting details	Video
			Minutes note: Property owner requested via e-mail that this item be held until the December meeting. There were no objections. Mr. Hoeschen replaced by Ms. Keating Kahn, who voted in favor of this item.					
10/13/2014	0	HISTORIC PRESERVATION COMMISSION	HELD IN COMMITTEE	Pass	5:0	Action details	Meeting details	Video
			Minutes note: This matter was held at the owner's request as she could not be present.					
9/18/2014	0	COMMON COUNCIL	ASSIGNED TO			Action details	Meeting details	Not available

