



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, Tobie Black, (414)-286-2231

Fax: (414) 286-3456, E-mail: tblack@milwaukee.gov

Tuesday, February 2, 2010

9:00 AM

Room 301-B, City Hall

1. [091278](#) Appointment of Kenneth Munson to the Redevelopment Authority by the Mayor. (3rd Aldermanic District)
Sponsors: THE CHAIR
2. [091217](#) Resolution relating to the appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for the property located at 1036 N. Van Buren Street.
Sponsors: THE CHAIR
3. [091275](#) Substitute resolution relating to the permanent historic designation of the Schlitz Tavern/Coventry Inn, 2501 W. Greenfield Ave., in the 8th Aldermanic District.
Sponsors: THE CHAIR

9:15 A.M.

4. [091199](#) Communication from the Departments of City Development and Public Works relating to amendments - certain street paving projects - to project plans for tax incremental districts likely to be closed out in 2011 or 2012.
Sponsors: Ald. Bohl
5. [091251](#) Resolution authorizing conveyance of the Redevelopment Authority property at 3525 North 1st Street to the City of Milwaukee and authorizing sale of this and other City-owned vacant lots to Milwaukee Habitat for Humanity, Inc., for its 2010 housing program, in the 6th and 15th Aldermanic Districts.
Sponsors: Ald. Coggs and Ald. Hines Jr.
6. [091154](#) A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Heartland Housing, for a four-story structure with 38 residential units and first floor community space, on lands located South of West Fond du Lac Avenue and West of North 25th Street, in the 15th Aldermanic District.
Sponsors: THE CHAIR

7. [090807](#) A substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Highbridge Condominiums, for 68 residential apartments, known as Metro Place, on land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

9:30 A.M.

8. [091336](#) An ordinance creating a Milwaukee reclamation and building recycling initiative pilot program.

Sponsors: Ald. Hines Jr. and Ald. Bauman

9. [080299](#) Resolution relating to the creation of a tax incremental district for the area bounded by W. Galena Street, W. State Street, N. 20th Street and N. 24th Street.

Sponsors: Ald. Bauman

10. [091152](#) Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 34, Third Ward Riverwalk, in the 4th Aldermanic District.

Sponsors: THE CHAIR

11. [091247](#) Resolution directing a transfer of funds from the Capital Improvements-Advance Planning Fund to two subaccounts for comprehensive and redevelopment planning, land use analysis, GIS mapping and zoning activities.

Sponsors: THE CHAIR

12. [091248](#) Substitute resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 71, Mitchell Street/551 West Historic Mitchell Street Project, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

---The following file may be placed on file as no longer needed.

13. [090125](#) Resolution accepting a proposal for the sale of the surplus, City-owned property at 2372 South Logan Avenue from the Housing Authority of the City of Milwaukee for residential development, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

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.

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Legislation Details (With Text)

File #: 091278 **Version:** 0

Type: Appointment **Status:** In Committee

File created: 1/20/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Appointment of Kenneth Munson to the Redevelopment Authority by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Indexes: APPOINTMENTS, REDEVELOPMENT AUTHORITY

Attachments: Appointment Letter, Resume, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/20/2010	0	COMMON COUNCIL	ASSIGNED TO		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091278

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Appointment of Kenneth Munson to the Redevelopment Authority by the Mayor. (3rd Aldermanic District)

Drafter

Mayor

TB

1/20/2010

January 20, 2010

To the Honorable, the Common Council
of the City of Milwaukee

Honorable Members of the Common Council;

I am pleased to appoint Kenneth Munson, 3284 North Summit Avenue, Milwaukee, Wisconsin 53211, to replace Kenneth Johnson on the Redevelopment Authority. This appointment is pursuant to Section 66.1333(3) of the Wisconsin State Statutes and Common Council File 58-902. Mr. Munson's term will commence upon taking of the oath of office.

I trust this appointment will have the approval of your Honorable Body.

