



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 29, 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. [100206](#) An ordinance relating to certain fees collected by the department of city development.

Sponsors: THE CHAIR
Attachments: [Fiscal Note.doc](#)
[Hearing Notice List](#)

3. [100236](#) Resolution dissolving Tax Incremental District No. 23, City Hall Square, No. 38, South 5th and West Grange Avenue, and No. 69, New Avenue Commerce Center, and authorizing the distribution of excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR
Attachments: [Fiscal Note.doc](#)
[Hearing Notice List](#)

4. [100268](#) Resolution accepting the proposal submitted by Ralph Fleege, doing business as Mitchell Novelty Company, to purchase the City-owned parking lot at 3507 West Pierce Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Attachments: [Fiscal Note.doc](#)
[Land Disposition Report.doc](#)
[Hearing Notice List](#)

9:30 A.M.

5. [100267](#) Resolution authorizing the sale of the City-owned property at 2456 West Auer Avenue to Word of Faith Ministries, Inc. for use as a religious assembly and residence and to allow future tax-exempt status, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Attachments: [Fiscal Note.doc](#)
[Land Disposition Report.doc](#)
[Hearing Notice List](#)

6. [100270](#) Resolution accepting a proposal submitted by Wisconsin Lutheran College, Inc. for the purchase of the former Finney Library at 4243 West North Avenue for development of a youth education and parent resource center, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Attachments: [Fiscal Note.doc](#)
[Land Disposition Report.pdf](#)
[Hearing Notice List](#)

7. [100033](#) A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development, known as Park Place Stage 29, for the new headquarters of Junior Achievement of Wisconsin, on lands located south of West Liberty Drive and east of West Park Place, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Attachments: [Exhibit A as of 6-9-10.pdf](#)
[Exhibit A Continued as of 6-9-10.pdf](#)
[Proposed Zoning Change Map.jpg](#)
[City Plan Commission Letter.docx](#)
[Affidavit for Zoning Change.pdf](#)
[Hearing Notice List](#)

8. [100036](#) A substitute ordinance relating to a change in zoning from Local Business to Two-Family Residential to correct mixed zoning on the site, on land located east of North 1st Street and south of East North Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Attachments: [Site Plan as of 4-15-10.pdf](#)
[Proposed Zoning Change Map.jpg](#)
[City Plan Commission Letter.doc](#)
[Affidavit for Zoning Change.pdf](#)
[Hearing Notice List](#)

9:45 A.M.

9. [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](#)

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.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or 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 Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

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.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at www.milwaukee.gov/lobby.



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		
6/8/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
6/22/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/22/2010	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.

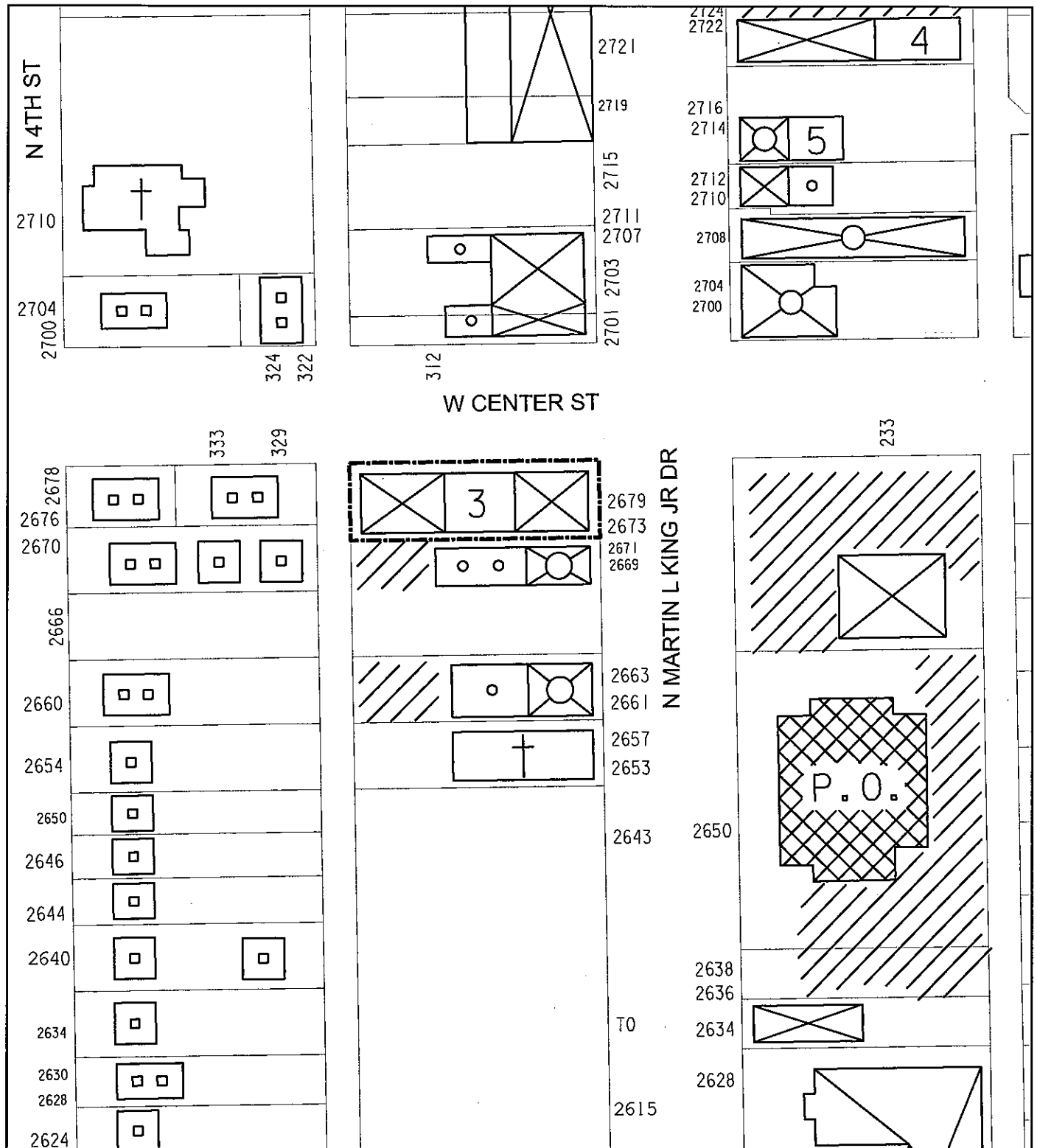
At the public hearing, the Commission will review the building based on criteria for historic significance. If the Commission determines the building meets at least one of the criteria, this recommendation will be referred to the Zoning, Neighborhoods and Development Committee for its consideration.

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

City of Milwaukee 3-25-10
gis27_10, AEH



**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 occasion 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 bundled 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, photos 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.

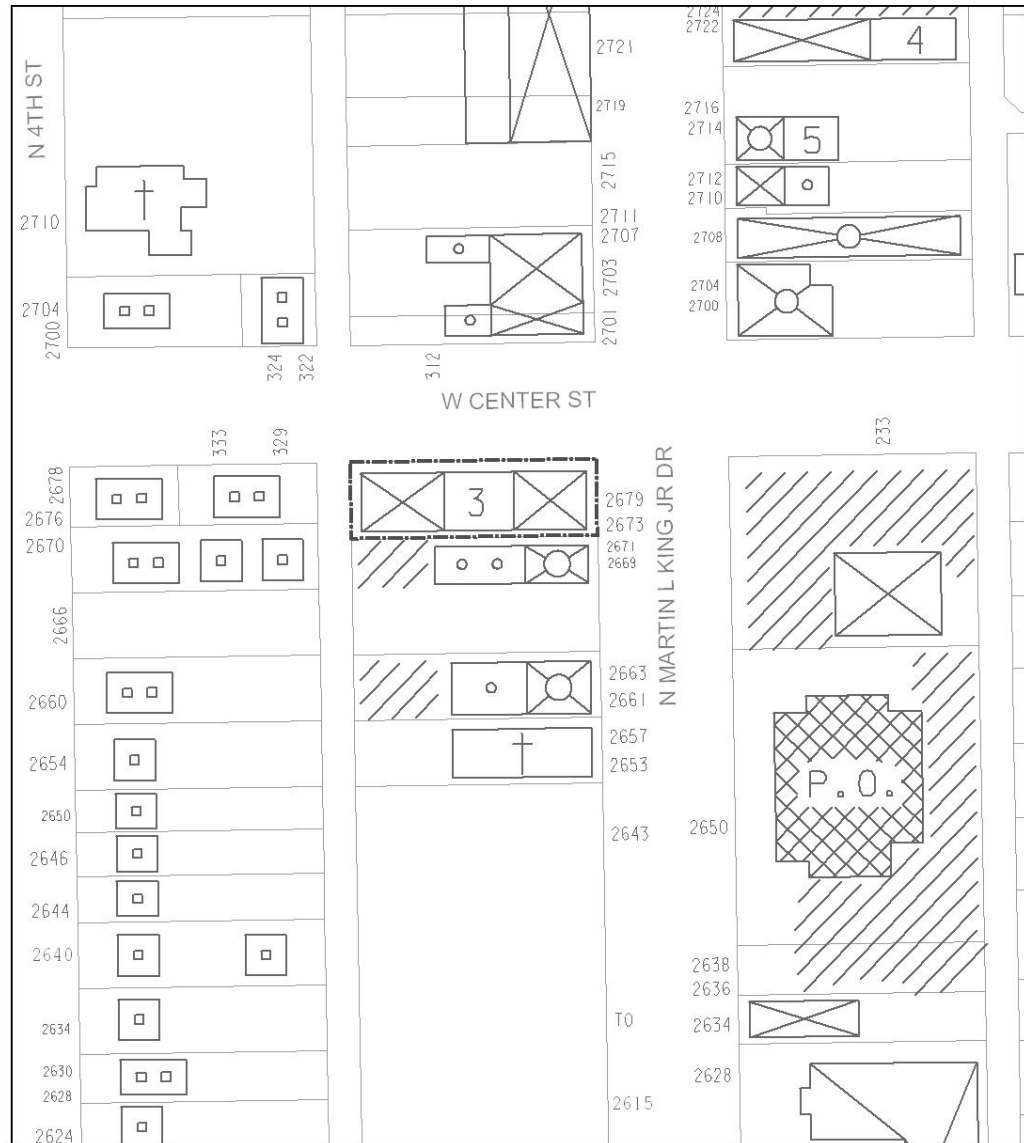
4. Potential for Restoration

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

0 50 100 200 Feet



City of Milwaukee 3-25-10
gis27_10, AEH

HISTORIC PRESERVATION COMMISSION
CITY OF MILWAUKEE

PUBLIC SIGN IN SHEET

Meeting of: 4/19/2016

- | | |
|--|-------------------|
| 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) _____ |
| 5. (print) _____ | 29. (print) _____ |
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| 16. (print) _____ | 40. (print) _____ |
| 17. (print) _____ | 41. (print) _____ |
| 18. (print) _____ | 42. (print) _____ |
| 19. (print) _____ | 43. (print) _____ |
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| 21. (print) _____ | 45. (print) _____ |
| 22. (print) _____ | 46. (print) _____ |
| 23. (print) _____ | 47. (print) _____ |
| 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



IVOC Behavioral Health Clinic

CENTURY

No Left Turn















North

SPEED
LIMIT
30

NO
PARKING

OPEN
FOR
BUSINESS

good life
MUSIC
PUBS
PUBS
PUBS





Schlitz

Sobelman's
Pub & Grill
Home of the Famous
Sobelman Burger

Sobelman's

Sobelman's

SHIRAZ

COORS LIGHT

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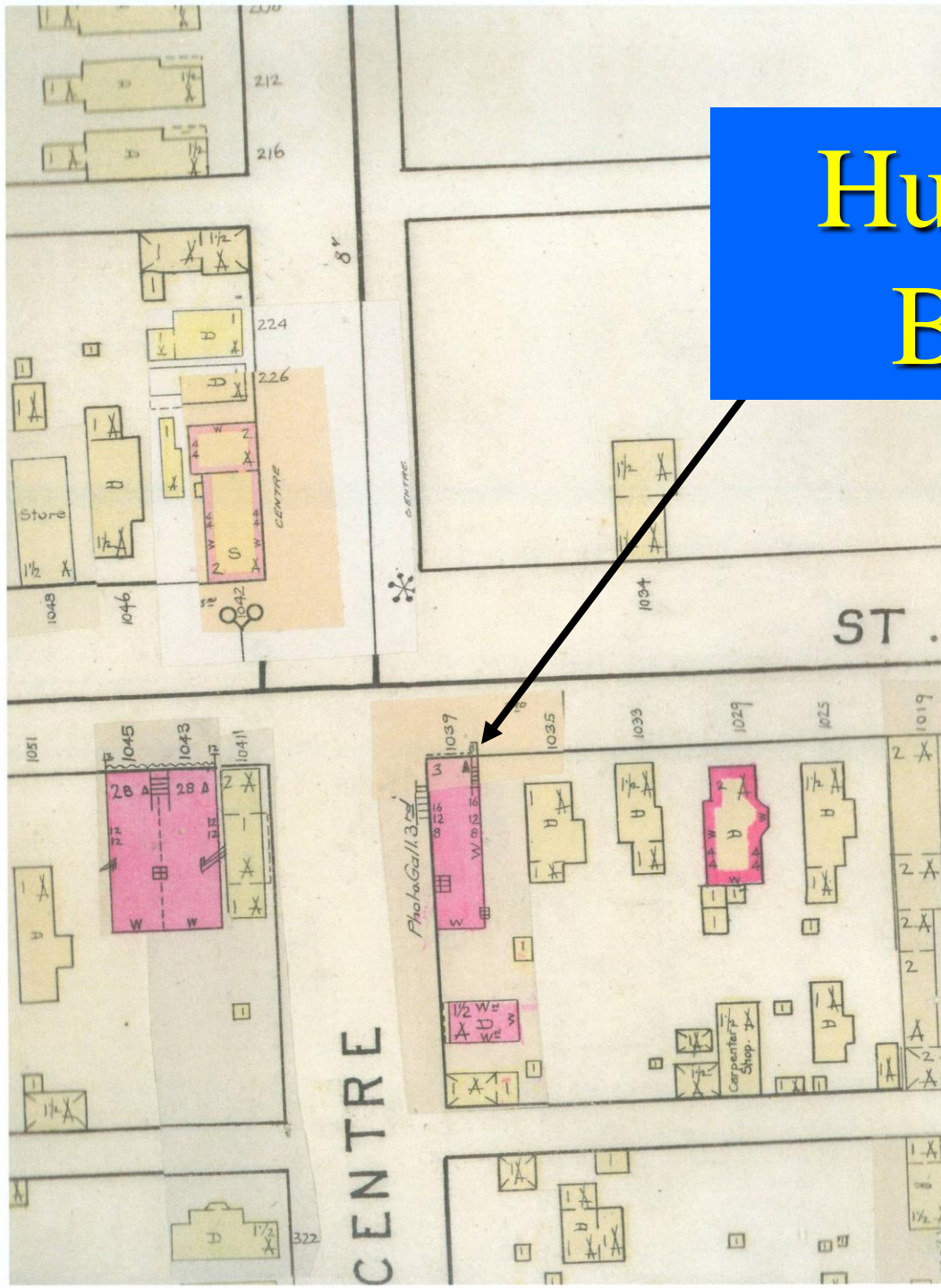
COORS LIGHT

COORS LIGHT

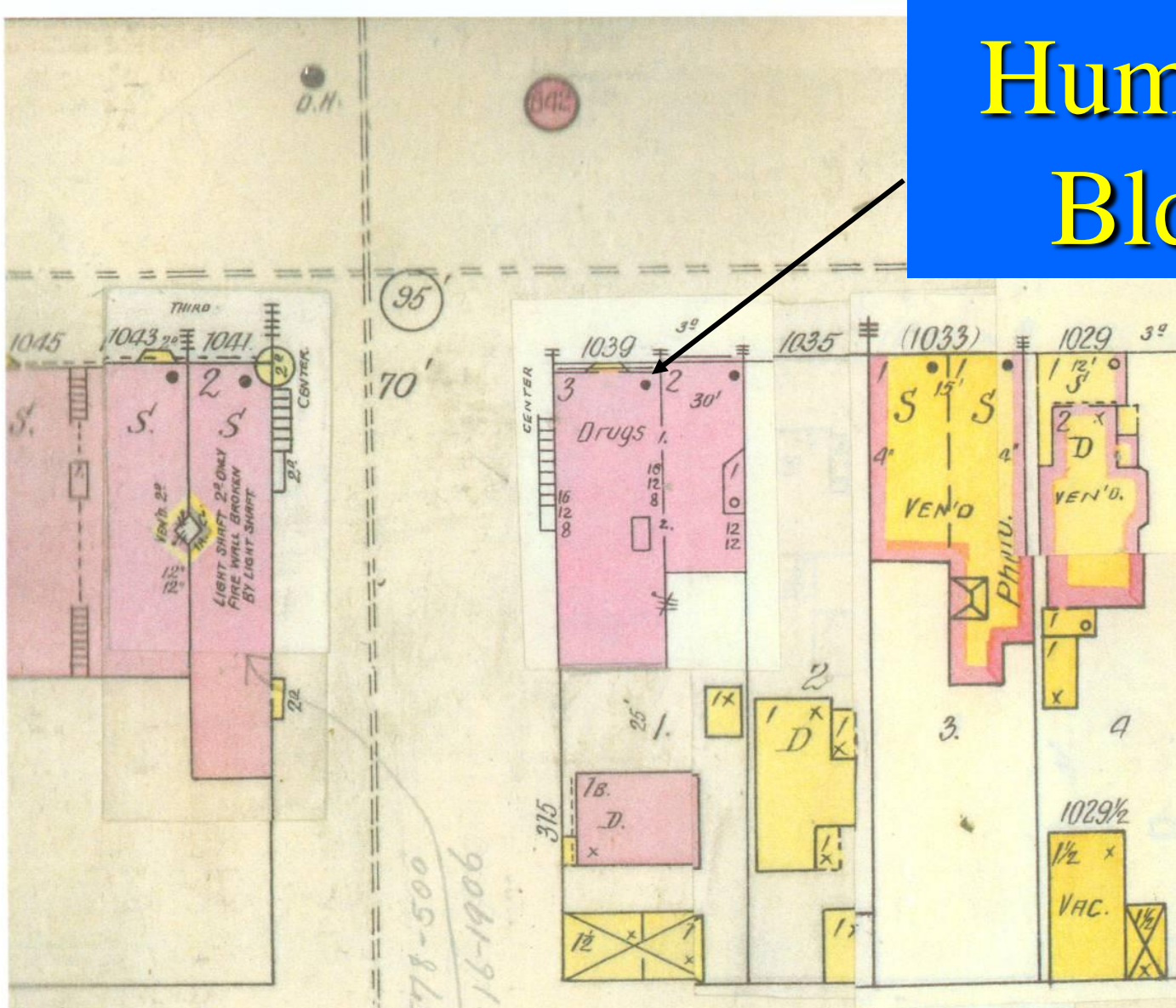


Hummel
Bldg.

