



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES WITKOWIAK, CHAIR

Ald. Willie Wade, Vice-Chair

Ald. Michael Murphy, Ald. Robert Bauman, and Ald. T. Anthony Zielinski

**Staff Assistant, Linda Elmer, 286-2232, Fax: 286-3456,
lelmer@milwaukee.gov**

**Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov**

Tuesday, June 8, 2010

9:00 AM

Room 301-B, City Hall

1. [091601](#) Substitute resolution recommending historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District by the Historic Preservation Commission.

Sponsors: THE CHAIR
Attachments: [Fiscal Note](#)
[Application](#)
[Neighbor Notice List](#)
[Letters to Owner and Neighbors](#)
[Study Report](#)
[Interior Photos of the Building](#)
[Sign-In Sheet](#)
[PowerPoint Presentation](#)
[Recording of the Historic Preservation Commission Meeting](#)
[Hearing Notice List for the Historic Preservation Commission Meeting](#)
[Hearing Notice List](#)

2. [100110](#) A substitute ordinance relating to the authority of the historic preservation commission to designate persons to administratively approve applications for certificates of appropriateness.

Sponsors: Ald. Bauman
Attachments: [Fiscal Note](#)
[Hearing Notice List](#)

9:15 A.M.

3. [100034](#) Resolution approving a final Certified Survey Map for property located at 200 North 25th Street that will create two lots and dedicate land for public purposes, in the 8th Aldermanic District.
- Sponsors: THE CHAIR
- Attachments: [Fiscal Note.doc](#)
 [Certified Survey Map-Draft.pdf](#)
 [City Plan Commission Letter.doc](#)
 [Hearing Notice List](#)
4. [081570](#) A substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zone.
- Sponsors: Ald. Kovac, Ald. Coggs and Ald. Hamilton
- Attachments: [Fiscal Note](#)
 [Hearing Notice List](#)
5. [091603](#) A substitute ordinance abolishing the East Village Neighborhood Conservation Overlay Zone, in the 3rd Aldermanic District.
- Sponsors: Ald. Kovac
- Attachments: [Proposed Zoning Change Map.jpg](#)
 [City Plan Commission Letter.doc](#)
 [Notice Published on 5-21-10 and 5-28-10](#)
 [Hearing Notice List](#)

9:30 A.M.

6. [100189](#) Communication from the Department of City Development relating to expenditures and status of Tax Increment District 74, North 35th and Capitol.
- Sponsors: Ald. Wade
- Attachments: [Hearing Notice List](#)
7. [100176](#) Resolution directing the Department of City Development to take actions necessary to create, improve and market residential lots at the Hartung Quarry site.
- Sponsors: Ald. Bohl
- Attachments: [Hearing Notice List](#)

This meeting will be webcast live at www.milwaukee.gov/channel25.

Members of the Common Council and its standing committees who are not members of this committee may attend this meeting to participate or to gather information. Notice is given that this meeting may constitute a meeting of the Common Council or any of its standing committees, although they will not take any formal action at this meeting.



Legislation Details (With Text)

File #: 091601 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 3/24/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution recommending historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District by the Historic Preservation Commission.

Sponsors: THE CHAIR

Indexes: HISTORIC PRESERVATION, HISTORIC STRUCTURE

Attachments: Fiscal Note, Application, Neighbor Notice List, Letters to Owner and Neighbors, Study Report, Interior Photos of the Building, Sign-In Sheet, PowerPoint Presentation, Recording of the Historic Preservation Commission Meeting, Hearing Notice List for the Historic Preservation Commission Meeting, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/24/2010	0	COMMON COUNCIL	ASSIGNED TO		
4/14/2010	0	HISTORIC PRESERVATION COMMISSION	HEARING NOTICES SENT		
4/19/2010	0	HISTORIC PRESERVATION COMMISSION	SUBSTITUTED	Pass	5:0
4/19/2010	1	HISTORIC PRESERVATION COMMISSION	RECOMMENDED FOR ADOPTION	Pass	5:0
4/23/2010	1	COMMON COUNCIL	ASSIGNED TO		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091601

Version

SUBSTITUTE 1

Reference

Sponsor

THE CHAIR

Title

Substitute resolution recommending historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District by the Historic Preservation Commission.

Analysis

This resolution recommends historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr by the Historic Preservation Commission.

Body

Whereas, The Historic Preservation Commission held a public hearing on April 19, 2010 to consider a historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District.; and

Whereas, As a result of staff historical research, the Commission determined that the building met the criteria of s. 320-21-3-e-5 and e-6, Milw. Code of Ordinances, relating to historic, architectural and cultural significance; now, thefore, be it

Resolved, By the Historic Preservation Commission, that the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. is recommended for historic site designation.

Requestor

Drafter

4/20/10

LME

091601-text

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 5/27/10FILE NUMBER: 091601Original Fiscal Note ☒ Substitute ☐SUBJECT: Substitute resolution recommending historic site designation for the Hummel-Uihlein building at 2673-79 N. Martin Luther King Jr., Dr. in the 6th Aldermanic District by the Historic Preservation Commission.B) SUBMITTED BY (Name/title/dept./ext.): Linda Elmer – City Clerk's Staff

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☒ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

HISTORIC SITE DESIGNATION APPLICATION

1. Name

Historic: Diner - C.L. Hommel Bolder - Peter Clos

and/or Common: Architect - Chas Kirkoff Jr.
↳ 2673-79 N MLK

2. Location

Street & number: 2673-79 N MLK Dr / 311-317 W Center St

Alderperson: Cobbs

District(s): 6th

3. Classification

Category

☒ building(s)
☐ structure
☐ object
☐ site

Ownership

☐ public
☒ private
☐ both

Present Use

☐ agricultural
☒ commercial
☐ educational
☐ entertainment

☐ park
☐ cemetery
☐ religious
☐ private-
residence

☐ government
☐ industrial
☐ military
☐ museum

☐ transportation
☐ other

4. Owner of Property

Name: J Crawford Investments / Christopher Fresno - Agent

Street & number: 2714 N MLK

City: Milw

State: WI

Zip: 53212

5. Representation Existing Surveys

Inventory: Unknown

Date: 1979

☐ federal

☒ state

☐ county

☒ local

Depository for survey records:

Organization City of Milwaukee / State of Wisconsin
Street & number 809 N Broadway / 816 State St
City Milwaukee / Madison State WI Zip 53202 / 53106
Previous historic designation:

☐ National Register Date _____ Name N/A
☐ City of Milwaukee Landmark Date _____ Name _____
☐ Other
Name of Program _____ Date designated _____

6. DESCRIPTION

Condition:

☐ excellent
☐ good
☐ fair
☒ deteriorated
☐ ruins

Check one:

☒ original site
☐ moved date
☐ altered
☐ unaltered

Building form:

Number of stories 3

Foundation:

☒ stone ☐ brick ☐ concrete block ☐ concrete
☐ other _____

Roof:

gable (☐ flank; ☐ end; ☐ cross)
gambrel (☐ flank; ☐ end; ☐ cross)
☐ hip ☐ mansard ☒ flat
☐ other _____

Walls:

clapboard ☐ brick ☒ stucco ☐ stone ☐ wood shingle ☐ slate ☐ terra cotta ☐
asphalt siding ☐ asbestos tile ☐ aluminum siding ☐ artificial stone ☐ other _____

Written description: (Continue on a separate sheet, if necessary)

This Bldg is situated on the South-West corner of MLK Drive & Center St. It is a 3 story Victorian Built in 1889. The foundation is limestone blocks, followed by the 1st floor walls being 4 courses and narrowing as it goes up ending in 2 courses on the 3rd floor. There is a square turret on the South East corner of the main bldg (2673 MLK) The 2 story storefront on the South side of 2673 was built in the teens. This was followed by 4 storefronts being built in the 1920's on the West End of 2673. Additionally, there are many decorative features on 2673 including a 2 story oriel on the Clark Drive side.

7. SIGNIFICANCE

Areas of significance:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> literature | <input type="checkbox"/> social/humanitarian |
| <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> military | <input type="checkbox"/> theater |
| <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> music | <input type="checkbox"/> transportation |
| <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> philosophy | <input type="checkbox"/> other (specify) |
| <input type="checkbox"/> community planning | <input type="checkbox"/> invention | <input type="checkbox"/> politics/government | |
| <input type="checkbox"/> conservation | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion | |

Date built or altered: 1889

Builder/architect: _____

Written statement of significance: (continue on a separate sheet, if necessary)

The building materials used for the main structure are not readily available to the average builder. The main entrance features a large arch made of rusticated stone. The square turret features a widow's walk. A 2 story oriel with cedar fish scale shingles graces the mlk side of the bldg. There are 2 large onion shaped ornamentations on the corners of the bldg. These are approx 10' in height. The architect, Chas Kirkoff Jr, is one of Milwaukee's most prominent. Born July 22nd 1856 to immigrant parents, Kirchoff went east to study architecture in Boston and New York eventually returning to Milwaukee to practice. Kirchoff took on a partner in 1897, Thomas L. Rose. This partnership designed the addition on the South side of 2673 mlk. Significant landmarks were designed by the team. The 2nd Ward Savings Bank (now the mil co Historical Society) the Empire Bldg (Riverside Theatre) and the Joseph Vihlein mansion at 3318 N Lake Dr are but a few examples of their accomplishments.

8. Major Bibliographical References

9. Property Description

Acreage: Less than one Acre

Legal property description:

Lot 1 and the North 10 feet of lot 2 in block 1 in William P Young's subdivision of the West 58.722 Acres of the Southwest one-quarter of Section 17 Township 7 North Range 22 East in the City of Milwaukee Milwaukee County Wisconsin

PIN # 322-0901-2 Tax Key # 322-0901-000

10. Form Prepared By

Name/Title: Christopher Freund/owner

Organization: _____

Street: 2714 N MLK

City: Milwaukee

State: WI

Zip: 53212

Telephone (days) 414-263-4554 (evenings) Same

Date: 2/10/10

Christopher.Freund@SBCGlobal.net
414-263-4554

Return to: Historic Preservation
Department of City Development
809 North Broadway
P. O. Box 324
Milwaukee, WI 53202

(414/286-5705)

OWNERNAME1	OWNERNAME2	OWNERNAME3	MAILADDRESS
2826 MLK LLC			2745 N MLK DR
AFC PROPERTIES LLC			350 W GREEN TREE RD
ALLAN LINDSAY, STACIA CARTER,	VANIA LINDSAY, MARA LINDSAY		2654 N 4TH ST
BLANTON OWENS	RUTH OWENS		12449 N EMILY LA
CALVIN & DESMAR D BRUCE	TRUSTEES OF CALVIN JR &	DESMAR BRUCE REVOCABLE	9241 N PEARLETTE LN
CARRIE A WILLIAMS	KENNETH L WILLIAMS		1408 W LAWN AV
CHRISTOPHER FREUND			2714 N MLK DR
CITY OF MILW			809 N BROADWAY
GERALDINE BROOKS			3127 N 16TH ST
HELEN BUTLER			2646 N 4TH ST
L C MARTIN			3715 N 82ND ST
LEADERSHIP MISSIONARY	BAPTIST CHURCH		2657 N MARTIN LUTHER KING DR
MICHAEL P RYAN	C/O SUSAN RYAN	MILWAUKEE CHECK CASHERS	4201 W CAPITOL DR
MYRON WILBURN	COLLEEN WILBURN		10740 GRANTOSA DR
NATIONAL ASSOCIATION FOR	BLACK VETERANS INC		P O BOX 11432
PATATA INC			233 W CENTER ST
PAUL BACHOWSKI			2831 N 1ST ST
QUEST STUDIOS LLC			P O BOX 370187
ROBINSON FAMILY TRUST			2658 N 35TH ST
TS INVESTMENTS LLC			PO BOX 511178
UNITED STATES OF AMERICA	ATTN MGR SUPPORT SERVICE		350 W ST PAUL AV RM 421
Record Count: 21			

Radius: 200.0 feet and Center of Circle: 2673 N Martin L King Jr DR

CITY, STATE AND ZIP CODE
MILWAUKEE WI 53212
GLENDAL, WI 53217
MILWAUKEE WI 53212
MEQUON WI 53092
MILWAUKEE, WI 53223
MILWAUKEE, WI 53209
MILWAUKEE WI 53212
MILWAUKEE, WI 53202
MILWAUKEE WI 53206
MILWAUKEE WI 53212
MILWAUKEE WI 53222
MILWAUKEE WI 53212
MILWAUKEE, WI 53216
WAUWATOSA, WI 53222
MILWAUKEE WI 53211-0432
MILWAUKEE WI 53212-2816
MILWAUKEE, WI 53212
MILWAUKEE, WI 53237
MILWAUKEE, WI 53210
MILWAUKEE WI 53203
MILWAUKEE WI 53203-9991



www.milwaukee.gov

Office of the City Clerk

March 25, 2010

Ronald D. Leonhardt
City Clerk

Jim Owczarski
Deputy City Clerk

CERTIFIED MAIL

J.C. Crawford Investments, LLC
c/o Christopher C. Freund
2714 N. Martin Luther King, Jr. Dr.
Milwaukee, WI 53212

Dear Mr. Freund:

On February 10, 2010, you petitioned for Historic Designation nomination of your property at 2673-79 N. Martin Luther King, Jr. Dr.

In accordance with the provisions of Section 320-21-9-b of the Milwaukee Code of Ordinances, the Commission will hold a public hearing to consider this nomination on Monday, April 19, 2010 in Room 301-A of City Hall, 200 E. Wells Street at 4:00 PM.

A study report on the proposed designation will be available for your review at milwaukee.legistar.com/legislation under the file number 091601 if you wish to review it prior to the public hearing. If you have any questions, please contact Linda Elmer at 286-2232.

Sincerely,

RONALD D. LEONHARDT
City Clerk



www.milwaukee.gov

Office of the City Clerk

Ronald D. Leonhardt
City Clerk

Jim Owczarski
Deputy City Clerk

March 25, 2010

Dear Neighboring Property Owner:

RE: Historic Designation for the Building at 2673-79 N. Martin Luther King, Jr. Dr.

The Milwaukee Historic Preservation Commission received a Historic Designation petition for the above property (see map on back of this page). This designation does not affect your property.

A public hearing has been scheduled to determine if the building is eligible for consideration as authorized by Section 320-21-9-b of the Milwaukee Code of Ordinances. The meeting will take place on Monday, April 19, 2009, in Room 301-A, City Hall, 200 E. Wells Street at 4:00 PM. A study report on the proposed designation will be available for public review at milwaukee.legistar.com/legislation under the file number 091601 if you wish to review it prior to the public hearing.