Respectfully submitted,

A handwritten signature in black ink, reading "Tom Barrett". The signature is written in a cursive, flowing style with a long horizontal line extending from the start of the name.

Tom Barrett
Mayor

KENNETH MUNSON

3284 North Summit Avenue
Milwaukee, WI 53211
(414) 350-3998 (cell)
kmunson7@yahoo.com

EXECUTIVE PROFILE

Innovative executive experienced in leading large, complex organizations. Proven success in high profile roles requiring strong external and internal communication and collaboration skills. Extensive public speaking and fund development experience. Mission-driven civic leader who obtains high performance through leading by example. Results oriented with strong focus on planning, analysis and accountability.

PROFESSIONAL EXPERIENCE

CHILDREN'S SERVICE SOCIETY OF WISCONSIN, Milwaukee, WI

2004-2009

Largest private, not-for-profit child welfare agency in Wisconsin. Acquired in 2004 by Children's Hospital System, a nationally ranked pediatric health system.

President and CEO

Led more than 700 staff at 120 year old, \$50 million child welfare agency and affiliated health education center. Managed more than 80 programs including out-of-home care, mental health, education and prevention programming at 39 sites statewide serving 85,000 children and adults annually.

- Increased number of clients served by more than 20% and grew budget by \$8 million through targeted geographic and programmatic expansion.
- Successfully competed for five major state contracts valued at more than \$25 million to provide foster care and adoption case management, licensing and recruitment services for Milwaukee County.
- Established a statewide network of six Child Advocacy Centers to provide interdisciplinary services to child victims of sexual assault, more than any single organization in the country.
- Implemented new organizational quality function, including development and dissemination of first quality dashboard.
- Expanded presence in key Madison (Dane County) market through development of innovative pre-kindergarten school readiness program, garnering more than \$500,000 in new philanthropic support for programming.

WISCONSIN DEPT. OF HEALTH AND FAMILY SERVICES, Madison, WI

2003 - 2004

State agency responsible for public health, child welfare, nursing home and hospital regulation, mental health, long-term care, alcohol and drug abuse, medical assistance and food security programs.

Deputy Secretary

Chief Operating Officer and second-in-command. Managed 6000 employees at 14 locations statewide including centers for the developmentally disabled, psychiatric hospitals, a facility for mentally ill prisoners and a secure treatment facility for sexual offenders.

- Developed and administered \$6 Billion agency budget, maintaining critical services while planning and implementing 10% operating budget reduction.
- Testified before legislative committees, provided policy recommendations to Governor and Secretary
- Delivered more than 100 speeches and public presentations on behalf of Governor, Secretary and Department.

BRADLEY TECHNOLOGY AND TRADE SCHOOL, Milwaukee, WI**2001-2003**

Technology focused high school developed to replace outdated facility and implement new curriculum.

CEO and Executive Director

Directed planning and construction of innovative \$50 Million technology school.

- Led unique eleven-member public/private commission created by statute to govern the school.
- Raised more than two million dollars for capital and operating funds for project.
- Built partnerships with business, organized labor, educators, parents, faculty, elected officials and other community leaders.

CITY OF MILWAUKEE, Milwaukee, WI**1990 -2001**

Largest municipal government in state of Wisconsin, budget of more than \$1 billion

Director of Organizational Development, Milwaukee Metropolitan Sewerage District (1999-2001)

Performed organizational assessment of the seventh largest regional wastewater system in the country serving twenty-eight Wisconsin municipalities. Special assignment by Mayor of Milwaukee.

Deputy Director, Department of Administration (1997-1999)

Promoted to management team responsible for all centralized city services, including Budget and Management, Intergovernmental Relations, Business Operations and Information Technology divisions.

- Directed planning for Census 2000 activities to ensure an accurate accounting of city population by the federal government resulting in a final count significantly higher than initial estimates.
- Represented administration before intergovernmental entities, Common Council committees and news media.
- Worked with Federal Emergency Management Administration, federal elected officials, state and county government to successfully recover three million dollars in flood damage assistance.