Rascher's
Insurance
Map 1888



Hummel Bldg.



Sanborn Insurance Map 1894

3RD ST.

(From Plans)

1057 1055 1051 1049 1045 1043 1041

302 St.

17

B.R. FACED TILE LINED.

KITCHEN

COOLER

SINK

AUTO

GYMNASIUM

REST-ROOM

VEND D

310 308 306 304 312

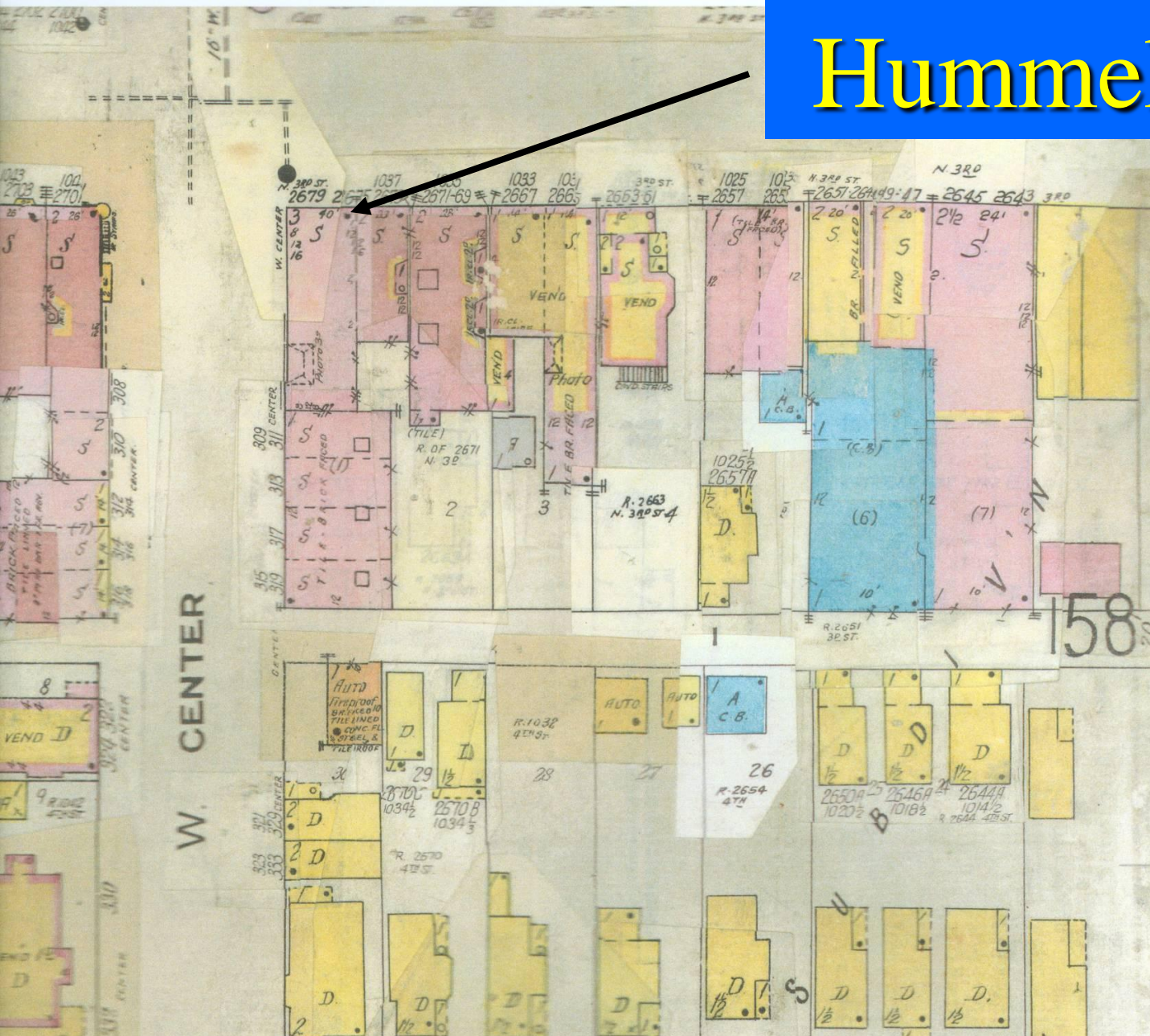
318 316 314

CENTER

1942

A. R. 1042

Hummel Bldg.



Sanborn Insurance Map 1910-61



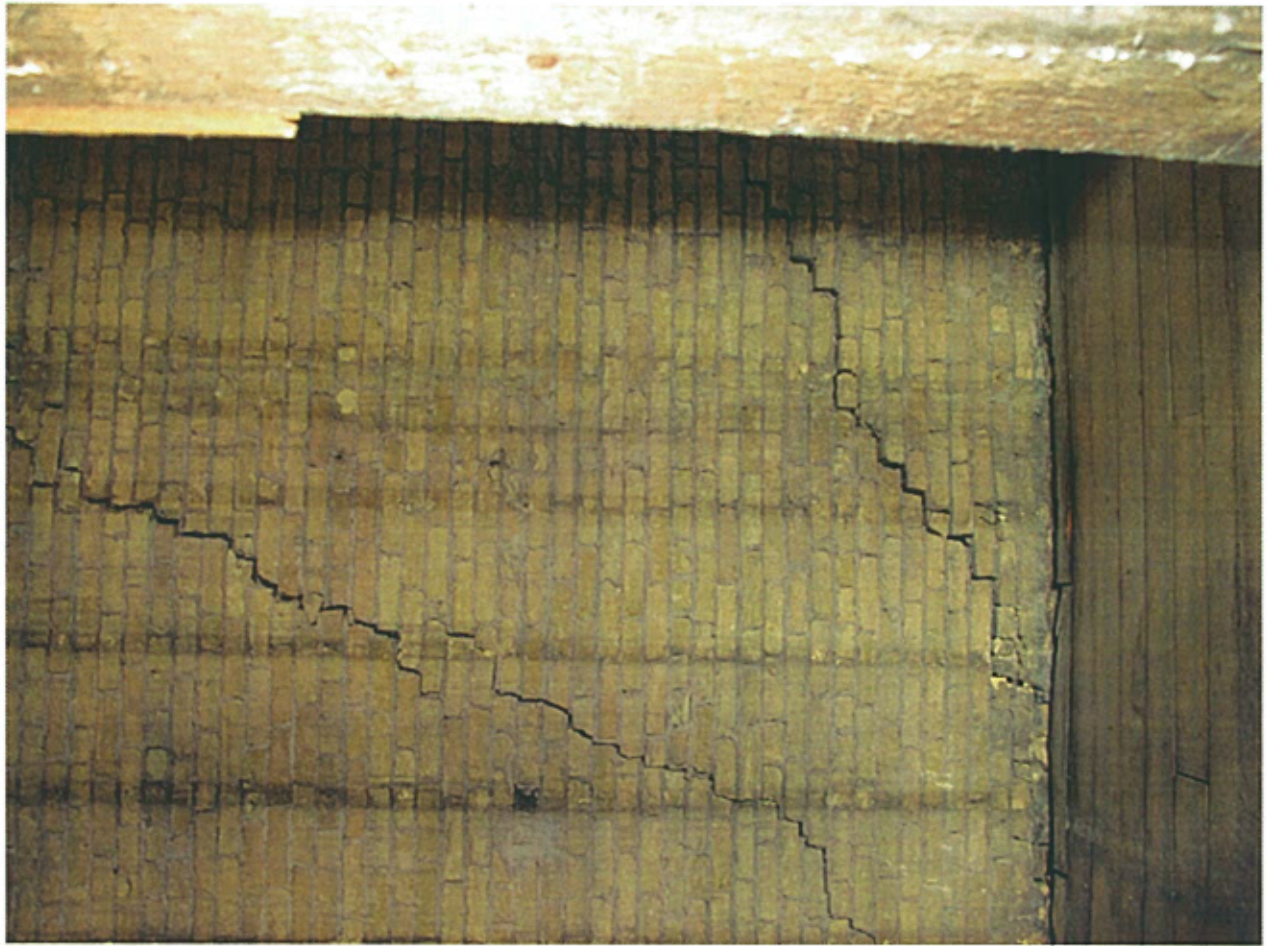
IVOC Behavioral Health Clinic

CENTURY

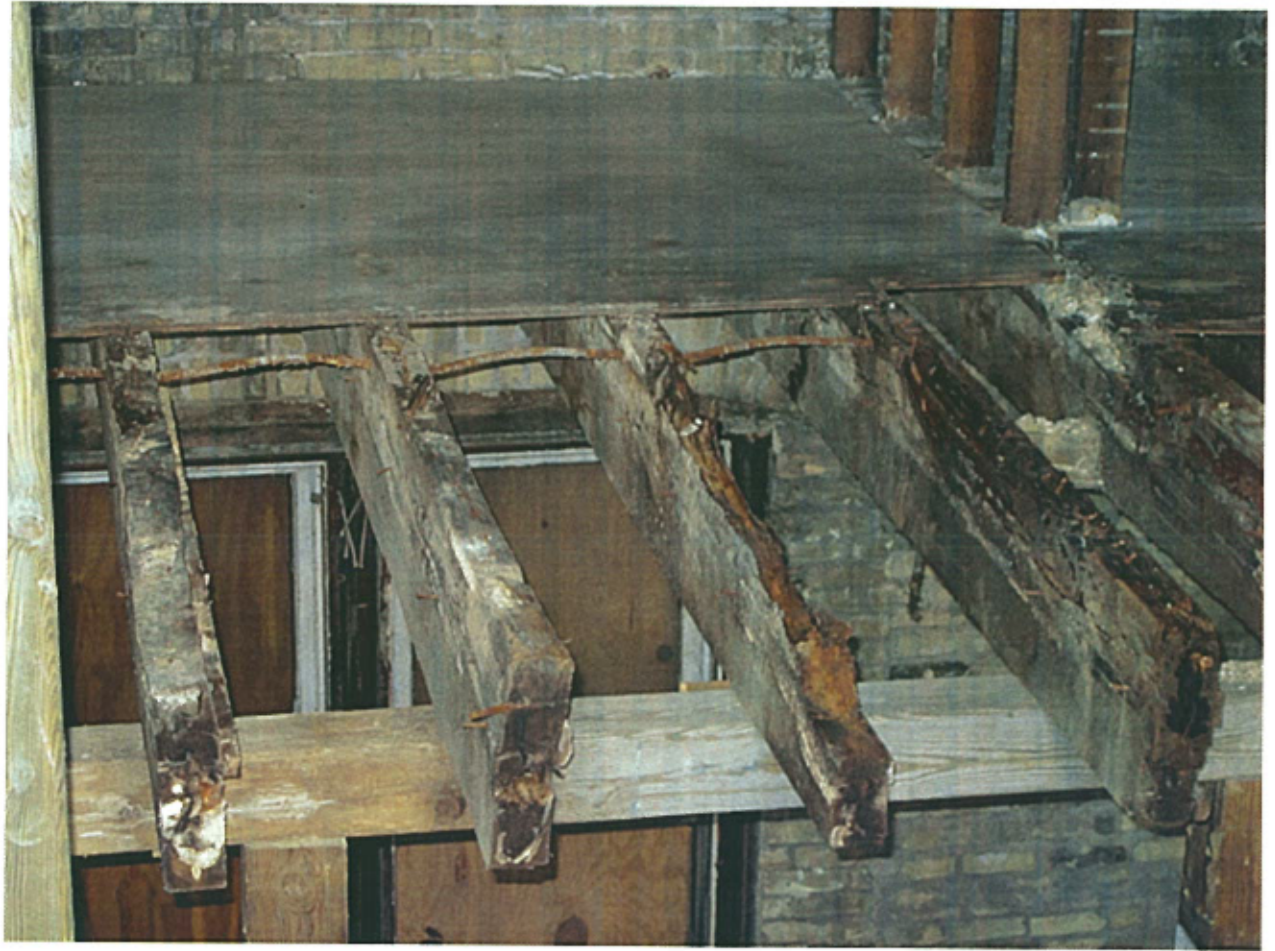
No Left Turn

















NOTICES SENT TO FOR FILE 091601:

[illegible]

NOTICES SENT TO FOR FILE 091601:

[illegible]

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Legislation Details (With Text)

File #: 100206 **Version:** 0

Type: Ordinance **Status:** In Committee

File created: 6/15/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: An ordinance relating to certain fees collected by the department of city development.

Sponsors: THE CHAIR

Indexes: DEPARTMENT OF CITY DEVELOPMENT, FEES

Attachments: Fiscal Note.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/15/2010	0	COMMON COUNCIL	ASSIGNED TO		
6/22/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100206

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

An ordinance relating to certain fees collected by the department of city development.

Sections

81-19-3 cr

81-96 am

81-97 am

81-116-1-d cr

200-33-69-e cr

Analysis

This ordinance stipulates that, in accordance with the current practice of the department of city development, the following fees collected by the department are nonrefundable:

1. Certified survey map filing fee.
2. The filing fee for the submission of any cemetery or residential preliminary or final plat.
3. The fee for filing a plat or map correction instrument.
4. The filing fee for an application to vacate a street or alley, including both the portion of the fee intended to cover the department of city development's costs and the portion intended to cover the department of public works' costs.
5. The fees to create, amend or modify a planned development.
6. The fee for plan review in an overlay zone
7. The fees for zoning map amendments.
8. The application fee to appeal denial of a permit on the basis of failure to meet the development, performance or design standards of an overlay zone.

Body

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

Part 1. Section 81-19-3 of the code is created to read:

81-19. Certified Survey Map Filing Fee.

3. All fees under this section are nonrefundable.

Part 2. Section 81-96 of the code is amended to read:

81-96. Plat Filing Fee. The >>nonrefundable<< filing fee for submission of any cemetery or residential preliminary or final plat shall be \$375.
(See s. 119-4.)

Part 3. Section 81-97 of the code is amended to read:

81-97. Plat or Map Correction Instrument. The >>nonrefundable<< fee for filing each plat or map correction instrument shall be \$20.
(See s. 119-4.)

Part 4. Section 81-116-1-d of the code is created to read:

81-116. Street and Alley Vacation Fees.

1. REQUIRED FEES.

d. All fees under pars. a and b are nonrefundable.

Part 5. Section 200-33-69-e of the code is created to read:

200-33. Fees.

69. ZONING, PLAN COMMISSION/COMMON COUNCIL.

e. All fees under this subsection are nonrefundable.

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

Department of City Development

Drafter

LRB10232-1

JDO

06/01/2010

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 06/22/10

FILE NUMBER: 100206

Original Fiscal Note ☒ Substitute ☐

SUBJECT: An ordinance relating to certain fees collected by the department of city development.

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 ☐

NOTICES SENT TO FOR FILE 100206:

[illegible]



Legislation Details (With Text)

File #: 100236 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 6/15/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution dissolving Tax Incremental District No. 23, City Hall Square, No. 38, South 5th and West Grange Avenue, and No. 69, New Avenue Commerce Center, and authorizing the distribution of excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Indexes: TAX INCREMENTAL DISTRICTS, TAX INCREMENTAL FINANCING

Attachments: Fiscal Note.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/15/2010	0	COMMON COUNCIL	ASSIGNED TO		
6/22/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
100236
Version
ORIGINAL
Reference

Sponsor
THE CHAIR
Title

Resolution dissolving Tax Incremental District No. 23, City Hall Square, No. 38, South 5th and West Grange Avenue, and No. 69, New Avenue Commerce Center, and authorizing the distribution of excess incremental revenue to overlying taxing districts.

Analysis

This resolution dissolves the above districts because, in the case of TID No. 23, its Project Plan has been implemented, all costs have been incurred and it has generated sufficient revenue to retire all project costs, including outstanding indebtedness. In the case of the other districts, the projects no longer are expected to proceed in the foreseeable future. The combined incremental property value in these three districts, as of 2009, was \$25,207,200, per the Wisconsin Department of Revenue. Upon dissolution of these districts, the above tax base will become available for general levy purposes.