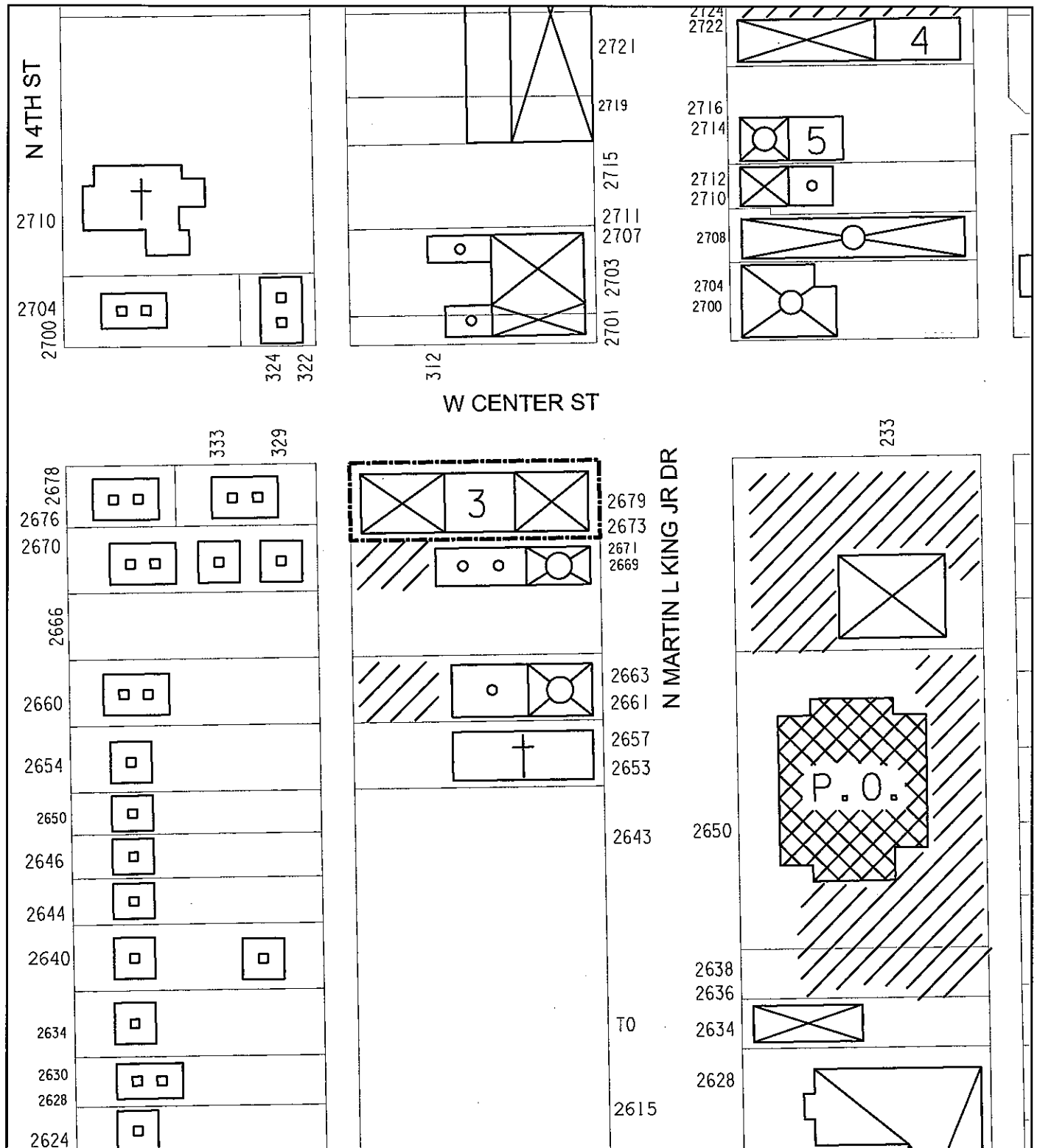
At the public hearing, the Commission will review the building based on criteria for historic significance. If the Commission determines the building meets at least one of the criteria, this recommendation will be referred to the Zoning, Neighborhoods and Development Committee for its consideration.

If you have any questions, please contact Linda Elmer at 286-2232.

Sincerely,

RONALD D. LEONHARDT
City Clerk

Hummel / Uihlein Building 2673-79 N. Martin Luther King, Jr. Dr.



Parcel Boundary

0 50 100 200 Feet





**HUMMEL / UIHLEIN BUILDING
2673-2679 N. MARTIN LUTHER KING JR. DRIVE
HISTORIC DESIGNATION STUDY REPORT
APRIL 2010**

HISTORIC DESIGNATION STUDY REPORT

I. NAME

Historic: Hummel / Uihlein Building

Common Name:

II. LOCATION **2673-2679 N. Dr. Martin Luther King, Jr. Drive**

Legal Description - Tax Key No. 322-0901-000
WM P YOUNG'S SUBD of W 58.722 ACRES in
SE ¼ SEC 17-7-22 BLOCK 1 LOT 1-N 10' 2
BID 8, TID 59

NOTE: This nomination includes the original building and its
1906 addition fronting King Drive but not the 1927 addition
fronting Center Street.

III. CLASSIFICATION Site

IV. OWNER **J Crawford Investments LLC** C/O Christopher C. Freund 2714 N. Martin Luther King Drive Milwaukee, WI 53212

ALDERMAN Ald. Milele A. Coggs, 6th Aldermanic District

NOMINATOR Christopher C. Freund, owner

V. YEAR BUILT 1889 (permit number 136 dated October 8, 1889) 1906 (addition permit number 948 dated January 8, 1906) 1927 (addition permit dated June 13, 1927)

ARCHITECT: Charles Kirchhoff, Jr. (permit number 136 dated October 8,
1889)
Kirchhoff and Rose (permit number 948 dated January 8, 1906)
Schier & Zartner (permit dated June 13, 1927)

VI. PHYSICAL DESCRIPTION

The Hummel / Uihlein Building is located at the southwest corner of King Drive and W. Center Street approximately two miles from the Central Business District. The neighborhood is characterized by numerous commercial buildings as the two streets are busy traffic thoroughfares. The area close to this intersection featured mostly residential development with

some frame and an occasional brick store into the 1880s. Full scale commercial development began in the late 1880s with the construction of what can be considered catalytic projects, one of which is the subject of this nomination. By the twentieth century, residences were being moved to the rear of the lots along King Drive, new commercial buildings were constructed or commercial fronts were built across the fronts of old dwellings. Building styles ranged from Queen Anne to Romanesque and period revival to twentieth century commercial vernacular. By the second decade of the twentieth century, King Drive was predominantly commercial at this intersection. King Drive was one of the longest commercial arteries in an urban area for many generations. The development of shopping malls, suburbanization and disinvestment along King Drive followed racial strife in the 1960s led to a major decline in retailing and numerous buildings were abandoned and then demolished. In the 1980s some portions of King Drive attained historic status and underwent revitalization. The intersection of King Drive and Center Street is not a historic district and even though many buildings have been demolished, this area of King Drive still retains a commercial character with those buildings that remain.

The Hummel / Uihlein Building is a three story, solid masonry, cream brick, flat roofed building of general Romanesque design. The building's stories are marked by corbelled brick that form beltcourses tying together the lintels of the window and door openings. Four thin lines of corbelling form the parapet at the top of the building. The building has a prominent silhouette due to the combined use of a tower, an oriel, tourelles, and chimneys that project up beyond the walls of the building. Window openings are rectangular in shape and appear to have been simple one-over-one sash. Most are currently boarded up.

The main elevation faces east onto King Drive, formerly Third Street, and there is an articulated north elevation along Center Street. The ground floor of the main façade features a large storefront with corner entrance. It has a prominent sheet metal cornice and prism glass transom. It is currently boarded up. To the left or south of the storefront is an arched entry with rusticated limestone blocks. This entrance provides access to the staircase leading to the upper floors of the building. The second and third stories are divided into three bays. The most prominent feature is a large, wood and sheet metal oriel window that is centered on the façade from the second to the third story. The three sided oriel has center landscape sash flanked by narrower sash. The oriel is the most decorative element of the building and is ornamented with panels, colonnettes, scrollwork, and an unusual broken pediment with cornucopia and abstract designs. The broken pediment is set in front of a screen-like element with recessed panels that is topped with crenellations. These latter extend beyond the top of the parapet wall and add a liveliness to the façade. In the left or south bay of the façade is a tower-like element with a steep hip roof that projects above the third story. It features two windows and is framed by tourelles that have banded colonettes topped with flame-like, oriental caps. A similar tourelle is located at the northeast corner.

The north or Center Street elevation features a prominent chimney close to the King Drive corner. It once extended down to the ground but was taken out when the storefront was expanded and the weight is now supported by steel beams. Adjacent to this chimney is a flattened tourelle with similar flame-like oriental cap. Another chimney is located further west along this façade and features ornamental brickwork and recessed panels. Both chimneys feature three bands of corbelled brick at the top. Two modified tourelles are located at the west edge of this façade. Window openings are rectangular and arranged to meet the needs of interior spaces. Most are boarded up. There is one pedestrian door on this elevation, near the west end of the building. It features a security storm door. A section of this façade at the third story, between the west chimney and the modified tourelles, is filled in with wood boards and has windows installed. Fire insurance maps indicate that this was once a skylight that illuminated a photo studio on the third floor, photo studios requiring even northern light.

The west or rear elevation is very utilitarian in design. There are plain rectangular window openings on the upper floors. There were also openings on the first floor but they have been covered by a one-story, masonry addition, constructed in 1927. Before this addition was

constructed, a brick veneered house and a frame barn were located at the rear of the original building. This 1927 addition has four bays or storefronts and was not designed to complement the original building. It is not included as part of this application for Historic Designation.

The building's 1906 two-story addition to the south displays the change to a more conservative commercial aesthetic that occurred in the early twentieth century. The architectural firm, an outgrowth of the original Kirchhoff office, extended the corbelling from the original structure but otherwise, the parapet is unornamented. The storefront has a center entrance and there is a transom. The storefront and windows have been boarded up. This addition is built right up to an adjacent building to the south so had no south elevation. The rear elevation is utilitarian in character.

Changes to the exterior of the original building and its 1906 addition have been minimal. The most prominent change has been the expansion of the first story storefront and creation of a corner entrance. This expansion resulted in the removal of the lower portion of the prominent chimney on the north elevation that is adjacent to the storefront. It is now supported by a steel beam. The original skylight on the north elevation has been closed in. The storefront bulkhead has been rebuilt in recent decades and the building's cream brick façade was sandblasted at some time in the past. Most of the window openings have been boarded up and not all have their original sash.

VII. SIGNIFICANCE

The Hummel / Uihlein Building is significant as an outstanding example of a flamboyant corner commercial building with Romanesque Revival detail. Corner sites were important for commercial activity for hundreds of years and during the late nineteenth century prosperous business owners and investors carried their importance to new heights. The buildings were embellished with numerous details, sited at busy intersections and were often very flamboyant in their attempt to attract attention and customers. The details on this building, including the two story oriel, the tower, the tourelles with their flame-like tops, the rusticated arched entry, and the projecting chimneys with ornamental corbelling derive from Romanesque design as interpreted by nineteenth century architects. The details speak to the care and expense that went into this project.

The Hummel / Uihlein Building is also significant as a very early surviving work of master architect Charles Kirchhoff, Jr. Kirchhoff is known for striking Romanesque Revival style buildings in the city, among which were the Globe Hotel, today known only through photographs. He was already designing for the Schlitz Brewing Company in the 1880s and went on to design numerous residences and mansions for members of the Uihlein family for decades to come. The Hummel / Uihlein building belongs to a select group of buildings designed by Kirchhoff, still extant, that were constructed within the span of one year. These commercial buildings, all of cream brick, tended to be three stories tall, embellished with corbelling, arched openings, prominent oriels, projecting chimneys, and rusticated stone, and were located at prominent corners. All but the Hummel were constructed for the Schlitz Brewing Company and all but the Hummel served as taverns with upper halls and dwelling units. These include 1900 W. St. Paul (Sobelman's today, permit dated June 25, 1889), 322 W. State Street (permit dated August 5, 1889) 2249 N. Humboldt Avenue at North Avenue (permit dated April 5, 1890). Hummel's building retains more of its original detail than the others, and of particular note are the distinctive flame-like tops to the tourelles.

VIII. HISTORY

King Drive was originally known as Third Street and was one of a number of Native American trails used by the early settlers of Milwaukee. In this instance the trail led to Green Bay. Third Street

developed from south to north as the city expanded and the area around the intersection of Center Street and King Drive began to see residential construction by the late 1860s and early 1870s.

The specific subdivision in which the Hummel / Uihlein Building is located, William P. Young's Subdivision, was laid out in 1863, with the plat notarized on October 30 that year. The subdivision consisted of eight full blocks and four half blocks and was bounded by North Avenue, Center Street, and Third Street (today's King Drive), and ended halfway between Fifth and Sixth Streets. The owners of the property consisted of Eleanor Ihmson, Frederick L. Ihmson and Benjamin K. Miller. The Ihmsens were residents of Allegheny County Pennsylvania and Miller was their broker here in Milwaukee. (Milwaukee County Register of Deeds Plats Vol. 2 page 138) On June 27, 1866 the owners sold the lot at the corner of King Drive and Center Street (Lot 1), as well as the adjacent lot to the south (Lot 2) to Milwaukeeans August C. F. Kavel and his wife Marie (Mary) for \$380. It is likely that a house stood on the lot by this time as different members of the Kavel family are listed as living at this location in the city directories. Two years later, on June 22, 1868, the Kavel's sold the corner property (Lot 1) to Wilhelm and Elisa Fischer for \$400, making a nice profit on the transaction. The Fischers subsequently sold the corner lot to John and Friederick Reisner on March 29, 1873 for \$1,550. (Milwaukee City Directories. Deeds 96:2; 96:3; 107:460; 138:130)

Henry D. Hummel bought the lot from the Reisners on December 20, 1886 for \$3,700. Henry D. Hummel had been born in Pennsylvania in August of 1857 of German immigrant parents. He married Lizzie Markert, a Wisconsin native, on May 24, 1882 by which time he was living in Milwaukee and working as a druggist at 753 3rd Street (no longer extant, in the 2100 block). The Hummels moved to their new property and were probably living in the brick house on the lot that is shown in the fire insurance maps. (Deeds 226:380; City Directories; Rascher Fire Insurance Map, 1888, vol. 1, p. 46; Sanborn Insurance Maps of Milwaukee, Wisconsin, 1894, vol.1, p. 90 and 1910 vol. 2, p. 157; 1910 updated vol., 2, p. 157)

Hummel chose his location well. A catalytic project began across the street at 2703-2707 N. King Drive in 1888 built by P.H. Gaubatz and designed by A. Velguth. It was a prominent two-story masonry building with two stores and upper flats. Hummel would soon improve his corner with an even more substantial building and inspire other commercial development in the area. On April 16, 1889, the Hummels turned over the title of their property to Andrew Markert, most likely an in-law, and Markert transferred the title back to them the same day. That latter deed specifically refers to buildings and improvements being on the property and supports the information from the fire insurance maps. Later that year, on October 8, 1889, Hummel took out a permit to construct a new three story store with dwelling at a cost of \$9,000. The architect was Charles Kirchhoff Jr. It is not known why Hummel chose Kirchhoff to design his building but the architect had his offices downtown at the time. There is the possibility that that Hummel secured a loan from the Schlitz Brewery or members of the Uihlein family for this project. The brewery was constructing similar buildings at several other locations in Milwaukee at the time, and there is a definite family resemblance between them. The only difference was that Hummel's building was not intended to serve as a tavern and meeting hall as were the others. (Deeds 255:516; 255: 517; Permit Records)

The distinctive solid masonry building was the most flamboyant for blocks and was really the primary catalytic project that spurred commercial development at this intersection. The corner tower, the prominent two-story oriel and distinctive tourelles with their flame-like tops, often used in Romanesque Revival buildings, made for an eye-popping façade. The entrance to the upper floors was through an arched opening at the south end of the building and it was framed with rusticated stone blocks. City directories tell us that Hummel opened a pharmacy in the first floor storefront, lived in an upstairs flat, and that there was an office on the second floor, and that a photo studio occupied all or part of the third floor with a skylight facing north, typical for studios needing the even northern light.

Hummel soon turned to other pursuits. Already by 1889 he was dealing in real estate and this became his primary occupation within a few years of opening the pharmacy in his new building. By 1898 Hummel leased or turned the pharmacy over to William Rheineck who would operate the

business alone and with his son for many years. Rheineck also lived in an apartment on the premises for several years but eventually moved his residence elsewhere. (City Directories)

By 1896 Hummel was in partnership with Fred W. Mueller selling insurance at an office at 571 3rd Street (today's 1715, north of Walnut Street). City directories showed that the firm also sold real estate.

Hummel sold the King Drive building to William J. Uihlein on October 4, 1906. He then moved to a house at 913 2nd Street in 1907 (today's 2469 N. Second Street) and to 5424 Pabst Avenue in 1908 (today's 5426-5428 W. Lloyd Street in the Washington Heights neighborhood). Hummel's son Walter H. lived in the duplex as well and worked with his father for awhile and then went into the florist business. City directories indicate a green house was adjacent to the duplex. The retail florist shop was located at 531 3rd Street (today's 1615 N. King Drive), the same location as his father's real estate business. The two formed a partnership, Walter H. Hummel & Co. By 1909 Henry Hummel's listing in the city directory showed his business handled real estate, loans, investments and insurance. Henry Hummel died between the 1920 and 1930 census. (Deeds 541:507; U. S. Census 1900, 1910, 1920, 1930)

Given the similarity of the King Drive building to other projects commissioned by Schlitz and designed by architect Kirchhoff, it is interesting that Hummel sold the property to a member of the Uihlein family. Perhaps there was some financial arrangement between Hummel and the Uihleins that enabled Hummel to construct the building in the first place. The exact details may never be known. William J. Uihlein was assistant superintendent of the Schlitz Brewery and retired from the company in 1910. The building he purchased from Hummel was one of hundreds of properties owned either directly by Schlitz or by members of the Uihlein family as investment property. Their investments were wisely chosen. Reliable tenants occupied the King Drive building for decades. The third floor photo studio was occupied by George Jaeneke who moved down the street about the time of the change in ownership. The pharmacy remained a stable business on the first floor until about 1936. Medical offices were located upstairs. Dr. Bruno Schuster occupied the second story office from 1907 through about 1909 and also lived on the premises briefly. William M. Herte followed with his dental practice from 1911 to around 1912. The Peoples Dentists, with multiple locations in the city, had offices upstairs from about 1914. Dental offices would remain in the building for many decades. (Milwaukee City Directories)

Interestingly, Uihlein took out a permit to construct an addition at the south side of the property on January 8, 1906 prior to his obtaining title to the property. This lends credence to the theory that the Uihleins or the Schlitz Brewery may have had something to do with the financial arrangements that allowed Hummel to construct the building when he did. The new two story, cream brick \$3,500 addition was designed by Kirchhoff & Rose and made to more or less match the original structure but with a simpler façade. Uihlein later took down the old brick house and frame barn behind the original building and had a four bay, one story commercial building constructed at a cost of \$9,000 in 1927. The architects for this work were Schier & Zartner. It might have been considered a minor project by that time and not requiring the talents of Kirchhoff & Rose who were still in business as one of the prominent design firms in the city. (Building Permits)

The two story addition along King Drive had numerous tenants over the years. We do not know the original occupants but by 1921 Central Supply and Tire Repair Company occupied the storefront while Charles R. Malecker lived in the upstairs apartment. Some later businesses included an art needlework shop run by Mrs. Zalie Hackl (1936), an income tax service run by A. M. Mayer (1944), a retail sweet shop run by George J. Ruechert (1944) and Branovans Shoes (1949).