Executive Director, Fire and Police Commission (1992-1997)

Managed city agency which recruits, tests and hires all police officers and firefighters, conducts promotional examinations and disciplinary hearings, and selects public safety chiefs. Member of Mayor's cabinet.

- Successfully recruited and hired more than five hundred highly qualified police officers during a period of high turnover where nearly forty percent of the force was replaced and more than two hundred new positions were added.
- Managed and directed high-profile transition, recruitment and selection plan for Chief of Police.
- Served as liaison between Mayor, Council members, public safety chiefs, labor unions, citizen groups.

Assistant City Attorney, Office of the City Attorney (1990 -1992)

Represented the City of Milwaukee and the Milwaukee Public School District. Reviewed contracts, drafted legal opinions and provided legal counsel to various City departments concerning employee benefits and personnel issues.

MILWAUKEE COUNTY, Milwaukee, WI**1987- 1990****Assistant District Attorney**

Prosecuted violations of state criminal laws. Analyzed police reports and witness statements, drafted criminal complaints. Tried more than thirty-five cases before juries, conducted numerous motion hearings and court trials.

EDUCATION

Juris Doctor, University of Wisconsin Law School, Madison, Wisconsin

Bachelor of Arts in History and Political Science, University of Wisconsin-Milwaukee, Milwaukee, Wisconsin,

CIVIC ACTIVITIES

Governor's Task Force on Milwaukee County Finances, appointed by governor 2006-2007

City of Milwaukee Budget and Financial Planning Committee, appointed by mayor 2008- 2009

University of Wisconsin-Milwaukee School of Education Board of Visitors, 2006-2009

PROFESSIONAL ACTIVITIES

Wisconsin State Legislature Committee on Strengthening Families, 2007-2008

Wisconsin Association of Children and Families Agencies Board of Directors, 2005-2009

Presentation to Child Welfare League of America Midwest Region Conference: "Managing Through the Downside: Leading through Challenging Times," 2009

NOTICES SENT TO FOR FILE: 091278

[illegible]



Legislation Details (With Text)

File #: 091217 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 1/20/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relating to the appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for the property located at 1036 N. Van Buren Street.

Sponsors: THE CHAIR

Indexes: HISTORIC PRESERVATION, HISTORIC PRESERVATION COMMISSION

Attachments: Appeal, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/20/2010	0	COMMON COUNCIL	ASSIGNED TO		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091217

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution relating to the appeal of the Historic Preservation Commission's denial of a certificate of appropriateness for the property located at 1036 N. Van Buren Street.

Drafter

CC

dkf

1/6/10



FRIEBERT, FINERTY & ST. JOHN, S.C.
ATTORNEYS AT LAW

Two Plaza East - Suite 1250 • 330 East Kilbourn Ave. • Milwaukee, Wisconsin 53202
Phone 414-271-0130 • Fax 414-272-8191 • www.fffj.com

CITY OF MILWAUKEE
2009 DEC 23 PM 2:15

RONALD D. LEONHARDT
CITY CLERK

December 23, 2009

VIA MESSENGER

Mr. Ronald D. Leonhardt
City Clerk
Office of the City Clerk
Room 205 - City Hall
200 East Wells Street
Milwaukee, WI 53202

ROBERT H. FRIEBERT
JOHN D. FINERTY
THOMAS W. ST. JOHN
WILLIAM B. GUIB
BRADDER C. BACKER
S. TODD FARRIS
TED A. WARPINSKI
MATTHEW W. O'NEILL
SHANNON A. ALLEN
JEREMY P. LEVINSON
LAWRENCE J. GLUSMAN
BRIAN C. RANDALL
CHRISTOPHER M. MEULER
SARA E. DILL*
M. ANDREW SKWIERAWSKI
JOSEPH M. PELTZ

