

REDEVELOPMENT AUTHORITY OF THE CITY OF MILWAUKEE
MINIMUM DEVELOPMENT STANDARDS
VACANT LOTS IN BREWERS' HILL

OCCUPANCY

1. The structure shall be an owner-occupied one- or two-family dwelling.

SITING

- 1) The building shall be set back from the street approximately the same distance as the adjacent residences.
- 2) The main entrance shall be oriented toward the street.
- 3) Parking shall be located to the rear of the property if an alley is available.
- 4) The front, side and rear yards shall be landscaped in a traditional manner in accordance with historic preservation standards and as approved by Redevelopment Authority staff.
- 5) Building services from the alley (if available) shall be buried underground.

NEW HOUSE DESIGN

- 1) The house shall be compatible in design, size, and scale with other buildings on the street.
- 2) The house shall rest on a basement that extends a minimum of three feet above grade and is clad in cream brick.
- 3) The house shall have minimum floor-to-floor heights of 10 feet on the first floor and nine feet on the second floor.
- 4) The roof shall be steeply pitched with a minimum slope of 12/12, unless otherwise approved.
- 5) The facade design and fenestral pattern shall be compatible with other houses on the block.
- 6) The front door shall be sheltered by a porch or covered stoop of traditional design.
- 7) Windows visible from the street shall be wood, double-hung units that are tall and narrow in proportion with the height and width of the house. The glazing configuration shall be appropriate to the style of the house.
- 8) The exterior cladding materials shall be cream brick, cedar clapboards or wood shingles.
- 9) The building, on elevations visible from the street, shall be detailed with traditional architectural features such as cornices, frieze boards, corner boards, window enframements, water tables and raking boards at gables.
- 10) Chimneys shall be clad in cream brick with a corbelled cap at least six courses high.
- 11) Skylights shall be located so as to not be visible from the street.

HOUSE MOVES

- 1) Any house moved to the site must be constructed prior to 1915 and be of a style and materials compatible with the character of the other houses on the street as determined by Authority staff.
- 2) The building shall be set on a basement that extends a minimum of three feet above grade and is clad with cream brick.

All plans for lots located in the Brewers' Hill Historic District (all lots except the Palmer Street lot) must be approved by the Historic Preservation Commission. The Commission is an independent body and approval of plans by the Redevelopment Authority or its staff does not constitute or guarantee approval by the Historic Preservation Commission. Redevelopers are responsible for obtaining the Commission's review and approval.