Body

Whereas, The City of Milwaukee ("City") created the following Tax Incremental Districts ("TIDs") with the adoption of resolutions on the following dates:

TID No. 23 - resolution adopted March 8, 1994

TID No. 38 - resolution adopted April 11, 2000

TID No. 69 - resolution adopted May 8, 2007

; and

Whereas, The projects proposed in TID No. 23 have been completed, however, the projects in TID No. 38 and TID No. 69 were not commenced in the prescribed timeframe and the developers for such projects have not indicated plans to proceed in the foreseeable future; and

Whereas, Sufficient incremental revenue has been collected for TID No. 23 and TID No. 69, as of the 2009 tax levy, to cover project costs and to escrow funds to cover each district's remaining outstanding debt, if any; and

Whereas, TID No. 38 did not incur any project costs; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that Tax Incremental District No. 23, No. 38 and No. 69 are hereby dissolved; and, be it

Further Resolved, That the City Clerk shall notify the Wisconsin Department of Revenue within 60 days of adoption of this resolution, that the above districts have been terminated; and, be it

Further Resolved, That the City Clerk shall sign the required Wisconsin Department of Revenue final accounting form agreeing on the date by which the City shall send final audit information to the Wisconsin Department of Revenue; and, be it

Further Resolved, That the City Comptroller shall distribute any excess incremental revenue collected, after providing for ongoing expenses of the districts, to the affected taxing jurisdictions with proportionate shares to be determined by final audit by the City's auditors.

Drafter
DCD:JS:js

06/15/10/A

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 06/22/10

FILE NUMBER: 100236

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution dissolving Tax Incremental District No. 23, City Hall Square, No. 38, South 5th and West Grange Avenue, and No. 69, New Avenue Commerce Center, and authorizing the distribution of excess incremental revenue to overlying taxing districts.

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:	Surplus revenue returned to all taxing districts.			\$1,121,099 (estimate)	
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:

\$640,000 of above revenue will be collected in 2011 from TID No. 23 levy.

PLEASE LIST ANY COMMENTS ON REVERSE SIDE AND CHECK HERE ☐

NOTICES SENT TO FOR FILE 100236:

[illegible]



Legislation Details (With Text)

File #: 100268 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 6/15/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution accepting the proposal submitted by Ralph Fleege, doing business as Mitchell Novelty Company, to purchase the City-owned parking lot at 3507 West Pierce Street, in the 8th Aldermanic District.

Sponsors: ALD. DONOVAN

Indexes: CITY PROPERTY, PARKING LOTS, PROPERTY SALES

Attachments: Fiscal Note.pdf, Land Disposition Report.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/15/2010	0	COMMON COUNCIL	ASSIGNED TO		
6/22/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/22/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100268

Version

ORIGINAL

Reference

Sponsor

ALD. DONOVAN

Title

Resolution accepting the proposal submitted by Ralph Fleege, doing business as Mitchell Novelty Company, to purchase the City-owned parking lot at 3507 West Pierce Street, in the 8th Aldermanic District.

Analysis

This resolution authorizes the sale of Development Property according to the conditions in a Land Disposition Report pursuant to Section 304-49-7, Milwaukee Code of Ordinances.

Body

Whereas, The northern portion of 3507 West Pierce Street was sold for the development of the Silver City Townhomes and Ralph Fleege has submitted an unsolicited offer to purchase the remaining City-owned parking lot at 3507 West Pierce Street, directly north of his business, as summarized in a Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, Section 304-49-7 of the Milwaukee Code of Ordinances allows the City of Milwaukee ("City") to accept unsolicited offers to purchase property when the City receives fair compensation, whether monetary or non-monetary; and

Whereas, The Department of City Development ("DCD") has reviewed the offer and the development proposal and has determined that the proposed price and development represents fair compensation to the City considering the offering price and investment in the neighborhood; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the proposal submitted by Ralph Fleege for the City-owned parking lot at 3507 West Pierce Street is accepted; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to release any deed restrictions that inhibit development and execute other legal documents on behalf of the City and to close the transaction according to the terms of the Land Disposition Report; and, be it

Further Resolved, That the sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Parking Fund.

Drafter

DCD/Real Estate

YSL:ysl

06/15/10/A

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 06/15/10

FILE NUMBER:

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution accepting the proposal submitted by Ralph Fleege, doing business as Mitchell Novelty Company, to purchase the City-owned parking lot at 3507 West Pierce Street, in the 8th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner, Department of City Development

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:	Development Property Sale	Parking Fund		\$5,000 (less sale expenses & a 30% disposition cost reimbursement to RACM)	
TOTALS				\$5,000	

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	
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<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 ☐

LAND DISPOSITION REPORT

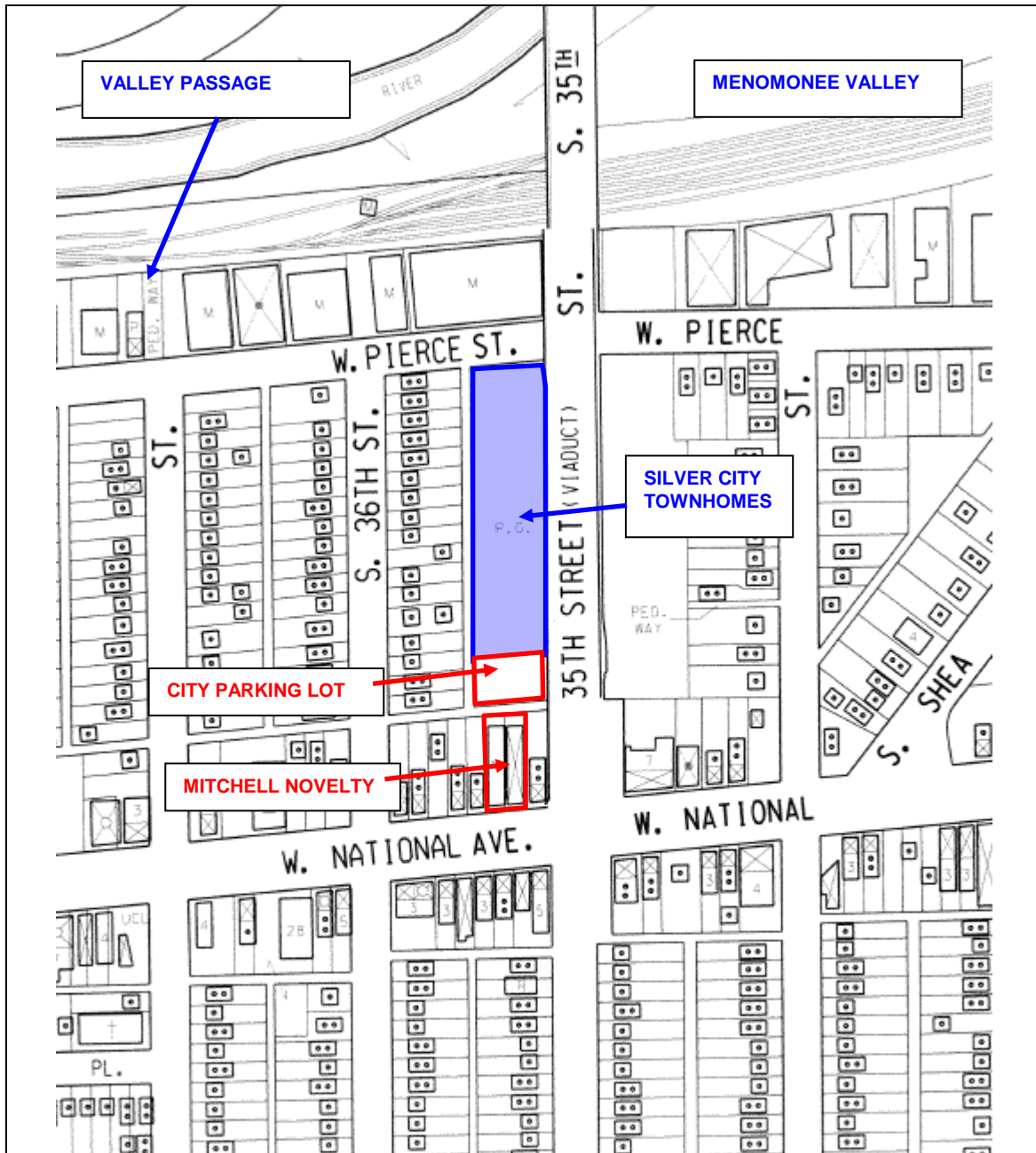
COMMON COUNCIL OF THE CITY OF MILWAUKEE

RESPONSIBLE STAFF

Yves LaPierre, Real Estate Section (286-5762)

PROPERTY

3507 West Pierce Street (part), a City-owned parking lot. The lot is 7020 SF and measures 60 feet wide by 117 feet deep with alley access. The property has provided parking since the 1950's. In April 2010, the northern portion of the property was sold for the construction of the Silver City Townhomes.



BUYER

Ralph Fleege, owner of Mitchell Novelty Company at 3506 West National Avenue, directly south of the parking lot. Mr. Fleege has leased the parking lot since the 1950s.

PROPERTY USE

Parking for employees of Mitchell Novelty Company. The lot will be maintained in its current condition. The parking lot will be separated from the Silver City Townhomes by a solid wood, six-foot tall fence constructed by the developers of the townhomes. The parking lot is located behind the businesses on National Avenue and below the 35th Street Viaduct and is not visible to passersby.



VIEW TO SOUTH OF PARKING LOT FROM 35TH STREET VIADUCT

OFFER TERMS AND CONDITIONS

The lot will be sold for \$5,000 and reimbursement of survey costs to the Redevelopment Authority of the City of Milwaukee. The property will be sold "as is" without representations or warranties, including but not limited to, soil quality and subsurface conditions. The City has provided the Buyer with a Phase I environmental site assessment. Sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority, shall be credited to the Parking Fund. Closing will occur within six months of Council approval.

NOTICES SENT TO FOR FILE 100268:

[illegible]



Legislation Details (With Text)

File #: 100267 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 6/15/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution authorizing the sale of the City-owned property at 2456 West Auer Avenue to Word of Faith Ministries, Inc. for use as a religious assembly and residence and to allow future tax-exempt status, in the 7th Aldermanic District.

Sponsors: ALD. WADE

Indexes: AGREEMENTS, CITY PROPERTY, EMERGING BUSINESS ENTERPRISES, PROPERTY SALES

Attachments: Fiscal Note.pdf, Land Disposition Report.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/15/2010	0	COMMON COUNCIL	ASSIGNED TO		
6/22/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100267

Version

ORIGINAL

Reference

Sponsor

ALD. WADE

Title

Resolution authorizing the sale of the City-owned property at 2456 West Auer Avenue to Word of Faith Ministries, Inc. for use as a religious assembly and residence and to allow future tax-exempt status, in the 7th Aldermanic District.

Analysis

Adoption of this resolution by at least a two-thirds vote of the Common Council authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report pursuant to Section 304-49-7, Milwaukee Code of Ordinances, and allows the City to convey the property without a deed restriction prohibiting tax-exempt status pursuant to Section 304-50-12, Milwaukee Code of Ordinances.

Body

Whereas, The Department of City Development ("DCD") advertised a Request for Proposal ("RFP") for the purchase and rehabilitation of the tax-deed property at 2456 West Auer Avenue (aka 2411 North 24th Place) that was last used as a religious assembly building and residence; and

Whereas, Four proposals were received prior to the established deadline and were reviewed by DCD staff according to established criteria; and

Whereas, DCD recommends that the development proposal submitted by Word of Faith Ministries, Inc. to purchase the property for use as its church as summarized in a Land Disposition Report, a copy of which is attached to this Common Council File; and

Whereas, Historically, the property has been exempt from payment of property taxes and the RFP indicated that conveyance without a deed restriction prohibiting tax-exempt status, as required by Section 304-50-12, Milwaukee Code of Ordinances, would require specific approval of this condition by a two-thirds vote of the Common Council; and

Whereas, Word of Faith Ministries, Inc. has requested that conveyance from the City exclude this deed restriction so that it may apply for exemption from the payment of property taxes; and

Whereas, Closing of the sale is contingent on DCD approval of final site and building plans and evidence of firm financing; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Commissioner of DCD, or designee, is authorized to accept the development proposal submitted by Word of Faith Ministries, Inc. for the tax-deed property at 2456 West Auer Avenue as outlined in the Land Disposition Report; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to execute an offer to purchase, agreement for sale, release of deed restrictions that inhibit development and other legal documents on behalf of the City and to close the transaction according to the terms of the Land Disposition Report; and, be it

Further Resolved, That the deed of conveyance will exclude a restriction prohibiting application for tax-exempt status pursuant to Section 304-50-12, Milwaukee Code of Ordinances, because, historically, the property has been exempt from property tax payment; and, be it

Further Resolved, That the proper City officials are authorized to execute an Emerging Business Enterprise Agreement with the buyer; and, be it

Further Resolved, That the sale proceeds, less sale expenses and a 30 percent disposition cost reimbursement to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Reserve For Tax Deficit Fund Account No. 0001-334106.

Drafter

DCD/Real Estate

KT:kt

06/15/10/B

CITY OF MILWAUKEE FISCAL NOTE

A) DATE June 15, 2010

FILE NUMBER: _____

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution authorizing the sale of the City-owned property at 2456 West Auer Avenue to Word of Faith Ministries, Inc. for use as a religious assembly and residence and to allow future tax-exempt status, in the 7th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner, Department of City Development

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:	Purchase and Sales Agreement	0001-334106		\$25,000 (less sale expenses & a 30% disposition cost reimbursement to RACM)	
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	
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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 ☐

LAND DISPOSITION REPORT COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

June 15, 2010



BUYER

Word of Faith Ministries, Inc., a religious organization established in 2007. Joseph A. Walker is the Pastor. The church is currently at 4427 West Fond du Lac Avenue.

PARCEL ADDRESS & DESCRIPTION

2456 West Auer Avenue: a 9,450 SF improved corner lot with two buildings. An Arts and Craft Style religious assembly building built in 1912. The building is approximately 2,600 SF and has a full basement. A 1½ story residential building built in 1920 has 1,598 SF of living space.

PROJECT DESCRIPTION

Rehabilitate for use as a religious assembly and residence. Total project costs estimated to be \$57,525 and will be bank financed. The church will relocate after the renovation. The residential building will be renovated into office space.

SALES PRICE AND CONDITIONS

The purchase price will be \$25,000 and conveyance will be on an "as is" basis. Prior to or at closing, the Buyer also will be required to obtain DCD approval of final construction plans and financing, execute an Agreement for Sale and submit a \$1,000 Performance Deposit, which will be held until satisfactory completion of the project. Sale expenses and a 30% disposition cost

reimbursement shall be paid to the Redevelopment Authority and the remaining proceeds shall be returned to the Reserve For Tax Deficit Fund.

The Buyer has 45 days from Common Council approval to obtain firm financing. If the Buyer requires additional time beyond the base period, the Commissioner of the Department of City Development, or designee, may extend the period for one, one-month period upon submission of a \$250 non-refundable renewal fee and satisfactory progress report on the project.

PAST ACTIONS

DCD advertised a Request for Proposal. Four proposals were received prior to the established deadline date and evaluated by DCD.

FUTURE ACTIONS

Upon approval of this Report by the Common Council and receipt of requisite approvals by regulatory bodies, the City will close the transaction according to the terms in this Report.

NOTICES SENT TO FOR FILE 100267:

[illegible]



Legislation Details (With Text)

File #: 100270 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 6/15/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution accepting a proposal submitted by Wisconsin Lutheran College, Inc. for the purchase of the former Finney Library at 4243 West North Avenue for development of a youth education and parent resource center, in the 15th Aldermanic District.

Sponsors: ALD. HINES JR.

Indexes: CITY PROPERTY, PROPERTY SALES, PUBLIC LIBRARY, SURPLUS PROPERTY

Attachments: Fiscal Note.pdf, Land Disposition Report.pdf, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/15/2010	0	COMMON COUNCIL	ASSIGNED TO		
6/22/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/22/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100270

Version

ORIGINAL

Reference

040407

Sponsor

ALD. HINES

Title

Resolution accepting a proposal submitted by Wisconsin Lutheran College, Inc. for the purchase of the former Finney Library at 4243 West North Avenue for development of a youth education and parent resource center, in the 15th Aldermanic District.

Analysis

Adoption of this resolution by at least a two-thirds vote of the Common Council authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report, pursuant to Section 304-49-7, Milwaukee Code of Ordinances, allows the City to convey the property without a deed restriction prohibiting tax-exempt status, pursuant to Section 304-50-12, Milwaukee Code of Ordinances, and authorizes execution of a Payment in Lieu of Taxes Agreement.

Body

Whereas, By adoption of File No. 040407, on July 27, 2004, the Common Council of the City of Milwaukee authorized the surplus declaration and marketing of the former Finney Library at 4243 West North Avenue; and

Whereas, The Department of City Development ("DCD") advertised a Request for Proposal specifying Redevelopment Criteria; and

Whereas, Three proposals were received prior to the established deadline and were reviewed by DCD staff according to established criteria; and

Whereas, DCD recommends that the development proposal submitted by Wisconsin Lutheran College, Inc. to purchase the property for use as its youth education and parent resource center as summarized in a Land Disposition Report, a copy of which is attached to the Common Council File; and

Whereas, Wisconsin Lutheran College, Inc. has offered to enter into a Payment in Lieu of Taxes Agreement ("PILOT") with the City of Milwaukee ("City") rather than acquiring the property with a deed restriction prohibiting tax-exempt status as required by the Milwaukee Code of Ordinances, Section 304-50-12; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the proposal submitted by Wisconsin Lutheran College, Inc. for the purchase and redevelopment of the former Finney Library is accepted; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to release any deed restrictions that inhibit development and execute other legal documents on behalf of the City and to close the transaction according to the terms of the Land Disposition Report; and, be it

Further Resolved, That the proper City officials are authorized to execute an Emerging Business Enterprise Agreement with Wisconsin Lutheran College, Inc.; and, be it

Further Resolved, That the proper City officials are authorized to execute a PILOT Agreement with Wisconsin Lutheran College, Inc. in lieu of a deed restriction prohibiting application for tax-exempt status, pursuant to Section 304-50-12, Milwaukee Code of Ordinances; and, be it

Further Resolved, That the sale proceeds, less sale expenses and a 30 percent disposition

cost reimbursement to the Redevelopment Authority of the City of Milwaukee, shall be credited to the Library Fund.