*ALSO ADMITTED IN FLORIDA & ILLINOIS

RE: Metrobrook Church, Ltd./Appeal of Decision of the Historic Preservation Commission Denying a Certificate of Appropriateness of the Installation of Vinyl Siding on the Dormers of the Building located at 1036 North Van Buren Street, Milwaukee, Wisconsin

Dear Mr. Leonhardt:

Metrobrook Church, Ltd. hereby appeals to the Common Council the decision of the Historic Preservation Commission ("HPC") denying Metrobrook's request for a certificate of appropriateness for the installation of vinyl siding on the dormers of the church building at 1036 North Van Buren Street. A copy of the certified letter from HPC is attached.

The siding on the dormers on the building was inadvertently repaired without obtaining a certificate of appropriateness from HPC. The work was managed by volunteers. When the mistake was discovered, a request for a certificate of appropriateness was made to HPC. My understanding is that HPC determined that the vinyl siding needed to be removed and replaced with cedar or stucco, even though the siding that had been replaced consisted of roofing tiles and not cedar or stucco.

Metrobrook believes that there would be no difference in appearance between the vinyl siding that was installed and the cedar or stucco requested by HPC. Cedar or stucco would also not restore the dormers to their original condition. In addition, utilizing the Church's resources to pay to have the siding redone would take that money away from the Church's ministry. Accordingly, Metrobrook requests that the Common Council reverse the decision of HPC and direct that the certificate of appropriateness be granted for the siding that has been installed.

In addition to the undersigned, please provide notice of future meetings to Angela Saccaro, Metrobrook Church, 1036 North Van Buren Street, Milwaukee, Wisconsin 53202.

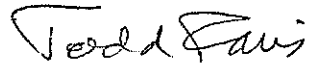
Please acknowledge receipt of this letter on the enclosed copy and return it to me in the envelope enclosed for that purpose.

Mr. Ronald D. Leonhardt
December 23, 2009
Page 2

Thank you for your cooperation in this matter.

Very truly yours,

FRIEBERT, FINERTY & ST. JOHN, S.C.

A handwritten signature in cursive script, appearing to read "Todd Farris".

S. Todd Farris
stf@ffsj.com

STF/sjf

Enclosures

cc: Alderman Robert Bauman
Ms. Carlen Hatala
Ms. Angela Saccaro



Living with History
Milwaukee Historic Preservation Commission
809 N. Broadway
Milwaukee, WI 53202
(414) 286-5722

December 9, 2009

CERTIFIED MAIL

Angie Saccaro
Metrobrook Church
1036 N. Van Buren Street
Milwaukee, WI 53202

Dear Ms. Saccaro:

At its November 16, 2009 meeting, the Historic Preservation Commission denied your request for a Certificate of Appropriateness for the installation of vinyl siding on the dormers of your church, the former Sixth Church of Christ Scientist. The installation was made without consultation with the Historic Preservation section and without a Certificate of Appropriateness.

In the event that you wish to appeal this decision you must contact the Council Administration Manager in the Office of the City Clerk at (414) 286-2221 to schedule an appeal hearing before the Zoning, Neighborhoods and Development Committee of the Milwaukee Common Council. You must make that contact within 20 days of the date of this letter or you will forfeit your right to an appeal.

Please call me at (414) 286-5722 or call Paul Jakubovich at (414) 286-5712 if you have further questions and/or wish to pursue removal of the vinyl siding and replacing it with a historically appropriate material.

Sincerely,

Carlen Hatala
Senior Planner
Historic Preservation

C: Ald. Robert Bauman

NOTICES SENT TO FOR FILE : 091217

[illegible]



Legislation Details (With Text)

File #: 091275 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 1/20/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution relating to the permanent historic designation of the Schlitz Tavern/Coventry Inn, 2501 W. Greenfield Ave., in the 8th Aldermanic District.