Later tenants in the original building included a dressmaker, Mrs. Emily Zimmerman (1921), a dress shop (1936), a fruit and vegetable store (1937), and a men's clothing store (1938). Eventually a restaurant moved in on the ground floor in the 1960s. There were a variety of proprietors and the restaurant operated under different names, including the Ham & Egger in the 1970s and the Fireside Barbecue Restaurant in the 1980s. A dentist and dental lab still occupied space on the

second floor in the 1960s. The two third floor apartments housed a variety of tenants over the years.

It was at this time in the 1960s that Uihlein's estate was ordered to repair basement walls as there were cracks in the south and north walls. The foundation walls were underpinned with concrete at that time.

William Uihlein held the property in his name although the city inspectors considered it Schlitz Brewery property. On many of the violation notices and pieces of correspondence, it is the Schlitz Brewery office on Galena Street that is listed rather than William Uihlein although there are some references to Uihlein and then his estate. After William J. Uihlein's death the property passed to his son Ralph Uihlein although this is not registered at the courthouse. Ralph was not associated with the brewery but worked as a self employed estate administrator and enjoyed gardening and landscaping, something he studied at Harvard University. He served on many charitable boards including the Milwaukee Family Welfare Association, the Family Welfare Association of America, the State Board of Public Welfare, the Boy Scouts, the Community Chest (forerunner of the United Way), and Civilian Conservation Corps. He died at the age of 84 on January 24, 1982. (Obituary, "Ralph Uihlein dies of cancer at age 84." Milwaukee Sentinel, Monday January 25, 1982 page 10 part 2)

Frequent turnover of the property occurred in recent decades. While he was residing in Tucson, Arizona, Ralph Uihlein sold the cream brick building to Janbar Corporation on April 10, 1972. Janbar quit claimed the property to 2673-79 N. Martin Luther King Jr. Drive Corp. on June 30, 1988. The corporation later sold the building to Loren J. Freund on December 5, 1996. Freund sold the property to T S Investments, LLC on March 23, 2001. T S Investments quit claimed the property to Third Street Investments LLC, c/o Greg Freund on July 30, 2009, reflecting a change in the name of the owner. The current owner, J Crawford Investment LLC c/o Christopher C. Freund, acquired the building on March 30, 2009. (Deeds Reel 645: Image 1903; Reel 2236: Image 311; Reel 4067; Image 587; Reel 5103: Image 1654; PIN 322-0901-2)

By 1997 the building had been vacant and Loren Freund took out permits to remove drop ceilings, plaster and debris from the building. The work did not proceed and he informed inspectors that he was selling the building. The current owner, Christopher Freund, has now gutted the original building, and its 1927 Center Street addition. He plans to rehab the building and lease the space to a non-profit and live in an apartment he will create on the upper floors.

THE ARCHITECT

Charles Kirchhoff (July 22, 1856-July, 1915) was born in Milwaukee of immigrant parents who had come to Milwaukee from Wurtemberg, Germany in 1853. His father Charles Sr. was a carpenter contractor and cabinetmaker by trade so the young Charles was familiar with the building trades from an early age. Charles Jr. attended public school and the prestigious German-English Academy before learning the trades of carpenter and mason himself. He went east to study architecture in Boston and New York City and returned to Milwaukee to practice. His first job was with Henry Messmer with whom he built St. Anthony's Church on Mitchell Street and St. Michael's Church on 24th Street. Kirchhoff left Messmer to work on his own in 1885. By 1892 had designed a number of churches such as the Washington Avenue M. E. Church, commercial blocks, the Globe Hotel for Schlitz, the Central Hotel in Sheboygan, a power house for the Milwaukee Light and Power Company as well as eight other buildings for Schlitz, a number for the Miller Brewing and Oberman Brewing Companies and numerous hotels throughout Wisconsin and the midwest. Later commissions for the Schlitz Brewing Company included the famous Palm Garden adjacent to the Schlitz Hotel at the corner of Third and Wisconsin and the Alhambra Theater Building at the northeast corner of Fourth and Wisconsin, the site of the blue Reuss Federal Building today. (Milwaukee of To-Day, The Cream City of the Lakes. Milwaukee and Chicago: Phoenix Publishing Co., N.D. c. 1892, p. 152; Milwaukee's Leading Industries. New York: Historical Publishing Co.,

1886, p. 124; Andrew J. Aikens and Lewis A. Proctor, eds. Men of Progress. Wisconsin. Milwaukee: Evening Wisconsin, 1897, pp. 566-567.

Kirchhoff took on a partner, Thomas L. Rose in 1897 and the two began an architectural dynasty that survived until 1973. Some of their projects included the Second Ward Savings Bank (now the Milwaukee County Historical Society Center), the Empire Building (Riverside Theater), the Orpheum Theater, the Phoenix Knitting Company Building #3 in the Historic Third Ward, the Majestic Building and the Joseph Uihlein mansion at 3318 N. Lake Drive. The firm documents that the partners drew plans for about 200 taverns among their first 1,000 commissions. Kirchhoff died in 1915 but his partner and his son continued the business. In its later years the firm was known for its drive-in theaters, university buildings, the State Office Building downtown, the Police Administration Building downtown and numerous churches. By 1969 the firm had logged in over 2,829 projects over the course of its career. The firm was last known as Grellinger-Rose-Jurenec-Klumb-Rappl-Haas and dissolved in 1973. A descendant of Thomas L. Rose then opened Francis J. Rose Architects Inc. Francis Rose died July 4, 1989 at age 81. ("Architectural Firm Spans 75 Years," Milwaukee Journal, November 9, 1969; Obituary Francis J. Rose, Milwaukee Journal July 9, 1989; Unnamed article. Milwaukee Sentinel December 12, 1973)

The building designed by Charles Kirchhoff for Henry Hummel, as mentioned earlier, might actually have been financed or somehow sponsored by the Schlitz Brewery or members of the Uihlein family. It bears a resemblance to three other Schlitz projects being constructed within that time period: 1900 W. St. Paul (Sobelman's) permit dated June 25, 1889; 322 W. State Street permit dated August 5, 1889; and 2249 N. Humboldt Avenue at North Avenue permit dated April 5, 1890. Each is constructed of cream brick, is three stories, is located at a prominent corner and has Romanesque detail (tourelles, rusticated stone entrances, arched openings). These constitute the earliest surviving known projects designed by Kirchhoff in Milwaukee. They are unlike other known commercial buildings of their era and established a brand for Schlitz, much like Otto Strack established the castle-like buildings for competitor Pabst.

SOURCES

Aikens, Andrew J. and proctor, Lewis A., eds. Men of Progress. Wisconsin. Milwaukee: Evening Wisconsin, 1897.

"Architectural Firm Spans 75 Years," Milwaukee Journal, November 9, 1969.

Milwaukee City Building Permits, 2673-2679 N. Martin Luther King Jr. Drive

Milwaukee City Directories.

Milwaukee County Register of Deeds. Deeds referenced include: 96:2; 96:3; 107:460; 130:138; 226:380; 255:516; 255:517; 541:507; Reel 645:Image1903; Reel 2236: Image 311; Reel 4067: Image 587; Reel 5103: Image 1654; PIN 322-0901-2

Milwaukee's Leading Industries. New York: Historical Publishing Co., 1886, p. 124;

Milwaukee of To-Day, The Cream City of the Lakes. Milwaukee and Chicago: Phoenix Publishing Co., N.D. c. 1892

Milwaukee Sentinel

Rascher's Fire Insurance Maps of the City of Milwaukee. Chicago: Rascher Fire Map Publishing Company, 1888.

"Ralph Uihlein dies of cancer at age 84." Milwaukee Sentinel. Monday, January 25, 1982.

Rose, Francis J. Obituary. Milwaukee Journal. July 9, 1989.

Sanborn Insurance Maps of Milwaukee, Wisconsin. New York: Sanborn-Perris Map Co., 1888, 1894, 1910.

U. S. Census.

IX. STAFF RECOMMENDATION

Staff recommends that the Hummel / Uihlein Building at 2673-2679 N. Martin Luther King Jr. Drive is eligible for historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria e-5 and e-6 of the Historic Preservation Ordinance, Section 308-81(2)(e) of the Milwaukee Code of Ordinances.

e-5 Its embodiment of the distinguishing characteristics of an architectural type or specimen.

Rationale: Romanesque Revival buildings and those with Romanesque style detail were a relatively brief phenomenon in Milwaukee, appearing in the early to mid-1880s and disappearing by the mid 1890s as Beaux Arts Classicism and German Renaissance Revival became more popular. Of the many commercial buildings, churches, residences and public buildings that were constructed, most have been demolished. The Hummel / Uihlein Building belongs to a select group of buildings, all designed by Charles Kirchhoff, and all built between 1889 and 1890 that incorporate Romanesque detail into their facades. While lacking the arched windows so commonly associated with the Romanesque style, the Hummel / Uihlein Building features an arched entry with rusticated stone block, a tower with steeply pitched hip roof, an oriel window decked out with a myriad of detail including crenellations, and a host of tourelles, small rounded turrets that are generally corbelled out from the wall and extend beyond the parapet. The Hummel / Uihlein Building had a number of these, still intact, with distinctive flame like caps. There is really nothing quite like them elsewhere in the city.

e-6. Its identification as the work of an artist, architect, craftsperson or master builder whose individual works have influenced the development of the city of Milwaukee, state of Wisconsin, or of the United States.

Rationale: Charles Kirchhoff was one of the outstanding architects in late nineteenth century Milwaukee. His firm, later known as Kirchhoff and Rose with the addition of Thomas Leslie Rose in the 1890s, established the signature buildings for the Schlitz Brewing Company that were located at prominent intersections in the city: the Schlitz Palm Garden at Third and Wisconsin, taverns at Humboldt and North, at 1900 W. St. Paul, and at 322 W. State Street right around the corner from all the activity at Third and State Streets, among others. While many were used for tavern purposes, some had other retail businesses such as pharmacies. Kirchhoff and Rose designed some of the signature buildings known by most residents today including the Empire Building/Riverside Theater and the Milwaukee County Historical Society, formerly Second Ward Savings Bank/First

Wisconsin National Bank. Their firm continued through 1973 during which time it produced designs for public housing, drive-in theaters, churches, educational buildings for the University of Wisconsin, and municipal buildings.

The Hummel / Uihlein Building belongs to the earliest phase of Kirchhoff's independent work and shows him to be an inventive designer.

X. PRESERVATION GUIDELINES

The following preservation guidelines represent the principal concerns of the Historic Preservation Commission regarding this historic designation. However, the Commission reserves the right to make final decisions based upon particular design submissions. Building maintenance and restoration must follow accepted preservation practices as outlined below. Given the level of detail on this building, review of maintenance projects with historic preservation staff is required.

A. Roofs

Retain the roof shape. Skylights are discouraged but may be added to roof surfaces if they are not visible from the street or public right of way. An original surviving skylight, once illuminating an interior stairwell, is now boarded over but can be restored. No major changes can be made to the roof shape which would alter the building height, roofline or pitch. Locate mechanical systems and vents on portions of the roof not visible at all from the public right of way and paint them out to minimize impact. The placement and size of any satellite dishes or solar panels are subject to review by staff and the commission. No rooftop construction is allowed, as this would interfere with the viewing of the building and its profile. The construction of other rooftop features, addition of skylights and satellite dishes, and re-roofing require review by Historic Preservation staff and a Certificate of Appropriateness.

B. Materials

1. Masonry

- a. Unpainted brick, terra cotta, or stone must not be painted or covered. Painting masonry is historically incorrect and could cause irreversible damage if it was decided to remove the paint at a later date. Covering masonry with other materials (wood, sheet metal, vinyl siding, aluminum siding, cement fiber material, etc.) is not allowed. The stone blocks at the entry may not be removed, painted or covered over. Efforts should be made to preserve the original tile bulkheads at the storefront of the 1906 addition.
- b. Repoint defective mortar by duplicating the original in color, hardness, texture, joint finish and joint width. See the masonry chapters in the books, As Good As New or Good For Business for explanations on why the use of a proper mortar mix is crucial to making lasting repairs that will not contribute to new deterioration of the masonry. Replaced mortar joints should be tooled to match the style of the original. Do not use mortar colors and pointing

styles that were unavailable or were not used when the building was constructed. Consultation with historic preservation staff and a Certificate of Appropriateness is required before starting any repointing.

- c. Clean masonry only when necessary to halt deterioration and with the gentlest method possible. Sandblasting or high pressure water blasting or the use of other abrasive materials (soda, nut shells, etc.) on limestone, terra cotta, pressed brick, cream brick or other styles of brick surfaces is prohibited. This method of cleaning erodes the surface of the material and accelerates deterioration. Avoid the indiscriminate use of chemical products that could have an adverse reaction with the masonry materials, such as the use of acid on limestone. Work should be done by experienced individuals. There is evidence that the building was sandblasted in the past. The masonry should be monitored to prevent further deterioration. Consultation with historic preservation staff and a Certificate of Appropriateness is required before any new cleaning would begin.
- d. Repair or replace deteriorated material with new material that duplicates the old as closely as possible. Do not use new material that is inappropriate for the time period when the building was constructed. Consultation with historic preservation staff and a Certificate of Appropriateness is required before attempting work on the masonry.

2. Wood/Metal

- a. Retain original material, whenever possible. Do not remove architectural features that are essential to maintaining the building's character and appearance. The oriel window is a character defining feature of the façade. It must not be removed or altered. Likewise, the tourelles are a unique feature of the building and may not be removed or altered. Restoration of individual elements is encouraged.
- b. Retain or replace deteriorated material with new material that duplicates the appearance of the old as closely as possible. Do not cover architectural features with new materials that do not duplicate the appearance, size, dimension and material type of the original materials. Covering wood or metal with aluminum or vinyl or fiber cement or other substitute material is not permitted. Ornamental wood or metal details may not be removed or altered except to restore their appearance. Spot replacement or spot repair of any deteriorated wood or metal elements is encouraged rather than complete removal and replication. Any new elements must replicate the pattern, dimension, spacing and wood species of the original. Repair work requires consultation with Historic Preservation staff and a Certificate of Appropriateness.

C. Windows and Doors

- 1. Retain existing window and door openings. Retain the existing configuration of panes, sash, surrounds and sills, except as necessary to restore to the original condition. Do not make additional openings or

changes in existing fenestration by enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes. Do not change the size or configuration of the original windowpanes or sash. Use storm windows or protective glazing which have glazing configurations similar to the prime windows and which obscure the prime windows as little as possible. The existing storefront window can remain. The prism glass transom should be repaired if possible rather than removed. Any changes to the storefront would require consultation with the Historic Preservation staff and a Certificate of Appropriateness.

2. Respect the building's stylistic period. If the replacement of doors or window sash becomes necessary, the replacement should duplicate the appearance and design and material of the original window sash or door. New glass must match the size of the historic glass. Avoid using inappropriate sash and door replacements. Do not fill in or cover openings with inappropriate materials such as glass block or concrete block. Do not use modern style window units, such as horizontal sliding sash or casements, in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building.

Vinyl, vinyl clad, metal, and metal-clad or fiberglass prime window units are not permitted. If new windows are required, replacements will be of wood and match the style of the originals. If the original doors are still extant, every effort should be made to preserve them. If that is not possible, then replacement doors should be appropriate to the historic style of the building, and fit into the original opening. Any changes to doors and windows, including installation of new doors and windows, require consultation with Historic Preservation staff and a Certificate of Appropriateness.