Drafter

DCD:KT:kt

06/15/10/A

CITY OF MILWAUKEE FISCAL NOTE

A) DATE June 15, 2010

FILE NUMBER: _____

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution accepting a proposal submitted by Wisconsin Lutheran College, Inc. for the purchase of the former Finney Library at 4243 West North Avenue for development of a youth education and parent resource center, in the 15th Aldermanic District.

B) SUBMITTED BY (Name/title/dept./ext.): Rocky Marcoux, Commissioner, Department of City Development

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:	Option Agreement	Library Fund		\$125,000 (less sale expenses & a 30% disposition cost reimbursement to RACM)	
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 ☐

LAND DISPOSITION REPORT

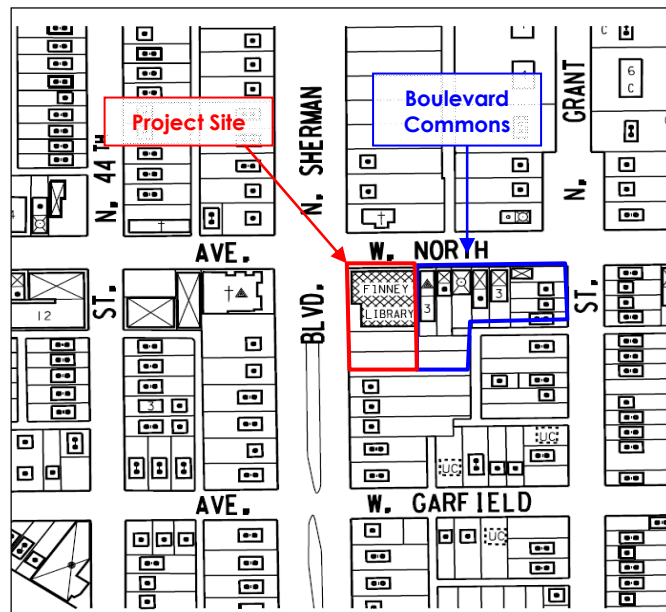
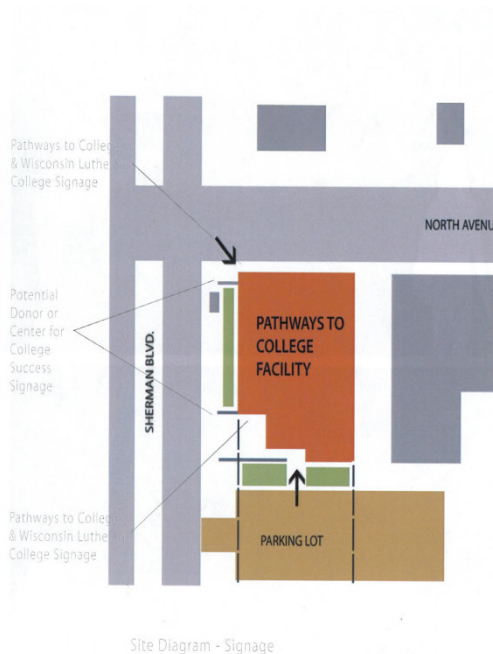
COMMON COUNCIL OF THE CITY OF MILWAUKEE

DATE

June 15, 2010

Property

4243 West North Avenue: The former Finney Library contains approximately 9,000 square feet of gross area. The building is situated on approximately 29,800 square feet of land with 139 feet along North Avenue and 215 feet along Sherman Boulevard. It is a one-story structure built in 1952 and an addition was constructed in 1972. The property has 11,000 square feet of parking area that is subject to a shared access and drainage Easement with the owner of the parcel east of the Library.



ENVIRONMENTAL CONDITION

The Phase I Environmental Site Assessment suggests the presence of an underground storage tank. The Phase II costs to be shared with the Buyer.

BUYER

Wisconsin Lutheran College, Inc., an educational organization, dba, Pathways to College, who operates a Center for College Success for youth and a parent resource center. Pathways to College was founded by Wisconsin Lutheran College in 2007. Mr. Milton Cockroft is the Director. The organization currently employs 3 full-time and 3 part-time people at its Wisconsin Lutheran College location. Pathways plans to move its program to the former Finney Library and create 2 additional part-time positions. Total project costs are expected to be \$850,000.

**OPTION TERMS AND CONDITIONS**

The purchase price will be \$125,000, plus one-half of the Phase II testing cost. A \$5,000 option fee is required to be submitted after Common Council approval and will be credited toward the purchase price if the Buyer closes prior to expiration of the first option period.

The base option term is for six months commencing on the date of Common Council approval. The option may be extended by the Commissioner of the Department of City Development (DCD) for up to two, three-month periods upon submission of a satisfactory progress report on the Buyer's efforts to obtain final plans and financing and payment of a \$500 renewal fee for each request. The Commissioner of DCD may grant a no-fee extension and option fee credit if delays are due to environmental issues.

Closing contingencies include BOZA approval, DCD and Historic Preservation Commission approvals of final construction plans and financing and execution of a Purchase and Sale Agreement that provides for reversion of title in the event of non-performance. A \$5,000 Performance Deposit must be submitted at closing and will be held until satisfactory completion of the project. Sale expenses, including the Redevelopment Authority's 30% disposition cost reimbursement, shall be deducted from the Purchase Price and the net proceeds shall be returned to the Library Fund.

FUTURE ACTIONS

Upon approval of this Report by the Common Council and receipt of requisite approvals by regulatory bodies, the City will close the transaction according to the terms in this report.

NOTICES SENT TO FOR FILE 100270:

[illegible]



Legislation Details (With Text)

File #: 100033 **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 a change in zoning from General Planned Development to a Detailed Planned Development, known as Park Place Stage 29, for the new headquarters of Junior Achievement of Wisconsin, on lands located south of West Liberty Drive and east of West Park Place, in the 5th Aldermanic District.

Sponsors: ALD. BOHL

Indexes: PLANNED UNIT DEVELOPMENTS, ZONING, ZONING DISTRICT 05

Attachments: Exhibit A as of 6-9-10.pdf, Exhibit A Continued as of 6-9-10.pdf, Proposed Zoning Change Map.jpg, City Plan Commission Letter.pdf, Affidavit for Zoning Change.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		
6/7/2010	1	CITY CLERK	DRAFT SUBMITTED		
6/14/2010	1	CITY CLERK	PUBLISHED		
6/22/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

100033

Version

SUBSTITUTE 1

Reference

020155, 051111

Sponsor

ALD. BOHL

Title

A substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development, known as Park Place Stage 29, for the new headquarters of Junior Achievement of Wisconsin, on lands located south of West Liberty Drive and east of West Park Place, in the 5th Aldermanic District.

Analysis

This zoning change was requested by Junior Achievement of Wisconsin to allow for the construction of a 40,000 square-foot office structure.

Body

The Mayor and Common Council of the City of Milwaukee ("Common Council"), do ordain as follows:

Part 1. There is added to the Milwaukee Code of Ordinances ("Code") a new section to read as follows:

Section 295-907(2)(c).0154.

(1) In accordance with the provisions of Section 295-907(2) of the Code relating to the procedures and establishment of planned development districts, the Common Council approves the subject Detailed Planned Development, a copy of which is attached to this Common Council File as Exhibit A which is on file in the office of the City Clerk and made a part as though fully set forth herein.

(2) The zoning map is amended to change the zoning for the property at 11111 West Liberty Drive, Tax Key No. 111-0103-000.

(3) The requirements set forth in said detailed plan attached to this Common Council File as Exhibit A, constitute the zoning regulations for the area contained in such planned development district described, provided further, that the effect of the approval of such detailed plan is that such plan shall limit and control construction, location, use and operation of all land and structures included within the detailed plan to all conditions and limitations set forth in such detailed plan.

Part 2. Any persons, firm, company or corporation owning, controlling or managing any building or premises wherein or whereon there shall be placed or there exists anything in violation of the terms of this ordinance; or who shall build contrary to the plans or specifications submitted to and approved by the Commissioner of the Department of City Development, or any person, firm, company or corporation who shall omit, neglect or refuse to do any act required in this ordinance shall be subject to the penalties provided in Section 200-19 of the Code.

Part 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions. The Common Council declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase or portion irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases or other portions be declared void or invalid.

Drafter

DCD:VLK:kdc

06/07/10



Milwaukee
Madison
Green Bay
Burlington, NC
Singapore

LIBERTY DRIVE
For: JUNIOR ACHIEVEMENT OF SOUTHEASTERN WISCONSIN

111 West Wisconsin Avenue
Milwaukee, WI 53203.2501 USA
P 414.272.2000 F 414.272.2001

DETAILED PLAN OF DEVELOPMENT

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

May 25, 2010 – revised June 09, 2010

I. Components of DETAILED Plan and Supporting Materials

Junior Achievement of Southeastern Wisconsin ("JA") requests that the zoning of the property at 11111 W Liberty Drive be amended from General Plan Development (GPD) to a Detailed Plan Development (DPD) District in accordance with this submission. JA intends to redevelop a portion of this site for new location of Junior Achievement of Southeastern Wisconsin. Liberty Property Limited Partnership will remain owner of the balance of the parcel. Future development of the remnant parcel will require amendment of the DPD. However, the DPD will not limit the parameters of development any more than the current GPD

This Owner's Statement of Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the detailed development plan:

Plan Sheets

Sheet Index

DPD-1	Cover Sheet / Vicinity Map/Precinct Plan
DPD-2	ALTA/ACSM Land Survey
DPD-3	Proposed Project Boundary Description
DPD-4	Existing Facilities Site Plan
DPD-5	Proposed Building and Parking Site Plan
DPD-6	Proposed Utility Plan
DPD-7	Proposed Grading Plan
DPD-8	Proposed Landscape Plan

Exhibit A Statistical Sheet

Exhibit B Site Photographs

II. Overall Development Concept

Existing Conditions

The property on the south side of Liberty Drive was prepared for development and has remained in this state since the original General Plan Development (GPD) that was prepared for the overall park in 1999. This 25.4 acre site includes the prominent storm water detention pond that is anchored on the south by existing developments on West Park Place. The JA site development will be focused on a portion of the parcel that occupies 5.022 acres of land beginning at the north bay of the detention pond and continuing east.

The adjacent and parcels to the south are existing commercial developments supporting office, community financial services, hotels and restaurants. Several parcels to the north have also been developed for office and hospitality uses.

Junior Achievement is the world's largest organization dedicated to educating students about workforce readiness, entrepreneurship and financial literacy through experiential, hands-on programs. This facility will house the JA's BizTown program as well as staff that support all the programs JA offers in classrooms across Southeastern Wisconsin. BizTown encourages students to learn about the free enterprise system through active participation in a simulated town. With a variety of hands-on activities, students realize the relationship between what they learn in school and their successful participation in a simulated economy.

This 43,900 square foot two-story facility will contain learning areas for Biztown and its middle-school equivalent Finance Park. Training rooms used for volunteers and staff will also be leveraged for broader community use during JA's off season, which aligns with summer recess of the school year calendar. Staff offices and support spaces round out the remainder of the programmed uses.

The design of the building and the site will accommodate and future single story expansion of no more than 12,500 square feet that would house another Biztown module and supporting services. The footprint of the future expansion falls roughly on the employee parking as indicated in plan. Displaced and additional parking will be accommodated in the future parking field as indicated.

Building materials are anticipated to be unit masonry wall construction with composite metal panel accents and storefront glazing systems with clear or subtly tinted grey glass. Wood composite timber framing will accent the entry and canopy areas and anchor the southern elevation at the gathering space.

Junior Achievement is looking forward to becoming a steward of the site. With a LEED accreditation as the goal, the team has integrated many sustainable concepts into the planning from the landscaping through energy and water consumption, building system designs and potentially tapping renewable energy resources to help reduce the buildings carbon footprint.

Storm Water Management

The quantity and quality of storm water drainage from the site will be addressed through the use of existing park infrastructure, in compliance with City requirements. The use of “Green Infrastructure”, such as pervious pavements, rain gardens, and bio-infiltration basins, will be evaluated for applicability during the site design process.

III. Compliance with Standards

The proposed DPD development rezoning complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

A. Size (295-907.2.c-1-a.)

See Exhibit A

B. Density (295-907.3.c.)

Not applicable.

C. Space Between Structures (295-907.3.d.)

Not Applicable

D. Setbacks (295-907.3.e.)

Proposed standards for façade and landscaping treatments for street edges within the site were established in the GPD. The setbacks are defined by the zoning of the adjacent parcel.

Building setbacks on Liberty Drive are 25'-0" as indicated on page 7 of the 1999 GPD, Minimum Setbacks and Spacing, paragraph A.

Surface Parking – Primary is defined as the areas of surface parking adjacent to the right-of-way. These areas will receive landscape treatments as specified in III.E, below, which will generally include regularly spaced trees and a continuous base of shrubs.

Surface Parking – Secondary, is defined as the areas of surface parking adjacent to adjoining properties. These areas will receive landscape treatments as specified in III.F and III.H, below. Open space areas adjacent to the right-of-way and adjoining properties will receive landscape treatments as specified in III.F and III.H, below.

E. Screening (295-907.3.f.)

Urban Landscape Treatment will be used as a landscape buffer along all streets. New landscaping shall conform to City of Milwaukee requirements. Screening of surface parking and circulation facilities will be comprised of regularly spaced trees and continuous base shrubs, and may include fencing that will create a barrier, but not be a visual screen. Plantings will create a continuous edge of plants, but the eye level zone will be mostly open, to allow for surveillance between parking lots and streets. Facilities such as mechanical equipment or enclosures, dumpsters, and other trash collection equipment, will be screened per Section 295-405.1.b-7, Type “G” Landscaping (object screening), wherever these facilities are visible to the public. Fencing and walls shall be in accordance with Table 295-405.1-c, Fence/Wall and Landscaping Requirements for Landscape Types, and Section 295-405.1.c-5.

F. Open Spaces (295-907.3.g.)

Open spaces are shown on Sheet DPD-5. Open spaces will include facilities for storm water management, pedestrian circulation, including paved paths; landscaped and garden areas with walls and fencing; information features such as signs or kiosks; lighting, shielded so as to not cause glare on adjoining streets and residences; and decorative enhancements, such as flagpoles. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

G. Circulation Facilities (295-907.3.h.)

The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as drop off and loading facilities, are identified on Sheet DPD-5. Adequate access for pedestrians and private vehicles shall be provided. Parking and loading facilities shall be located near the uses they support and will be adequately screened.

H. Landscaping (295-907.3.i.)

Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). Surface parking and circulation facilities will be landscaped and screened as specified in III.E above. Open spaces will include the uses and related landscape standards as specified in III.F, above. Landscaping shall meet or exceed the requirements of

Section 295-405.1.c, for planting materials, fencing and walls, and berms. Landscape features may encroach into the public right-of-way, with City approval, in accordance with Section 295-405.1.c-8.

I. Lighting (295-907.3.j.)

New building lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as not to cause glare on adjoining streets, or light escape to nearby residences.

J. Utilities (295-907.3.k.)

A new transformer is anticipated and will be installed adjacent to building and will be screened from view. Other utilities shall be screened within the enclosure adjacent to the loading facilities.

K. Signs (295-907.3.l.)

Per the 199 GPD guidelines; the Entrance signs will be a monument sign, located on the east side of the west curb cut. They will have a approximate 2-foot tall masonry base, an approximately 10-foot long, 5 foot high sign panel (maximum of 50 square feet), two sided, metal, internally lit sign.

There will also be a secondary sign located at the main entrance as a ground sign approximately 24 square feet. An additional building sign of a maximum of 20 square feet shall be located on the building near the main entrance as well.

There will be directional monument signs at key locations around the site. There will be a maximum of 4 primary and secondary directional signs, with a maximum sign area of 12 square feet. These signs may be internally or externally lit and will be used to identify parking designations, materials management and pedestrian entrances. There will be decorative lighting features, designed as bollards or lanterns, installed along walkways. There will be a maximum of 10 ground-mounted bollards or lanterns. Maximum height of the bollards or lanterns will be 15 feet. Lanterns and bollards may support additional banner signage attached to the fixtures.

L. Survey (295-907)

The ALTA/ACSM Land Survey, Sheet DPD-2 shows the property lines. The proposed Project Boundary Description Sheet DPD-3 shows the topography.

IV. Minor Modifications

Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. JA, in generating the plans for the DPD, has attempted to anticipate all factors required to complete the project successfully, and has invested a substantial amount of time and capital in doing so. However, neither JA nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, JA will retain the right to make minor modifications to the DPD at any time. However, in no event, will any modifications undertaken by JA cause any of those effects sets forth in Section 295-907.2.i-1 through 7, without submittal of a revised DPD plan.

Minor improvements of the site may be allowed without submittal and approval of a detailed plan if sufficient detail is shown on the approved DPD.

V. “STATISTICAL SHEET” INFORMATION

Section 295-907.2.c-1 of the Milwaukee Code of Ordinances provides that this Owner's DPD Project Description contain a statistical sheet setting forth specific information on the project. The pertinent information required under this Section is set forth on the Statistical Sheet attached hereto as Exhibit A.

