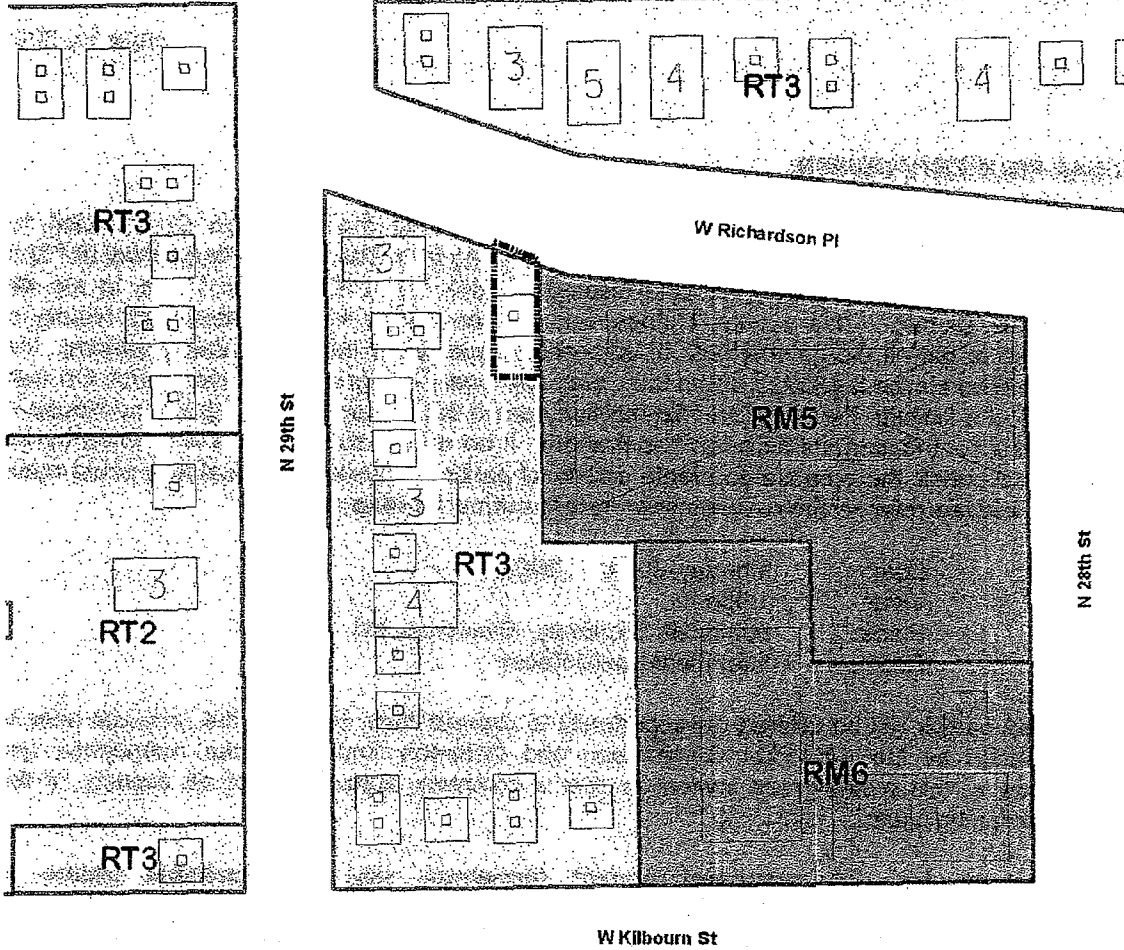


EXHIBIT 1

C.C. Number 080148
Proposed Zoning Change
From RT3 to RM5
June 2008



Blumberg No. 5119
EXHIBIT
1

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. To request this service, contact the Department of City Development, 809 North Broadway, Milwaukee, WI 53202, telephone 286-5939.

EXHIBIT 2



Anticipated Permit
Issuance Date September 3, 2007

Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Martin G. Collins
Commissioner
Tracy Williams
Chief Operations Officer

Date Permit Application Received August 9, 2007

SUBJECT: Building Address: 2841 W Richardson Place
Building Name or Owner Neighborhood House Milwaukee
Occupancy Single Family Dwelling
Historical Area *NA Year Built 1900
Contractor's Name Walters Wrecking Inc. Phone No (262) 784-8060
Contractor's Address 1300 South Barker Road, Brookfield WI. 53045

You are hereby notified that we have received an application for a permit to demolish the subject building. We will hold this application for 16 working days before a permit is issued. A check in the amount of \$217.74 must be submitted by you within 7 days prior to the anticipated issuance date above. (CONTRACTORS ONLY) Also all necessary documentation must be on record with the Condemnation Division prior to a permit being issued. No wrecking will be permitted until the permit is issued. If you have any questions regarding this notice, please call Annette at 286-2795.

The following parties are also being notified.

Alderman # 4 Robert J Bauman,
City Clerk's Office, Room 205, City Hall

Historic Preservation Commission
809 N Broadway, ATTENTION: Paul Jakubovich

***IF THIS BUILDING IS IN A HISTORIC DISTRICT, YOU MUST APPLY FOR A CERTIFICATE OF APPROPRIATENESS THROUGH HISTORIC PRESERVATION.**

Name Contractor: Walters Wrecking Inc.

Daily Reporter
P O Box 514033
Milwaukee WI 53203-3433

Please run this notice shown below in the Daily Reporter for one (1) day as soon as possible and send us one (1) affidavit of publication and bill our account.

NOTICE PURSUANT TO SECTION 200-26-5 OF THE MILWAUKEE CODE OF ORDINANCES:
AN APPLICATION FOR A PERMIT FOR THE DEMOLITION 2841 W Richardson Place HAS BEEN RECEIVED ON **08/09/07** BY THE CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES.

CC: Condemnation Division
Microfilm
Plumbing Division
Brook Vanderberg, Mayor's Office
Ralph Sorenson, Municipal Bldg. Room 710

at



EXHIBIT 3

SUMMONS AND COMPLAINT – MILWAUKEE COURT – CITY OF MILWAUKEE
 COUNTY OF MILWAUKEE – STATE OF WISCONSIN

CITY OF MILWAUKEE VS.	DATE OF SERVICE	CASE NUMBER
DEFENDANT(S) NAME AND ADDRESS (LAST NAME FIRST)		
NEIGHBORHOOD HOUSE OF MILWAUKEE INC CLARENCE JOHNSON, RA 2819 W RICHARDSON PL MILWAUKEE, WI 53208	DATE OF BIRTH _____	PHONE <u>933-6161 X163</u>
	SEX _____ RACE _____ EYES _____ HAIR _____ WT _____ HT _____	
CORPORATION ID # 6N04195	DRIVER'S LICENSE NUMBER	
VIOLATION OF MILWAUKEE CODE OF ORDINANCE (BUILDING AND ZONING CODE) CHAP. 225 (1 CT), 275 (28 CTS)	<p align="center">DATE AND TIME FOR APPEARANCE</p> <p align="center">MUNICIPAL COURT 951 N. James Lovell Street Milwaukee, WI 53233</p> Date: <u>7-5-07</u> Time: <u>8:30 A.m.</u> 2	
DATE OF VIOLATION 9/13/2006 / 4/27/2007		
ADDRESS OF VIOLATION 2841 W RICHARDSON PL		
SERIAL NUMBER #5822611, 12, 13		

The complainant complains on the plaintiff's behalf that on the above date in the City of Milwaukee, Wisconsin that the defendant as owner, operator or occupant violated the above-designated section of the Milwaukee Code by refusing or neglecting to obey a lawful order of the Commissioner of the Department of Neighborhood Services, City of Milwaukee. A copy of the order is attached issued pursuant to Sec. 200- 12 of the Milwaukee Code of Ordinances. **NEIGHBORHOOD HOUSE OF MILWAUKEE INC**, a Wisconsin Corporation, was at all of the times herein mentioned and now is a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin and the above violations were committed by and through its officers and agents.

The penalty for violation of the foregoing ordinance is contained in Sec. 200-19 of the Milwaukee Code of Ordinances and provides for a daily forfeiture of not less than \$150.00 nor more than \$10,000.00 for each offense together with the costs of prosecution and in default of payment thereof, no more than 90 days in the County Jail or House of Correction. The above-named defendant may, prior to the Court appearance, enter a plea of not guilty by mail. The court will notify you of your trial date by mail.

WHEREFORE, plaintiff demands a forfeiture judgment against the defendant and in the case of nonpayment of such judgment, imprisonment in the County Jail or House of Correction.

If you file an appeal from the judgment of the Municipal Court, you have the right to request a jury trial on appeal.

State of Wisconsin) The Complainant herein being first duly sworn on oath deposes and says that he has read the foregoing complainant and
) SS knows the content thereof, and that the same is true of his own knowledge except as to those matters therein alleged on
 Milwaukee County) information and belief and as to those matters he believes them to be true.

Complainant's Signature By *Kerou Jacobs*

Payroll Number 004193 Date Typed: 5/8/2007

THEREFORE, you are hereby summoned to appear at the Milwaukee Municipal Court in Milwaukee, Wisconsin, to answer said complaint at the place and on the date and time set forth above; and in case of your failure to appear, judgement may be rendered against said corporation.

APPROVED FOR FILING BY CITY ATTORNEY _____

DATE OF ISSUE _____



Pink Defendant
 Yellow Muni Court
 White DNS

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Residential
4001 S. 6th St.
Milwaukee, WI 53221

DEPARTMENT COPY

Serial #: 005822611
Inspection Date: September 13, 2006
District #: 59
CT: 136

sing-cod

Recipients:
NEIGHBORHOOD HOUSE OF MILWAUKEE INC, CLARENCE JOHNSON RA, 2819 W RICHARDSON PL,
MILWAUKEE, WI 53208

Re: **2841 W RICHARDSON PL**

Taxkey #: 388-0912-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below **within 90 days of service of this order.**

Certificate of Code Compliance Program. The City of Milwaukee Code of Ordinances includes a provision for a Certificate of Code Compliance in designated areas and properties in the city. The violations noted in this letter prevent the issuance of the final certificate.

