



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 1/11/2021
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #115074 CCF #201093

Property 3136 W. KILBOURN AV. Wgema (Concordia) Campus in the Concordia HD

Owner/Applicant THE USA IN TRUST FOR FOREST COUNTY POTAWATOMI COMMUNITY
WGEMA LEASING LLC
3215 W STATE ST #300
MILWAUKEE WI 53208
FOREST COUNTY POTAWATOMI COMMUNITY
WGEMA LEASING LLC
3215 W STATE ST #300
MILWAUKEE WI 53208

Proposal Erect a solar array of 858 ground-mounted panels on long-vacant land on the Wgema/Concordia College Campus.

Staff comments The land in question has been vacant since the early 1970s when housing was demolished to create a running track and athletic field for Concordia College. It is unclear when the paved running track was removed.

In consultation with the Department of City Development, as required by the ordinance, it would be inappropriate to conduct a full review of an application for a Certificate of Appropriateness at this time. The proposed use requires an amendment to the planned development. When new construction in a historic district requires an amendment to a planned development, the city's preservation ordinance requires joint review of the amendment by the Commission and the Department of City Development and encourages a joint meeting with the City Plan Commission (MCO 320-21-11-i). As a zoning amendment application has not been filed, this joint meeting cannot yet be scheduled. It is preferable to conduct the joint meeting because the approval of both bodies is required, and joint deliberation would streamline the process.

Staff recommends that this item be held until a zoning amendment application is received and a joint meeting with the City Plan Commission can be scheduled.

Recommendation Hold

Conditions

Previous HPC action

Previous Council action