EXHIBIT A**DETAILED PLAN DEVELOPMENT STATISTICAL SHEET**

11111 W. Liberty Drive

2.c-1-a	Gross Land Area of site	218,758	sf	5.022 ac	
2.c-1-b	Maximum allowable land coverage by principal buildings	65,627	sf	1.507 ac	30.0 percent of total
	Project as designed	32,800	sf	.753 ac	
	Project with expansion	45,300 (max)	sf	1.033 ac	
2.c-1-c	Maximum amount of land devoted to parking, drives	65,627	sf	1.507 ac	30.0 percent of total
	Project as designed	47,574	sf	1.092 ac	
	Project with expansion	66,824	sf	1.534 ac	
2.c-1-d	Minimum amount of land devoted to landscaped green space	87,503	sf	2.009 ac	40.0 percent of total
	Project as designed	138,384	sf	3.177 ac	
	Project with expansion	106,634	sf	2.448 ac	
2.c-1-e	Total area devoted to non-residential Uses	218,758	sf	5.022 ac	100 percent of total
2.c-1-f	Proposed number of buildings	1			
2.c-1-g	Dwelling Units per building	Not applicable			
2.c-1-h	Bedrooms per unit	Not applicable			

2.c-1-i	Parking spaces provided	103	Surface as designed
		0	Structured
		<u>61</u>	<u>Surface with expansion</u>
		164	Total (1 per 400sf req'd min.)
		3.88	Number of cars/1,000 gsf of building area as designed
		2.91	Number of cars/1,000 gsf of building area with expansion

EXHIBIT B
DETAILED PLAN DEVELOPMENT SITE PHOTOGRAPHS





JUNIOR ACHIEVEMENT OF WISCONSIN

DETAILED PLANNED DEVELOPMENT

11111 WEST LIBERTY DRIVE

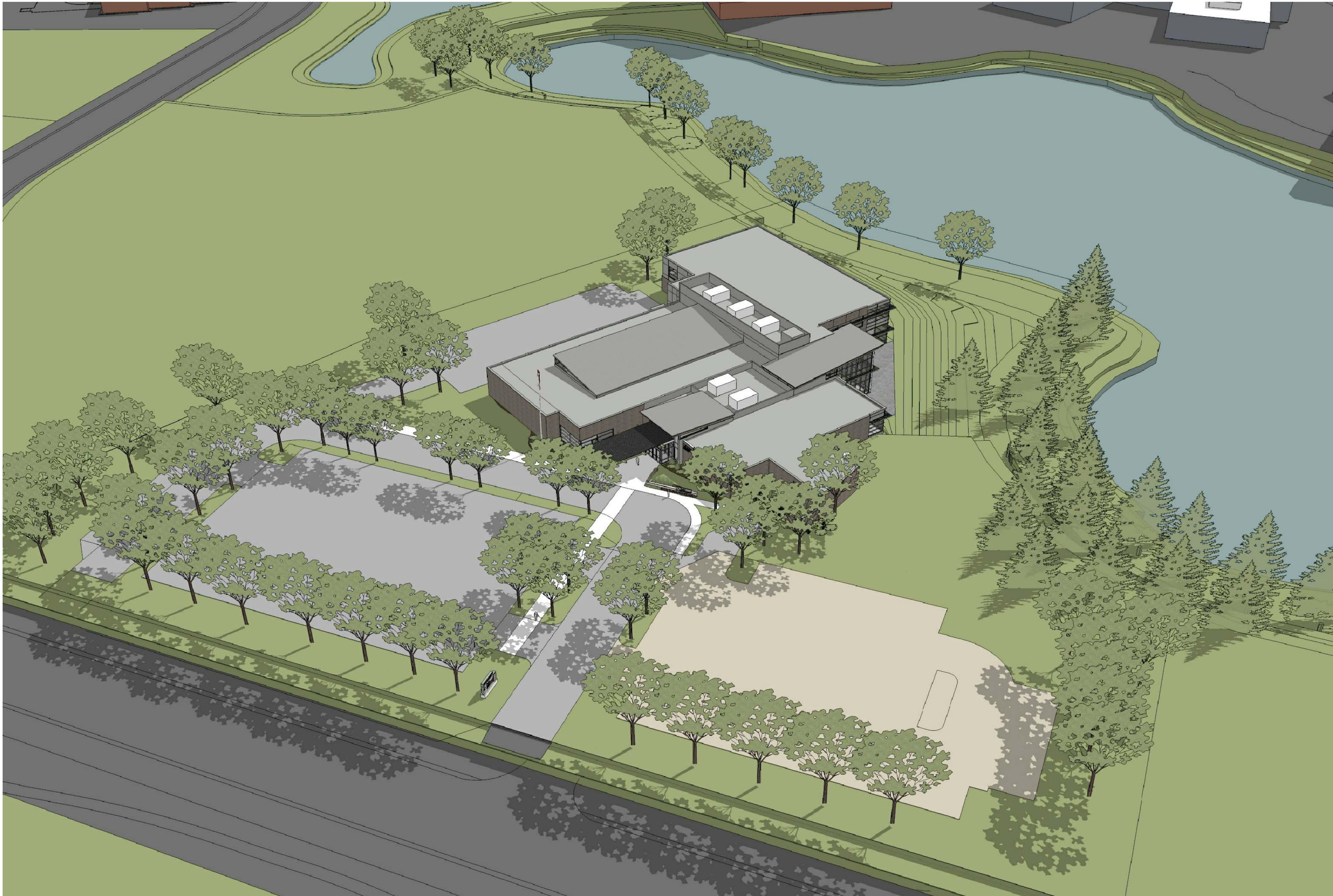
MILWAUKEE, WI

MAY 25, 2010

REVISED JUNE 09, 2010



VICINITY MAP



3D PERSPECTIVE/SITE AERIAL



PRECINCT PLAN

SHEET INDEX	
DPD-1	COVER SHEET/VICINITY MAP/PRECINCT PLAN
DPD-2	ALTA/ACSM LAND SURVEY
DPD-3	PROPOSED PROJECT BOUNDARY DESCRIPTION
DPD-4	EXISTING FACILITIES SITE PLAN (NOT APPLICABLE)
DPD-5	PROPOSED BUILDING AND PARKING SITE PLAN
DPD-6	PROPOSED UTILITY PLAN
DPD-7	PROPOSED GRADING PLAN
DPD-8	PROPOSED LANDSCAPE PLAN
DPD-9	PROPOSED LANDSCAPE DETAILS (NOT INCLUDED)
DPD-10	PROPOSED BUILDING ELEVATIONS/PERSPECTIVE VIEWS
DPD-11	PROPOSED BUILDING ELEVATIONS/PERSPECTIVE VIEWS

Kahler Slater
experience design

Junior Achievement

HSI PROPERTIES
PROFESSIONAL REAL ESTATE SERVICES
DEVELOPMENT • INVESTMENT • BROKERAGE • MANAGEMENT

GRAEF

PROJECT TEAM

TENANT:
JUNIOR ACHIEVEMENT
6924 N. PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
P 414.352.5350 F 414.352.5614
www.wisconsin.ja.org

DEVELOPER:
HSI PROPERTIES
20975 SWENSON DRIVE
WAUKESHA, WI 53186
P 262.439.8701 F 262.439.8705
www.hsi-properties.com

ARCHITECTURE:
KAHLER SLATER, INC.
111 W. WISCONSIN AVENUE
MILWAUKEE, WI 53202
P 414.272.2000 F 414.272.2001
www.kahlerslater.com

CIVIL ENGINEERING:
GRAEF
ONE HONEY CREEK CORPORATE CENTER
125 S. 84TH STREET, SUITE 401
MILWAUKEE, WI 53214-1470
P 414.259.1500 F 414.259.0037
www.gasai.com

Issue Date:
MAY 25, 2010

Plot Date: 6/9/2010 3:28 PM
**JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT**

11111 WEST LIBERTY DRIVE
MILWAUKEE, WISCONSIN

Project No.
210083.00

Sheet Title

**COVER SHEET/VICINITY MAP
PRECINCT PLAN/PROJECT
TEAM/SHEET INDEX**

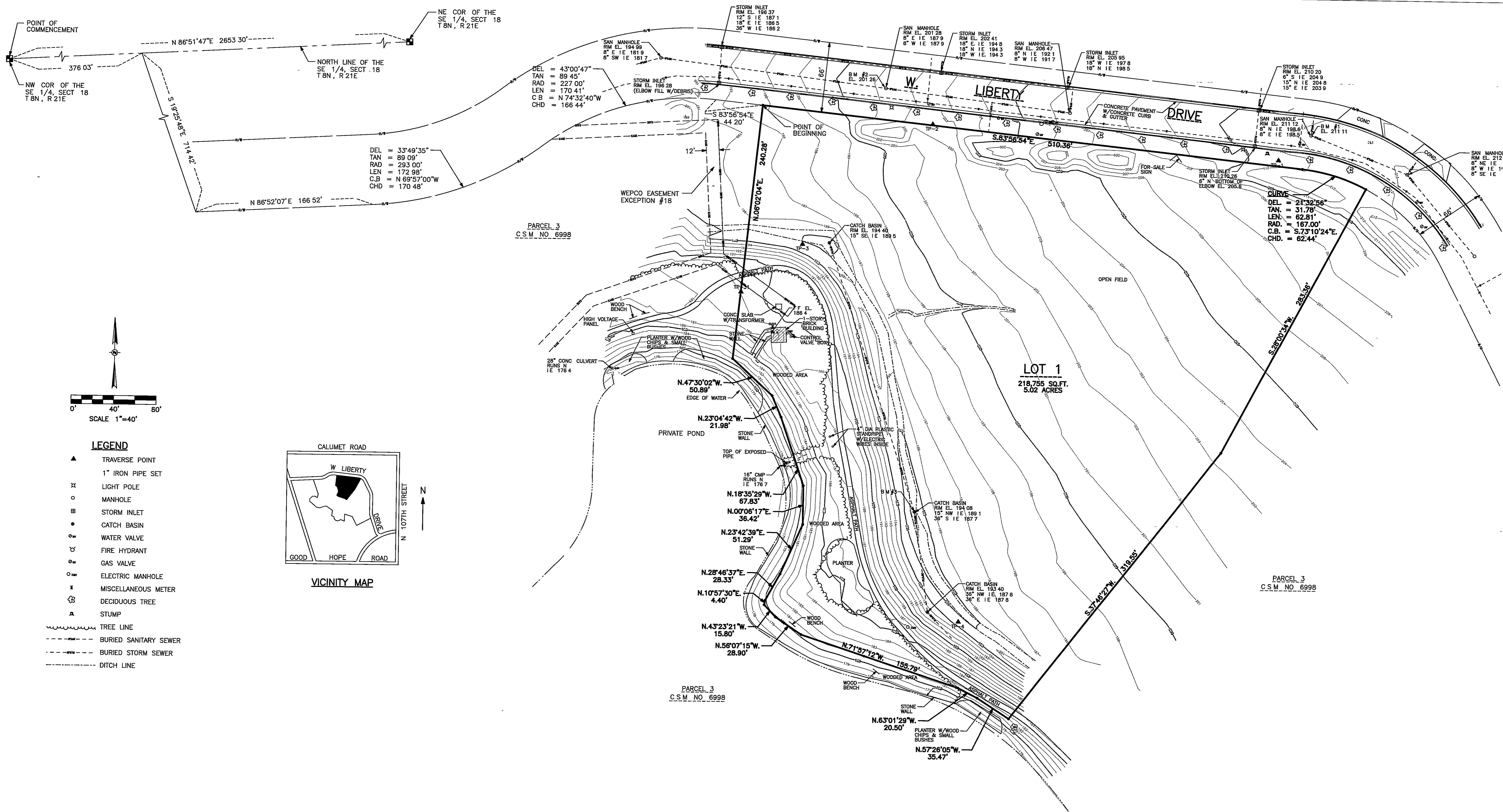
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111 W Wisconsin Ave Milwaukee, WI 53203.2501
P 414.272.2000 F 414.272.2001

44 E Miller St Madison, WI 53703.2800
P 608.263.6300 F 608.263.6317

Sheet No.

DPD-1

P:\2010\210083\210083.DWG COMPANY COMMENTS: Update 6/9/2010



TITLE COMMITMENT

- This Survey is based on Title Commitment No. 1264088 with a revised date of May 3, 2010 as prepared by Chicago Title Insurance Company
- Terms, provisions and conditions of Planned Development Agreement recorded as Document No. 5478444 and amendments recorded as Document Nos. 5794114, 5973152, 6258035, 635955, 6481468 and 7186156 Affects parcel, blanket easement, unable to plot
 - Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 5664735 Does not affect parcel
 - Utility Easement granted to Wisconsin Electric Power Company recorded as Document No. 5657604 Does not affect parcel
 - Covenant appearing on Certified Survey Map Nos. 5557 and 6988, reciting as follows "That all utility lines to provide electric power and telephone service and cable television or communications systems lines or cables to all lots or parcels shall be installed underground in easements provided therefor." Affects parcel, unable to plot
 - Rights of the public in any portion of the subject premises lying below the ordinary highwater mark of a private lake
 - Covenants, conditions, restrictions and easements (but omitting any such covenant, conditions or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons) set forth in Declaration of Covenants, Easements and Restrictions recorded as Document No. 8601435, providing for no forfeiture or reversion of title in case of violation Affects parcel, blanket easement, unable to plot
 - Covenants, conditions and restrictions (but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt Chapter 2, Section 3607 of the United States Code, or (b) related to handicap but does not discriminate against handicapped persons) set forth in Declaration of Restrictions recorded as Document No. 7976020 Affects parcel, blanket easement, unable to plot
 - Charges and/or Assessments due to Owner's Association set forth on the Declaration of Covenants, Easements and Restrictions recorded as Document No. 8601435 Affects parcel, blanket easement, unable to plot
 - Utility Easements set forth on Certified Survey Map No. 6998 Affects parcel as shown
 - 21 Not survey related

LEGAL DESCRIPTION

That part of Parcel 3 of Certified Survey Map No. 6998 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 18, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows

Commencing at the northwest corner of said Southeast 1/4, thence North 86°51'47" East, on and along the north line of said Southeast 1/4, 376.03 feet, thence South 19°26'48" East, 714.42 feet to the northwest corner of said Parcel 3 and the south right of way line of West Liberty Drive, thence North 86°52'07" East, on and along said south right of way line, 186.52 feet to the beginning of a curve to the left, having a radius of 293.00 feet and a long chord of North 69°57'00" East, 170.48 feet, thence Northeast, on and along the arc of said curve and said south right of way line, 172.98 feet to the beginning of a curve to the right, having a radius of 227.00 feet and a long chord of North 74°32'40" East, 166.44 feet, thence Northeast, on and along the arc of said curve and said south right of way line, 170.41 feet, thence South 83°56'54" East, 510.36 feet to the beginning of a curve to the right, having a radius of 167.00 feet and a long chord of South 73°10'24" East, 62.44 feet, thence Southeast, on and along the arc of said curve and said south right of way line, 62.81 feet, thence South 28°00'34" West, 283.36 feet, thence South 37°46'27" West, 319.55 feet, thence North 57°26'05" West, 35.47 feet, thence North 63°01'29" West, 20.50 feet, thence North 71°57'12" West, 155.79 feet, thence North 56°07'15" West, 28.90 feet, thence North 43°23'21" West, 15.80 feet, thence North 10°57'30" East, 4.40 feet, thence North 28°46'37" East, 28.33 feet, thence North 23°42'39" East, 51.29 feet, thence North 00°06'17" East, 36.42 feet, thence North 18°35'29" West, 67.83 feet, thence North 23°04'42" West, 21.98 feet, thence North 47°30'02" West, 50.89 feet, thence North 08°02'04" East, 240.28 feet to the point of beginning

Containing 218,755 square feet (5.02 acres), more or less

GENERAL NOTES

- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Vertical Datum is based on the City of Milwaukee Datum

REFERENCE BEARING

All bearings are referenced to the North line of the Southeast 1/4 of Section 18, T8N, R21E which bears N86°51'47"E and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone

BENCH MARKS

- BM #1 - Chiseled "+" in west rim of sanitary manhole at east end of site c/l of W Liberty Drive
Elevation = 211.11
- BM #2 - Chiseled "+" in west rim of sanitary manhole along walking trail in the middle of the site north of trail at top of bank
Elevation = 201.26
- BM #3 - Chiseled "+" in west rim of storm manhole at west end of site c/l of W Liberty Drive
Elevation = 194.11

SURVEYORS' CERTIFICATE

STATE OF WISCONSIN
COUNTY OF MILWAUKEE } SS

To Chicago Title Insurance Company and Liberty Property limited Partnership

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 5, & 8 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein

Date May 24th, 2010
Michael J. Ratzburg
Michael J. Ratzburg S-2236



Issue Date

Plot Date

**JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT
1111 WEST LIBERTY DRIVE
MILWAUKEE, WI.**

Milwaukee Wisconsin

Project No.