Exterior

South Side

1. 275-32-8
Repair, replace, or remove the defective fence.
2. 275-32-6
Replace and properly install missing rain gutters.
3. 275-32-6
Remove obstruction from rain gutters.
4. 275-32-3
Replace defective siding on exterior walls.
5. 275-32-3
Replace missing siding on exterior walls.
6. 275-32-3
Replace defective trim boards on exterior walls.
7. 275-42-4
Provide at least one window screen for each habitable room.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

8. 275-32-4-a
Replace missing window panes and putty.

North Side

9. 275-32-10
Repair or replace defective service walk.
10. 275-32-6
Remove obstruction from rain gutters.
11. 225-4-a-1
Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.

East Side

12. 275-32-10
Repair or replace defective service walk.
13. 275-32-6
Repair or replace defective downspout.
14. 275-32-6
Connect downspout to receiver and seal connection.
15. 275-32-6
Remove obstruction from rain gutters.
16. 275-32-3
Replace defective siding on exterior walls.

West Side

17. 275-32-3
Replace defective fascia boards.
18. 275-32-6
Connect downspout to receiver and seal connection.
19. 275-32-6
Remove obstruction from rain gutters.
20. 275-32-3
Replace defective trim boards on exterior walls.

Porch

21. 275-32-4-a
Replace broken window pane.

22. 275-32-3-g
Repair or replace defective handrail on porch steps.
23. 275-32-3-h
Handrails required on open sides of porch steps. Install missing handrail(s).
24. 275-32-3-g
Repair or remove defective skirting around porches.
25. 275-32-3-g
Restore defective masonry porch support column to a safe and sound condition.

This property is designated as an historic building under the City's Historic Preservation Ordinance. Prior to making any exterior repairs you should contact the Historic Preservation Commission at 286-5712 to determine whether any special conditions apply.

For any additional information, please phone **Eric Yanke** at [414]-286-8817 between the hours of 7:30am-9:00am or 3:30pm-4:15pm Monday through Friday.

Per Commissioner of Neighborhood Services By-



Eric Yanke

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the **Board of Zoning Appeals**, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

All other violations must be appealed to the **Code Appeals Secretary**, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-2503.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$50 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 for the fourth and all subsequent reinspections. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Residential
4001 S. 6th St.
Milwaukee, WI 53221

DEPARTMENT COPY

Serial #: 005822612
Inspection Date: September 13, 2006
District #: 59
CT: 136

sing-cod

Recipients:
NEIGHBORHOOD HOUSE OF MILWAUKEE INC, CLARENCE JOHNSON RA, 2819 W RICHARDSON PL,
MILWAUKEE, WI 53208

Re: **2841 W RICHARDSON PL**

Taxkey #: 388-0912-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below **within 90 days of service of this order.**

Certificate of Code Compliance Program. The City of Milwaukee Code of Ordinances includes a provision for a Certificate of Code Compliance in designated areas and properties in the city. The violations noted in this letter prevent the issuance of the final certificate.

General

1. 275-81-5
Premises must be maintained in a dust free, erosion free condition by suitable landscaping with grass or other planted ground cover, or by paving with asphalt, concrete, or such other means that may be approved by the Commissioner of Neighborhood Services.

This property is designated as an historic building under the City's Historic Preservation Ordinance. Prior to making any exterior repairs you should contact the Historic Preservation Commission at 286-5712 to determine whether any special conditions apply.

For any additional information, please phone **Eric Yanke at [414]-286-8817** between the hours of **7:30am-9:00am or 3:30pm-4:15pm Monday through Friday.**

Per Commissioner of Neighborhood Services By-



Eric Yanke

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Residential
4001 S. 6th St.
Milwaukee, WI 53221

DEPARTMENT COPY

Serial #: 005822613
Inspection Date: September 13, 2006
District #: 59
CT: 136

sing-cod

Recipients:
NEIGHBORHOOD HOUSE OF MILWAUKEE INC, CLARENCE JOHNSON RA, 2819 W RICHARDSON PL,
MILWAUKEE, WI 53208

Re: 2841 W RICHARDSON PL

Taxkey #: 388-0912-000

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Exterior

General

1. **275-32-3-a**
Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner).
2. **275-32-3-a**
Protect all wood trim with paint or other approved coating applied in a workmanlike manner.
3. **275-32-3-a**
Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.

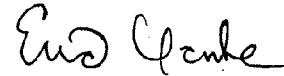
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OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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Per Commissioner of Neighborhood Services By-



Eric Yanke

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

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REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$50 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 for the fourth and all subsequent reinspections. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

LEAD PAINT CAUTION

Defective painted surfaces were noted on this inspection. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings. For information regarding lead safe repair practices, contact the Milwaukee Health Department at 286-0387.

TRADUCCION EN ESPAÑOL

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

EXHIBIT 4



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 11/12/2007
Ald. Robert Bauman District: 4
Staff reviewer: Paul Jakubovich
PTS #47177

Property 2841 W. RICHARDSON PL.

Owner/Applicant NEIGHBORHOOD HOUSE MILW Neighborhood House
2819 W RICHARDSON PL
MILWAUKEE, WI 53208

Proposal Raze two-story frame house.

Staff comments The applicants wish to raze the frame two-story house to make way for a small surface parking lot. The exact construction date of the house is unknown but preliminary research indicates that it was a Greek Revival structure probably constructed prior to the Civil War when Richardson Place was part of the old Watertown Plank Road--literally a roadway made of wooden planks from the surrounding forests. One of the earliest known owners is believed to have been Dr. Timothy Wadsworth. The building was encased in stucco over the original wood siding in the 1920s, robbing it of much of its original period character. However, the remaining rolled cornice moldings on the gables are typical of the Civil War era as are the simple peaked window tops.

The building is a contributing structure in the Concordia Historic District and buildings of this era are really quite rare in Milwaukee at this time because most of them have been demolished. Staff notes the recent success of moving the small, 1860s cottage in Brewers Hill to 1821 N. 2nd where it has been rehabilitated.

However it is only with reluctance that staff recommends demolition of the Wadsworth House because moving it does not seem to be an option at this point and there appears to be no other way of saving it. Any new parking would be reviewed by HPC and should be sensitive to the neighboring historic houses in terms of proper screening, landscaping and lighting.

* **Recommendation** Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action





AGENDA
CITY OF MILWAUKEE
HISTORIC PRESERVATION COMMISSION MEETING
Monday, November 12, 2007, 3:00 PM
City Hall - 200 East Wells Street, Room 301-A

Tim Stemper, Chair
Pat Balon, Vice Chair
Sandy Ackerman, Ald. Robert Bauman, Matt Jarosz
Sandra McSweeney, Ann Pieper Eisenbrown

- 1. ROLL CALL**
- 2. MINUTES**
 - A. Approval of the October 8, 2007 Historic Preservation Commission Meeting minutes
 - B. Request to correct Minutes of the September 10, 2007 HPC meeting.
- 3. CONSENT AGENDA**

None
- 4. PUBLIC HEARING**

None
- 5. OLD BUSINESS**

None
- 6. NEW BUSINESS**
 - A. COA to extend a Mothball Certificate for 804 W. Greenfield Ave. (Lohman Livery Barn, National Register Historic building)
 - B. COA for a Mothball Certificate for 1851 N. 2nd Street (Brewers Hill Historic District)
 - C. COA for the installation of a 20' x 60' LED sign on north side of Grain Silo, Building #16 (Pabst Brewery Historic District) PTS#38585
 - D. COA to raze 2841 W. Richardson Place (Concordia Historic District, Applicant: Neighborhood House)
 - E. COA for a new office building at southeast corner of Downer and Park; renovations to the former Mulkern Building at 2620-2650 N. Downer Avenue. (Downer Avenue Historic District)
- 7. OTHER BUSINESS**
 - A. Update on proposals for the Old Coast Guard station.

8. ANNOUNCEMENTS

- A. New Paving Brick/stone ordinance
- B. Recap of Statewide Preservation conference
- C. The next regularly scheduled meeting of the Historic Preservation Commission is Monday, December 10, 2007 at 3:00 PM, Room 301-A of City Hall, 200 E. Wells Street

9. ADJOURNMENT

PLEASE NOTE: If you have difficulty with the English language, you may bring an interpreter with you, at your own expense, so that you can answer questions and participate in the hearing. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Historic Preservation Office at 286-5712 or 286-5722. The building at 200 E. Wells St. is wheelchair accessible. Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. More information is available at www.milwaukee.gov/lobby or by calling 414-286-2238.

PARKING: Reduced parking rates are available at the Milwaukee Center self-parking structure. Entrances are located on N. Water Street or E. Kilbourn Avenue. Bring ticket to the Common Council, City Hall-Room 205 before the meeting for validation.

MATERIALS: If you require any audiovisual equipment or placement of display table(s) for a model, please notify our office by 10:00 on the Friday morning before the meeting.

LOCATION OF MEETING & BUILDING HOURS: This meeting will be held in Room 301-A of City Hall, 200 East Wells Street. City Hall is open until meetings for the day are concluded.