Sponsors: THE CHAIR

Indexes: HISTORIC PRESERVATION

Attachments: Study Cover Page, Study, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/20/2010	0	COMMON COUNCIL	ASSIGNED TO		
1/25/2010	1	CITY CLERK	DRAFT SUBMITTED		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091275

Version

SUBSTITUTE 1

Reference

Sponsor

CHAIR

Title

Substitute resolution relating to the permanent historic designation of the Schlitz Tavern/Coventry Inn, 2501 W. Greenfield Ave., in the 8th Aldermanic District.

Analysis

This resolution designates the Schlitz Tavern/Coventry Inn, at 2501 W. Greenfield Ave., in the 8th Aldermanic District, as an historic structure.

...Body

Whereas, The Milwaukee Historic Preservation Ordinance, s. 320-21 of the Code of Ordinances, provides that historic sites, structures and districts may be designated by the Common Council upon the recommendation of the Historic Preservation Commission; and

Whereas, The Historic Preservation Commission recommends that the Schlitz Tavern/Coventry Inn at 2501 W. Greenfield Avenue be designated as an historic site; and

Whereas, This site possesses integrity of location, design, setting, materials, workmanship and association and fulfills the following criterion set forth in s. 320-21-2-e:

e-1. Its exemplification of the development of the cultural, economic, social, or historic heritage of the city, state of Wisconsin or of the United States.

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

; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Schlitz Tavern/Coventry Inn at 2501 W. Greenfield Avenue, and further described as follows:

Tax Key No. 459-1214-000, Mark Tyson's Subdivision in NE 1/4 SEC 6-6-22 Block 2 Lot 10

be designated as a Milwaukee historic site. The Preservation Guidelines pursuant to the Historic Designation Study Report, a copy of which is attached to this file, shall apply to this site and is adopted by the Common Council as part of this file.

Requestor

Drafter

LRB10026-2

RTW

01/20/10

PERMANENT HISTORIC DESIGNATION STUDY REPORT

I. NAME

Historic: **Schlitz Tavern / Coventry Inn**
Common Name: **Benjamin Brigg's Pub / Club Fiesta Restaurant & Bar**

II. LOCATION **2501 West Greenfield Avenue**

Legal Description - Tax Key No. 459-1214-000
Mark Tyson's Subd of a part of LOT 1 etc in NW ¼ SEC 6-6-22
Block 2 LOT 10

III. CLASSIFICATION Site

IV. OWNER

Raul Varela Rodriguez
3524 West Greenfield Avenue
Milwaukee, WI 53215

ALDERMAN Ald. Robert Donovan, 8th Aldermanic District

NOMINATOR Patricia K. Doherty

V. YEAR BUILT

1904 (permit number 442 dated March 9, 1904)
1935 (alterations, permit dated April 4, 1935)

ARCHITECT: Charles L. Lesser (permit number 442 dated March 9, 1904)
Mark Pfaller (permit dated April 4, 1935)

VI. PHYSICAL DESCRIPTION

The Schlitz Tavern / Coventry Inn is located at the southwest corner of W. Greenfield Avenue and S. 25th Street approximately 2 ¼ miles from the Central Business District. The neighborhood features two and two and one-half story commercial buildings on Greenfield Avenue and frame residential buildings on the side streets. The neighborhood developed mostly in the 1890s and early 20th century with some buildings dating to the 1880s. The subject building is one of the few constructed of brick in the neighborhood.

The Schlitz Tavern / Coventry Inn is a two story, solid masonry, rectangular building constructed in 1904. The present English revival style of the building dates to a 1935 remodeling. The building has two principal elevations, one on Greenfield Avenue and one on S. 25th Street. The front elevation is built up to the sidewalk. The east elevation is set back from the sidewalk and has grass and shrubs. A wood fence encloses the rear yard and at the alley is a garage. The pent roof wraps the north and east elevations and is clad in slate with a Boston laid slate shingled ridge. Behind the pent roof the roof is flat and surrounded by a parapet with tile coping. The body of the building is red brick but common brick is visible on the west elevation where a ghost sign reads "Drink Schlitz". The entrance is at the canted corner and is currently sheltered by an awning.