3. Steel bar security doors and window guards are generally not allowed. If needed, security window guards, of plain design, may be installed in areas not visible to the public. Storm windows with special glass can serve security purposes as well. A security storm door exists on the north elevation and may remain. If the door is changed out, staff will work with the owner on the design of a replacement.

D. Trim and Ornamentation

There should be no changes to the existing historic trim or ornamentation except as necessary to restore the building to its original condition. Replacement features shall match the original member in scale, design, color and appearance. Existing historic trim in wood and metal shall not be removed unless it is for the purpose of repair. Consultation with Historic Preservation staff is required before any changes or repairs are made to the building.

E. Additions

No additions will be permitted on the east (front) or north (Center Street) elevation as this would destroy the character defining features of the building. Any other addition requires the approval of the Commission. Ideally an addition should either complement or have a neutral effect upon the historic character of the building. Approval shall be based upon the addition's design compatibility with the building in terms of window size and placement, building height, roof configuration, scale,

design, color, and materials, and the degree to which it visually intrudes upon the principal elevations or is visible from the public right of way. Additions must be smaller than the building and not obscure or engulf the historic building.

F. Signs/Exterior Lighting

The installation of any permanent exterior sign or light fixture shall require the approval of the Commission. Approval will be based on the compatibility of the proposed sign or light with the historic and architectural character of the building. Consultation with Historic Preservation staff is required to assist in the selection of exterior fixtures. Plastic internally illuminated box signs are not permitted.

G. Site Features

New plant materials, paving, fencing, or accessory structures (garden sheds, storage sheds) shall be compatible with the historic architectural character of the building and requires a Certificate of Appropriateness. Any rear deck or patio installation requires a Certificate of Appropriateness. Consultation with Historic Preservation staff is required before starting any work that would involve the landscape features, the addition of parking pads and service walks and new construction.

H. Guidelines for New Construction

It is important that new construction be designed to be as sympathetic as possible with the character of the structure. Small-scale accessory structures, like a gazebo or fountain, may be permitted depending on their size, scale and form and the property's ability to accommodate such a structure.

1. Siting

New construction must respect the historic siting of the building. It should be accomplished so as to maintain the appearance of the building from the street as a freestanding structure.

2. Scale

Overall building height and bulk, the expression of major building divisions including foundation, body and roof, and individual building components, such as overhangs and fenestration that are in close proximity to a historic building must be compatible to and sympathetic with the design of the building. New construction is to be smaller in size and shorter in height than the historic building.

3. Form

The massing of the new construction must be compatible with the goal of maintaining the integrity of the historic building as a freestanding structure. The profiles of roofs and building elements that project and receded from the main block should express the same continuity established by the historic building if they are in close proximity to it.

4. Materials

The building materials which are visible from the public right-of-way and in close proximity to the historic building should be consistent with the colors,

textures, proportions, and combinations of cladding materials used on the historic building. The physical composition of the materials may be different from that of the historic materials, but the same appearance should be maintained and materials not available when the building was constructed should be avoided.

I. Guidelines for Demolition

Although demolition is not encouraged and is generally not permissible, there may be instances when demolition may be acceptable if approved by the Historic Preservation Commission. The following guidelines, with those found in subsection 9(h) of the ordinance, shall be taken into consideration by the Commission when reviewing demolition requests.

1. Condition

Demolition requests may be granted when it can be clearly demonstrated that the condition of a building or a portion thereof is such that it constitutes an immediate threat to health and safety and is beyond hope of repair.

2. Importance

Consideration will be given to whether or not the building is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Location

Consideration will be given to whether or not the building contributes to the neighborhood and the general street appearance and has a positive effect on other buildings in the area.

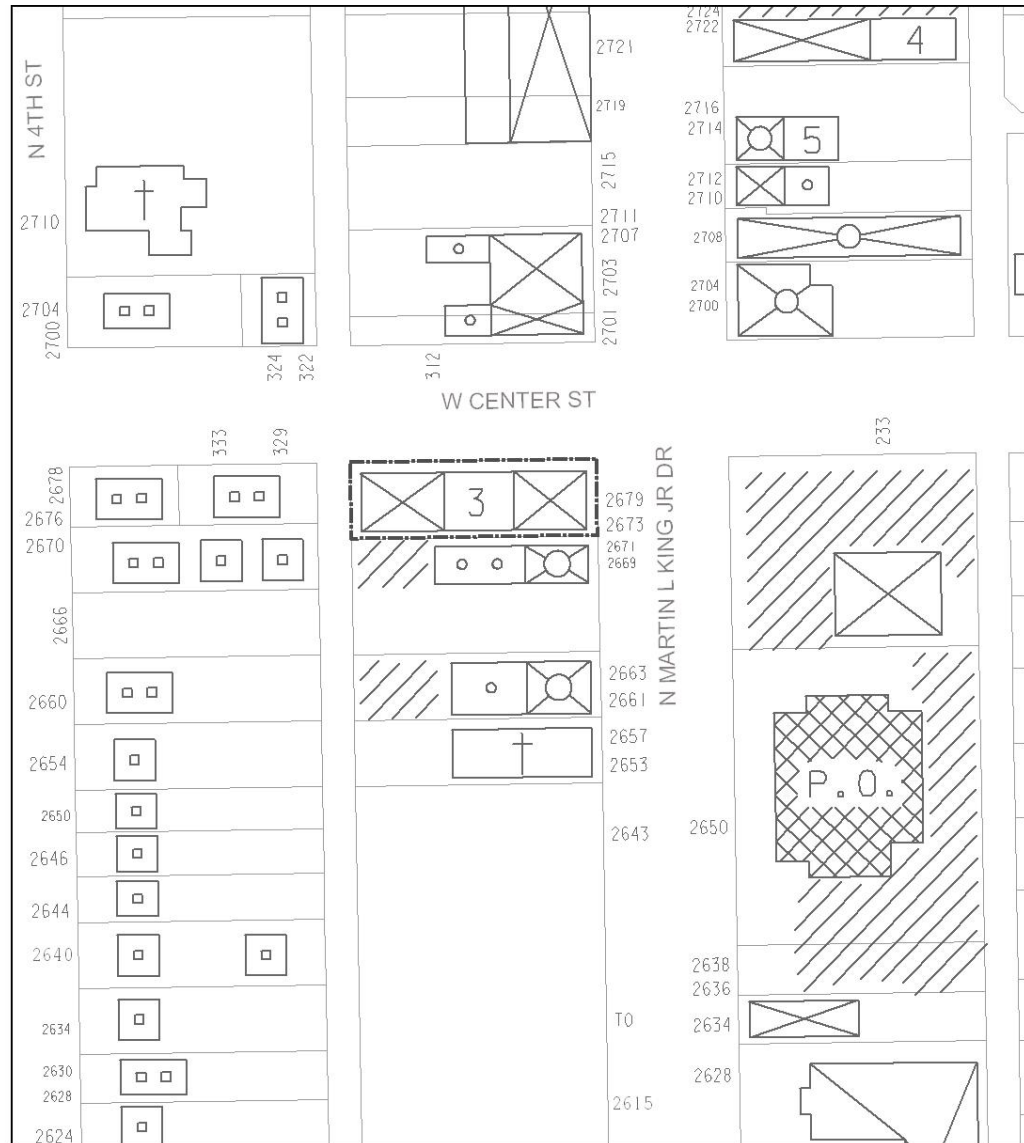
4. Potential for Restoration

Consideration will be given to whether or not the building is beyond economically feasible repair.

5. Additions

Consideration will be given to whether or not the proposed demolition is a later addition that is not in keeping with the original design of the structure or does not contribute to its character.

Hummel / Uihlein Building 2673-79 N. Martin Luther King, Jr. Dr.



 Parcel Boundary

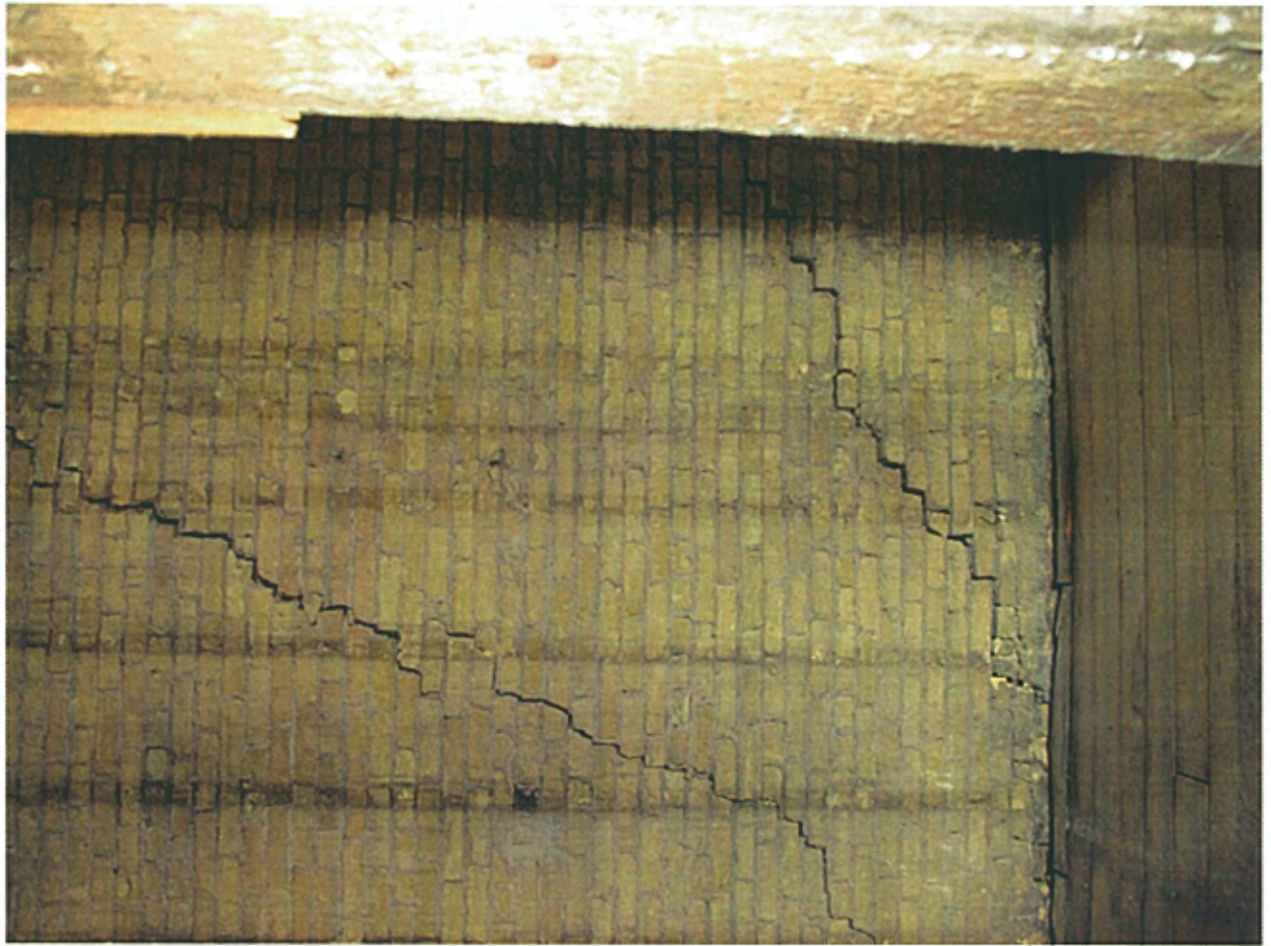
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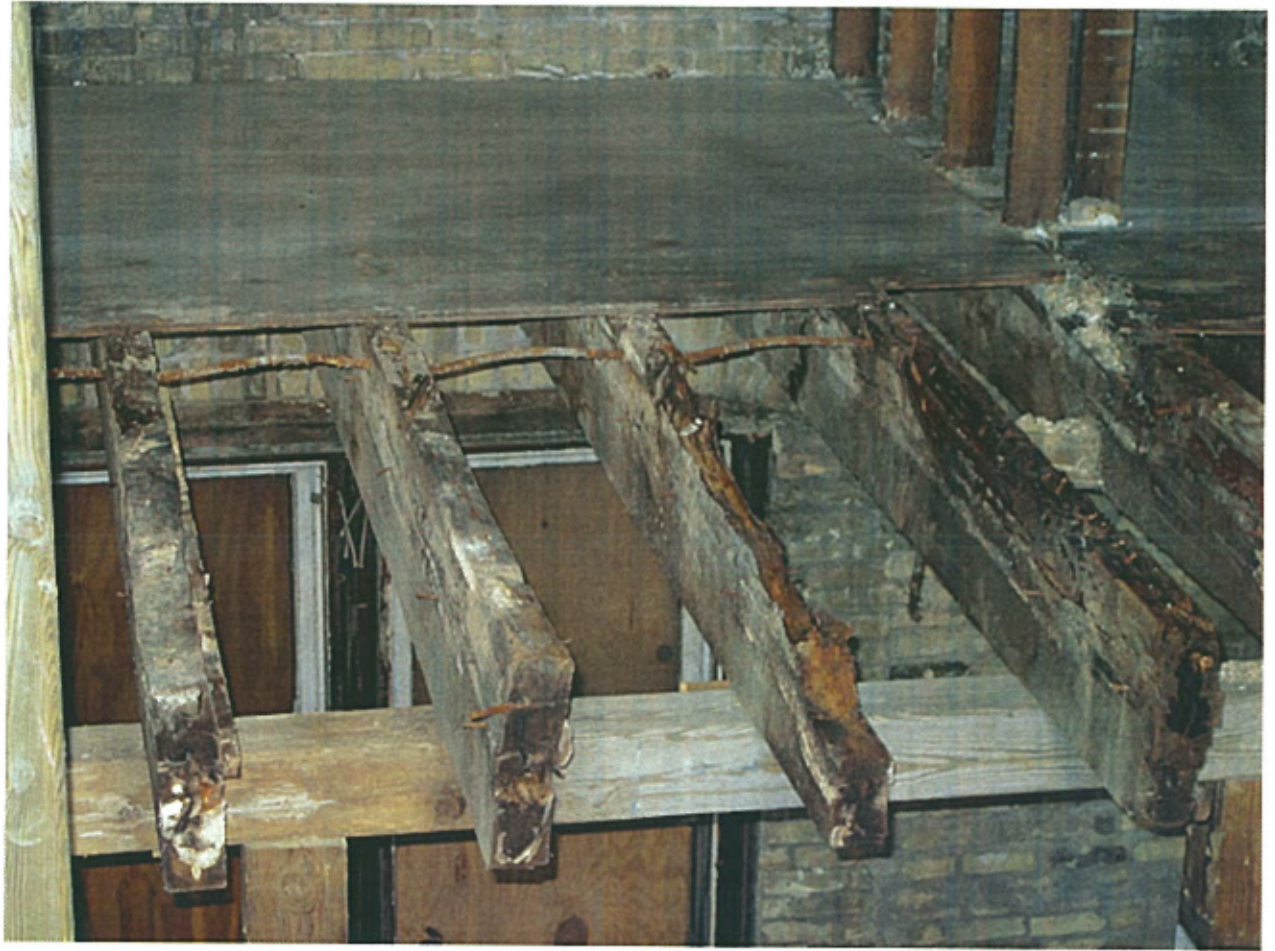
City of Milwaukee 3-25-10
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HISTORIC PRESERVATION COMMISSION
CITY OF MILWAUKEE

PUBLIC SIGN IN SHEET

Meeting of: 4/19/2016

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| 1. (print) <u>Susan Sederholm - Martin</u> | 25. (print) _____ |
| 2. (print) <u>Gail Fitch</u> | 26. (print) _____ |
| 3. (print) <u>Bon Roberts</u> | 27. (print) _____ |
| 4. (print) _____ | 28. (print) _____ |
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| 24. (print) _____ | 48. (print) _____ |



Historic Preservation Commission Meeting

April 19, 2010

- Good Afternoon!
Please sign in at the door
- If you wish to speak on an issue or have your opinion noted by the commission, please fill out a form at the door and hand it to us