TELEPHONE: 286-5712 or 286-5722

.....
Staff Approved COA list for November 12, 2007 HPC meeting

1. 2665 North Lake Drive (North Point North Historic District) Install central air conditioning unit on grade next to foundation of house. Owner: Inga Berry (Issued 9/28/2007 PTS#30987)
2. 2626 North Terrace Ave. (North Point North Historic District) Boiler replacement and new venting. Owner: Ross Williams (Issued 9/26/2007 PTS#45962)
3. 2628 North Lake Drive (Edward C. Devlin House) Install new dimensional shingle roof, Certain Teed brand, Landmark Series, 30-year shingles in weathered wood color. All old shingles will be removed. New flashings and continuous ridge vents installed as needed. Flat roofs, not visible from the street, to be replaced with membrane roof. Owners: Jeff Benthoff and Julie Penman (Issued 10/15/2007 PTS#46501)
4. 1150 East Brady Street (Brady Street Historic District) Install new non-illuminated, sandblasted cedar wall sign. Owner: Three Holy Women Parish (Issued 10/11/2007 PTS#46416)
5. 816 East Brady St. (Brady Street Historic District) - Amended COA - Install new individual letter, externally illuminated sign on front elevation. Occupant: Anomaly Design (Issued 10/18/2007 PTS#40736)

6. 730 West Historic Mitchell Street (Mitchell Street Historic District) Install new storefront window. Applicant: Chohan Irem (Issued 10/16/2007 PTS#46524)
7. 1849 North Palmer St. (Brewers Hill Historic District) Phase 1 – Remove substitute siding only. Owners: Christopher Banaszko/Benjamin Vandre (Issued 10/26/2006 PTS#46663)
8. 2519 E. Kenwood Blvd. (Fourth Church of Christ Scientist) Install new individual letter sign on signboard in existing metal frame (non illuminated) at street corner. (Note: This is not a cabinet - type sign). Owner: Chinese Christian Church of Milwaukee (Issued 10/22/2007 PTS#46657)
9. 2691 North Lake Drive (North Lake Drive Historic District) Install platform lift at back of house. Owner: Deborah Kern (Issued 10/26/2007 PTS#44683)
10. 2434 North Terrace Ave (North Point North Historic District) Rebuild front soffit and built-in gutter. Owner: Jessica & Ethan Lasser (Issued 10/29/2007 PTS#46851)
11. 3328 West Kilbourn Ave (Concordia Historic District) Install new dimensional shingle roof over existing to match shingles on garage. Owner: Amber E. Marvoff (Issued 10/23/2007 PTS#46686)
12. 2400 North Lincoln Dr. (North Point North Historic District) Install new storm water management basin next to the beach house and four storm water management mounds to the north of the beach house. Owner: Milwaukee County Parks Dept. (Issued 10/29/2007 PTS#46750)
13. 1020 West Historic Mitchell St. (Mitchell Street Historic District) Install cell tower on Mitchell Street Mall building roof. Owner: Cricket Communications (Issued 10/31/2007 PTS#46927)
14. 2590 N. Downer Ave. (Downer Avenue Historic District) Remove and temporarily store the popcorn wagon until new plans for its relocations are furnished and approved. (Issued 11/5/2007 PTS#40911)
15. 1020 West Historic Mitchell St. (Mitchell Street Historic District) Install cell tower on Mitchell Street Mall building roof. Owner: Cricket Communications (Issued 10/31/2007 PTS#46927)

EXHIBIT 5



MINUTES AS CORRECTED
CITY OF MILWAUKEE
HISTORIC PRESERVATION COMMISSION MEETING
Monday, November 12, 2007, 3:00 PM
City Hall - 200 East Wells Street, Room 301-A

Tim Stemper, Chair
Pat Balon, Vice Chair
Sandy Ackerman, Ald. Robert Bauman, Matt Jarosz
Sandra McSweeney, Ann Pieper Eisenbrown

ROLL CALL

Chair Tim Stemper called the meeting to order at 3 P.M.

Commissioners Present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, Tim Stemper

Commissioners Absent: Ann Pieper Eisenbrown

MINUTES

Approval of the October 8, 2007 Historic Preservation Commission Meeting minutes.

Sandra McSweeney made a correction to page 2, by adding her name as the commissioner who seconded the motion to approve the new garage with conditions at 2835 W. Kilbourn Avenue.

THE MOTION: Pat Balon moved and Matt Jarosz seconded a motion to approve the minutes of the October 8, 2007 meeting as corrected. The motion carried.

Request to correct Minutes of the September 10, 2007 HPC meeting.

In response to a request by Michael Hosale and his attorney Bruce T. Block to make corrections to the September 10, 2007 minutes with regards to the project at 2604 N. Lake Drive, Sandra McSweeney offered the following changes:

Page 3 paragraph 2 to read "Sandra McSweeney indicated that the sub-committee agreed that the front yard fence should not exceed 38" tall."

Page 3 paragraph 2 line 6 & 7 to read "were concerned that few repairs were taking place despite the long period of time that the scaffolding has been up."

Page 3 paragraph 2 line 7 delete "They are also opposed to the fencing in of the property for use as a dog kennel" and substitute "The Water Tower Landmark Trust neighbors were opposed to a fence that was being created to replace the fenced in area in the back yard that contained the owners dogs."

Page 3 paragraph 2 lines 9 & 10 corrected to read "neighbors were also opposed to the skylight being placed in the new roof.."

Staff Paul Jakubovich indicated that skylight installation required a building permit and there was no record of a permit taken out for the installation at this address. In answer to a question by Tim Stemper, Paul Jakubovich said that the way to correct the skylight issue would be to take it out when re-roofing.



THE MOTION: Sandra McSweeney moved and Pat Balon seconded a motion to approve the corrections to the September 10th minutes. The motion carried.

3. **CONSENT AGENDA**
None
4. **PUBLIC HEARING**
None
5. **OLD BUSINESS**
None
6. **NEW BUSINESS**

A. COA to extend a Mothball Certificate for 804 W. Greenfield Ave. (Lohman Livery Barn, National Register Historic building)

Staff Paul Jakubovich summarized the prior mothballing certificate that expired September 11, 2007 and indicated that efforts to fix the building or perhaps sell it had stalled due to a change in management. The matter is before the HPC to grant an extension of the mothball certificate to December 2008.

Charles Schudson, legal counsel for La Causa, was recognized. He outlined a five-point plan for the building:

- 1) La Causa will get an inspector and contractor out to the building by November 1st to make sure it is safe and secure
- 2) La Causa will have a contractor make necessary repairs by December 1st.
- 3) By January 1st brainstorm with La Causa personnel to determine if the organization can use the building or if it should be sold off
- 4) Between February and March 2008 make the building available to staff or the public for purchase
- 5) List the building for sale to the general public or consider donating it to arts groups for storage, etc.

Mr. Schudson said he was personally taking charge of the project to make sure all avenues for its preservation were explored. He said he is open to all creative adaptive uses for the building.

Rebecca Rabatin from DNS was recognized. She indicated that DNS had wanted to speak to La Causa before the mothball certificate was extended but they were satisfied with Paul Jakubovich's assurance that the project was moving forward.

THE MOTION: Matt Jarosz moved and Sandra McSweeney seconded a motion to grant an extension of the mothball certificate for one year until December 2008 with the provision that there be an update in 6 months to go over progress and see if DNS is happy. The motion carried.

B. COA for a Mothball Certificate for 1851 N. 2nd Street (Brewers Hill Historic District)

Paul Jakubovich gave an overview of the request for mothballing citing that the owner purchased the pre-Civil War era house with outstanding work orders and has not been able to afford the repairs. The current owner has not been able to live in the house and now wants to sell the building.

Joe Payne, inspector with DNS, was recognized. He said the house was not considered blighted and it was not endanger of becoming a drug house. DNS wants assurances that the snow will be shoveled and the grass cut. Other exterior issues include guardrails, gutters on the garage, cracks in the foundation and siding repairs. DNS had no objections to the mothballing.

Ald. Bauman expressed concern that significant interior features be secured so that they aren't stolen.

In answer to a question from Matt Jarosz, Paul Jakubovich indicated that there is no roofing on the porch and that repairs had stopped before the work was completed.

In answer to questions from the commissioners, Rebecca Rabatin was recognized. She had researched the property and talked to Chicago Title. The current owner was apprised of the outstanding violations on the building at the time she purchased it.

THE MOTION: Ald. Bauman moved and Sandra McSweeney seconded a motion to grant a mothball certificate for 3 months. The building is to be secured and protected so that it will be around for a new owner. The motion carried.

C. COA for the installation of a 20' x 60' LED sign on north side of Grain Silo, Building #16 (Pabst Brewery Historic District) PTS#38585

Staff Paul Jakubovich summarized the proposal. The requested sign is allowed by zoning. This kind of signage would not be appropriate in the other historic districts. In this instance, the placement of the sign will assure some use for the grain silos and generate some income.

The Brewery representative, Dan McCarthy was recognized and reiterated the developer's desire to have the upper floors of the silos reused, possibly as a destination restaurant. The sign would provide an income stream for the costly vertical transportation required for any reuse project.

In response to a question by Matt Jarosz, Dan McCarthy indicated that a vertical sign is technically possible but that it compromises the ads.

THE MOTION: Matt Jarosz moved and Pat Balon seconded a motion to approve the sign with elevation drawings to be submitted to staff and per conditions in the staff report. The motion carried.

Dan McCarthy asked whether the sign would still be approved if the current ordinance is modified to allow for messages to be changed at intervals less than 30 seconds. Ald. Bauman said the matter is a hot issue at the present. He said if the time frame is changed then The Brewery would have to come back before the HPC to request a change. Tim Stemper reiterated that the sign was approved as stipulated in the staff report with messages to be changed no less than once every 30 seconds.