The fenestration is a significant part of the building. On the first story of the Greenfield Avenue elevation, there is a grouping of five casement windows with diamond paned leaded glass of amber color. The grouping is surrounded by stone trim, which has recently been painted. Above the grouping of casement windows are two window openings with casement windows having clear, rectangular leaded glass. Above the corner entrance is a rectangular sash window with leaded glass. All windows feature stone sills. The main entrance door is obscured by a storm door.

The east elevation features a gable at the roofline and has nine windows set within segmental arches. There is also another entrance. The two windows on the first floor closest to the corner feature the same diamond paned leaded glass as the front windows. The remainder of the windows feature clear leaded glass. The side entrance is located toward the back of the building and has an awning matching the main entrance.

Attached to the main building is a one story addition built in 1935 that has a pent slate roof and three pairs of small, leaded glass casement windows. Its S. 25th Street face is clad with the same red brick as the main portion of the building.

The west elevation, featuring common brick, has an off set at its north end while the remainder of the building extends almost to the property line. Plans show a door was located in this area but it is not visible at present. This offset is screened at Greenfield Avenue by gateway of wood with an arched entry. This gateway extends to the adjacent building to the west. The gateway has a slate pent roof and a gate made of wood slats.

The south or rear elevation features common brick and has few openings.

Permit records show that there has been virtually no changes to the exterior of the building since its remodeling in 1935. The rear garage was built in 1924. The cedar fence was installed in 1996. The building is in a remarkable state of preservation.

VII. SIGNIFICANCE

The Schlitz Tavern / Coventry Inn is significant as an example of a brewery built corner tavern that has been in continual use as a tavern, except during Prohibition, since its construction in 1904. Brewery built taverns are an important legacy of the significance of breweries to the economy of Milwaukee in the late 19th and early 20th century. They also served as neighborhood social centers where residents could gather. This Schlitz tavern was reinvented into more of a destination tavern/restaurant after the repeal of Prohibition by way of extensive remodeling that gave it its English revival character. Later known as the Coventry Inn, the building is a fine example of period revival style applied to tavern building, something uncommon in Milwaukee. It expresses the importance given to Old World character in the decades of the 1920s and 1930s before modernism began to make inroads in design.

VIII. HISTORY

The immediate area in which the Schlitz / Coventry Inn was built was platted for development in October 1881 and consisted of blocks between Orchard and Greenfield from today's South 24th Street to Layton Boulevard. The lots were generally 50 feet wide by 140 feet deep except for three large parcels set aside on Layton Boulevard. This platting coincided with efforts to extend horse drawn street car lines along Greenfield Avenue but resident opposition and business competition kept the line from being realized until around 1888 when it was completed to the city limits at today's Layton Boulevard. This west end of Greenfield Avenue saw some residential development

and commercial development beginning in the 1880s and construction continued slowly into the early 20th century. In the 2500 block, where the subject property is located, only three buildings were constructed in the nineteenth century, in the 1890s, while seven were built after the turn of the twentieth century.

Schlitz / Coventry Inn

The subject property (Lot 10) changed hands a number of times in its early years. It was coupled with the adjacent lot to the west, Lot 9, and the two parcels were sold in 1882 and 1888 to investors then in 1889 to members of the Ellenbecker family, most of whom lived in Mequon. The value of the two lots had risen from \$675 to \$1,975 by the time the Ellenbecker's purchased the land on contract. Nicholas Ellenbecker and his wife Lizzie, living in Milwaukee, sold the lots to Schlitz Brewing Company on September 22, 1891 for \$2400. (Deeds 182:82; 239:440; 243:99; 216:271 – 276; 253:465; 247:419; 287:321)