Hummel Bldg. ca. 1950















ACCURATE
KEY & LOCK

SALT VILLE
Pub

SALT VILLE
Pub

SALT VILLE
Pub



North

SPEED
LIMIT
30

OPEN
FOR
BUSINESS

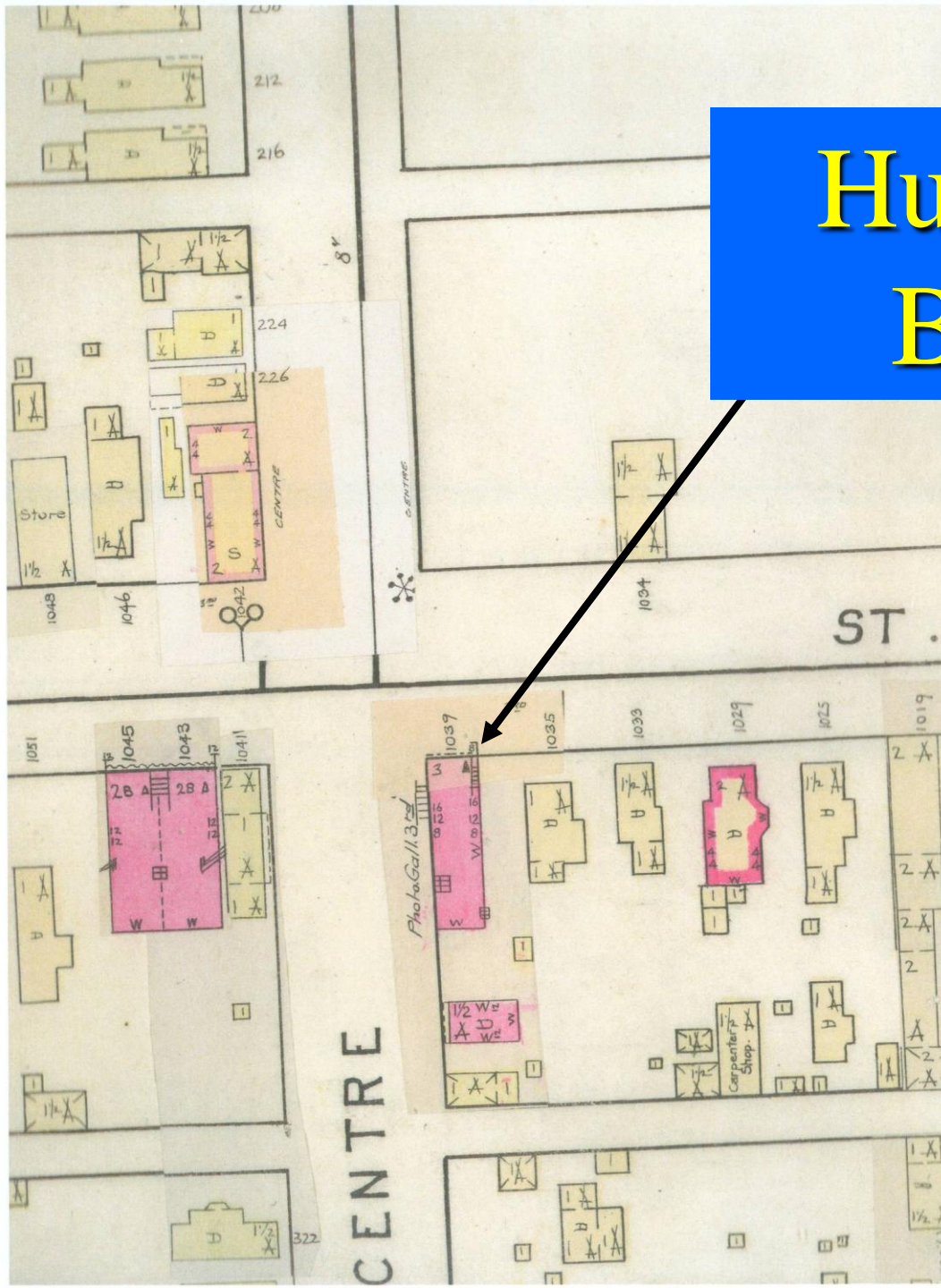


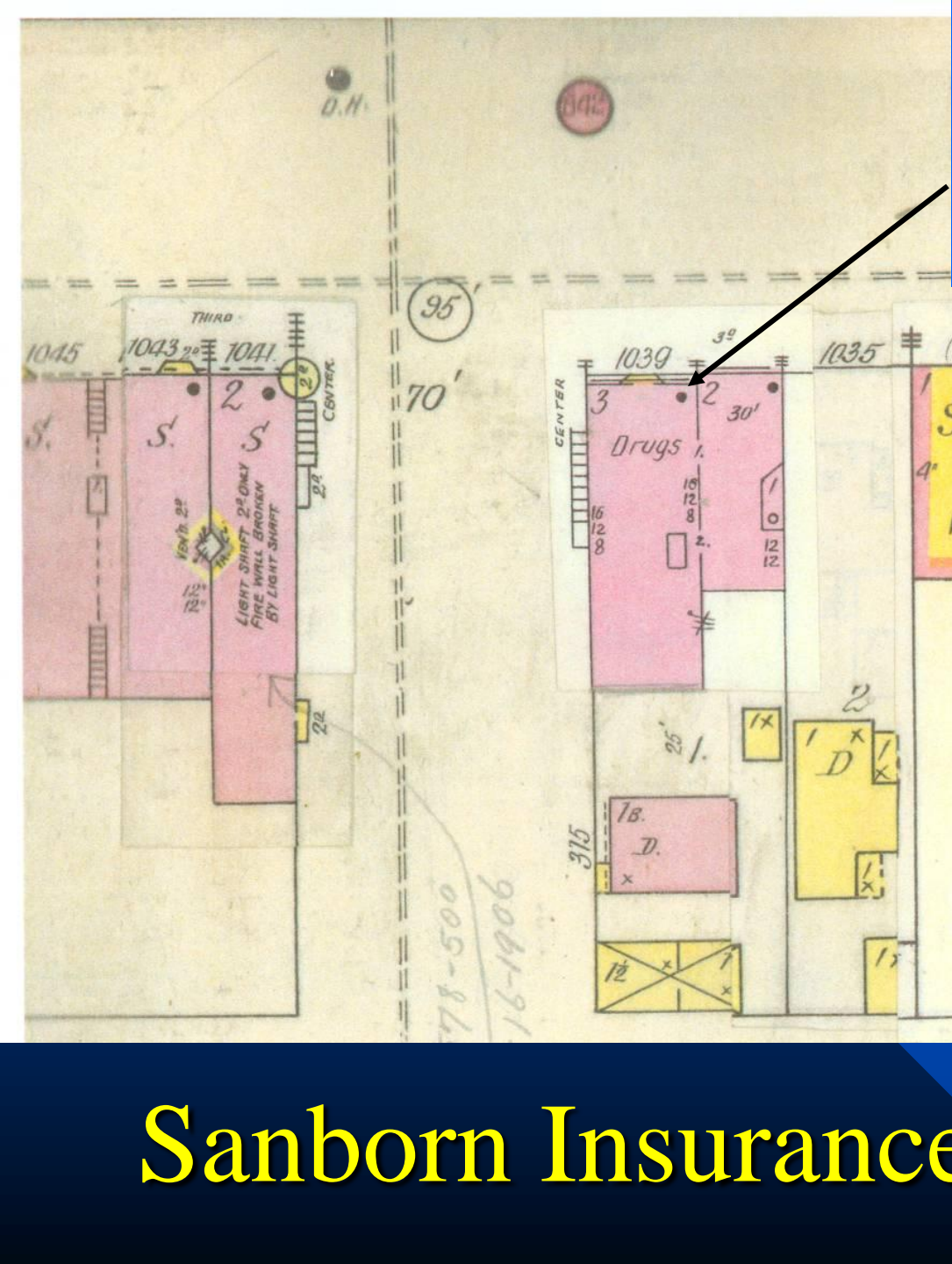




Hummel
Bldg.

Rascher's
Insurance
Map 1888



[illegible]

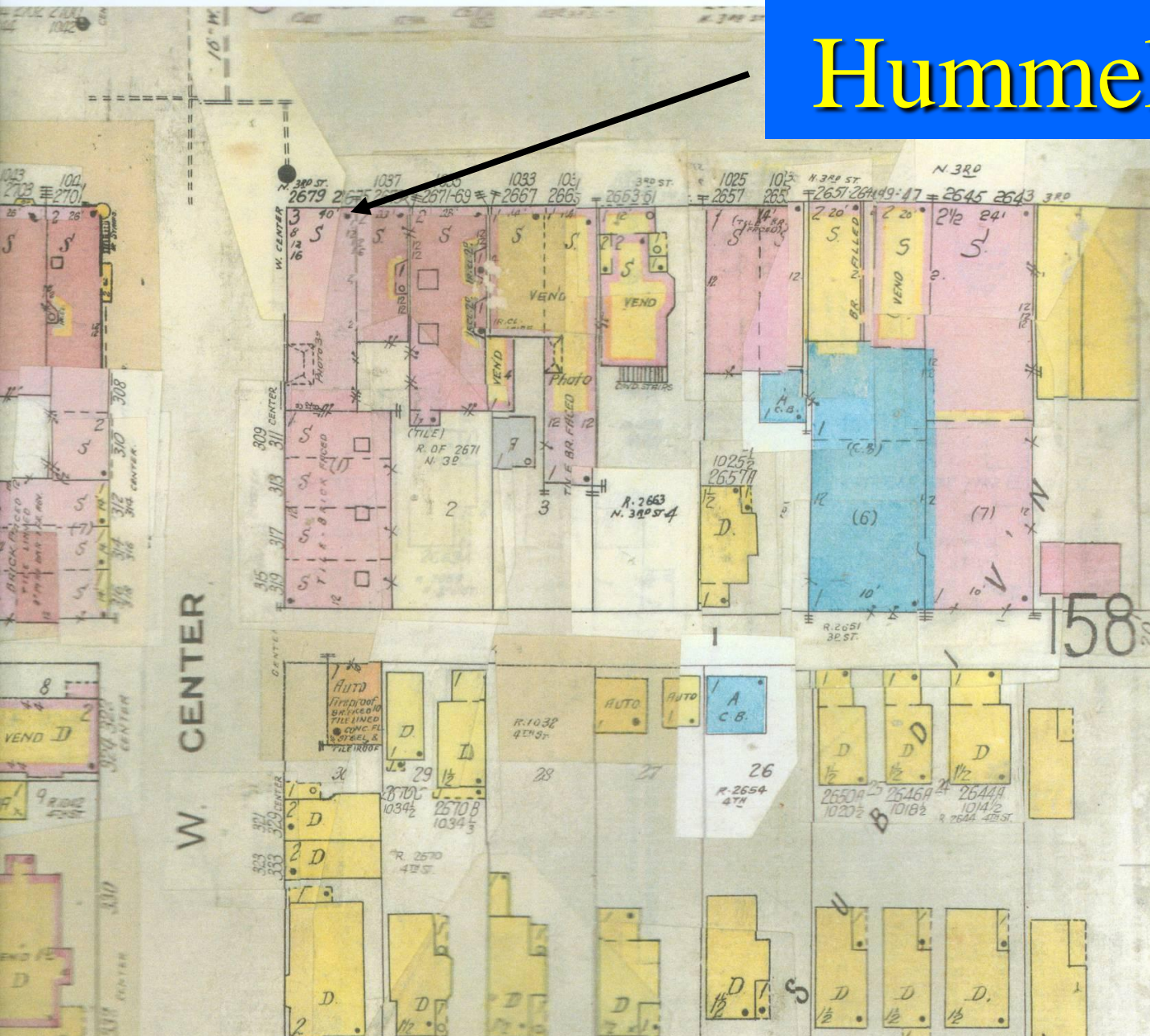
Sanborn Insurance Map 1894



Hummel
Bldg.

Sanborn Insurance Map 1910-26

Hummel Bldg.



Sanborn Insurance Map 1910-61



NOTICES SENT TO FOR FILE 091601:

[illegible]

NOTICES SENT TO FOR FILE 091601:

[illegible]



Legislation Details (With Text)

File #: 100110 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 5/4/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance relating to the authority of the historic preservation commission to designate persons to administratively approve applications for certificates of appropriateness.

Sponsors: ALD. BAUMAN

Indexes: HISTORIC PRESERVATION, HISTORIC PRESERVATION COMMISSION

Attachments: Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
5/4/2010	0	COMMON COUNCIL	ASSIGNED TO		
5/24/2010	1	CITY CLERK	DRAFT SUBMITTED		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
100110
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. BAUMAN
Title

A substitute ordinance relating to the authority of the historic preservation commission to designate persons to administratively approve applications for certificates of appropriateness.

Sections
320-21-11-b rc
Analysis

This ordinance provides that the historic preservation commission may designate one or more persons to administratively approve applications for certificates of appropriateness without commission approval, provided that the commission shall first adopt a written policy on the types of work which may be administratively approved. In reviewing an application for a certificate of appropriateness, a designated person shall consider the same factors the commission is required to consider when it reviews a certificate application. Any applicant aggrieved by the decision of a designated person may appeal the decision to the commission, which shall set a public hearing date within 30 days of the designated person's decision.

Body
The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 320-21-11-b of the code is repealed and recreated to read:

320-21. Historic Preservation Commission.

11. REGULATIONS OF CONSTRUCTION, RECONSTRUCTION, REHABILITATION AND DEMOLITION.

b. Review. b-1. Upon receipt of an application from the city clerk's office, the commission shall review the project at its next regular meeting. The commission may find the project appropriate and direct a certificate to be issued or it shall set a public hearing date within 30 days of its original review.

b-2. The commission may designate one or more persons to administratively approve applications for certificates of appropriateness without commission approval, provided that the commission shall first adopt a written policy on the types of work which may be administratively approved. In reviewing an application for a certificate of appropriateness, a designated person shall consider the factors enumerated in subd. 3, and shall consider and may give decisive weight to any or all of the factors identified in par. h. Any applicant aggrieved by the decision of a designated person may appeal the decision to the commission, which shall set a public hearing date within 30 days of the designated person's decision.

b-3. When reviewing an application for a certificate of appropriateness, the commission shall consider:

b-3-a. Whether, in the case of a designated historic site, structure or district, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvement upon

which the work is to be done.

b-3-b. Whether, in the case of construction of a new improvement upon a designated site or within a historic district, the exterior of the improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on the site.

b-3-c. Whether, in the case of any property located in a historic district the proposed construction, reconstruction, exterior alteration, or demolition conforms to the objectives of the historic preservation plan for such district as duly adopted by the common council.

LRB

APPROVED AS TO FORM

Legislative Reference Bureau

Date: _____

Attorney

IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney

Date: _____

Requestor

Drafter

LRB10218-1

JDO

05/24/2010

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 5/27/10FILE NUMBER: 100110Original Fiscal Note ☒ Substitute ☐SUBJECT: A substitute ordinance relating to the authority of the historic preservation commission to designate persons to administratively approve applications for certificates of appropriateness.B) SUBMITTED BY (Name/title/dept./ext.): Linda Elmer – City Clerk's Staff

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☒ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE 100110:

[illegible]



Legislation Details (With Text)

File #: 100034 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 5/4/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution approving a final Certified Survey Map for property located at 200 North 25th Street that will create two lots and dedicate land for public purposes, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Indexes: CERTIFIED SURVEY MAPS, ZONING DISTRICT 08

Attachments: Fiscal Note.pdf, Certified Survey Map-Draft.pdf, City Plan Commission Letter.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
5/4/2010	0	COMMON COUNCIL	ASSIGNED TO		
5/26/2010	0	CITY CLERK	REFERRED TO		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/3/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100035

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution approving a final Certified Survey Map for property located at 200 North 25th Street that will create two lots and dedicate land for public purposes, in the 8th Aldermanic District.

Analysis

This resolution approves a final Certified Survey Map that divides one parcel into two lots and dedicates land for public street purposes to accommodate existing and future tenants of the development known as City Lights.

Body

Whereas, The Milwaukee Code of Ordinances, Chapter 119-5, Subdivision Regulations, requires City Plan Commission ("CPC") approval, conditional approval or disapproval of all Certified Survey Maps ("CSMs"), which provide dedication of land to the City of Milwaukee ("City") for public purposes; and

Whereas, The City received one final CSM, a copy of which is attached to this Common Council File, which dedicates land to the City for public purposes; and

Whereas, In compliance with the above-referenced chapter of the Milwaukee Code of Ordinances, CPC has reviewed and recommended approval of said CSM; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the following CSM is approved:

OWNER'S NAME, DCD NO., TAX KEY NO.

Giuffre VIII LLC, DCD No. 2814, Tax Key No. 400-9995-117

Drafter

DCD:KDC:kdc

05/04/10/A

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 05/04/10

FILE NUMBER:

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution approving a final Certified Survey Map for property located at 200 North 25th Street that will create two lots and dedicate land for public purposes, in the 8th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner, DCD

C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☒ NOT APPLICABLE/NO FISCAL IMPACT.