D. COA to raze 2841 W. Richardson Place (Concordia Historic District, Applicant: Neighborhood House)

Staff Paul Jakubovich gave a summary of the proposal to raze the building and indicated

that it appeared to meet criteria H-1 of the guidelines for demolition. He stated that since the house was of pioneer vintage it would be desirable to have the wood salvaged from the house.

Tim Stemper asked why the HPC would acquiesce so fast to a demolition.

Ald. Bauman asked if they could delay the request for demolition. He was troubled that this was the last historic building on the Watertown Plank Road. It was a small lot with no access to the rear and was worse on the inside but that it was removing a taxable property. He stated that there were no parking problems here and that moving the house had not been explored. He said he did not want to take a position. He said Neighborhood House was a fine organization that is worth accommodating. He thought the group could wait 6 months.

John Zweifel from Neighborhood House was recognized. He said they have orders from DNS to repair the building. Ald. Bauman said that mothballing would be appropriate at this point and that building owners should always appeal so that they can negotiate the mothballing with DNS and historic preservation. Mr. Zweifel indicated that they had appealed the DNS orders and got a stay for 30 days. Tim Stemper stated that the HPC did not want the building to come down now. They should give it 6 months.

Don Schein, interim director of Neighborhood House, was recognized. He stated he has been interim director for 2 months and was unaware that the building had significance. He said there was no immediate need for the site. Neighborhood House acquired the property a year ago last September. Eight parking spots could be put on the site. This parking would alleviate the crowding with the buses dropping off children. He thought it was a public safety issue.

Tim Stemper stated that the building should be advertised to see if there was interest in moving it.

THE MOTION: Ald. Bauman moved to hold the item for 6 months. This was not a denial of their request. Sandra McSweeney seconded the motion. Mr. Schein asked if this decision was appealable. Ald. Bauman said there was no decision, the item was held. Mr. Schein was concerned about jail since there were DNS orders on the buildings. Mr. Jakubovich indicated that the building was not in as bad shape as 1851 N. 2nd Street so DNS should accommodate the HPCs decision. The HPC then voted and the motion carried.

E. COA for a new office building at southeast corner of Downer and Park; renovations to the former Mulkern Building at 2620-2650 N. Downer Avenue. (Downer Avenue Historic District)

Staff Paul Jakubovich summarized the proposal that consisted of a general rehab of the Mulkern Building and the construction of a new office building that would extend, in part, over the top of the Mulkern Building. Staff recommended the sash be unified to one style on the Mulkern Building, that the extension of the new building onto the old be set further back and that material samples be supplied.

Matt Rinka, the architect, was recognized. In response to questions by commissioners he

explained that

- ❖ the 18" limestone base tied the new building to the historic ones
- ❖ that there was clear glass in most of the window areas but that the spandrels were of frosted glass
- ❖ that rainscreen was a material used on Discovery World and was a resin product impervious to water and great for maintenance
- ❖ that the walled garden provided a break between the new building and the historic building behind it
- ❖ the building was rectangular but the walled garden was angled
- ❖ the height complemented the Downer Garage/Schwartz's Building at the south end and was just under 60 feet
- ❖ he called the building Scandinavian Modern and was trying to respect what was there by mixing old and new
- ❖ the Mulkern Building was to be painted a historic color to camouflage all the various remodelings that used different color brick
- ❖ Matt Rinka passed around small samples of the rainscreen product and the metal cladding

Staff Paul Jakubovich and Carlen Hatala indicated that the commission look at and use the Downer Avenue guidelines to frame their discussion of whether or not the project was appropriate for the historic district. Paul Jakubovich indicated that the new building, as a stand alone, was ok, but that there is a concern where it extends over the top of the adjacent historic building. He stated the importance of maintaining sightlines and that the National Park Service has guidelines about this sort of thing. He asked the commission if building on top of a historic building is a precedent that they would want to set for the future.

Ald. Bauman thought the project was an improvement over the current drive-through on the site. He thought it substantially met the guidelines.

Joel Lee, one of the developers was recognized. He thought the HPC was too critical of the projects it reviewed.

Sandra McSweeney expressed concerns over the mix of materials and thought the tall brick garden wall at the rear was an unfriendly appendage. She thought it looked too mixed up and the wall might be improved with bushes or a re-design. She added that one either works within the district or not. The proposal is a very large imposing building, very cold, abutting a residential area. She thought that it gave the same impression as the boarded up windows on a Walgreen's.

THE MOTION: Ald. Bauman made a motion to approve the proposal. Staff Carlen Hatala asked if he wanted the details to be worked out with staff. Sandra McSweeney asked about the guidelines for new construction. Pam Frautschi was recognized. She asked whether or not the state historic preservation office had been notified and consulted about this project since there had been an issue with the proposed parking ramp earlier. She questioned whether the Planned Development had described this proposed office building as a 3 story or 4-story project. Matt Rinka said he had not yet submitted the project to the state. He had not been involved in the planned development so did not know how the building had been presented. Tim Stemper commented that if the HPC approved the project it could be in violation when the state reviewed it. Sandra McSweeney wanted staff to

look at materials. Ald. Bauman added to his motion that staff was to review details and drawings for the project. Sandra McSweeney seconded the motion. The motion carried.

7. OTHER BUSINESS

1. Update on proposals for the Old Coast Guard station.

Staff Carlen Hatala reported that that there had been a call with another proposal for the Coast Guard Station. Tim Stemper added that the County wanted something done to the site before the Harley event next summer. Matt Jarosz said he had recently been through the building. Twelve years ago it might have been salvageable. It is built of book tile with a stucco exterior and there has been significant deterioration. The costs to rehabilitate would exceed its value. He said he has been contacted by three groups/individuals: the former divers who wanted to do a marine museum, Paul Scheible who saw the building as a clearinghouse for community activists, and Dave Rinka who said he had an investor with money who wanted to restore the building. Matt had talked to Kevin Haley at the County. While there are well-intentioned people, the restoration would require someone with money up front.

Matt Jarosz announced that UWM would be doing a 10 Most Endangered program at the end of January or early February.

8. ANNOUNCEMENTS

1. New Paving Brick/stone ordinance

Ald. Bauman reported that the new ordinance requires DPW to save granite and brick pavers when doing street projects. They will be inventoried and sold to the public. There are 30,000 pavers extra from the Pabst project. There will be a test selling of 18,000 pavers.

2. Recap of Statewide Preservation conference

Pat Balon reported on some of the sessions at the conference and that the networking was valuable.

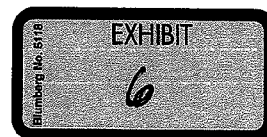
9. ADJOURNMENT

THE MOTION: There being no further business, Matt Jarosz moved and Tim Stemper seconded a motion to adjourn. The motion carried and the meeting adjourned at 5:30 P.M.

EXHIBIT 6

REDACTED

From: Hatala, Carlen [mailto:Carlen.Hatala@milwaukee.gov]
Sent: Tuesday, November 27, 2007 4:15 PM
To: John Zweifel
Subject: Richardson Place



Mr. Zweifel,

I am responding to the e-mail you sent to Paul Jakobovich. I am the person who prepares the minutes. I usually write them up the week before the next HPC meeting. Unfortunately, I have not yet started on the minutes from the November 12th meeting. I just have my handwritten notes at the present time.

I am in the process of preparing the summary for the house. Additional research needs to be done and I will not be able to get to that until after the December HPC meeting. I want to find the name of the pioneer who built the house.

We do know that Dr. Timothy D. Wadsworth, a homeopathic physician, lived in the house from 1885 through about 1900. He was an 1866 graduate of the New York Homoeopathic Medical College (today's New York Medical College) and relocated to St. Louis, Missouri in 1868. He first shows up in the Milwaukee City Directory in 1885. With Dr. Wadsworth lived sons Timothy B. and Benjamin T. (or were they the same person—the city directories are notorious for transposing names), and daughters Frances S., Grace S., and Hattie (Harriet) M. Most of the time Dr. Wadsworth practiced out of his home but is shown at offices at 401 Grand Avenue in 1889. Dr. Wadsworth apparently retired and returned to his early home in Connecticut and died there unexpectedly at the age of 63/64 (sources vary) on December 17, 1901. We know his house faced N. 29th Street (also called Queen Anne Place) from both the city directories and fire insurance maps. It had originally faced the Watertown Plank Road. After Wadsworth died, the house got moved again to face Richardson Place, then called Dunbar Place (the remnant of the old plank road). Two duplexes were built on the site of Wadsworth's house facing 29th Street. The duplex at 942-44 N. 29th was built in 1906 for M. Bingenheimer and designed by architect Charles J. Keller. The duplex at 948-50 N. 29th street was also built by Bingenheimer, in 1907. No architect is listed for this latter duplex. We are also trying to locate an article that was written about the house and Dr. Wadsworth many years ago which Paul had read. The article chronicled the pioneer history of the house, how it had faced the plank road and that it had been moved around a couple of times in its history. The thrust of the article was the fact that the house represented an early pioneer dwelling that had faced the city's first plank road, a transportation breakthrough in its era.

When more research is completed, we will produce a flyer similar to one we prepared for the cottage at 2025A N. Palmer Street. The owner of the cottage wanted to raze the building since he already had another rear cottage on his property. We got publicity around the cottage, the neighborhood distributed the flyer, and someone from the neighborhood decided to take on the challenge. The new owner worked with Paul and arranged for moving

the building, obtained all the necessary certificates of appropriateness and then proceeded with the rehabilitation of the cottage after having it moved to their lot. The former owner of the cottage was not involved in any of the financial matters involved in the move, nor was he involved in the rehab of the building at its new location. We would expect the same in this instance. Paul would be working with the prospective buyer/mover and with Ald. Bauman. There might be a city-owned lot that the new owner could purchase. We will be investigating that. The historic preservation section currently has no funding to assist property owners with their historic buildings. If there is no interest within the community to move 2841 W. Richardson Place, then that will end things. The HPC will be satisfied that at least some effort was made to preserve this structure.