210083 00

Sheet Title

**ALTA/ACSM LAND
TITLE SURVEY**

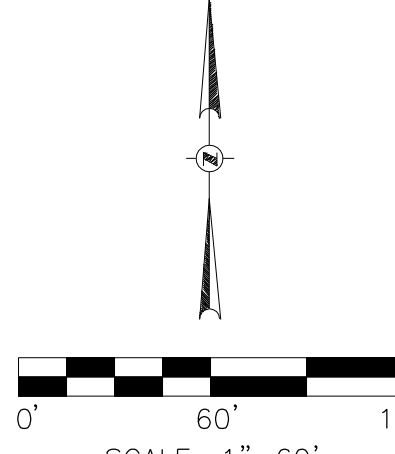
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111 W Wisconsin Ave Milwaukee, WI 53203-2501
P 414.272.2000 F 414.272.2001

44 E Valley St Madison WI 53703-2800
P 608.263.6350 F 608.263.6313

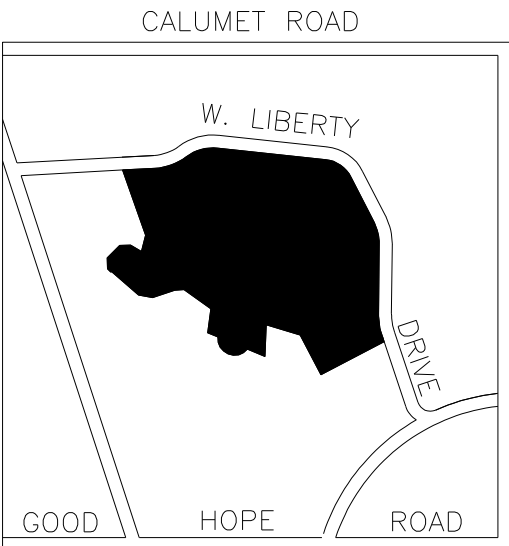
Sheet No

DPD-2



LEGEND

- - - - DPD BOUNDARY LINE



LEGAL DESCRIPTION

All of Parcel 3 of Certified Survey Map No. 6998 in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more particularly described as follows:

commencing at the northeast corner of said Southeast 1/4; thence North 86°50'47" East, on and along the north line of said Southeast 1/4, 376.03 feet; thence South 19°25'48" East, 714.42 feet to the northwest corner of said Parcel 3 and the south right of way line of West 171st Avenue Drive; thence North 1°02'00" East, 133.17 feet; thence South 17°52'52" West, 86.08 feet; thence North 60°02'13" East, 63.63 feet; thence South 86°36'41" West, 56.50 feet; thence South 45°17'46" West, 89.20 feet; thence North 1°02'00" East, 56.65 feet; thence North 17°52'52" West, 133.17 feet; thence North 62°24'24" East, 4.58 feet; thence South 48°53'58" East, 183.00 feet; thence South 79°28'58" East, 73.00 feet; thence North 71°11'02" East, 120.00 feet; thence North 1°02'00" East, 46.16 feet; thence South 86°50'47" East, 170.00 feet; thence North 1°02'00" East, 123.06 feet; thence South 67°24'37" East, 170.00 feet to the beginning of a curve to the left having a radius of 86.00 feet and a long chord of South 67°24'37" East, 63.86 feet; thence Southwesterly, on and along said curve to the northwest corner of said Parcel 3, 127.22 feet; thence North 22°25'42" East, 62.50 feet; thence South 73°13'43" East, 181.44 feet; thence North 27°35'36" East, 230.00 feet; thence North 62°24'14" East, 364.2 feet; thence North 1°02'00" East, 29.82 feet to the beginning of a curve to the left having a radius of 86.00 feet and a long chord of North 05°29'36" West, 119.25 feet; thence Northwesterly, on and along said arc, 113.90 feet; thence North 00°00'00" East, 55.28 feet, to the beginning of a curve to the left having a radius of 230.00 feet and a long chord of North 05°29'36" West, 119.25 feet; thence Northwesterly, on and along said arc, 113.90 feet; thence North 26°58'43" West, 260.66 feet to the beginning of a curve to the left having a radius of 166.62 feet and a long chord of North 26°58'43" West, 166.62 feet; thence North 26°58'43" West, 166.62 feet to the beginning of a curve to the left having a radius of 227.00 feet and a long chord of South 74°32'40" West, 166.62 feet; thence North 26°58'43" West, 166.62 feet to the beginning of a curve to the left having a radius of 293.00 feet and a long chord of South 69°57'00" West, 170.48 feet; thence North 26°58'43" West, 172.98 feet; thence North 26°58'43" West, 170.48 feet; thence North 26°58'43" West, 172.98 feet; thence South 66°52'07" East, 170.48 feet to the point of beginning.

Containing 1,109,412 square feet (25,469 acres), more or less.

Issue Date:

Print Date

JUNIOR ACHIEVEMENT DETAILED PLANNED DEVELOPMENT

Milwaukee Wisconsin

Project No.

210083.00

Sheet Title

PROPOSED PROJECT BOUNDARY DESCRIPTION

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111 W Wisconsin Ave Milwaukee, WI 53203.2501
P 414.272.2000 F 414.272.2001

44 E. Mifflin St. Madison, WI 53703.2800
P 608.283.6300 F 608.283.6317

Sheet No.

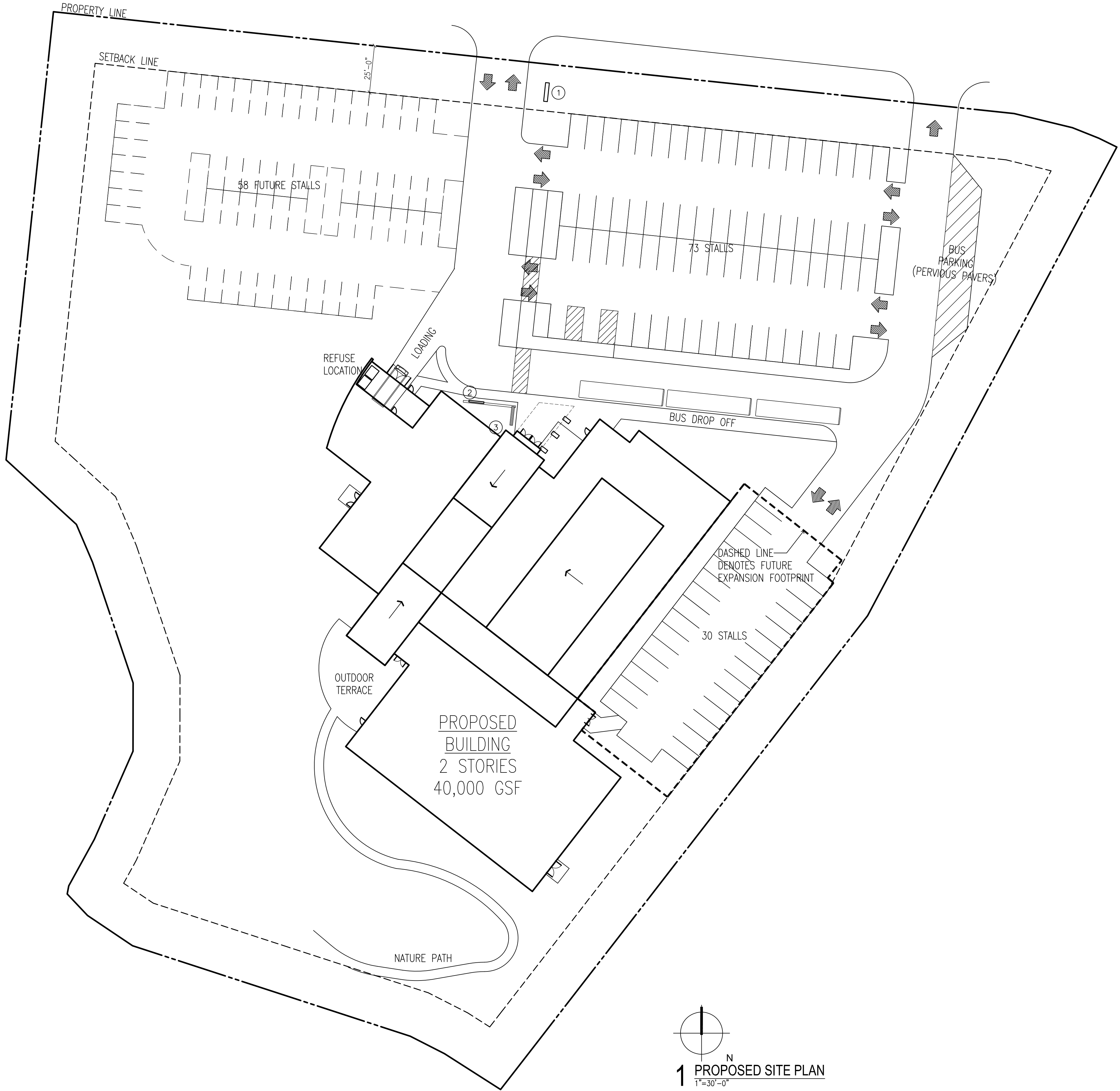
DPD-3

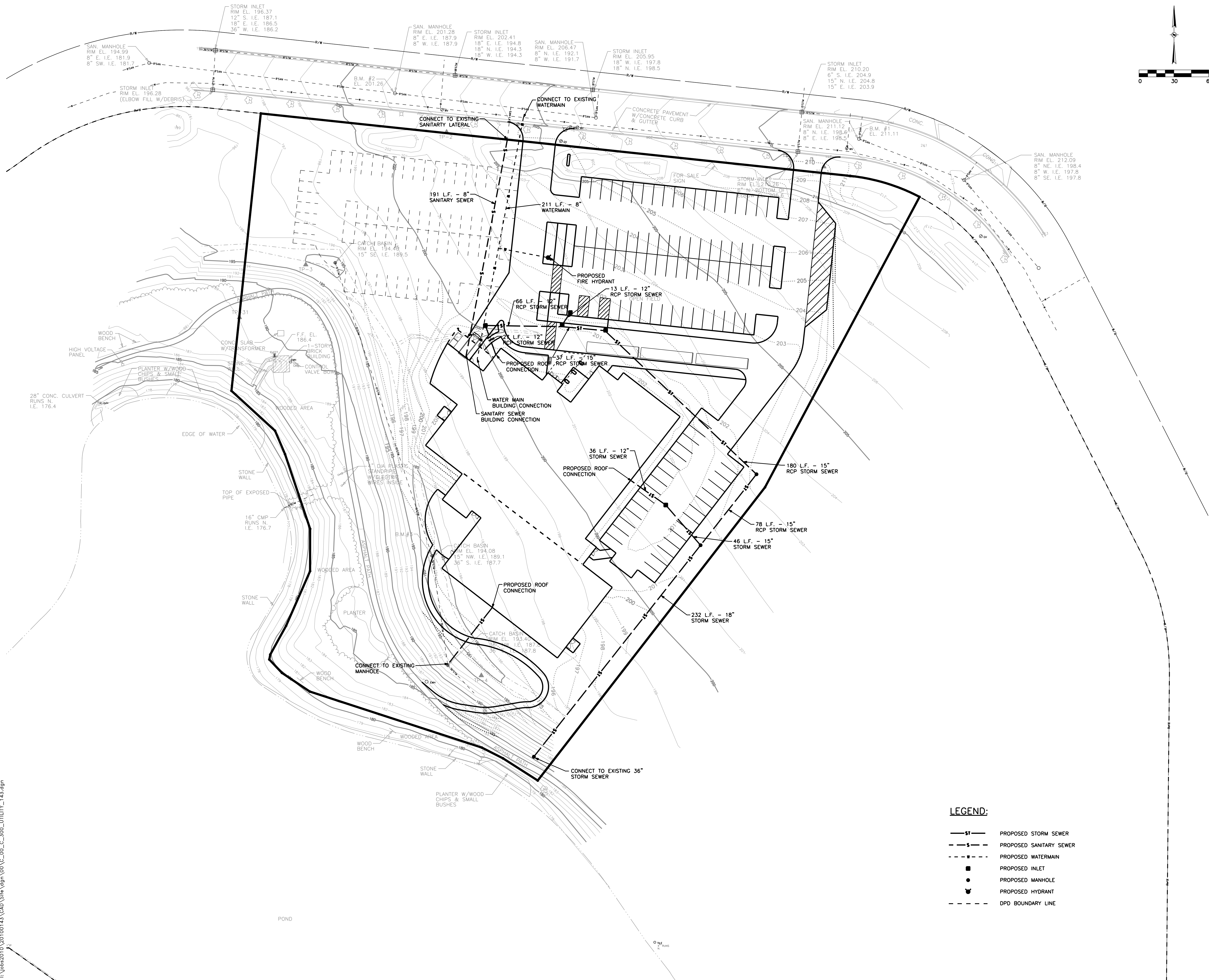
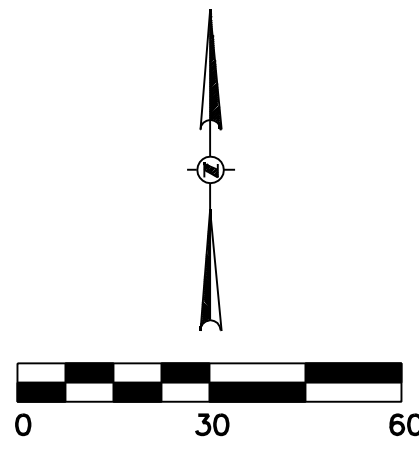


1: MONUMENT SIGN (APPROX. 50 SF OF SIGN AREA-EACH SIDE)



2 & 3: BUILDING SIGNAGE (APPROX. 20 SF OF SIGN AREA-EACH SIGN)





LEGEND:

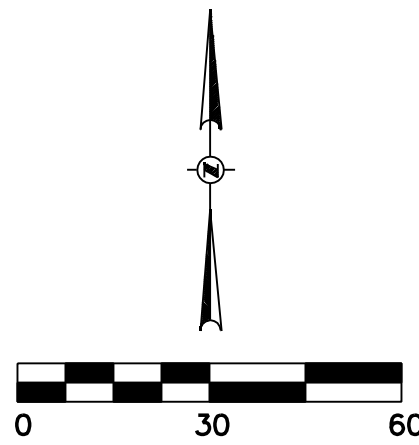
- S— PROPOSED STORM SEWER
- S— PROPOSED SANITARY SEWER
- - - - - PROPOSED WATERMAIN
- PROPOSED INLET
- PROPOSED MANHOLE
- ⊕ PROPOSED HYDRANT
- - - - - DPD BOUNDARY LINE




Issue Date:
MAY 25, 2010
Plot Date:
**JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT**