D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

Draft

BADGER
BLUEPRINT
COMPANY, INC.
(262) 542-8200

Draft

FN100034

DD#2814

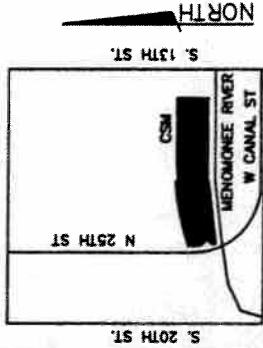
FORM BBC-101

CERTIFIED SURVEY MAP NO.

LANDS IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

VICINITY MAP

1" = 2000'



PREPARED FOR:
ZIMMERMAN
ARCHITECTURAL STUDIOS
205 W HIGHLAND AVE
MILWAUKEE, WI 53203

NORTH 25TH STREET

PUBLIC RIGHT OF WAY WIDTH VARIES



CAPITOL SURVEY ENTERPRISES
2457 N MAYFAIR RD, SUITE 200
WAUWATOSA, WI 53226
PH: (414) 727-7510
FAX: (414) 727-7518
WWW.CAPITOLSURVEY.COM

SW 1/4 SECTION 30-7-22

+ INDICATES A CHISELED CROSS SET, UNLESS OTHERWISE NOTED.

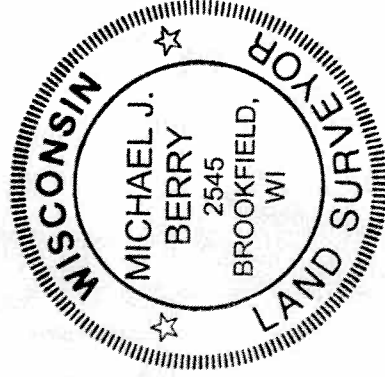
○ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

(DEED)

ALL BEARINGS REFER TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 30, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM, (SOUTH ZONE), (NAD 27 FEB. 2008 REVISION) BEARING OF N 01°11'16" W.



94,394 SQ.FT. OR
2.17 ACRES
DEDICATED TO THE CITY
OF MILWAUKEE FOR
ROAD PURPOSES



SEE SHEET 2 FOR INTERIOR ANGLE, LINE AND CURVE TABLES.

GRAPHIC SCALE



1 inch = 200 ft.

DEPARTMENT OF CITY
DEVELOPMENT
CITY OF MILWAUKEE

April 20 2010

STAFF APPROVED

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

SHEET 1 OF 5

DUD#2814

CERTIFIED SURVEY MAP NO.

LANDS IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30,
TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

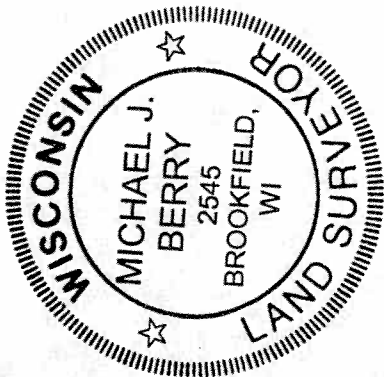
PREPARED FOR:

ZIMMERMAN
ARCHITECTURAL STUDIOS
205 W HIGHLAND AVE
MILWAUKEE, WI 53203



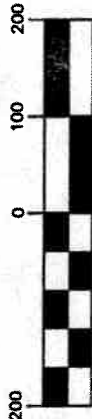
LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°36'05"E	53.62
DEED	N45°47'24"E	
L2	N08°49'53"W	40.00
DEED	N07°38'34"W	
L3	N51°51'22"W	56.72
DEED	N50°40'03"W	
L4	N06°19'37"W	56.59
DEED	N05°08'18"W	
L5	N00°36'59"W	82.47
DEED	N00°34'20"W	
L6	S01°18'59"E	296.75
L7	S88°45'31"W	532.87
L8	N54°38'30"W	61.16
L9	N52°21'04"W	32.90
L10	N07°55'42"W	6.44
L11	N54°38'30"W	32.04
L12	S88°41'01"W	229.41
L13	N01°19'00"W	19.83
L14	N69°05'47"W	31.81
L15	S69°24'48"W	19.14
L16	S69°05'51"W	5.64
L17	S69°02'38"W	5.13
L18	S63°05'48"W	6.68
L19	S01°18'59"E	246.99
L20	S88°45'31"W	461.47
L21	N56°55'57"W	70.36
L22	S88°39'14"W	6.97
L23	N54°38'30"W	27.14
L24	N01°21'47"W	54.79
L25	S88°41'01"W	269.69
L26	N66°14'40"W	37.17
L27	S76°59'54"W	45.73

INTERIOR ANGLE TABLE		
INT. ANGLE	ANGLE	
A1	95°47'51"	
A2	121°40'02"	
A3	233°25'58"	
A4	223°01'29"	
A5	134°28'15"	
A6	174°17'22"	
A7	101°57'49"	
A8	78°36'31"	
A9	273°48'43"	
A10	176°03'46"	
A11	90°07'31"	
A12	90°08'00"	
A13	186°36'43"	



CURVE TABLE				
CURVE	LENGTH	ANGLE	RADIUS	CB
C1	62.74'	17°07'05"	210.00'	62.51'
C2	65.17'	41°29'25"	90.00'	63.76'
C3	140.98'	5°06'44"	1580.03'	140.93'
C4	33.12'	3°43'19"	509.94'	33.12'
C5	21.73'	3°26'09"	362.44'	21.73'
C6	29.45'	4°50'38"	348.34'	29.44'
C7	12.96'	6°13'17"	119.35'	12.95'
C8	106.59'	43°00'33"	142.00'	104.11'
C9	21.26'	2°27'28"	495.49'	21.25'
C10	47.44'	0°01'48"	90180.78'	47.44'
C11	43.62'	1°47'53"	1389.85'	43.61'
C12	51.19'	1°11'19"	2467.61'	51.19'
C13	69.80'	14°36'51"	273.67'	69.61'
C14	0.54'	0°01'16"	1450.46'	0.54'

GRAPHIC SCALE



1 inch = 200 ft.

DD#2814

NORTH

NORTH 25TH STREET
PUBLIC RIGHT OF WAY WIDTH VARIES



1 inch = 200 ft.

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY

DD#2814

CERTIFIED SURVEY MAP NO.

LANDS IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

I, MICHAEL J. BERRY, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LANDS IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:.

COMMENCING AT THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE N 01°11'16" W, 573.00 FEET; THENCE S 89°52'00" W, 288.27 FEET, TO THE POINT OF BEGINNING, THENCE S 88°40'41" W, 874.04 FEET; THENCE S 82°03'58" W, 643.35 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE 37.30 FEET WHOSE CENTER LIES TO THE EAST, WHOSE RADIUS IS 825.83 FEET, AND WHOSE CHORD BEARS N 13°43'53" E, 37.30 FEET; THENCE N 44°36'05" E, 53.62 FEET; THENCE N 08°49'53" E, 40.00 FEET; THENCE N 51°51'22" W, 56.72 FEET; THENCE N 06°19'37" W, 56.59 FEET; THENCE N 00°36'59" W, 82.47 FEET; THENCE EAST 685.32 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 2,931.83 FEET, AND WHOSE CHORD BEARS N 77°25'12" E, 683.65 FEET; THENCE S 01°11'19" E, 26.99 FEET; THENCE N 84°59'58" E, 210.58 FEET; THENCE N 88°56'12" E, 655.74 FEET; THENCE S 01°11'19" E, 331.23 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 410,683 SQUARE FEET OR 9.43 ACRES.

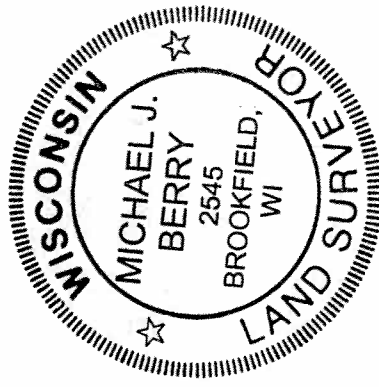
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF _____, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 119 OF THE CITY OF MILWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 23RD DAY OF DECEMBER, 2009.

MICHAEL J. BERRY
REGISTERED LAND SURVEYOR, S-2545
STATE OF WISCONSIN



DD#2814

CERTIFIED SURVEY MAP NO.

LANDS IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

COMPANY OWNER'S CERTIFICATE

UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, A COMPANY DULY ORGANIZED AND EXISTING SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

IN CONSIDERATION OF THE APPROVAL OF THE MAP BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE AND IN ACCORDANCE WITH CHAPTER 119 OF THE MILWAUKEE CODE, THE UNDERSIGNED AGREES:

A. THAT ALL UTILITY LINES TO PROVIDE ELECTRIC POWER AND TELEPHONE SERVICES AND CABLE TELEVISION OR COMMUNICATIONS SYSTEMS LINES OR CABLES TO ALL LOTS IN THE CERTIFIED SURVEY MAP SHALL BE INSTALLED UNDERGROUND IN EASEMENTS PROVIDED THEREFOR, WHERE FEASIBLE.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHERE OF, _____ HAS CAUSED THESE PRESENTS TO BE SIGNED
BY _____, ITS _____ AT MILWAUKEE, WISCONSIN, THIS _____ DAY
OF _____ 2010.

IN THE PRESENCE OF:

(WITNESS) _____ COMPANY REPRESENTATIVE

STATE OF WISCONSIN) SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2010, _____ TO ME
KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE
SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) SS
MILWAUKEE COUNTY)

I, WAYNE F. WHITTOW, BEING THE DULY ELECTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF MILWAUKEE, CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE CITY TREASURER OF THE CITY OF MILWAUKEE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

THIS _____ DAY OF _____, 2010.

WAYNE F. WHITTOW, CITY TREASURER

COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION NO. _____,
ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON THIS _____ DAY OF _____,
2010.

RONALD D. LEONHARDT, CITY CLERK

TOM BARRETT, MAYOR

May 24, 2010

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 100034 approves a final Certified Survey Map for property located at 200 North 25th Street that will create two lots and dedicate land for public purposes, in the 8th Aldermanic District.

This file approves a final Certified Survey Map that divides one parcel into two lots and dedicates land for public street purposes to accommodate existing and future tenants of the development known as City Lights.

Since the proposed final Certified Survey Map complies with City plans for the area, the City Plan Commission at its regular meeting on May 24, 2010, recommended approval of the subject file, conditioned on the approval and sign-off by the Dept. of Public Works and the Treasurer's Office.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan

NOTICES SENT TO FOR FILE 100034:

[illegible]



Legislation Details (With Text)

File #: 081570 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 3/3/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zone.

Sponsors: ALD. KOVAC, ALD. COGGS, ALD. HAMILTON

Indexes: SITE PLAN OVERLAY, TREES

Attachments: Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/3/2009	0	COMMON COUNCIL	ASSIGNED TO		
3/30/2010	1	CITY CLERK	DRAFT SUBMITTED		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/12/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/18/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
081570
Version
SUBSTITUTE 1
Reference

Sponsor
ALD. KOVAC, COGGS AND HAMILTON
Title

A substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zone.

Sections
252-80 cr

Analysis

This ordinance prohibits, with limited exceptions, any person from removing, damaging, disturbing or otherwise destroying any living and structurally sound tree located within the primary environmental corridor in the Milwaukee River greenway overlay zone unless the person has obtained a tree maintenance and conservation permit from the commissioner of public works. This ordinance also establishes various requirements that apply to all tree maintenance and conservation permits issued by the commissioner, including a requirement for the replacement of removed trees and the prohibition of any tree removal or disturbance that would result in soil erosion or slope destabilization.

The commissioner may revoke any tree maintenance and conservation permit for violation of any permit conditions. The commissioner also has the authority to enforce the provisions of this tree protection ordinance and may issue orders to correct violations, stop-work orders and citations. If the commissioner takes actions necessary to correct an uncorrected violation, the costs incurred by the commissioner shall be billed to the property owner.

Body

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Part 1. Section 252-80 of the code is created to read:

252-80. Tree Protection in Milwaukee River Greenway Overlay Zone. 1. PURPOSE AND FINDINGS. The common council finds that the Milwaukee River greenway overlay zone, as shown on the city zoning map and established by common council file number 081568, supports a fragile riparian ecosystem that is rare in Milwaukee, providing up to 100% urban tree canopy, native floodplain grasses, a rich diversity of flora and fauna, and critical habitat. The purpose of this section is to promote the public health, safety and general welfare by regulating the planting, maintenance, restoration and removal of desirable trees within the Milwaukee River greenway overlay zone in order to promote the benefits derived therefrom, including management of storm water runoff, stabilization of shoreline and slopes adjacent to the river, protection of bluffs and floodplains from soil erosion, enhancement of air and water quality, creation and promotion of wildlife habitat, and preservation of aesthetics.

2. DEFINITIONS. In this section:

- a. "Commissioner" means the commissioner of public works or the commissioner's designee.
- b. "Critical root zone" means the portion of the root system of a tree that is the minimum necessary to maintain the continued health, vitality or stability of the tree, defined by a concentric circle around a

tree with a radius that is equal to 1.5 feet for every inch in trunk diameter at breast height.

c. "Damage" means any action that in the sole opinion of the commissioner adversely impacts the health, vitality or stability of trees located within the primary environmental corridor. Damage may include direct injury to a tree, injury to or loss of roots within the critical root zone, changes to existing grade within the critical root zone, soil compaction within the critical root zone, chemical injury, removal of bark, injury to trunk, branch breakage or removal, crown reduction pruning, improper pruning, removal of more than 25% of a tree's live branches, alteration of the natural shape of a tree or any action contrary to generally accepted arboricultural or horticultural practices which cause tree infection, infestation or decay. Damage also includes the indiscriminate cutting of tree branches to stubs, buds or lateral branches that are less than 1/3 the diameter of the stem removed, or removal of more than 25% of the crown wood from a tree.

d. "Diameter at breast height" means the diameter of a tree measure at 4.5 feet above the ground.

e. "Diseased tree" means any tree with one or more significant structural defects or an infection, infestation or decay, as determined by a professional arborist certified by the International Society of Arboriculture, which makes it subject to a high probability of failure or decline.

f. "Disturb" means any alteration to the branches, trunk or root system of a tree, including excavation within the critical root zone. The term does not include crown cleaning, which is the selective removal of one or more of the following items from a tree: dead, dying or diseased branches, weak branches and water sprouts. Nor does it include crown raising, which is the removal of the lower branches of a tree to provide additional clearance underneath a tree.

g. "Primary environmental corridor" means the primary environmental corridor within the Milwaukee River greenway overlay zone, as mapped by the southeastern Wisconsin regional planning commission.

h. "Removal" means the actual cutting down or removal of a tree, or the effective removal of a tree through damage, abuse, poisoning or other actions resulting in the death of a tree.

i. "Tree" means any self-supporting woody plant, greater than 15 feet in height, together with its root system, having one trunk of at least 3 inches in diameter at breast height or having a multi-stemmed trunk system with a definitely formed crown.

3. APPLICABILITY. The provisions of this section shall be applicable to all property located within the Milwaukee River greenway overlay zone, as shown on the city zoning map and established by common council file number 081568.

4. PROHIBITED ACTS. a. No person shall remove, damage, break, top, disturb or otherwise destroy any living and structurally sound tree located within the primary environmental corridor except as permitted under par. b or by a tree maintenance and conservation permit issued pursuant to sub. 5.

b. The following may be removed from the primary environmental corridor without a permit:

b-1. Dead or diseased trees.

b-2. Common or European Buckthorn (*Rhamnus catharticus*) or Glossy or Smooth Buckthorn (*Rhamnus frangula*).

b-3. Trees less than 3 inches in diameter at breast height, other than Common or European Buckthorn, that are also classified as invasive species by the Wisconsin department of natural resources or are plants or weeds identified as noxious by the city or by the state of Wisconsin under s. 66.0407, Wis. Stats.

b-4. Trees less than 6 inches in diameter at breast height if removal is necessary to provide pedestrian access to the river, subject to all of the following conditions:

b-4-a. The pedestrian path does not exceed 6 feet in width.

b-4-b. The pedestrian path has a permeable surface.

b-4-c. The pedestrian path is located and constructed to effectively control erosion and to minimize removal and disruption of trees within the primary environmental corridor.

