



## Milwaukee Historic Preservation Commission Staff Report

*Living with History*

**HPC meeting date: 3/14/2016**

**Ald. Nik Kovac District: 3**

**Staff reviewer: Carlen Hatala**

**PTS #109238**

<b>Property</b>	2650 N. WAHL AV. North Point North Historic District	
<b>Owner/Applicant</b>	MILWAUKEE COUNTY FACILITIES C/O NORTHPOINT LIGHTHOUSE FRIENDS INC 2650 N WAHL AVE MILWAUKEE WI 532113860	Kevin Haley  Phone: (414) 257-6242
<b>Proposal</b>	The applicant proposes to build a Green Infrastructure Treatment Train. This will include repaving drive and adjacent parking lot with permeable pavers, expanding an existing rain garden and constructing a new rain garden at the grounds of the North Point Lighthouse and keeper's house.	
<b>Staff comments</b>	<p>Currently the ravine located south of the Lighthouse and upstream from Bradford Beach is highly eroded. It takes the runoff from 12 acres of medium to high density residential urban areas and park land. The ravine will be retrofitted with regenerative storm water conveyance (RSC) and consists of a series of pools, riffles, and cascades that will direct runoff to an underlying media layer. This will help reduce storm water impacts to coastal areas. In this instance, outflow from the Lighthouse area will be directed to the existing Bradford Beach infiltration cells. Although much work has been done to enhance beach sands, E.coli bacteria is still found along the storm water discharge points to Bradford Beach.</p> <p>The proposal to the HPC consists of the following:</p> <ol style="list-style-type: none"><li>1) Permeable pavers will be installed where the current drive is located as well as the parking lot. The style and color of the pavers will tie into the current traditional pavers used on the walkways approaching the lighthouse.</li><li>2) The pavers will be a standard finish in Rustic Red, a color that has a more historic appearance.</li><li>3) The pavers will extend from Wahl Avenue to the Oak Leaf trail</li><li>4) The pavers will be used for the drive that leads to the parking lot and the lot itself. The lot will not be expanded. There will be parking for six vehicles, one of which is a handicap space.</li><li>5) The raingarden currently located north of the drive will be expanded by 1000 square feet.</li><li>6) A new raingarden will be added to the northeast of the keeper's house to capture runoff from the building's roof.</li></ol>	
<b>Recommendation</b>	Recommend approval	

**Conditions**

Staff commends Milwaukee County Parks and North Point Lighthouse friends for sensitively addressing serious concerns over the erosion of the bluff and the protection of Bradford Beach. The project will retain the vistas into the park and provide native plantings that enhance the park.

**Previous HPC action****Previous Council action**