

..Number

051460

..Version

PROPOSED SUBSTITUTE A

..Reference

041781

..Sponsor

ALD. BAUMAN

..Title

Substitute resolution amending the Third Ward Neighborhood Comprehensive Plan to change recommended building heights in part of the 4th Aldermanic District.

..Analysis

This resolution amends the Third Ward Neighborhood Comprehensive Plan to allow building heights in the Historic District to be comparable to that of adjacent buildings in a manner further specified in The Historic Third Ward Neighborhood Design Guidelines 2006 Edition.

..Body

Whereas, The Common Council of the City of Milwaukee adopted File No. 041781 on May 20, 2005, which approved the Third Ward Neighborhood Comprehensive Plan ("Plan") as an element of Milwaukee's Overall Comprehensive Plan; and

Whereas, The Plan sets forth recommendations for land uses, urban design and redevelopment strategies that are based on a synthesis of analysis and public involvement; and

Whereas, The Plan states in the first paragraph under the subheading "Buildings" in Chapter III: Neighborhood Land Use Strategies and Policies, Section 3.1 Overall Strategies and Policies (Applies to all Land Uses), Subsection C. Form Policies, that "Multi-story buildings with a minimum height of 30 feet should be required. A maximum height greater than the width of the fronting street right-of-way should be prohibited. Stated alternatively, the ratio of building height to street width should not exceed 1:1. This recommendation is consistent with the Historic Third Ward Design Guidelines;" and

Whereas, The Plan identifies Area A - Historic Third Ward District as one of six districts within the neighborhood that pose unique opportunities and provides specialized recommendations for each; and

Whereas, Since 1990, "Design Guidelines for the Historic Third Ward District" have provided flexibility while maintaining a general continuity of height at the street edge and harmony of street spaces by stating, "The height of street facades within the Historic District shall be contained within the range of 70% to 130% of adjacent building heights but not less than three stories (30 feet);" and

Whereas, Stakeholders in the neighborhood, including the Architectural Review Board, have said that the cited paragraph in the Plan unnecessarily restricts flexibility that has existed since the adoption of the 1990 Design Guidelines; and

Whereas, From time-to-time as conditions change and development opportunities present themselves, the City considers amending its comprehensive plans at the request of developers, landowners and elected officials; and

Whereas, On September 21, 2004, the Common Council adopted File No. 040565, setting forth an Evaluation, Update and Amendment Procedure for amending comprehensive plans; and

Whereas, That procedure, including a properly noticed public hearing, has been complied with; now, therefore, be it

Resolved, That the Common Council of the City of Milwaukee, approves the amendment of the Third Ward Neighborhood Comprehensive Plan so that the first paragraph under the subheading "Buildings" in Chapter III: Neighborhood Land Use Strategies and Policies, Section 3.1 Overall Strategies and Policies (Applies to all Land Uses), Subsection C. Form Policies, is deleted and replaced with the following text:

"In Area A - Historic Third Ward District, heights of new buildings should be comparable to that of adjacent historic buildings in a manner further specified in 'The Historic Third Ward Neighborhood Design Guidelines 2006 Edition.' Elsewhere, multi-story buildings with a minimum of 30 feet should be required and a maximum height greater than the width of the fronting street right-of-way is not recommended. Stated alternatively, the ratio of building height to street width should not exceed 1:1."

; and, be it

Further Resolved, That the Commissioner of the Department of City Development is authorized and directed to send copies of the amended Plan to the parties identified in it as having responsibility for implementation of the Plan for their reference and use.

..Drafter  
DCD:MM:mm  
06/07/06