5. TREE MAINTENANCE AND CONSERVATION PERMIT. a. Application. Any person desiring a permit to remove or disturb a tree within the primary environmental corridor shall file with the commissioner an application in writing on a form furnished for this purpose. Every application shall:

a-1. State the name and address of the property owner.

a-2. Describe the location, species and diameter at breast height of each tree proposed to be removed or disturbed.

a-3. Describe any construction plans associated with the requested tree removal.

a-4. If the application proposes removal of a tree in excess of 3 inches in diameter at breast height, describe the proposed replacement tree or trees pursuant to par. c-1.

a-5. If the application involves construction of a pathway, describe the width, length, depth of excavation and surface material of the pathway.

a-6. If the proposed tree removal or disturbance is part of a construction or site development project, include a site plan containing the following additional information:

a-6-a. Primary contact for the project, including name, business affiliation, address, phone, email and fax.

a-6-b. Name of the project, if any.

a-6-c. A plat of survey prepared by a registered land surveyor or engineer showing all proposed improvements or site alterations to a recognized engineer or architect scale.

a-6-d. Date of site plan submittal, along with any and all dates of revision.

a-6-e. Existing and proposed grade for any grade change within the primary environmental corridor.

a-6-f. North arrow.

a-6-g. Location to scale, including critical root zone, of all trees 3 inches or larger in diameter at breast height proposed to be removed or located within the limits of construction in the primary environmental corridor.

a-6-h. Approved tree protection fencing installed at the critical root zone of all trees or groups of trees 3 inches or larger in diameter, not shown to be removed, located within the limits of construction or site disturbance.

a-6-i. The location of all existing and proposed easements on the site.

a-6-j. Slopes greater than or equal to 12% located within the limits of soil disturbance.

a-6-k. Defined points of temporary and permanent ingress and egress in the primary environmental corridor.

a-6-L. Existing and proposed utilities, including sanitary sewers, storm sewers and water mains and service laterals, underground utility laterals and clean-out and surface valves, electrical and telecommunication cables, and gas mains and service laterals. All locations for the proposed connections to utilities and the proposed elevations of these connections shall be indicated on the site plan.

a-6-m. A scale landscape plan showing the location and quantity of all landscape plantings proposed for the site, including a listing of the proposed species, cultivar and common name, including notation of Wisconsin native species, as well as the size and quantity of the plantings, whether they are balled-and-burlapped or container-grown, and installation notes and details.

a-7. Any other information that may be required by the commissioner.

b. Issuance of Permit. The application for permit shall be examined by the commissioner and, if found to be in conformity with the requirements of this subsection, shall be approved and a permit issued by the commissioner. The commissioner may impose any conditions necessary to ensure the permitted activities are executed professionally, safely and in accordance with the requirements of this section.

c. Requirements. The following requirements shall apply to all permits issued under this subsection:

c-1. Replacement of Trees Removed. Trees in excess of 3 inches in diameter in breast height which are removed shall be replaced on a diameter-equivalent basis during the designated planting season with indigenous nursery-grown trees conforming to ANSI Z60.1 American Standards for Nursery Stock, most current edition.

c-2. Planting Season. c-2-a. Balled-and-Burlapped Trees. The planting season for balled-and-burlapped trees shall be between October 15 and December 1 and between March 15 and May 15.

c-2-b. Container-Grown Trees. The planting season for container-grown trees shall be between September 1 and December 1 and between March 15 and June 15.

c-3. Plant Installation, Inspection and Warranty. c-3-a. Installation. All trees shall be planted in accordance with accepted horticultural practices and any other specific planting instructions provided by the commissioner.

c-3-b. Inspection. Inspection of work to determine its completion and establish the beginning of the warranty period shall be performed by the commissioner upon request of the property owner submitted to the commissioner at least 10 days prior to the inspection date. After inspection, the commissioner shall notify the property owner of the date of the beginning of the warranty period by issuing a notice of acceptance. In the event of any deficiencies, the commissioner shall notify the property owner of the requirements for beginning the warranty period.

c-3-c. Warranty Period. All plants shall be guaranteed to be alive and healthy, as determined by the commissioner at the end of the warranty period. The warranty period shall extend for a period of one year from the date of notice of acceptance. During the warranty period, the property owner shall replace any trees that die or, in the opinion of the commissioner, are in an unhealthy condition or have lost their shape due to dead branches, excessive pruning, inadequate, improper maintenance or any other causes. Replacement trees shall be planted immediately, if the time of rejection occurs during the planting season, or during the next planting season, if the time of rejection falls outside the planting season.

c-4. Soil Erosion or Slope Destabilization. No tree removal or disturbance shall be permitted under this section whenever the commissioner determines that the tree removal or disturbance would result in soil erosion or slope destabilization due to soil conditions or the existing degree of slope. In evaluating whether this requirement is satisfied, the commissioner shall consider such factors as existing grade, available soil surveys, maps, representative soil borings or classifications, existing vegetation in the immediate vicinity of the tree or trees proposed for removal, degree of site disturbance caused by the tree removal and any associated risks to public health and safety. If an applicant proposes removal or disturbance of a tree located in an area where the slope is at least 12%, the applicant shall provide a report prepared by a professional engineer that certifies the proposed tree removal or disturbance, when considered with any proposed mitigation measures, will not result in soil erosion or slope destabilization.

d. Permit Revocation. The commissioner may revoke any permit issued under this subsection for violation of any permit conditions. Violation of any conditions of a permit issued under this subsection shall constitute a violation of this section. The notice revoking a permit shall be served on the permittee and posted upon the premises to which the permit applies. After the notice is served and posted, the permit which has been revoked shall be void and no person may proceed with any further tree removal or site disturbance activities within the primary environmental corridor on the premises. Before any tree removal or site disturbance activities are resumed, a new permit shall be procured.

6. ENFORCEMENT. a. Violations. When the commissioner determines that a willful violation of the provisions of this section exists, or has reasonable grounds to believe that a violation exists, the commissioner may order the person to correct the violation by issuing a notice of violation or a stop-work order. If the person to whom the notice or order was issued fails to take corrective action after receiving the notice or order, the commissioner shall take whatever steps are necessary to correct the violation, including but not limited to using city forces or private contractors. When trees are removed, destroyed or damaged beyond recovery in violation of this section, the commissioner may

require that the trees be replaced on an equivalent-diameter basis. Failure to replace trees as required by the commissioner shall constitute a violation of this section.

b. Recovery of Costs. Any costs incurred by the commissioner in correcting violations of this section shall be billed to the owner of the premises and payable within 30 days. If the owner fails to pay within 30 days, the bill shall become a lien on the real property and collectible in accordance with s. 66.0627, Wis. Stats.

c. Citations. In addition to other applicable enforcement procedures and pursuant to the authority of s. 66.0113, Wis. Stats., the commissioner may issue citations pursuant to the citation procedure set forth in s. 50-25 to any person who violates any provision of this section.

d. Penalties. Any person who violates any provision of this section shall, upon conviction, forfeit not less than \$150 per violation per day nor more than \$5,000 for each premises found to be in violation, together with the cost of the action.

LRB
APPROVED AS TO FORM

Legislative Reference Bureau
Date: _____
Attorney
IT IS OUR OPINION THAT THE ORDINANCE
IS LEGAL AND ENFORCEABLE

Office of the City Attorney
Date: _____
Requestor

Drafter
LRB09087-3
JDO
3/29/2010

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 5-14-2010FILE NUMBER: 081570Original Fiscal Note ☒ Substitute ☐SUBJECT: Substitute ordinance relating to tree protection in the Milwaukee River greenway overlay zoneB) SUBMITTED BY (Name/title/dept./ext.): David Sivyer, Forestry Services Manager – DPW Operations

- C) CHECK ONE: ☐ ADOPTION OF THIS FILE AUTHORIZES EXPENDITURES
☐ ADOPTION OF THIS FILE DOES NOT AUTHORIZE EXPENDITURES; FURTHER COMMON COUNCIL ACTION NEEDED. LIST ANTICIPATED COSTS IN SECTION G BELOW.
☒ NOT APPLICABLE/NO FISCAL IMPACT.

- D) CHARGE TO: ☐ DEPARTMENT ACCOUNT(DA) ☐ CONTINGENT FUND (CF)
☐ CAPITAL PROJECTS FUND (CPF) ☐ SPECIAL PURPOSE ACCOUNTS (SPA)
☐ PERM. IMPROVEMENT FUNDS (PIF) ☐ GRANT & AID ACCOUNTS (G & AA)
☐ OTHER (SPECIFY)

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:					
TOTALS					

F) FOR EXPENDITURES AND REVENUES WHICH WILL OCCUR ON AN **ANNUAL** BASIS OVER SEVERAL YEARS CHECK THE APPROPRIATE BOX BELOW AND THEN LIST EACH ITEM AND DOLLAR AMOUNT **SEPARATELY**.

<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	
<input type="checkbox"/> 1-3 YEARS	<input type="checkbox"/> 3-5 YEARS	

G) LIST ANY ANTICIPATED FUTURE COSTS THIS PROJECT WILL REQUIRE FOR COMPLETION:

H) COMPUTATIONS USED IN ARRIVING AT FISCAL ESTIMATE:

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE 081570:

[illegible]



Legislation Details (With Text)

File #: 091603 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 3/24/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance abolishing the East Village Neighborhood Conservation Overlay Zone, in the 3rd Aldermanic District.

Sponsors: ALD. KOVAC

Indexes: ZONING, ZONING DISTRICT 03

Attachments: Proposed Zoning Change Map.jpg, City Plan Commission Letter.pdf, Notice Published on 5-21-10 and 5-28-10, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
3/24/2010	0	COMMON COUNCIL	ASSIGNED TO		
3/30/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
5/17/2010	1	CITY CLERK	DRAFT SUBMITTED		
5/21/2010	1	CITY CLERK	PUBLISHED		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091603

Version

SUBSTITUTE 1

Reference

040668

Sponsor

ALD. KOVAC

Title

A substitute ordinance abolishing the East Village Neighborhood Conservation Overlay Zone, in the 3rd Aldermanic District.

Analysis

This substitute ordinance abolishes the East Village Neighborhood Conservation Overlay Zone by repealing the ordinance that created this Overlay Zone and approved the neighborhood conservation plan and development standards.

Body

Whereas, On December 21, 2004, the Common Council of the City of Milwaukee passed File No. 040668, which added Section 295-1003.0001 to the Milwaukee Code of Ordinances and approved the neighborhood conservation plan for the East Village Neighborhood Conservation Overlay Zone; and

Whereas, Section 295-1003.0001 amended the zoning map to establish the East Village Neighborhood Conservation Overlay Zone for the area bounded and described by the zoning line within the right-of-way along North Humboldt Avenue, the south line of the Milwaukee River bank, the south line of Caesar's Park extended Easterly, a line 127 feet East and parallel to the east line of North Warren Avenue, a line 160 feet North and parallel to the north line of East Brady Street, a line 150.82 feet West and parallel to the west line of North Warren Avenue, a line 114.46 feet North and parallel to the north line of East Brady Street, the zoning line within the right-of-way along North Arlington Place, a line 80 feet North and parallel to the north line of East Brady Street, a line 177.77 feet West and parallel to the west line of North Arlington Place, a line 120 feet North and parallel to the north line of East Brady Street, a line 214.60 feet West and parallel to the west line of North Arlington Place, a line 160 feet North and parallel to the north line of East Brady Street, a line 132.25 feet East and parallel to the east line of North Franklin Place, a line 120 feet North and parallel to the north line of East Brady Street, a line 129.29 feet East and parallel to the east line of North Franklin Place, a line 103 feet East and parallel to the east line of North Franklin Place, a line 40 feet North and parallel to the north line of East Brady Street, the zoning line within the right-of-way along North Franklin Place, a line 180 feet North and parallel to the north line of East Brady Street, a line 110 feet West and parallel to the west line of North Franklin Place, a line 200 feet North and parallel to the north line of East Brady Street, a line 138.26 feet West and parallel to the west line of North Franklin Place and a line 219 feet North and parallel to the north line of East Brady Street; and

Whereas, The Alderman of the 3rd District has determined that the majority of the property owners within the East Village Neighborhood Conservation Overlay Zone support abolishing the Neighborhood Conservation Overlay Zone; now, therefore, be it


Resolved, By the Common Council of the City of Milwaukee, that Section 295-1003.0001 of the Milwaukee Code of Ordinances is eliminated and that the East Village Neighborhood Conservation Overlay Zone is abolished.

Drafter





DCD:AJF:ajf

05/13/10

**FN 091603
Abolish East Village NC Overlay District
May 2010**

 Proposed Zoning Change


Residential Districts

-  Single Family (RS1-6)
-  Two-Family (RT1-4)
-  Multi-Family (RM1-7)
-  Residential and Office (RO1-2)


Commercial Districts

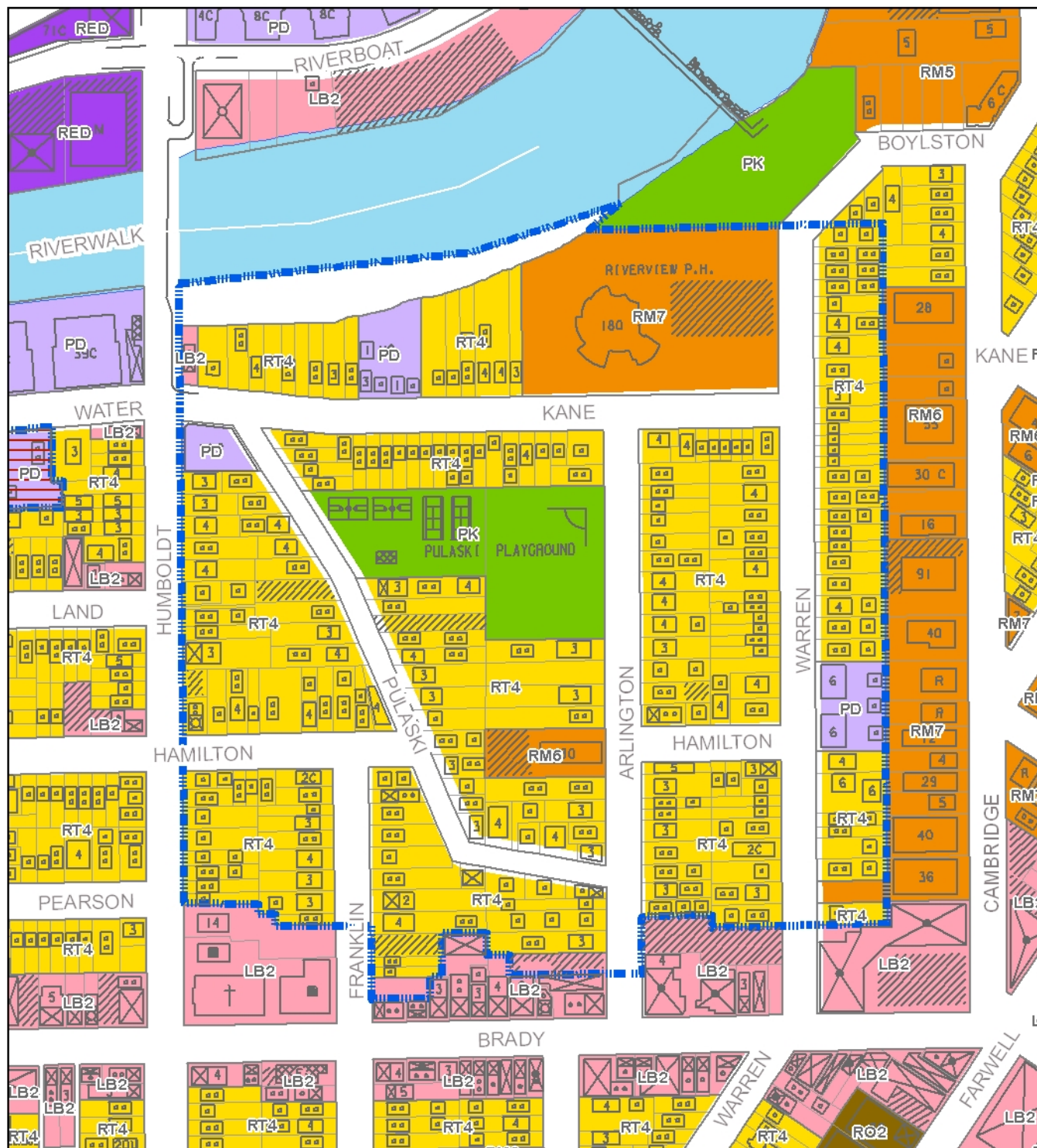
-  Neighborhood Shopping (NS1-2)
-  Local Business (LB1-2)
-  Commercial Service (CS)
-  Regional Business (RB1-2)
-  Central Business (C9A-C9H)

Industrial Districts

-  Industrial - Office (IO)
-  Industrial - Light (IL1-2)
-  Industrial - Mixed (IM)
-  Industrial - Heavy (IH)

Special Districts

-  Parks (PK)
-  Institutional (TL)
-  Planned Development (PD, DPD)
-  Redevelopment (RED)



Data source: Department of City Development 2009

May 24, 2010

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 091603 abolishes the East Village Neighborhood Conservation Overlay, in the 3rd Aldermanic District.