We have worked a number of times with owners and DNS to straighten out matters of code violations, raze orders and the like. Paul will be able to assist you with this part.

If you have any additional questions please feel free to contact me or Paul.

Carlen Hatala
Senior Planner
DCD-Historic Preservation
chatal@milwaukee.gov
(414) 286-5722

Paul Jakubovich
Planner
DCD-Historic Preservation
pjakub@milwaukee.gov
(414) 286-5712

EXHIBIT 7



AGENDA
CITY OF MILWAUKEE
HISTORIC PRESERVATION COMMISSION MEETING
Monday, April 14, 2008, 3:00 PM NOTE CHANGE OF LOCATION
809 Building 809 N. Broadway FIRST FLOOR BOARD ROOM

Pat Balon, Chair
Matt Jarosz, Vice Chair
Sandy Ackerman, Ald. Robert Bauman,
Sandra McSweeney, Ann Pieper Eisenbrown

1. **ROLL CALL**
2. **MINUTES**
 - A. Discussion/Approval of the January 28, 2008 minutes of the Special Meeting of the Historic Preservation Commission
 - B. Approval of the March 17, 2008 Historic Preservation Commission Meeting minutes
3. **CONSENT AGENDA**

None
4. **PUBLIC HEARING**

None
5. **OLD BUSINESS**
 - A. Certificate of Appropriateness for the demolition of 2841 W. Richardson Place. (Concordia Historic District)
5. **NEW BUSINESS**
 - A. Restoration of 2714 W. Burnham St. (Frank Lloyd Wright System Built Houses Historic District) PTS#28654
 - B. Demolition of garage at 930 N. 34th St. (Concordia Historic District) Applicant: Arne and Marie Vedum PTS#49643
 - C. Restoration of Lion Bridge in Lake Park (North Point North Historic District) Applicant: Milwaukee County PTS #41398
7. **OTHER BUSINESS**
 - A. Briefing on open meetings law by Assistant City Attorney Melanie Swank
 - B. Vote on the nominees for the Cream of the Cream City Awards
 - C. Update on Transformer Room on Belleview elevation of new parking garage at 2574 N. Downer Ave. (Downer Avenue Historic District)
 - D. Update on status of 1851 N. 2nd Street (Brewer's Hill Historic District).
8. **ANNOUNCEMENTS**
 - A. The next regularly scheduled meeting of the Historic Preservation Commission is Monday, May 19, 2008 at 3:00 PM, Room 301-A of City Hall, 200 E. Wells Street
9. **ADJOURNMENT**



PLEASE NOTE: If you have difficulty with the English language, you may bring an interpreter with you, at your own expense, so that you can answer questions and participate in the hearing. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Historic Preservation Office at 286-5712 or 286-5722. The buildings at 200 E. Wells St./809 N. Broadway are wheelchair accessible. Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. More information is available at www.milwaukee.gov/lobby or by calling 414-286-2238.

PARKING: Reduced parking rates are available at the Milwaukee Center self-parking structure. Entrances are located on N. Water Street or E. Kilbourn Avenue. Tickets can be validated at the City Hall Information Desk.

MATERIALS: If you require any audiovisual equipment or placement of display table(s) for a model, please notify our office by 10:00 on the Friday morning before the meeting.

LOCATION OF MEETING & BUILDING HOURS: This meeting only will be held in the first floor Board Room of 809 N. Broadway. The 809 Building is open until meetings for the day are concluded.

TELEPHONE: 286-5712 or 286-5722

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Staff Approved COA list for April 14, 2008 HPC meeting

1. 2367 N. Wahl Ave (North Point North Historic District) Repair roof. Applicant: David Manganast, Harry Pinkus, Sara Sherman PTS# 49012 Issued 3/3/2008
2. 2252 N. Summit Ave. (North Point North Historic District) New window installation for a bathroom remodeling. Applicant: Brad & Tiffany Tinsey PTS#49672 Issued 4/2/2008
3. 2134 North Sherman Blvd. (Sherman Blvd Historic District) Tuckpoint as needed. Rebuild front dormer, parapet and chimney – reset coping stone as needed. Applicant: Richard J. Baraowski PTS#36851 Issued 11/5/2008
4. 2920-22 W. State St. (Concordia Historic District) Install wood fence and gate running east and west across side yard between houses. Fence to be set back slightly from front elevation. Owner: Michael & Carolina Stark PTS#49730 Issued 4/4/2008.
5. 2910 W. State St. (Concordia Historic District) Install wood fence running east and west across side yard between houses. Fence to be set back slightly from front elevation. Owner: Marilyn Weiland PTS#49731 Issued 4/4/2008
6. 2217 N. Sherman Blvd. (Sherman Blvd Historic District) Repair/replace missing areas of stucco on all sides of garage surfaces. Replace missing soffit and fascia boards on all sides of garage. Install one steel overhead garage door and two, steel, four panel, service doors. Paint all exposed surfaces in white. Eliminate all windows by infilling the openings with stucco to match rest of wall. Owner: Ray Perine PTS#48449 Issued 2/19/2008
7. 2691 N. Lake Dr. (North Point North Historic District) Install new wood privacy fence in rear yard on north lot line facing East Park Place. Return fence along east edge of driveway to garage and install gate. Install wood pergola in side yard near rear door. NOTE: Fence will be at least 50% open using metal grill for the top two feet of the fence, which will not exceed 6 feet in overall height. Owner: Deb Kern PTS#44683 Issued 4/3/200

EXHIBIT 8



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

4-11-08

HPC meeting date: 11/12/2007
Ald. Robert Bauman District: 4
Staff reviewer: Paul Jakubovich
PTS #47177

Property 2841 W. RICHARDSON PL.

Owner/Applicant NEIGHBORHOOD HOUSE MILW
2819 W RICHARDSON PL
MILWAUKEE, WI 53208

Proposal Raze two-story frame house.

Staff comments The Historic Preservation Commission held off a decision last November on razing the house with the hope that someone might be willing to move the building to a new location. HPC staff worked with the Department of Neighborhood Services to defer the outstanding orders on the building through May 1, 2008.

Moving the house does not seem to be an option at this point, despite some effort, and there appears to be no other way of saving it. Staff recommends carefully salvaging significant pieces of the old growth framing lumber that are likely still well preserved within the building's walls. Salvaging lumber not only saves an irreplaceable material, but also reduces the amount of debris sent to landfills.

Staff also recommends that a COA for razing be issued on May 1 or after because there still might be some last minute interest in saving the structure. Any new parking or structure on the lot would be reviewed by HPC. Parking should be sensitive to the neighboring historic houses in terms of proper screening, landscaping and lighting.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action

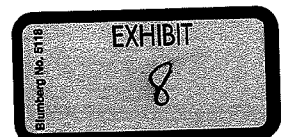


EXHIBIT 9



MINUTES AS AMENDED
CITY OF MILWAUKEE
HISTORIC PRESERVATION COMMISSION MEETING
Monday, April 14, 2008, 3:00 PM NOTE CHANGE OF LOCATION
809 Building 809 N. Broadway FIRST FLOOR BOARD ROOM

Pat Balon, Chair
Matt Jarosz, Vice Chair
Sandy Ackerman, Ald. Robert Bauman,
Sandra McSweeney, Ann Pieper Eisenbrown

1. ROLL CALL

Chair Pat Balon called the meeting to order at 3:10 PM.

Commissioners Present: Sandy Ackerman, Pat Balon, Ald. Robert Bauman, Matt Jarosz, Sandra McSweeney, Ann Pieper Eisenbrown

Staff Present: Carlen Hatala, Paul Jakubovich, Vanessa Koster
Others Present: Gregg Hagopian, Melanie Swank

2. MINUTES

Discussion/Approval of the January 28, 2008 minutes of the Special Meeting of the Historic Preservation Commission

THE MOTION: Ald. Bauman moved and Sandra McSweeney seconded a motion to approve the minutes of the Special Meeting of January 28, 2008. The motion carried.

Sandra McSweeney requested that the matter of changeable paint color vs. permanent color be added to the May HPC agenda for discussion on policy.

A. Approval of the March 17, 2008 Historic Preservation Commission Meeting minutes

THE MOTION: Sandy Ackerman moved and Matt Jarosz seconded a motion to approve the minutes of March 17, 2008. The motion carried.

3. CONSENT AGENDA

None

4. PUBLIC HEARING

None

5. OLD BUSINESS

A. Certificate of Appropriateness for the demolition of 2841 W. Richardson Place. (Concordia Historic District)

Staff Carlen Hatala presented a brief history of the property. Staff Paul Jakubovich summarized the past HPC action on this matter. The request for demolition was held for six months, or until May. The Department of Neighborhood Services had requested that there be a resolution regarding violations by May 1, 2008.

Ald. Bauman stated that the Concordia neighborhood was opposed to the demolition. The demolition would not expand Neighborhood House's programming, would only add an asphalt parking lot, and that there was no parking problem to address.

Matt Jarosz asked if there had been any progress toward moving the building. Staff Paul Jakubovich indicated that a mover had gone to inspect the building and determined it could be moved. Utility wires would have to be dropped and the cost would come to about \$30,000.



The new executive director of Neighborhood House, Mr. Richard Cox was recognized. He said he would allow the commission to vote and would proceed from there.

Mr. Mark Schmidt from Neighborhood House was recognized. He said he went along with Mr. Cox.