The Schlitz Brewing Company, like its competitors Pabst, Blatz and Miller, began the practice of buying up corner lots in the 1880s and a Milwaukee Sentinel article from April 26, 1885 indicated that the three major breweries (Schlitz, Best later known as Pabst, and Blatz) had purchased around 200 corner lots in the past year alone. The article went on to say that the fact “that there should be room for a saloon for every 130 inhabitants (including men, women and children) has given the city the name of being the saloonkeeper's paradise.” The article continued it “is hardly possible, however, that all of these saloons could be profitably continued were it not for the backing of the brewers. The brewers have invested an enormous aggregate of capital in the business of brewing beer, and have a vital interest in having the demand for beer kept up. Within the past two years the export trade has been affected by a more active competition, and in order to utilize the full strength of their productive facilities, local brewers have seen the need of maintaining the home trade.”

Rather than merely supplying stock and fixtures to saloonkeepers who might otherwise prove untrustworthy or unbusinesslike, the breweries took it upon themselves to erect their own tavern buildings with the result that “[I]t secures the erection of better buildings in place of the wretched structures occupied by the proprietors of low groceries, and better order will be maintained.” All this development was viewed with skepticism by the paper which commented that saloons sites were being acquired even in the better residence portions of the city and “every property owner knows that they do not enhance the value of his adjoining property, and although he may be a good patron of the saloon, he does not care to have it for his next door neighbor.”

As the Milwaukee Sentinel article forecast, the various breweries began construction of corner saloons in the 1880s. To their credit, the breweries contracted with some of the best architects of the day. In some instances, a brewery would contract with one particular architect. In other instances, a brewery would have several designers under contract, each of whom had a specialty or part of the city where he was well established. The buildings erected were sometimes the focal points of their neighborhoods and made drinking more respectable. Many of the buildings were constructed of masonry materials, more expensive and longer lasting, although some were frame buildings. Schlitz contracted with Charles Kirchhoff Jr. to design some of the most famous buildings of the city including the Schlitz Palm Garden downtown. Kirchhoff with his later partner Thomas Rose became the architects of choice for the personal residences and investment buildings erected by members of the Uihlein family. Schlitz Brewing Company also contracted with Charles L. Lesser to design a host of taverns for locations on the city's south side.

As this end of Greenfield Avenue developed slowly, with buildings gradually moving west along the corridor, Schlitz saw no need to immediately build a tavern on the two lots they purchased in 1891. In fact, this block saw only three buildings constructed in the 1890s. Schlitz took out the permit to build the present building on March 9, 1904 and it was the first building constructed on this block after the turn of the 20th century. The building was a modest two-story solid structure masonry structure with the entrance at the canted corner. It might have resembled today's Club Garibaldi in

Bay View, at 2501 S. Superior Street, built several years later in 1907. Since the tavern only occupied one of the two lots the company purchased, Schlitz sold the adjacent lot (Lot 9) to Dietrich and Kattie Burck for \$16,000 the following year on August 12, 1905. (Deeds 527:7)

The proprietors who ran the tavern under Schlitz's ownership included

Henry Raasch (1905-1906)

Joseph Zdroyk (1907-1908)

Louis Mikulecky (1909)

Joseph and Helen Zdroyk, later a widow (1910-1911)

William Schaefer (1912-1920) listing in 1920 is for a soft drink parlor

The surnames of the proprietors show the mix of German and Polish ethnicity in the neighborhood. As was typical for the day, the saloonkeepers lived in the apartment upstairs from the tavern.