This file abolishes the East Village Neighborhood Conservation Overlay Zone by repealing the ordinance that created this Overlay Zone and approved its neighborhood conservation plan and development guidelines. The East Village Neighborhood Conservation Overlay Zone was approved by Common Council on December 21, 2004 to protect the distinctive and historic character of the neighborhood and ensure that new development would not adversely affect surrounding areas. However, the Alderman's Office has concluded that the majority of the property owners located within the boundary no longer wish to have the conservation overlay in place. For this reason the Alderman's Office has introduced an ordinance to abolish the Overlay District.

The Northeast Side Comprehensive Area Plan was reviewed for recommendations pertaining to the East Village Conservation Overlay District. The Plan promotes the area but does not state that the overlay district must be kept or enforced as is, or that the overlay district is essential to neighborhood conservation. The Plan suggests that the overlay district be reviewed and perhaps updated. In summary, the overlay district could be removed without conflict with the NES Plan. However, the Plan does suggest that the overlay district guidelines be revised, updated or modified, as needed to effectively preserve/conservate historic character while allowing limited new construction and infill development to occur.

On May 24, 2010, a public hearing was held and at that time several people were present. The majority of those in attendance supported the repeal of the overlay zone, and a few opposed it, saying that the overlay should be left in place. Since the proposed abolishing of the neighborhood conservation zoning overlay district would not be in conflict with the Northeast Side Comprehensive Area plan, the City Plan Commission at its regular meeting on May 24, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac

PROOF OF PUBLICATION

STATE OF WISCONSIN
MILWAUKEE COUNTY

} SS

ANN E. RICHMOND, being the first duly sworn on oath, says that she is the publisher as of January 1, 2004, of THE DAILY REPORTER - that the notice of which the printed one attached is a true copy, which copy was clipped from said newspaper, was inserted and published in said newspaper on

05/21/2010 05/28/2010

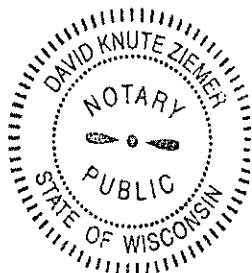
Ann E. Richmond

Subscribed and sworn to before me

May 28, 2010

[Signature]

Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



**C. NO. 6
FILE NUMBER 091603**

**OFFICIAL NOTICE
Published by Authority
of the Common Council of
the City of Milwaukee
Office of the City Clerk**

Notice is hereby given that an ordinance that was introduced at the March 24, 2010 meeting of the Milwaukee Common Council, the essence of which is as follows:

A substitute ordinance abolishing the East Village Neighborhood Conservation Overlay Zone, in the 3rd Aldermanic District.

Whereas, On December 21, 2004, the Common Council of the City of Milwaukee passed File No. 040668, which added Section 295-1003.0001 to the Milwaukee Code of Ordinances and approved the neighborhood conservation plan for the East Village Neighborhood Conservation Overlay Zone; and

Whereas, Section 295-1003.0001 amended the zoning map to establish the East Village Neighborhood Conservation Overlay Zone for the area bounded and described by the zoning line within the right-of-way along North Humboldt Avenue, the south line of the Milwaukee River bank, the south line of Caesar's Park extended Easterly, a line 127 feet East and parallel to the east line of North Warren Avenue, a line 160 feet North and parallel to the north line of East Brady Street, a line 150.82 feet West and parallel to the west line of North Warren Avenue, a line 114.46 feet North and parallel to the north line of East Brady Street, the zoning line within the right-of-way along North Arlington Place, a line 80 feet North and parallel to the north line of East Brady Street, a line 177.77 feet West and parallel to the west line of North Arlington Place, a line 120 feet North and parallel to the north line of East Brady Street, a line 214.60 feet West and parallel to the west line of North Arlington Place, a line 160 feet North and parallel to the north line of East Brady Street, a line 132.25 feet East and parallel to the east line of North Franklin Place, a line 120 feet North and parallel to the north line of East Brady Street, a line 129.29 feet East and parallel to the east line of North Franklin Place, a line 103 feet East and parallel to the east line of North Franklin Place, a line 40 feet North and parallel to the north line of East Brady Street, the zoning line within the right-of-way along North Franklin Place, a line 180 feet North and parallel to the north line of East Brady Street, a line 110 feet West and parallel to the west line of North Franklin Place, a line 200 feet North and parallel to the

north line of East Brady Street, a line 138.26 feet West and parallel to the west line of North Franklin Place and a line 219 feet North and parallel to the north line of East Brady Street; and

Whereas, The Alderman of the 3rd District has determined that the majority of the property owners within the East Village Neighborhood Conservation Overlay Zone support abolishing the Neighborhood Conservation Overlay Zone; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that Section 295-1003.0001 of the Milwaukee Code of Ordinances is eliminated and that the East Village Neighborhood Conservation Overlay Zone is abolished.

Notice is hereby further given that the foregoing matter will be given a public hearing by the Committee on Zoning, Neighborhoods and Development in Room 301-B, City Hall, 200 East Wells Street, Milwaukee, Wisconsin, on Tuesday, June 8, 2010 at 9:00 A.M., pursuant to the provision of Sub-Section (7)(d) of Section 62.23 of the Revised Statutes of the State of Wisconsin.

PLEASE NOTE: a) Members of the Common Council, and members of its Standing Committees who are not members of this Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that this meeting may constitute a meeting of the Common Council or any of its Standing Committees, and must be noticed as such, although they will not take any formal action at this meeting.

b) 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.

c) 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 Council Services Division ADA Coordinator at 286-2998, (FAX) 286-3456, (TDD) 286-2025 or by writing to the ADA Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

d) Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall.

e) This meeting will be web-cast live at www.milwaukee.gov/channel25.

RONALD D. LEONHARDT,
City Clerk

10764280/5-21-28

NOTICES SENT TO FOR FILE: 091603

[illegible]

1726 PULASKI LLC
347 E LINCOLN AVE
MILWAUKEE WI 53207

ANDREWS PROPERTIES LLC
2861 N MARYLAND AV
MILWAUKEE WI 53211

BIG WHALE, LLC
PO BOX 71288
SHOREWOOD WI 53211

1754 N FRANKLIN PLACE LLC
316 E DEAN RD
MILWAUKEE WI 53217

ANNETTE V FRENCH
1740 N FRANKLIN PL
MILWAUKEE WI 53202

BRADLEY S HURD
JOEL HAMANN, MICHAEL BRADBURN
1744 N PULASKI ST
MILWAUKEE WI 53202

AARON BRIDGELAND
MACKENZIE BRIDGELAND
1888 N HUMBOLDT AV #302
MILWAUKEE WI 53202

ANTOINETTE RAFFAELE
ROSS RAFFAELE
1749A N FRANKLIN PL
MILWAUKEE WI 53202

BRIAN ADAM
CYNTHIA HARDER
1739 N WARREN AV
MILWAUKEE WI 53202

ABELLO L VALERIO
CEFERINA R VALERIO
1157 E KANE PL
MILWAUKEE WI 532021666

AROUTIOUN PAPIKIANTS
MARIANA BAGHDAMYAN
1540 E IRVING PL
MILWAUKEE WI 532021460

BRIAN C DELFOSSE
3267 N NEWHALL ST
MILWAUKEE WI 53211

ADRIENNE A DOMORACKI
1117 E HAMILTON ST
MILWAUKEE WI 53202

BEATRICE B CHAPMAN
1850 N ARLINGTON PL
MILWAUKEE WI 53202

BRIAN T ROGGA
LEE ANN GOODAN
9250 N WAVERLY DR
BAYSIDE WI 53217

ALAN L ROBERTS
2839 N DOWNER AV
MILWAUKEE WI 53202

BERNARD BONDAR
1845 N PULASKI ST
MILWAUKEE WI 53202

BTS1, LLC
4771 N SANTA MONICA
MILWAUKEE WI 53211

ALFRED J & ANNA GRUENWALD
DECLARATION OF TRUST
1235 E KANE PL
MILWAUKEE WI 53202

BERNARD R BONDAR
1812 N PULASKI ST
MILWAUKEE WI 532021611

C MICHAEL LARKIN
1741 PINE CT
GRAFTON WI 53024

ALISSA M KUETHER
1816 N ARLINGTON PL #1
MILWAUKEE WI 53202

BERNARD R BONDAR
1822 N PULASKI ST
MILWAUKEE WI 53202

CARL E FERGUSON
SHIRLEY M FERGUSON
1874 N WARREN AV
MILWAUKEE WI 532021617

AMES TERRACE PROPERTIES LLC
5800 N AMES TERRACE
GLENDALE WI 53209

BERNARD R BONDAR, DENNIS
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DALE C ZIEN
1703 S 124TH ST
NEW BERLIN WI 53151

ANDREA L GROSS
2535 N PROSPECT AV #102
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BHUPENDRA O KHATRI
RADOVAN STOJANOVICH
4145 N LAKE DR
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1812 N ARLINGTON PL
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CCO Office FN 091603 - EAST VILLAGE - WISCONSIN

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LISA K CHRISTOPHERSON
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CARSON G PRAEFKE
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1818-A N ARLINGTON PL
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DKBZ LLC
W238N1660 BUSSE RD # 110
WAUKESHA WI 53188

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809 BUILDING, 3RD FLOOR

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NKA MARY ANN DAVIDOWSKI
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SHANE H ZOLPER
HENRY ZOLPER
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JANE A AUDETTE
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VIRGINIA A DUIVEN
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MILWAUKEE WI 53202

YI LI KOWK &
YI CHOW KWOK
1757 N WARREN AV
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24222 ONTARIO LA
LAKE FOREST CA 92630

VYACHESLAV AZIMOU
KRISTINA SHUKH
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WAHA LLC
3314 N HACKETT AV
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SHOREWOOD WI 53211

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193S LLC
1888 N WATER ST #101
MILWAUKEE WI 53202

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1925 N WATER ST, #402
MILWAUKEE WI 53202

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MILWAUKEE WI 53202

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COURTNEY STANISLOWSKI, SAEYEAL LEE
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MILWAUKEE WI 53202

DEBORAH M SCRIMA
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DOUG A CHELLEVOLD
1905 N WATER ST #101
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152 WEST 57TH ST 11TH FL
NEW YORK NY 10019



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ERIN E FRANCIS 1905 N WATER ST #400 MILWAUKEE WI 53202	FRANK P CRIVELLO & JOSEPH CRIVELLO 1818 N FARWELL AVE MILWAUKEE WI 53202	GLORIA LEE GABRIEL 1925 N WATER ST #409 MILWAUKEE WI 53202
ERIN J TRAMPE 1905 N WATER ST #205 MILWAUKEE WI 53202	FRANKLIN J RUIZ, PATRICIA HAGO-RUIZ 1925 N WATER ST #305 MILWAUKEE WI 53202	GLORIOSO BROTHERS REALTY CO 1020 E BRADY ST MILWAUKEE WI 53202
ESEEGERS ENTERPRISES-GC STONE 1934 N OAKLAND AV #1 MILWAUKEE WI 53202	FREDERICK R GIFFORD 1943 N CAMBRIDGE AV MILWAUKEE WI 53202	GREGORY H BERNHARDT 1915 N WATER ST #209 MILWAUKEE WI 53202
EVELYN A KELLY 1905 N WATER ST #305 MILWAUKEE WI 53202	FRED-THE CAMBRIDGE APARTMENTS LLC 789 N WATER ST, STE 200 MILWAUKEE WI 53202	HAROLD BLAIR 1905 N WATER ST #405 MILWAUKEE WI 53202
FAIZA B1 PROPERTIES LLC 7421 W RIDGEVIEW DR MEQUON WI 53092	F G STATHAS LIVING TR DTD NOV 12 1996 8536 W OKLAHOMA AVE APT 289 MILWAUKEE WI 532274658	HEATHER BENJAMIN S683 FORBES AV PITTSBURGH PA 152171S23
FALA7 INVESTMENTS LLC PO BOX 638 MILWAUKEE WI 53201	GAETANO & ANTONINA CRIVELLO 1027 E HAMILTON ST MILWAUKEE WI 53202	HOLLMAN PROPERTY MANAGEMENT LLC PO BOX 11504 SHOREWOOD WI 53211



Legislation Details (With Text)

File #: 100189 **Version:** 0

Type: Communication-Report **Status:** In Committee

File created: 5/25/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Department of City Development relating to expenditures and status of Tax Increment District 74, North 35th and Capitol.

Sponsors: ALD. WADE

Indexes: TAX INCREMENTAL DISTRICTS, TAX INCREMENTAL FINANCING

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
5/25/2010	0	COMMON COUNCIL	ASSIGNED TO		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100189

Version

ORIGINAL

Reference

Sponsor

ALD. WADE

Title

Communication from the Department of City Development relating to expenditures and status of Tax Increment District 74, North 35th and Capitol.

Requestor

Drafter

LRB

BJZ/sd

NOTICES SENT TO FOR FILE 100189:

[illegible]



Legislation Details (With Text)

File #: 100176 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 5/25/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution directing the Department of City Development to take actions necessary to create, improve and market residential lots at the Hartung Quarry site.

Sponsors: ALD. BOHL

Indexes: HOUSING, PARKS

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
5/25/2010	0	COMMON COUNCIL	ASSIGNED TO		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/2/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100176

Version

ORIGINAL

Reference

Sponsor

ALD. BOHL

Title

Resolution directing the Department of City Development to take actions necessary to create, improve and market residential lots at the Hartung Quarry site.

Analysis

The adopted "Hartung Quarry Park Conceptual Development Plan and Proposed Site Features" calls for redevelopment of the Hartung Quarry site, located south of West Keefe Avenue and east of North Menomonee River Parkway, primarily as a passive-recreation public park, with approximately 10 single-family home sites on the perimeter of the redevelopment area. This resolution directs the Department of City Development to take the actions necessary to create and sell the residential lots depicted on the adopted plan, including but not limited to platting the lots, making the necessary lot improvements, and marketing and conveying the lots for development. It also directs DCD to provide a written status report on the creation and marketing of the Hartung Park residential lots to the Common Council no later than 180 days from the date of adoption of this resolution.

Body

Whereas, For over 40 years, the Department of Public Works has been using the former Hartung Quarry, located south of West Keefe Avenue and east of North Menomonee River Parkway, as a site for the deposit of clean fill; and

Whereas, In recent years, as the landfill neared capacity and the Department of Public Works prepared for its closure, neighborhood residents, representatives of various City and Milwaukee departments, and elected officials from the cities of Milwaukee and Wauwatosa (in which part of the site is located) developed a plan for redevelopment of the Hartung Quarry site primarily as a recreational facility; and

Whereas, On July 12, 2006, the Common Council adopted File Number 060292, a resolution designating the Hartung Quarry property as the site of a future park, to be known as "Hartung Park," and endorsing the "Hartung Quarry Park Conceptual Development Plan and Proposed Site Features" as the plan for future development of the quarry site; and

Whereas, The adopted "Hartung Quarry Park Conceptual Development Plan and Proposed Site Features" calls for redevelopment of the site primarily as a passive-recreation public park, with approximately 10 single-family home sites on the perimeter of the redevelopment area; and

Whereas, While work on Phase 1 of Hartung Park was started in 2008 and is nearing completion, and construction of Phase 2 is expected to begin in June, 2010, the City has not yet taken any steps to create and market the residential lots planned for the perimeter of the park; and

Whereas, Development of the residential lots at Hartung Park will create unique and exciting homebuilding opportunities in the City of Milwaukee, add value to the surrounding neighborhoods and increase the City's property tax base; and

Whereas, Sale proceeds from the residential lots at Hartung Park are a potential source of funding for

implementation of the Hartung Park Plan; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Department of City Development is directed to take the actions necessary to create and sell the residential lots depicted on the “Hartung Quarry Park Conceptual Development Plan and Proposed Site Features,” including but not limited to platting the lots, making the necessary lot improvements, and marketing and conveying the lots for development; and, be it

Further Resolved, That the appropriate City officials, including those in the Department of Public Works and City Attorney’s Office, are authorized and directed to assist the Department of City Development in carrying out the intent of this resolution; and, be it

Further Resolved, That the Department of City Development shall provide a written status report on the creation and marketing of the Hartung Park residential lots to the Common Council no later than 180 days from the date of adoption of this resolution.

Requestor

Drafter

LRB10225-1

JDO

05/21/2010

NOTICES SENT TO FOR FILE100176:

[illegible]