THE MOTION: Ald. Bauman moved and Sandra McSweeney seconded a motion to deny the request to demolish the building. The motion carried.

6. **NEW BUSINESS**

A. Restoration of 2714 W. Burnham St. (Frank Lloyd Wright System Built Houses Historic District) PTS#28654

Denise Hice, president of Frank Lloyd Wright Wisconsin, was recognized. She summarized the efforts of the organization and how the restoration of 2714 W. Burnham will fit into the programming and future plans of the organization. The organization received a \$150,000 grant from the Save America's Treasures program and has raised \$400,000 toward the restoration so far. Two other houses in the district, also owned by the organization, will have their exteriors restored.

Mike Lilek, board member of Frank Lloyd Wright Wisconsin, was recognized. He summarized the actions taken as background to this project and stated that the group was ready to advertise for bids. The National Park Service and the State Historic Preservation Office had already given their approval to the proposed restoration.

Staff Paul Jakubovich showed images of the building and details of the original fabric that will be restored. Commissioners were in agreement that the proposed restoration approach was appropriate.

THE MOTION: Ald. Bauman moved and Sandra McSweeney seconded a motion to approve the restoration. The motion carried.

B. Demolition of garage at 930 N. 34th St. (Concordia Historic District) Applicant: Arne and Marie Vedum PTS#49643

Staff Paul Jakubovich reviewed the applicant's proposal to demolish the current non-historic garage. The owner is currently working with staff on the design of the new 4-car garage that will take its place.

THE MOTION: Ald. Bauman moved and Sandra McSweeney seconded a motion to approve the demolition based on h-2 and d-6 of the ordinance and preservation guidelines. The motion carried.

C. Restoration of Lion Bridge in Lake Park (North Point North Historic District) Applicant: Milwaukee County PTS #41398

Staff Paul Jakubovich summarized the proposal to restore the Lion Bridge. The bridge was narrowed in the 1960s to convert it from vehicular to pedestrian only traffic and will maintain that width in the restoration. Some limestone blocks will have to be replicated due to severe deterioration. New landscaping will be done from the top of the hill to about 40 feet down the slope.

Kevin Haley from the Milwaukee County Parks was recognized. He stated that the County was working with the consulting firm of Mead and Hunt and the State Historic Preservation Office. Fundraising will have to be done to replace the bollards, as the County was not successful in getting a coastal management grant for the project. They are ready to start work this summer.

THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to approve the restoration as outlined in the staff report. The motion carried.

7. OTHER BUSINESS

A. Briefing on open meetings law by Assistant City Attorney Melanie Swank

Assistant City Attorney Melanie was recognized. She referred to the handouts provided for the HPC commissioners. She recommended consulting the State Department of Justice website for information about open meetings requirements. Ms. Swank recommended consulting with her on any gray areas related to Open Meetings requirements. She then followed an outline she provided to the commissioners and went over what constitutes a governmental body, what triggers the Open Meetings law, what constitutes a walking quorum and so on. Some of her recommendations included:

- ❖ She cautioned against discussing any commission business (in person or by e-mail) away from the public meetings if the numbers of commissioners present constitutes a quorum.
- ❖ A statement such as "Do not respond to this message or forward" should be included in any e-mail communication to the commissioners so that it is not forwarded. There are ways to set up messages so that they cannot be forwarded or responded to.
- ❖ Conference calls can be used to conduct business except when there is evidence presented or formal testimony taken. The person must then be visibly present.
- ❖ If a quorum of HPC members attends the meeting of another governmental body, the HPC members should notify DCD and then a public notice will be prepared. It will state that the commissioners are in attendance for informational purposes and will not take any formal action. The same is true if a quorum of commissioners, or a sub-committee, would attend a preservation conference, for example.
- ❖ The law allows public comment only when public comment is anticipated. The law allows the public to attend but not to participate unless specifically allowed to speak. Permission to speak can be put on the agenda. The HPC would control the extent of the comments and set time limits.
- ❖ There are 13 exemptions to the Open Meetings requirement that permit, but do not require, a governmental body to convene in closed session. Some of these include promotions, demotions, disciplinary action, and seeking of legal advice. The Milwaukee Corporate Counsel enforces the Open Meetings law. If there are violations Counsel can request training or can void decisions.

Ms. Swank had the following answers in response to questions by the HPC:

1. Cream of the Cream City Awards—A quorum of the commission may attend the annual Cream of the Cream City awards program. The invitation to the event does not constitute formal notice. Ms. Swank recommended calling her about the matter.
2. Site Visits—There is no Open Meetings violation if only a few commissioners show up. If it is known that a quorum will show up, prepare a notice. Avoid a walking quorum situation.
3. Sub committee to work on Cream of the Cream City Awards—If the chair appoints 2 or 3 members to work as a subcommittee then any of their meetings need to be noticed. If members "volunteer" to work on the awards, consult with Ms. Swank on details.
4. Subcommittees are empowered to review details of a project. Their meetings need to be noticed.
5. When there is a quorum for a training session, for example, today's briefing, that meeting needs to be noticed. If a member pays to attend a conference or convention there is no notice. If a quorum attends a paid conference then a notice is required with an explanation that no decisions are being made on behalf of the HPV.

6. Tape recording subcommittee meetings creates a record that is subject to Open Records law and records retention schedules. Tape-recording the subcommittee meetings is not required by law.

In answer to additional questions by the commissioners, Ms. Swank stated that members should be cautious about e-mails and avoid the walking quorum and that if the commission wants to allow public comment that needs to be specifically stated on the agenda.

[Ald. Bauman left the meeting]

B. Vote on the nominees for the Cream of the Cream City Awards

Pat Balon and Sandra McSweeney briefed commissioners on the nominees. The commissioners were then handed ballots and voted. Mayor Barrett will announce the winners.

C. Update on Transformer Room on Belleview elevation of new parking garage at 2574 N. Downer Ave. (Downer Avenue Historic District)

In response to a request from commissioners, Assistant Planning Director Vanessa Koster briefed the commission about the transformer room entrance on the Belleview Avenue side of the parking ramp. The solid doors will be surrounded by concrete masonry units and painted to match. There will be no design changes made to this area.

D. Update on status of 1851 N. 2nd Street (Brewer's Hill Historic District).

Paul Jakobovich stated that he had not issued a COA for mothballing this building. He introduced Rebecca Rabatin from the Department of Neighborhood Services to explain its status. Ms. Rabatin said that there is a federal fraud investigation pending on this property. DNS will authorize that the electricity be turned back on and that the code corrections can be done later.

8. ADJOURNMENT

THE MOTION: There being no further business, Sandy Ackerman moved and Sandra McSweeney seconded a motion to adjourn the meeting. The motion carried and the meeting adjourned at 5 P.M.

EXHIBIT 10

Neighborhood House
2841 Richardson Place Renovation
Site Visit Report
June 18, 2008



Introduction

This report summarizes the condition and observations we made on our site visit to the property at 2841 Richardson Place on Wednesday, June 11, 2008. Tom Christiansen (VJS General Superintendent), Gary Jorgensen and I visited the home and walked through all areas of the property with the purpose of compiling costs required to upgrade the property to a useable level. Following are our findings and recommended actions.

Site Visit Observations

The exterior of the building currently consists of stucco walls on all sides except for one small area on the back of the house where wood siding is visible on the second level.

The stucco appears to be in need of extensive patching due to expansion and contraction cracking over time. The wood trim at all window & door conditions should be resealed to the wall system as well to prevent water infiltration to the interior. Extensive preparation and painting will need to be done all on exterior trim to bring the property up to a useable level.



The exterior landscaping is very overgrown on all sides of the house and will require extensive work. The front, side and rear concrete walkways are very broken up and do not meet code requirements any longer. The walkways will need to be removed and re-poured, including the front stairs leading up to the entrance walkway to the house. The



existing wood fencing running around three sides of the house is in poor condition and falling over into the yard at most locations. This will need to be removed and/or replaced at some point.

The original existing wood windows appear to be in poor condition and will need to be replaced to prevent air and water infiltration. Seven windows have already been replaced previously with new vinyl windows. These appear to be in good condition.

The foundation system consists of block basement walls with a poured-in-place concrete slab on grade in the basement. The foundation block was observed to be breaking away at corner areas of the building. A structural engineer will have to be hired to review and determine the structural integrity of the foundation walls.



The front porch is need of some extensive work as well. A number of the pieces of window glass have been broken and will need to be replaced. The front wood steps leading up to the porch show significant wear and should be replaced to ensure they are still usable.

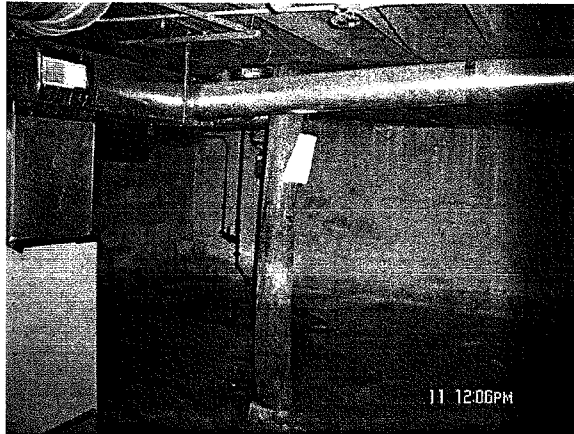
The exterior trim on the front porch is in need of extensive scraping and repainting. The wood floor on the interior of the porch appears to have sustained some water damage over time and should be refinished or replaced. Some of the wood skirting around the base of the porch is damaged and missing and will need to be replaced.