Milwaukee Wisconsin
Project No.
210083.00

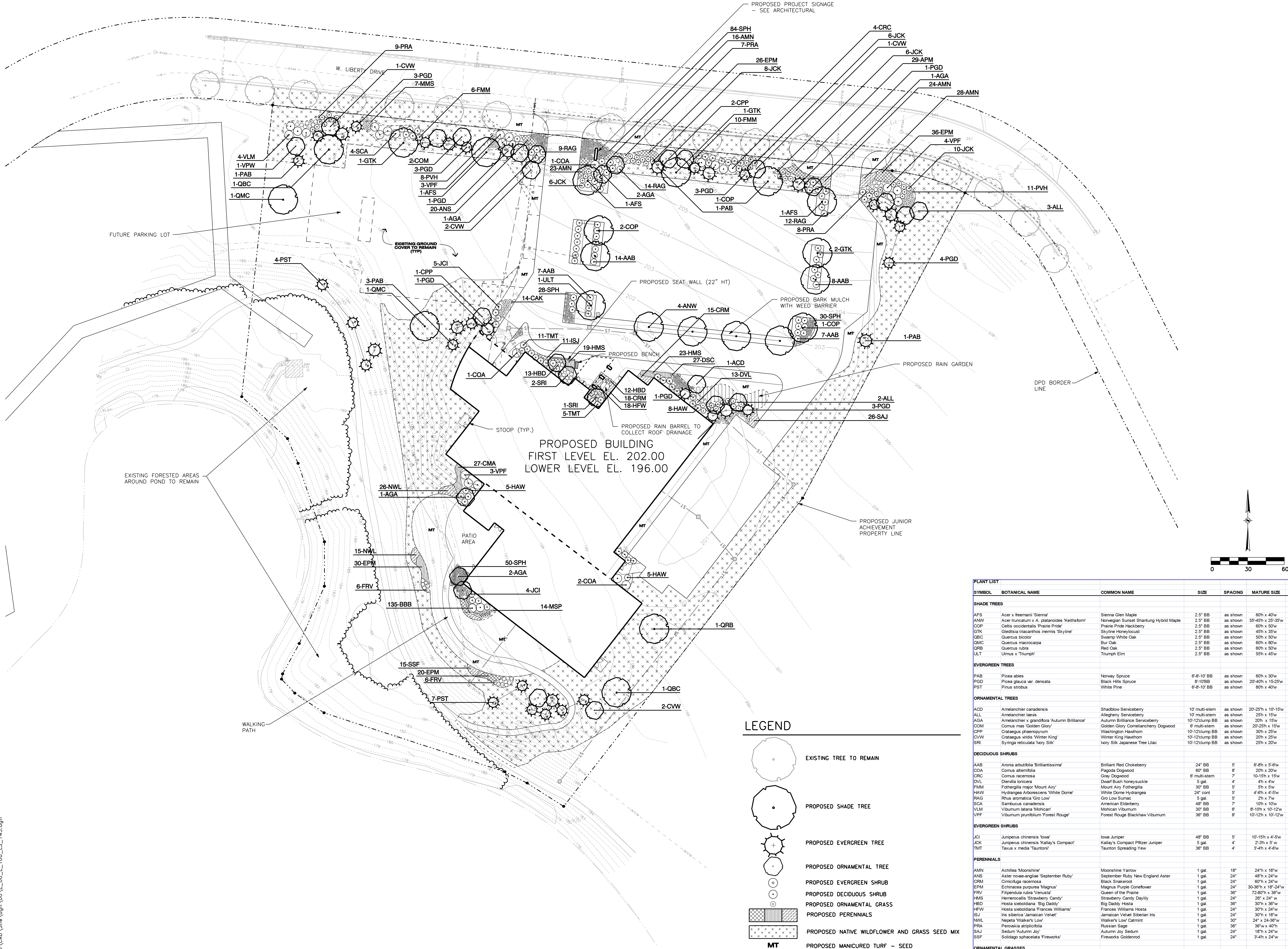
Sheet Title
**PROPOSED
UTILITY PLAN**

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Sheet No.
DPD-6



 DPD BOUNDARY LINE
 EXISTING CONTOUR LINE
 PROPOSED CONTOUR LINE
 STORM INLET

DPD-7



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE	QUANTITY
SHADE TREES						
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5' BB	as shown	60h x 40w	3
ANW	Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Shantung Hybrid Maple	2.5' BB	as shown	35-45h x 25-35w	4
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5' BB	as shown	60h x 50w	4
GTK	Gleditsia inaequalis 'Skyline'	Skyline Honeylocust	2.5' BB	as shown	45h x 35w	4
QBC	Quercus bicolor	Swamp White Oak	2.5' BB	as shown	50h x 50w	2
QMC	Quercus macrocarpa	Bur Oak	2.5' BB	as shown	60h x 80w	2
QRB	Quercus rubra	Red Oak	2.5' BB	as shown	60h x 50w	1
ULT	Ulmus x 'Triumph'	Triumph Elm	2.5' BB	as shown	55h x 45w	1
EVERGREEN TREES						
PAB	Picea abies	Norway Spruce	6'-8'-10' BB	as shown	80h x 30w	6
PGD	Picea glauca var. densata	Black Hills Spruce	8'-10' BB	as shown	20'-40h x 15'-25w	20
PST	Pinus strobus	White Pine	6'-8'-10' BB	as shown	80h x 40w	11
ORNAMENTAL TREES						
ACD	Amelanchier canadensis	Shadblow Serviceberry	10' multi-stem	as shown	20'-25h x 10'-15w	1
ALL	Amelanchier lancea	Allegheny Serviceberry	10' multi-stem	as shown	20h x 15w	5
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12'clump BB	as shown	20h x 15w	7
COM	Cornus mas 'Golden Glory'	Golden Glory Corneliancherry Dogwood	6' multi-stem	as shown	20'-25h x 15w	2
CPP	Crataegus phaeopynum	Washington Hawthorn	10'-12'clump BB	as shown	30h x 25w	3
CVW	Crataegus viridis 'Winter King'	Winter King Hawthorn	10'-12'clump BB	as shown	20h x 25w	6
SRI	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	10'-12'clump BB	as shown	25h x 20w	3
DECIDUOUS SHRUBS						
AAB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24" BB	5'	6'-8h x 5'-6w	36
COA	Cornus alternifolia	Pagoda Dogwood	60" BB	8'	20h x 20w	4
CRC	Cornus racemosa	Gray Dogwood	6' multi-stem	7'	10'-15h x 15w	4
DVL	Diervilla lonicera	Dwarf Bush honeysuckle	5 gal	24"	60h x 24w	33
FMM	Fothergilla major 'Mount Airy'	Mount Airy Fothergilla	30" BB	5'	5h x 5w	16
HAW	Hydrangea arborescens 'White Dome'	White Dome Hydrangea	24" cont	5'	4'-6h x 4'-5w	18
HMS	Rhus aromatica 'Gro Low'	Gro Low Sumac	5 gal	9"	2h x 7w	35
SCA	Sambucus canadensis	American Elderberry	48" BB	7'	10h x 10w	4
VLM	Viburnum latana 'Mojito'	Mojito Viburnum	30" BB	6'	8'-10h x 10'-12w	4
VVF	Viburnum punctatum 'Forest Rouge'	Forest Rouge Blackhaw Viburnum	36" BB	8'	10'-12h x 10'-12w	10
EVERGREEN SHRUBS						
JCI	Juniperus chinensis 'towa'	Iowa Juniper	48" BB	5'	10'-15h x 4'-5w	9
JCK	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfizer Juniper	5 gal	4"	2'-3h x 9" w	36
TMT	Taxus x media 'Taunton'	Taunton Spreading Yew	36" BB	4'	3'-4h x 4'-6w	16
PERENNIALS						
AMN	Achillea 'Moonshine'	Moonshine Yarrow	1 gal	18"	24"h x 18"w	91
ANS	Aster novae-angliae 'September Ruby'	September Ruby New England Aster	1 gal	24"	48"h x 24"w	20
CRM	Cniculaga nemoralis	Black Snakeroot	1 gal	24"	60h x 24w	33
EPH	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal	24"	30-36h x 18"-24w	112
FRV	Filipendula rubra 'Venusta'	Queen of the Prairie	1 gal	36"	72-80h x 36w	12
HMS	Hemerocallis 'Starbriery Candy'	Starbriery Candy Daylily	1 gal	24"	20" x 24" w	42
HBD	Hosta sieboldiana 'Big Daddy'	Big Daddy Hosta	1 gal	36"	30h x 36w	25
HFV	Hosta sieboldiana 'Frances Williams'	Frances Williams Hosta	1 gal	24"	30h x 24w	18
ISJ	Iris sibirica 'Jamaican Velvet'	Jamaican Velvet Siberian Iris	1 gal	24"	30h x 18w	11
NWL	Nepeta 'Walker's Low'	Walker's Low Catmint	1 gal	30"	24" x 24-36w	41
PRA	Pieris japonica 'Majesty'	Russian Sage	1 gal	36"	36w x 40h	24
SAJ	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal	24"	18h x 24w	26
SSF	Solidago sphacelata 'Fireworks'	Fireworks Goldenrod	1 gal	24"	3'-4h x 24" w	15
ORNAMENTAL GRASSES						
CAK	Calamagrostis acutiflora Karl Foerster	Feather Reed Grass	1 gal	36"	5h x 30w	14
DSC	Deschampsia cespitosa	Tufted Hair Grass	1 gal	24"	24h x 24w	27
MMS	Miscanthus sinensis 'Malepartus'	Malepartus Maiden Grass	1 gal	36"	4'-6h x 36w	7
MSP	Miscanthus sinensis 'Purpureus'	Purple Maiden Grass	1 gal	36"	4h x 36w	14
PVH	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal	36"	4'-6h x 30w	19
SPH	Sporobolus heterolepis	Prairie Dropseed	1 gal	24"	24-48h x 18"-24w	162

LANDSCAPE NOTES

- ALL ACCENT PLANTING BEDS TO RECEIVE 3" TH SHREDDED BARK MULCH.
- ALL PLANT BEDS TO BE SEPARATED FROM MANICURED TURF WITH SHOVEL CUT EDGE.



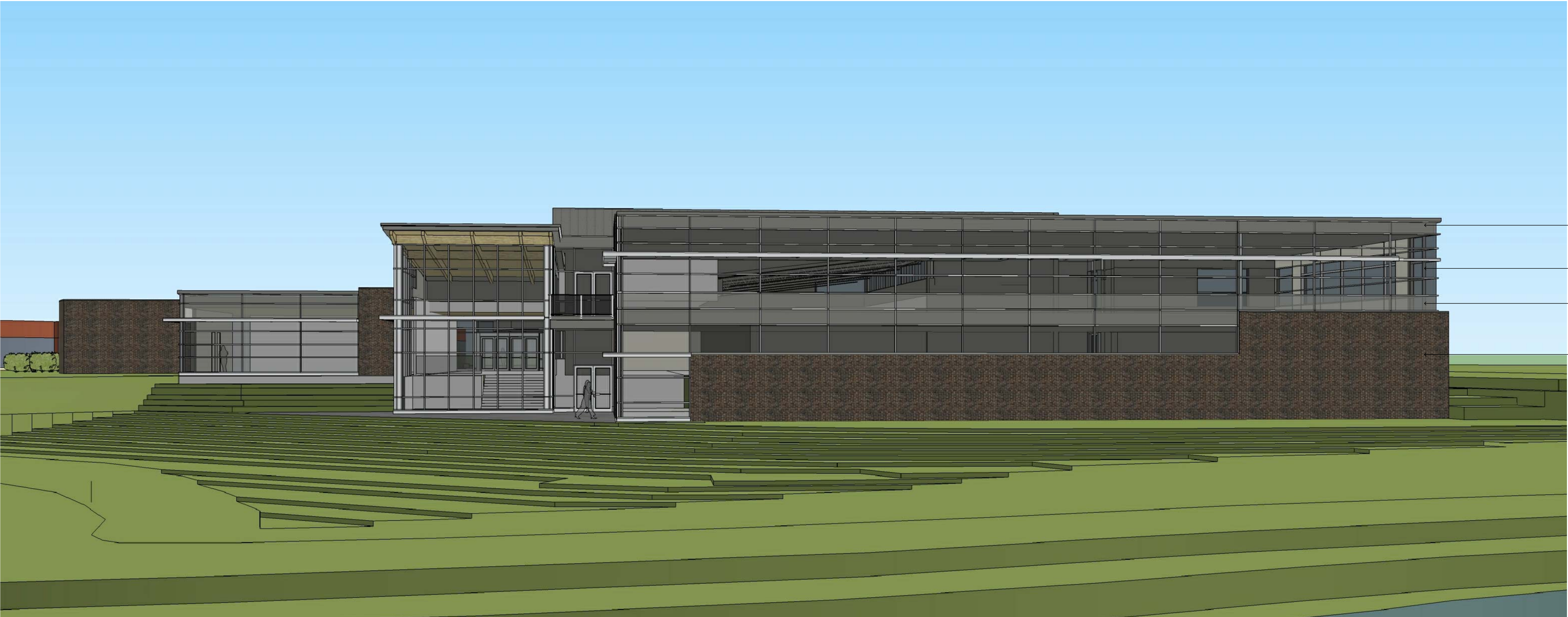
NORTH ELEVATION



EAST ELEVATION

Issue Date:
MAY 25, 2010
Plot Date: 6/7/2010 3:31 PM
JUNIOR ACHIEVEMENT
DETAILED PLANNED
DEVELOPMENT
11111 WEST LIBERTY DRIVE
MILWAUKEE, WISCONSIN
Project No.
210083.00

Sheet Title
PROPOSED BUILDING
ELEVATIONS/
PERSPECTIVE VIEWS
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Sheet No.
DPD-10



SOUTH ELEVATION



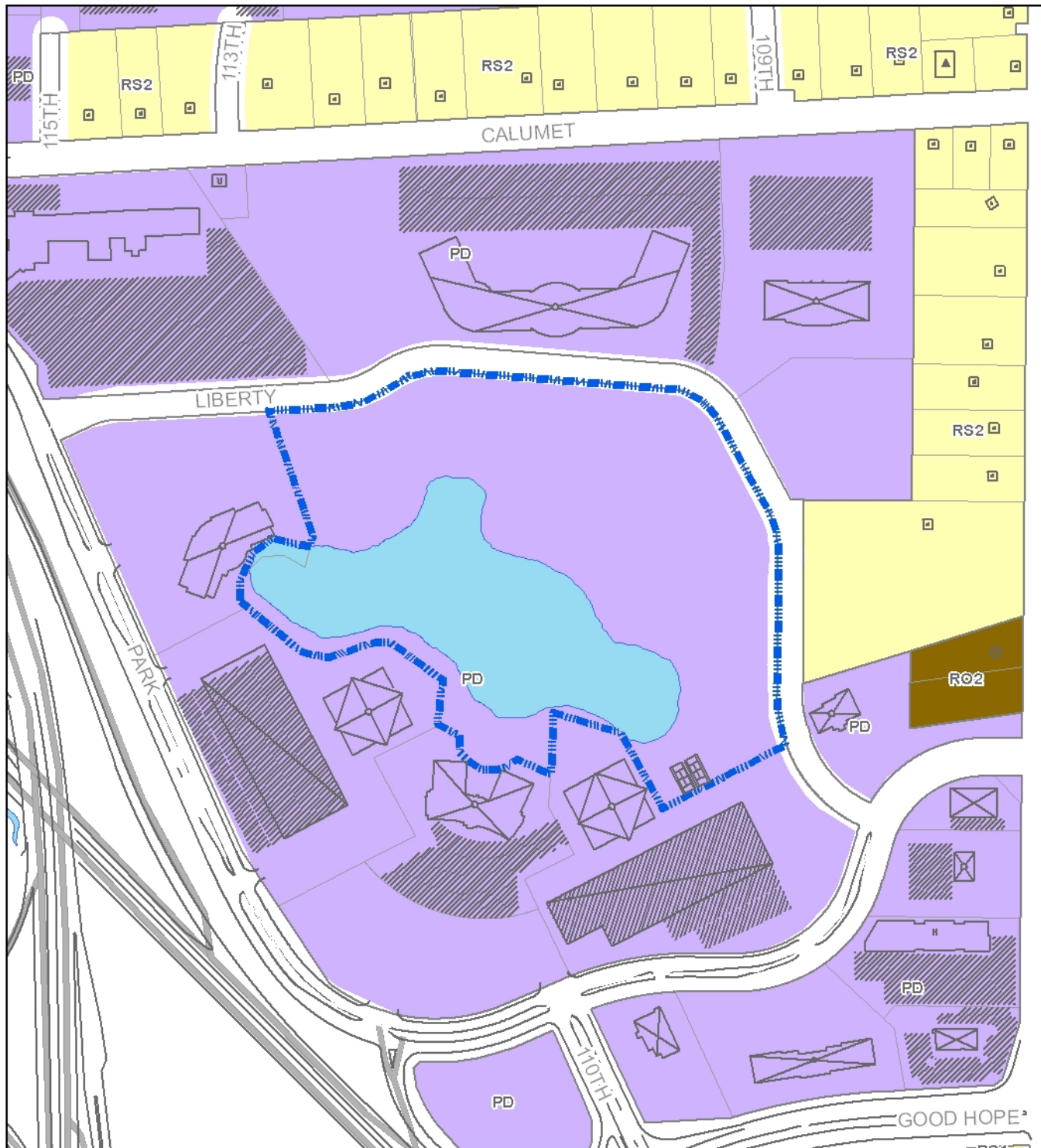
WEST ELEVATION

SPANDREL GLASS
STOREFRONT WINDOW SYSTEM
SPANDREL GLASS
BRICK


METAL PANEL (ROOF SCREEN)
SPANDREL GLASS
STOREFRONT WINDOW SYSTEM
SPANDREL GLASS
BRICK
CURTAIN WALL

Issue Date:
MAY 25, 2010
Plot Date: 6/9/2010 3:31 PM
11111 WEST LIBERTY DRIVE
MILWAUKEE, WISCONSIN
Project No.
210083.00





Sheet Title
PROPOSED BUILDING
ELEVATIONS/
PERSPECTIVE VIEWS
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Sheet No.
DPD-11



FN 100033
GPD to DPD
June 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

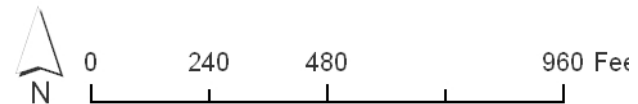
-  Neighborhood Shopping (NS1-2)
-  Local Business (LB1-2)
-  Commercial Service (CS)
-  Regional Business (RB1-2)
-  Central Business (C9A-C9H)

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

June 14, 2010

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

Dear Committee Members:

File No. 100033 relates to a change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Park Place Stage 29 for the new headquarters of Junior Achievement of WI, on lands located south of West Liberty Drive and east of West Park Place, in the 5th Aldermanic District.

This zoning change is requested by Junior Achievement of Wisconsin to allow for the construction of a 43,900 square foot office structure with the possibility of expanding an additional 12,500 square feet in the future. This site will be Junior Achievement of Wisconsin's new headquarters. Future development of the remaining vacant land, which is currently owned by Liberty Property Trust, will come before City Plan Commission as an amendment to the DPD, at a future date. A Certified Survey Map (CSM) is in process, which will legally create the parcel on which the Junior Achievement headquarters will reside.

The two-story building will contain learning areas for Junior Achievement's programs known as Biztown and Finance Park. There will also be training rooms for volunteers and staff, staff offices and support spaces. A future, single-story expansion of up to 12,500 sq ft would house another Biztown module and supportive services. With this expansion would be future expansion of surface parking along West Liberty Drive. The building materials will be unity masonry wall construction with composite metal panel accents and storefront glazing systems. Wood composite timber framing will accent the entry and canopy areas, and anchor the southern elevation at the gathering space. The goal is to obtain LEED accreditation for the building.

On June 14, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change complies with the Zoning Code and City plans for the area, the City Plan Commission at its regular meeting on June 14, 2010 recommended approval of the subject file, conditioned on finalizing the landscape plan with DCD staff.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. James Bohl, Jr.

Address of parcel(s): 11111 Liberty Drive Milwaukee WI

Affidavit for Zoning Change

1. POLICY (s. 295-313). Each applicant for a zoning map amendment or approval of a planned development, and each applicant for a use variance or special use permit, shall submit to the city plan commission or the board of zoning appeals, as the case may be, a signed affidavit indicating whether the applicant is: (NOTE: DISCLOSE ALL RELEVANT AND REQUIRED INFORMATION ON A SEPARATE SHEET AND ATTACH TO THIS SHEET UPON SUBMITTAL)

- a. Delinquent in the payment of any property tax, special assessment, special charge or special tax due to the city, provided that all appeals of the tax, assessment or charge have been concluded or the time to appeal has expired. YES ☐ NO ☒
- b. A party against whom the city has an outstanding judgment, provided that all appeals of the judgment have been concluded or the time to appeal has expired. YES ☐ NO ☒
- c. A party against whom the city has outstanding health or building and zoning code violations or orders from the commissioner of health or commissioner of neighborhood services that are not actively being abated, provided that all appeals of orders to correct violations have been concluded or the time to appeal has expired. YES ☐ NO ☒
- d. A party who has been convicted of violating an order of the commissioner of health or commissioner of neighborhood services within the past year, provided that all appeals of the conviction have been concluded or the time to appeal has expired. YES ☐ NO ☒
- e. The owner of premises found to be in violation of s. 80-10 to whom the commissioner of neighborhood services has charged the costs of police enforcement pursuant to s. 80-10-4, provided that all appeals of these charges have been concluded or the time to appeal has expired. YES ☐ NO ☒

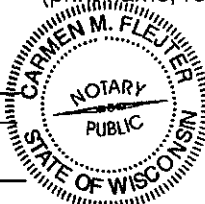
2. NON-INDIVIDUAL APPLICANTS

- a. Corporations. If the applicant is a corporation, a duly authorized officer or director of the corporation shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each officer and director of the corporation as well as each shareholder owning 5% or more of voting stock, fits any of the descriptions in sub. 1-a to e.
- b. Partnerships. If the applicant is a partnership or limited partnership, a duly authorized partner, general partner or limited partner shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each partner, general partner and limited partner fits any of the descriptions in sub. 1-a to e.
- c. Limited Liability Companies. If the applicant is a limited liability company, a duly authorized member or manager of the company shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each member and manager of the company fits any of the descriptions in sub. 1-a to e.
- d. Nonstock Corporations. If the applicant is a nonstock corporation, a duly authorized officer or director of the corporation shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each officer and director of the corporation fits any of the descriptions in sub. 1-a to e.

