



CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.

Please print legibly.

Submitted on
NOV-1-2016

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

ADDRESS OF PROPERTY:

507-511-515 West. Historic Mitchell St

2. NAME AND ADDRESS OF OWNER:

Name(s): JIM WITKOWIAK

Address: 529 W. Historic Mitchell St

City: MILWAUKEE State: WI ZIP: 53204

Email: _____

Telephone number (area code & number) Daytime: _____ Evening: _____

3. APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): LUIS BARBOSA - ARCHITECT

Address: BMR DESIGN GROUP INC. 503 W. LINCOLN AV

City: MILWAUKEE State: WI ZIP Code: 53207

Email: BMRDESIGNL6@BIZWI.RR.COM

Telephone number (area code & number) Daytime: 414-384-2996 Evening: 414-324-2818

4. ATTACHMENTS: (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")
A digital copy of the photos and drawings is also requested.

_____ Material and Design Specifications (see next page)

B. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED
AND SIGNED.**

5. **DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

SEE ATTACHED PLAN OF OPERATION
WITH DESCRIPTION OF PROPOSED PROJECT.

6. **SIGNATURE OF APPLICANT:**

Luis Barbosa
Signature

LUIS BARBOSA
Please print or type name

NOV-1-2016
Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver or Mail Form to:
Historic Preservation Commission
City Clerk's Office
200 E. Wells St. Room B-4
Milwaukee, WI 53202

PHONE: (414) 286-5722

FAX: (414) 286-3004

www.milwaukee.gov/hpc

Or click the **SUBMIT** button to automatically email this form for submission.

SUBMIT

Plan of Operation

Date: September 14, 2016

Project: Proposed New Site Development at
507-511-515 West Historic Mitchell St. for:

- New Witkowiak's Plaza
- New Community Hall
- Relocation of existing building to be used as a flower shop

Owner: Jim Witkowiak
Witkowiak Funeral Home
529 W. Historic Mitchell St.
Milwaukee, WI 53204

Subject: **Request for Special Use**
Request for Dimensional Variance

Comments: To occupy the premises as an assembly hall.
The proposal includes building and assembly hall, relocating the house for a new flower shop, and includes 507-515 W. Historic Mitchell St. (to be joined by CSM)

Hours and Days of Operation:

Community Hall - From 9:00 a.m. to 12 midnight, Monday through Sunday

Flower Shop - From 9:00 a.m. to 6:00 p.m., Monday through Saturday

Description of Proposed Project:

- A. The proposed project calls for the removal and relocation of an existing two story wood framing building, from 515 W. Historic Mitchell St. to a vacant lot located at 507 W. Historic Mitchell St.
- B. Upon removal and relocation of the building from 515 to the 507 W. Historic Mitchell St., the other part of the proposed development calls for the purchase of the city-owned vacant lot located at 511 W. Historic Mitchell St. to combine it with the vacant lot left by the removal and relocation of the building at 515 W. Historic Mitchell St., to construct a new outdoor plaza facing Mitchell St. with a new community hall at the south end of the 507, 511 and 515 West Historic Mitchell St.

The developer, Jim Witkowiak, met with the City of Milwaukee to present the proposed development and they informed that the project was of interest to the City and requested an offer to purchase the city-owned lot at 511 W. Historic Mitchell St.

The developer prepared and submitted the offer to purchase the vacant lot.

- C. The developer is the owner of the Witkowiak Funeral Home, located at 529 W. Historic Mitchell St.
The proposed outdoor plaza will be adjacent to the funeral home parking lot.

The outdoor plaza will provide an open gathering area during the funeral services because at the present time, the people congregate on the sidewalk in front of the entrance to the funeral home.

The community hall will have an approximate capacity of 144 occupants.

The proposed new community hall will have parking on the south side of the building next to the public alley and will be able to use the parking lot of the funeral home.

The proposed community hall will be used to provide space for social activities and meals after the funeral services.

The front part of the existing building to be removed and relocated will be used as a flower shop and the rear as a kitchen area for the community hall.

Land Uses next to property on the same block:

- North side: playground, rectory, church
- South side: public alley, residential area
- East side: Funeral home parking lot and building to be removed and relocated
- West side: Funeral home

- The funeral home provides services throughout the metropolitan area and in the near south side.
- The existing funeral home has ample off street parking on the east and west sides of the funeral home.
- People are always dying to get into the funeral home. The deliveries, pickups, loading and unloading activities occur at all hours of the day and night.
- The number of pickups or deliveries each day is unknown. We are always on call 24/7.
- The funeral home has an enclosed garage in the rear for vehicles that load and unload away from public view.