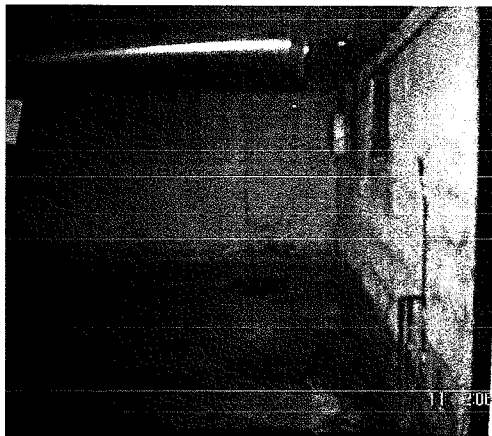
The shingle roofing appeared to be in worn condition and was coming up off the roof sheathing at some locations. Removal of the shingles and replacement with new shingle roofing is recommended. The gutters and downspouts are in poor condition as well. These should also be replaced and properly installed to help divert rain water away from the foundations.

The interior of the house consists of an unfinished basement, a First Floor level with a kitchen, dining room and (2) additional rooms all finished, and a Second Floor level with bedrooms, a rec room and a bathroom.

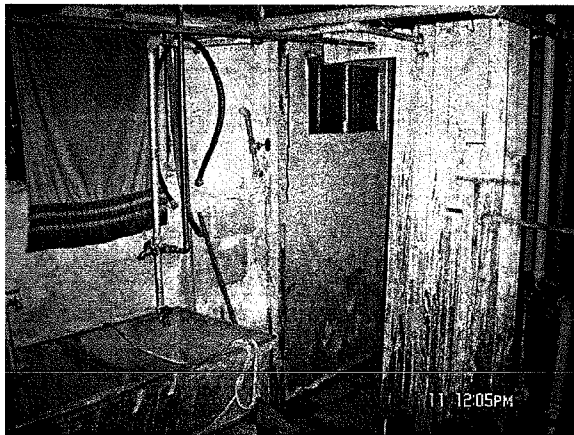
The basement holds an old furnace and water heater. A mechanical service technician will need to be hired to evaluate the condition of both pieces of equipment, however both appeared to be unusable and costs have been included in the budget to replace.



There is a single wood timber column in the center of the basement that was installed to provide intermediate support for the floor joists on the floor above. The wood column has bowed several inches and has caused both the first and second floor to slope into the center of the house. This column will have to be replaced and will require the surrounding first floor area to be "jacked-up" and a new steel column to be put in its place.



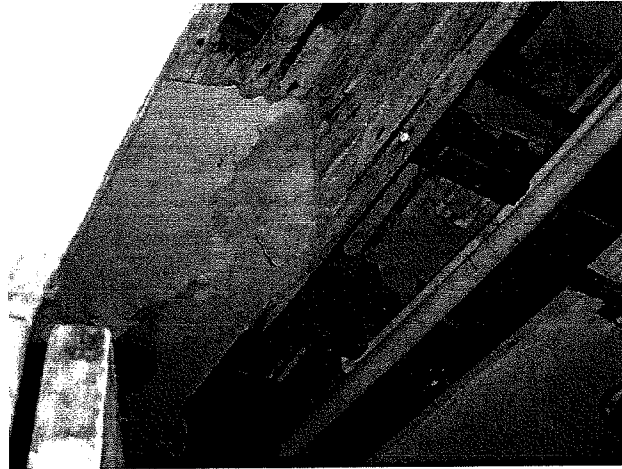
Significant ponding of water was observed in the basement as well. This may be caused by water infiltration through the existing foundation wall due to improper draining of the roof water both from this house and the neighboring garage. Steps may need to be taken to excavate around the entire foundation and waterproof the foundation wall to prevent any further water



infiltration. This has not been included in the budget but a waterproofing consultant should be hired to observe these conditions and provide a report.

The basement also contained a few storage areas with wooden shelving in them and one utilities closet with a double metal tub wash sink. All storage room partitions appear to be in dilapidated condition and have sustained water damage at their base. These partitions should be removed.

The first floor level has sustained significant water damage as well. Water appears to have leaked down from the second floor. The ceilings should be demolished and replaced with new gypsum board ceilings.



The first and second floor finishes show signs of extreme wear and tear at most locations and should be replaced.

The grout is coming out of the tile joints at several locations in the kitchen, and the base around most of the kitchen is missing. The kitchen sink faucet is not in working condition and will need to be replaced. The appliances are no longer working and will need to be replaced as well.

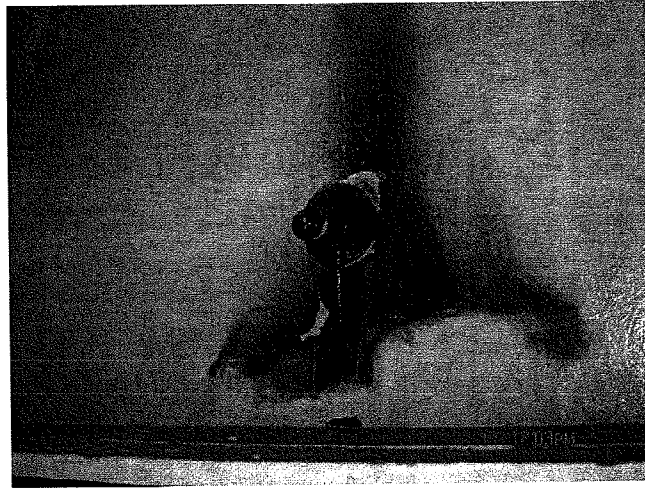
At one location, the ceiling has been removed and you are able to view the floor joists for the second floor. It appears that the previous installer of the plumbing lines cut away significant chunks of the existing 2nd floor joists to route the plumbing pipes in the ancillary space. At one location it was observed that only a couple of inches of joist remain intact. This may occur at more



locations than just the one observed, however this particular location is below the bathtub on the Second Floor. These floor joists are very unsafe in their current condition and will need to be replaced.

The Second Floor contains three bedrooms, a rec room and the only bathroom. As with the First Floor, the finishes appear to have sustained extreme wear and tear and should be replaced. Minor water damage appears to have been sustained at some ceiling locations which may be the result of a leaky roof. Further investigation will be required to determine the extent of water damage and roof leaks.

The electrical wiring and outlets will need to be inspected. At one location, there appeared to be heat or fire damage around a light socket. The entire system should be investigated and determined if still usable.



The bathroom fixtures appear to be unusable as well. Water to the building has been shut off, so we were unable to determine if the fixtures were still in working condition. But, regardless the fixtures appear to be beyond salvaging and will need to be replaced. A plumber should be hired as well to investigate the house's plumbing system and determine what additional deficiencies exist and need to be addressed.



In addition to these observations, a hazardous material agency should be hired to sample various building components and test for the presence of lead, asbestos and mold. Due to the age of the building, we feel that these materials will be present in some capacity. An allowance has been included for this testing and possible abatement.

Costs

Based on the conditions of the building and our observations during our walk-through, we have assembled a budgetary cost to bring the building up to code requirements and another cost to make the building tenant or rent-ready. The budget we set to bring the building up to code requirements is \$ 208,020. This includes \$15,000 for hazardous material testing and abatement, \$4,500 for a structural engineer's review and report on the buildings structure, \$25,780 for demolition of existing materials, finishes and appliances, \$15,410 for the replacement of floor joists and roof & floor sheathing, \$10,225 for the replacement of (11) existing wood windows, \$20,620 for new drywall partitions and ceilings that will be required and \$49,356 for Plumbing, HVAC and Electrical work that will be required. In addition to the listed costs, we have included minor costs for exterior concrete work, some masonry foundation wall restoration, shingle replacement, re-caulking of all exterior conditions, new fencing and landscaping.

In addition to the code required items, we feel that an additional \$ 80,820 will be required to make the house inhabitable again. These items include \$18,870 of additional finish carpentry, cabinetry and door/frame work, \$9,290 of additional stucco work on the exterior, \$4,260 of carpet and \$11,280 of painting and staining work through-out the house. In addition to these costs, we have included minor costs to replace hard tile flooring, re-finish wood flooring, provide new residential appliances and provide new window blinds.

Conclusion

During our site visit, we were able to observe requirements for extensive work both on the interior and exterior of the house. Additional inspections should be done by a structural engineer, hazardous material consultant, and mechanical, plumbing and electrical technicians. We have included allowances for their inspections and the work required from the findings, however a final cost for this work will only be realized once their inspections have been completed. While the \$80,820 budgeted for non-code related items aren't required for inspections, these items will need to be done to make the building useable in any capacity. With this in mind the final budget to renovate this house would be \$288,840.

Report prepared by: Eric Williams, VJS Construction
Estimator

EXHIBIT 11

PRESERVATION TOPICS #1

Historic Preservation Commission

City of Milwaukee

WHAT IS THE HISTORIC PRESERVATION COMMISSION?

On June 16, 1981, the Common Council of the City of Milwaukee repealed Section 2-335 of the Code of Ordinances relating to the Milwaukee Landmark's Commission and replaced it with a new section creating the Milwaukee Historic Preservation Commission. The Historic Preservation Commission consists of nine, unpaid, citizen members and is staffed by the Department of City Development. **The Milwaukee Historic Preservation Commission**

The Commission is charged with the responsibility of assisting in the preservation of the city's historic and cultural heritage by identifying buildings, sites, objects and districts that reflect elements of Milwaukee's cultural, social, economic, political and architectural history. The Commission aids in safeguarding this historic legacy by recommending that the Common Council designate eligible properties as local historic sites and districts protected by special design review procedures.

What Properties are eligible for designation?