Dated at Milwaukee, Wisconsin, this 23 day of April, 2010.

[Signature]
Petitioner (signature)
TIM GREINERT, PRESIDENT
(print name, relationship to project)

Subscribed and sworn to before me
This 23 day of April, 2010
Notary Public, State of Wisconsin
My commission expires: 10.23.2011



Office Use Only: File no. 100033

NOTICES SENT TO FOR FILE 100033:

[illegible]

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MILWAUKEE WI 53224

DB PROPERTIES OF MILWAUKEE
5614 52ND ST
KENOSHA WI 53144

GLL US OFFICE LP
C/O TRANSWESTERN
11270 W PARK PL STE 200
MILWAUKEE WI 53224

H SCHWALBE & G SCHWALBE
C/O INTEGRITY INVESTS INC
3190 GATEWAY RD STE #100
BROOKFIELD WI 53045

LIBERTY PROPERTY LTD
500 CHESTERFIELD PARKWAY
MALVERN PA 19355

PARK PLACE HOSPITALITY
NANCI PAHLMANN
3003 CORPORATE WEST DR
LISLE IL 60532

THE WATERS AT PARK PLACE 1
LLC C/O IRGENS DEV PTNRS LLC
10700 RESEARCH DR, STE 1
MILWAUKEE WI 53226

TWO PARK PLACE LLC
N16 W23217 STONE RIDGE, #120
WAUKESHA WI 53188

GLENN ROBY
KAHLER SLATER
111 W WISCONSIN AVENUE
MILWAUKEE WI 53202

RYAN SCHULTZ
HSI PROPERTIES LLC
20975 SWENSON DR SUITE 395
WAUKESHA WI 53286

City Clerk's
Office
FV 100033



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Legislation Details (With Text)

File #: 100036 **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 a change in zoning from Local Business to Two-Family Residential to correct mixed zoning on the site, on land located east of North 1st Street and south of East North Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Indexes: PARKING, ZONING, ZONING DISTRICT 06

Attachments: Site Plan as of 4-15-10.pdf, Proposed Zoning Change Map.jpg, City Plan Commission Letter.pdf, Affidavit for Zoning Change.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		
6/8/2010	1	CITY CLERK	DRAFT SUBMITTED		
6/14/2010	1	CITY CLERK	PUBLISHED		
6/22/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/22/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number
100036
Version
SUBSTITUTE 1
Reference

Sponsor
THE CHAIR
Title

A substitute ordinance relating to a change in zoning from Local Business to Two-Family Residential to correct mixed zoning on the site, on land located east of North 1st Street and south of East North Avenue, in the 6th Aldermanic District.

Analysis

This zoning change will allow for the parcel to be combined with other properties, which are zoned RT4, and to correct mixed zoning on the site.

Body

Resolved, That the Mayor and Common Council of the City of Milwaukee, do ordain as follows:

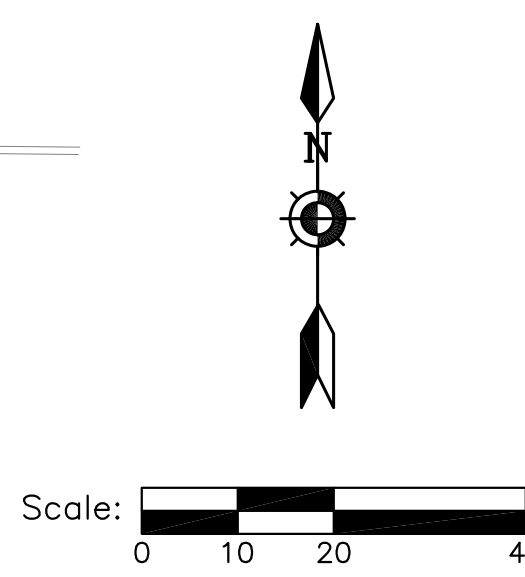
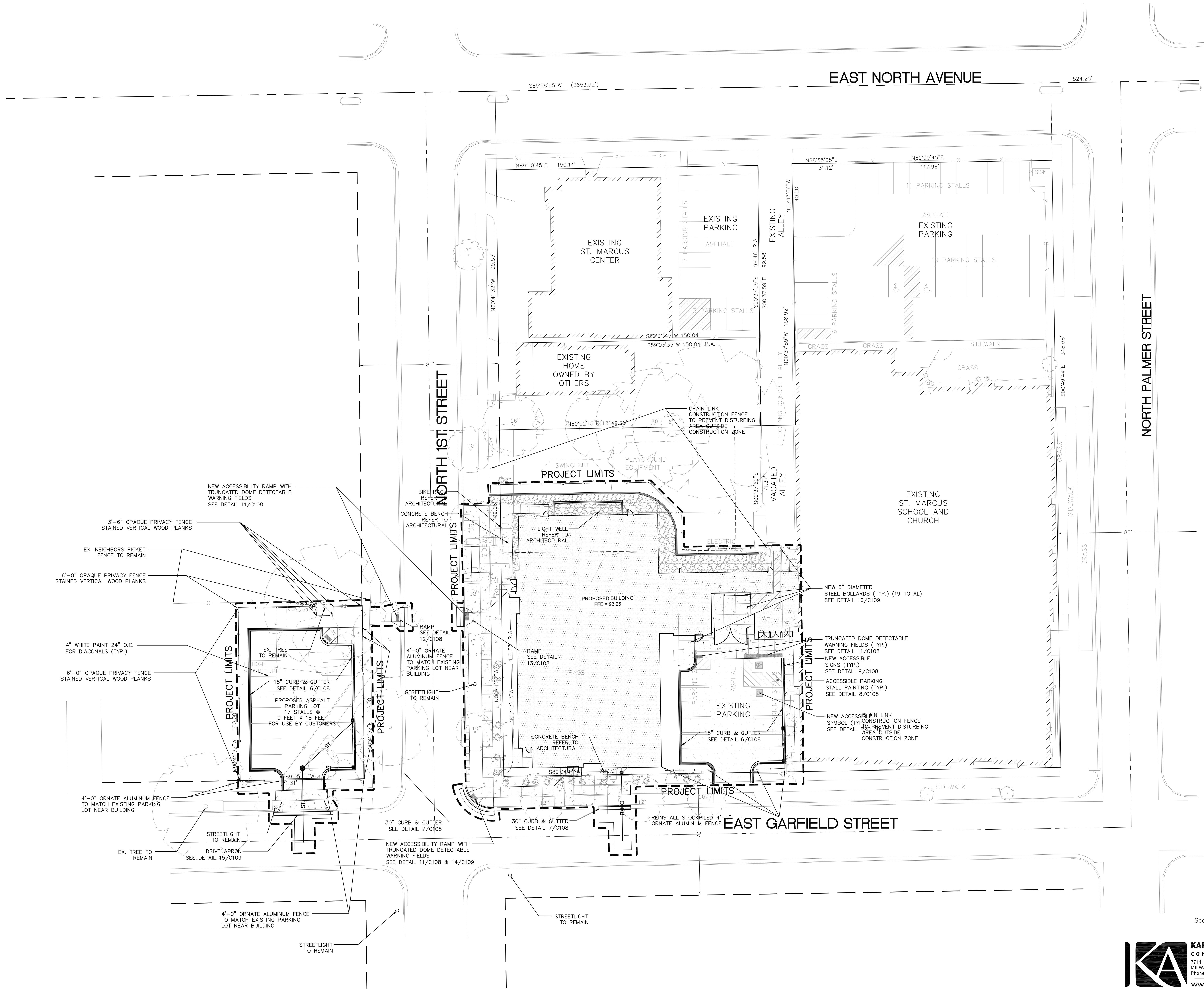
Part 1. There is added to the Milwaukee Code of Ordinances a new section to read as follows:

Section 295-501.2(c).0008. The zoning map is amended to change the zoning for the property located at:

2215 North Palmer Street, Tax Key No. 353-0161-210

from Local Business (LB2) to Two-Family Residential (RT4).

Drafter
DCD:VLK:kdc
06/07/10







PROJECT NAME:	
Campus Expansion	
PROJECT LOCATION:	
2215 N. Palmer Street Milwaukee, Wisconsin 53212	
PROJECT CONTACT:	
Jeff Tredo 414.273.8230 jeff@kortredo.com	
REVISION:	DATE:
PROJECT: 19031	
SCALE: AS NOTED	
PHASE: 95% O.C.	
DATE: 15 APRIL 2010	
PRELIMINARY NOT FOR CONSTRUCTION	
C100	
SITE PLAN	



FN 100036 **LB2 to RT4** **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. 100036 relates to a change in zoning from Local Business (LB2) to Two-family Residential (RT4) on land located east of North 1st Street and south of East North Avenue, in the 6th Aldermanic District.

The zoning change will allow for the parcel to be combined with other properties, which are zoned RT4. Currently, the parcels that St. Marcus owns are joined for tax purposes. St. Marcus Church wishes to combine all of the land through a Certified Survey Map (CSM) to accommodate the expansion of their school and surface parking. However, lands that have different zoning designations cannot be combined. Currently, the parcels along East North Avenue are zoned Local Business (LB2) and the remaining parcels to the south are zoned Two-Family Residential (RT4). The zoning of the LB2 parcels is proposed to be changed to match the zoning of the rest of their parcels.

On May 24, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the zoning change is consistent with the current uses of the sites and cleans up the zoning on the site to allow for the parcels to be consolidated, 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. Milele Coggs

Address of parcel(s):

123 E. North

Affidavit for Zoning Change

1. POLICY (s. 295-313). Each applicant for a zoning map amendment or approval of a planned development, and each applicant for a use variance or special use permit, shall submit to the city plan commission or the board of zoning appeals, as the case may be, a signed affidavit indicating whether the applicant is: (NOTE: DISCLOSE ALL RELEVANT AND REQUIRED INFORMATION ON A SEPARATE SHEET AND ATTACH TO THIS SHEET UPON SUBMITTAL)
- a. Delinquent in the payment of any property tax, special assessment, special charge or special tax due to the city, provided that all appeals of the tax, assessment or charge have been concluded or the time to appeal has expired. YES ☐ NO ☒
 - b. A party against whom the city has an outstanding judgment, provided that all appeals of the judgment have been concluded or the time to appeal has expired. YES ☐ NO ☒
 - c. A party against whom the city has outstanding health or building and zoning code violations or orders from the commissioner of health or commissioner of neighborhood services that are not actively being abated, provided that all appeals of orders to correct violations have been concluded or the time to appeal has expired. YES ☐ NO ☒
 - d. A party who has been convicted of violating an order of the commissioner of health or commissioner of neighborhood services within the past year, provided that all appeals of the conviction have been concluded or the time to appeal has expired. YES ☐ NO ☒
 - e. The owner of premises found to be in violation of s. 80-10 to whom the commissioner of neighborhood services has charged the costs of police enforcement pursuant to s. 80-10-4, provided that all appeals of these charges have been concluded or the time to appeal has expired. YES ☐ NO ☒
2. NON-INDIVIDUAL APPLICANTS
- a. Corporations. If the applicant is a corporation, a duly authorized officer or director of the corporation shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each officer and director of the corporation as well as each shareholder owning 5% or more of voting stock, fits any of the descriptions in sub. 1-a to e.
 - b. Partnerships. If the applicant is a partnership or limited partnership, a duly authorized partner, general partner or limited partner shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each partner, general partner and limited partner fits any of the descriptions in sub. 1-a to e.
 - c. Limited Liability Companies. If the applicant is a limited liability company, a duly authorized member or manager of the company shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each member and manager of the company fits any of the descriptions in sub. 1-a to e.
 - d. Nonstock Corporations. If the applicant is a nonstock corporation, a duly authorized officer or director of the corporation shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each officer and director of the corporation fits any of the descriptions in sub. 1-a to e.

Dated at Milwaukee, Wisconsin, this 14th day of April, 2010.

William Hanson
Notary Public
State of Wisconsin

Petitioner (signature)

Barry Spencer administrator
(print name, relationship to project)

Subscribed and sworn to before me

This 14th day of April, 2010

William Hanson
Notary Public, State of Wisconsin
My commission expires: 5/29/2011

Office Use Only: File no. 100036

NOTICES SENT TO FOR FILE: 100036

[illegible]



231 E NORTH AVE LLC
5122 W HARVARD DR
FRANKLIN WI 531328191

DARLENE HARRISON
8907 NOTTINGHAM DR
YPSILANTI MI 48198

FRED M BAKER JR, STINA BAKER
216 E GARFIELD AV
MILWAUKEE WI 532123302

5161 N HOPKINS LLC
814 E CENTER ST
MILWAUKEE WI 53212

DAVID C RHODES
2130 N 1ST ST
MILWAUKEE WI 53212

GREATER JORDAN-GETHSEMANE
2127 N PALMER ST
MILWAUKEE WI 53212

ADAM TERRY
2145 N 1ST ST
MILWAUKEE WI 53212

DAVID MICHAEL BARNES
14100 NORTHERN LIGHTS DR #26
MERCERSBURG PA 17236

GREGORY A CHESMORE
133 E GARFIELD AV
MILWAUKEE WI 53212

ALEXANDER J HAWLEY
508 E GLOVER AVE
MILWAUKEE WI 53212

DIANA G MEHAIL
1104 E KANE
MILWAUKEE WI 53202

GREGORY P BABICKY
2134 N 1ST ST
MILWAUKEE WI 53212

ANN ELLIS
2214 N PALMER ST
MILWAUKEE WI 53212

DOUGLAS S MOHR
2136 N PALMER ST
MILWAUKEE WI 53212

HENRY TYSON
2110 N 1ST ST
MILWAUKEE WI 53212

BRANDON S MOOK
2149 N 1ST ST
MILWAUKEE WI 53212

DWAYNE BARNES
PO BOX 18213
MILWAUKEE WI 532180213

JASON E SUCHOWSKI
2148 N 1ST ST
MILWAUKEE WI 53212

BRENDA COLEY, SANDRA JONES
210 E GARFIELD AV
MILWAUKEE WI 53212

EARNEST SIMS & MAY BELL HW
6716 S EMERALD
CHICAGO IL 60621

JEWEL BARROW & BESSIE HW
POB 16558
MILWAUKEE WI 532160558

CH OF OUR LORD JC OF THE APOST
FAITH
PO BOX 119
OXFORD NC 27565

EDDIE TORRES
2229 B N HUBBARD ST
MILWAUKEE WI 53212

JEWEL CURRIE
2816 W FOND DU LAC AV
MILWAUKEE WI 53210

RACM - 809 BUILDING, 2ND FLOOR

ERIC D FESCENMEYER
118 E NORTH AV
MILWAUKEE WI 53212

JOHN K SCHLUETER
PO BOX 1888
BROOKFIELD WI 53008

CLARA BROOKS
2230 N HUBBARD ST
MILWAUKEE WI 53212

FLORENCE L HESS
124 E NORTH AVE
MILWAUKEE WI 53212

KAREN M WENDORF
2215 N HUBBARD ST
MILWAUKEE WI 53212

City Clerk's Office IN 100036



K SCHLUETER, MARVA SCHLUETER
PO BOX 103
OAK CREEK WI 53154

MARK C ROESSGER
P O BOX 12866
MILWAUKEE WI 53212

THOMAS R BIZZARO
1437 QUEENSBOROUGH DR
CARMEL IN 46033

KASHEDRA LOGAN
123 E GARFIELD AV
MILWAUKEE WI 53212

MARKINA D BROWN
2241 N 1ST ST
MILWAUKEE WI 532123221

TIMOTHY J BROPHY JR
4053 N BARTLETT AVE
SHOREWOOD WI 53211

KELLY D BROWN
PO BOX 16662
MILWAUKEE WI 53216

MAX NETSCHAJIWSKY
206 E GARFIELD AVE
MILWAUKEE WI 532123243

WATERSTONE BANK SSB
11200 W PLANK CT
WAUWATOSA WI 53226

KRISTOPHER HANRAHAN
P O BOX 270709
MILWAUKEE WI 53227

M-PEPRATX LLC
608 E MEINECKE AV
MILWAUKEE WI 53212

WENDY DOEPKE
2136 N 1ST ST
MILWAUKEE WI 53212

KURT & SARA GRUNEWALD LIFE
ESTATES
2225 N 1ST ST
MILWAUKEE WI 53212

NEW HOLY GHOST TABERNACLE
BAPTIST CHURCH
124 W GARFIELD AV
MILWAUKEE WI 53212

WILLIAM NOLEN, ANNIE NOLEN
220 E GARFIELD AV
MILWAUKEE WI 53212

LAURA E JENNINGS
2150 N PALMER ST
MILWAUKEE WI 53212

PEARLINE C FLIPPIN
2317 N PALMER ST
MILWAUKEE WI 53212

WINIARSKI DEAN
2322 N PALMER ST
MILWAUKEE WI 53212

LEE CARACCI, JARROD FLAIG
2150 N PALMER ST
MILWAUKEE WI 53212

REGINALD TROTMAN & CHERRYS HW
102 W NORTH AVE
MILWAUKEE WI 53212

YUSUF DAHL
PO BOX 72007
MILWAUKEE WI 53212

LETONNA BRADFORD
224 E GARFIELD AV
MILWAUKEE WI 53212

ROCHELLE BALDWIN
217 E GARFIELD AV
MILWAUKEE WI 53212

LIGHT HOUSE PROP LLC
PO BOX 72007
MILWAUKEE WI 53212

RYAN BERTIN, NICOLE RAUCH
2147 N 1ST ST
MILWAUKEE WI 53212

LINDA SMITH
134 E NORTH AV
MILWAUKEE WI 53212

ST MARCUS EVANGELICAL LUTHERAN
CHURCH - ATTN BARRY SPENCER
2215 N PALMER ST
MILWAUKEE WI 53212



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		
6/8/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
6/22/2010	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]