Any structure, site or district, which possesses architectural, cultural or historical significance to the City of Milwaukee, may be considered for designation. In general, a structure, site or district is considered to possess these qualities if it:

1. Exemplifies the development of the cultural, economic, social or historic heritage of the City of Milwaukee, State of Wisconsin or of the United States.
2. Is the site of a significant historic event.
3. Is identified with a person or persons who significantly contributed to the culture and development of the City of Milwaukee.
4. Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
5. Embodies the distinguishing characteristics of an architectural type of specimen.
6. Is the work of an artist, architect, craftsman, or master builder whose individual works have influenced the development of the City of Milwaukee.
7. Embodies elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation.
8. Is related to other distinctive areas which are eligible for preservation according to a plan based on an historic, cultural, or architectural motif.
9. Is uniquely located as a singular structure, object or place which represents an established and familiar visual feature of a neighborhood, community, or the City of Milwaukee.

How are sites designated?

Section 308-81 of the Milwaukee Code of Ordinances defines the process by which a site may be designated as historic. Any person can petition the Historic Preservation Commission for the designation of a site by obtaining an application from the Commission staff.

Applications are reviewed by the staff for completeness and accuracy before being scheduled for presentation to the Commission. Upon reaching a preliminary conclusion that a site appears to satisfy the criteria of significance, the Commission instructs the staff to prepare a Historic Designation Study Report and to contact the owner or owners of the affected property, as well as

the owners of all properties that lie within two hundred feet of the boundaries of the proposed site or district, and inform them of the justification for, and probable effects of, the proposed designation. A minimum of twenty-five days after the notification letters are mailed, a public hearing is scheduled. Following the public hearing the Commission decides whether or not to recommend the site for designation to the Common Council and informs the affected property owners of their recommendation by letter. The Common Council then votes to either approve or deny the designation. If the designation is approved, the City Clerk notifies the owners of the affected property, the appropriate alderpeople, the Commissioners of City Development, Public Works and Neighborhood Services, and files a notice of the designation with the Milwaukee County Register of Deeds to be recorded with the deeds of the affected properties. Once notified of the designation by the City Clerk, the Commissioner of Neighborhood Services will not issue a building permit for a designated historic site or structure within a historic district without first obtaining a Certificate of Appropriateness (COA) from the Commission.

What are the advantages of having a site declared historic by the City of Milwaukee?

Other than the prestige and honor associated with having your building officially recognized as an important element of the City's cultural heritage, designation affords property owners the opportunity to exercise a greater measure of control over the future of their properties and neighborhoods than would otherwise be the case. By requiring that proposed new construction and exterior alterations be reviewed by the Historic Preservation Commission, the architectural integrity of Milwaukee's historic buildings and neighborhoods can be safeguarded against unsympathetic projects that would destroy the qualities that have made some buildings visual landmarks to generations of city residents and have given some neighborhoods their special character and identity.

It has been demonstrated in many communities that local designation may actually enhance property values by increasing the attractiveness of a district to potential residents or investors. The assurance that changes in an area's physical appearance will be carefully monitored to preserve its unique historic character tends to have a positive effect on property values by removing much of the uncertainty about future building alterations or changes in land use that might adversely impact neighboring structures.

In addition, city designation could make rehabilitation-minded property owners within certain historic districts eligible to apply for the generous federal income tax incentives contained in the Economic Recovery Tax Act of 1981. Briefly, if a depreciable structure is a contributing element within a certified local historic district, its owner may be eligible to apply for a 25% investment tax credit for expenses incurred in its rehabilitation, if the work is done in conformance with federal design standards.

What is the purpose of the Commission's design review responsibility and how does the review process work?

When a property is designated as a historic site under Section 308-81, it is protected from unsympathetic exterior alteration. Inappropriate exterior remodeling is the most prevalent cause of loss of historic character for old buildings. Although often well-intentioned,



such alterations as the replacement of original window sash with modern prefabricated units, the installation of vinyl or aluminum siding, or the removal of architectural trim such as eaves brackets, bargeboards, window caps or porches destroys the architectural integrity of old buildings and may actually lessen their resale value. Some alterations may even result in irreversible structural deterioration.

To prevent these unfortunate consequences from occurring, property owners are required to submit to the Historic Preservation Commission for review any project they wish to undertake that will affect the exterior appearance of their designated historic buildings. The Commission's review occurs as part of the building permit application process. If the project is consistent with the historic character of the building or historic district, the Commission will issue a COA and no further historical review would be required to obtain a building permit. In some cases, the COA may be issued by staff without official Commission review.

In the event the Commission finds that a proposed project will violate the historic integrity of the building or district in which it is located, it will schedule a public hearing within thirty days and, in the interim, attempt to negotiate changes in the project that will render it acceptable to the Commission. If no acceptable compromise can be reached prior to or during the public hearing, the Commission will refuse to issue a COA with the result that no building permit will be granted for the project by the Commissioner of Neighborhood Service. The aggrieved applicant may appeal to the Common Council, which may reverse or modify the decision of the Commission.

More detailed information on design review procedures can be obtained by contacting the Historic Preservation Commission staff.

Can designated historic properties be demolished?

The Historic Preservation Commission reviews applications for demolition permits in the same manner as applications for building permits. In considering such a request, the Commission takes into consideration the effect that the proposed demolition would have upon the historic district in which it is located or, in the case of an individually designated structure, the value of the resource to the cultural heritage of Milwaukee. It weighs these considerations against the owner's right to a reasonable use of the property, the public benefit of the project requiring the demolition, and the severity of the hardship that would be inflicted upon the owner should the request be denied. After taking into account these factors, the Commission may either grant or deny the request or defer making a determination for a period of up to one year while it attempts to find a method of saving the endangered structure. The owner may appeal the Commission's decision to defer judgement to the Administrative Review Appeals Board pursuant to Section 320-11 of the Milwaukee Code of Ordinances. During the period the Commission is considering a demolition request, the owner is enjoined from taking any action that would damage or lead to further deterioration of the building. In the event that the Commission denies a demolition request, the owner can appeal to the Common Council, which may reverse or modify the Commission's decision by a two-thirds vote.

Will owners be forced to restore or improve their historic properties if they are designated?

Designation of a structure, site or district is not intended to force property owners to recreate the original appearance of a building or neighborhood or make it like a museum. Property owners will not be forced to improve their buildings nor will they be required to restore them to their exact original appearance or recreate missing architectural features.

Instead, property owners will be encouraged to properly maintain their buildings and take pride in their neighborhood. When an owner contemplates making improvements to a building, the Commission will attempt to ensure that the work is done in a manner sympathetic to the structure's historic character and in conformance with good construction practice. The Commission staff includes trained professionals with expertise in historic preservation that stand ready

to assist Milwaukee residents with advice on the proper maintenance and restoration of historic buildings.

Will new construction be prevented at historic sites?

In designating a historic site or district, the Historic Preservation Commission is seeking to give recognition to a cultural resource that is still a viable asset to the community. The Commission does not want an area to stop growing and improving just because it has been designated as historic. As a result, new construction that is sympathetic to its surroundings in size, scale, materials and color will not be discouraged. Additions should be designed to respect the architectural integrity of the major publicly visible elevations of the older buildings around it or be located out of site.

Will property taxes be increased as a result of historic designation?

The City of Milwaukee's Tax Assessor's office does not consider historic designation as a factor when computing property tax assessments. It is sometimes the case that historic designation coincides with a general home improvement trend in the neighborhood. Property is revalued for tax purposes as a result of actual investment, but this is never the direct result of historic designation alone.

How does one obtain an application for historic designation?

To obtain an application for local historic designation or any other information about Milwaukee's Historic Preservation Commission, please contact the Commission staff at:

Historic Preservation Commission
Department of City Development
809 North Broadway
Milwaukee, WI 53202
Phone (414) 286-5705
FAX (414) 286-0730



ASSESSOR'S OFFICE
August 01, 2007

Mary P. Reavey
Assessment Commissioner

Peter C. Weissenfluh
Chief Assessor

NEIGHBORHOOD HOUSE MILW
2819 W RICHARDSON PL
MILWAUKEE, WI 53208

REC'D AUG 01 2007

RE: 2007 File No. 2219 Taxkey 388-0912-000
2841 W RICHARDSON PL

Dear Property Owner:

The following change has been made to the January 1, 2007 assessment of the above referenced property. This change has been made as a result of a review by the Board of Assessors as provided by Section 70.07 of the Wisconsin Statutes.

	<u>FROM</u>	<u>TO</u>	<u>CHANGE</u>
Land:	\$2,200	\$0	\$2,200 Decrease
Building(s):	\$81,800	\$0	\$81,800 Decrease
Total:	\$84,000	\$0	\$84,000 Decrease
Symbol:			
Class:	Residential	Exempt	

Exempt Status Change

IF YOU UNDERSTAND AND AGREE WITH THIS REVISION, NO FURTHER ACTION IS REQUIRED

If you wish to appeal the assessment at a hearing before the Board of Review, in accordance with Sec. 70.07(6), WI Statutes, you must notify the Assessor's Office, in writing, within fifteen days of the date on this letter. Your letter should indicate the property address, taxkey number, and file number. The Board of Review commenced meeting to consider 2007 matters on May 14, 2007. If you request a hearing before the Board of Review, you will be notified of a hearing date and time. If you have any questions regarding the assessment or appeal procedures call (414) 286-3651.

PLEASE NOTE: YOUR TAX BILL MUST BE PAID WHEN DUE, EVEN IF YOU ARE APPEALING THE ASSESSMENT.

BOA SR Template

Room 507, City Hall, 200 East Wells Street, Milwaukee, Wisconsin 53202
www.milwaukee.gov/assessor
Member International Association of Assessing Officers and the National Tax Association