With the coming of Prohibition the breweries were forced to divest themselves of their real estate. Many of the Schlitz taverns were transferred to Robert A. Uihlein before sale to other owners. In this instance, the title was transferred to Robert A. Uihlein on April 15, 1920. (Deeds 855:162) On February 27, 1922 Uihlein sold the building to Frank and Mary Patock. The deeds reflect that the building came with the bar and saloon fixtures but that they were not included in the sale price and could be removed by Schlitz at any time. Since alcohol was illegal, Frank and Mary Patock operated a soft drink parlor on the premises although oral history indicates there was still alcohol to be had. They lived in the upstairs apartment. Frank Patock died on March 14, 1923 and Mary had other individuals run the business: Leo Bilot (1923-1924); Clara New (Nee Warras) (1925-1930). Mary had a 20 foot by 30 foot concrete block garage built at the rear of the property in 1924. (City Directories; Permit Records; Deeds 934:238, 1221:45)

Mary Patock retained ownership and after the repeal of Prohibition she obtained an occupancy permit to operate as a tavern on October 23, 1934. She is shown as the proprietor on the permit. She subsequently contracted with local architect Mark Pfaller to remodel the building. How she chose Pfaller is unknown, however, Pfaller's father was living a block away at the time and had once operated a tavern at the corner of Greenfield and Layton Boulevard so there may have been social connections. The permit for the remodeling was taken out on April 4, 1935 and was estimated to cost \$3,600. The remodeling gave an entirely new look to the building. New leaded glass windows were installed. Square panes were used on the upper floor and toward the rear on the first floor. The Greenfield Avenue first floor windows feature diamond paned leaded glass of amber color and the window opening was surrounded by stone trim. A pent roof was added along the Greenfield Avenue and S. 25th Street elevations and it was clad with slate shingles. A decorative iron balconet was installed below the corner window and a stone surround with modified Tudor arch was created at the canted corner. The new main entrance door was designed to have a vertical plank door with a small square window, very much in keeping with Tudor Revival residential architecture of the 1920s and 1930s. A gable was added to the east elevation. A Tudor arched doorway was created at the east elevation. A new one story addition was constructed at the rear intended for a dining room. Plans show that a one story gate with slate pent roof and Tudor arch was to be located at the west end of the building. It would close the gap between the tavern and the adjacent building next door and lead to another entrance into the building. Today's wall is built of wood and has a different appearance from what is shown on the plans. The new English look to the tavern was in keeping with the stylistic trends of the mid-1930s. The new look also gave a distinct character to the building and distinguished it from the traditional brewery taverns that populated Milwaukee's neighborhoods. Interestingly, on the sign shown on the building plans, the name of the business is not distinguishable but the word "INN" reads clearly. It is apparent that Mary Patock was remodeling to reflect a change in the character of the business to include dining and perhaps she had remodeled for a tenant who would be leasing the premises. One historic tie to the building's origins was kept for posterity, the old Schlitz mosaic on the east wall of the building. There is one other such mosaic known, on the former Schlitz tavern on Brady Street. (Permit Records; Plans on microfilm City Records Center)

It may have been around this time that the tavern was leased to John Preiss. He is cited in oral history but does not show up in the city directories. It is said that Preiss's son-in-law was from England and the remodeled tavern reminded him of those he had seen in Coventry England. The name Coventry Inn resulted. The name Coventry Inn first appears associated with this building in the 1942 city directory.

Mary Patock sold her building to Frank and Sylvia Wiskowski on January 23, 1947 and the Wiskowski's turned around and sold it to Walter and Rose Orlowski on June 12, 1947. The Orlowski's would live in the upstairs apartment and run the Coventry Inn for eight years. The Orlowski's sold the premises to George R. and Phyllis A. Schauer on August 15, 1955 and they maintained the name Coventry Inn. While they were the proprietors, the building was featured on the annual Spaces and Traces tour by Historic Milwaukee in 1987. There were many items of brewery memorabilia remaining in the building in 1987 including some original tables, a card table given by Fred Gettleman of the Gettleman Brewery, a stein collection, the bell from the building currently occupied by the West Allis Historical Society and other brewing items. (Deeds 2333:274; 2378:149; 2764:389; 3471:285; Historic Milwaukee, Inc. Tour Script Coventry Inn 1987)

The Schauer's sold the building to Paul Westin and his wife Cynthia Hein on June 11, 1990. They ran the business as Benjamin Briggs Pub for approximately twelve years. He operated a summer beer garden in the back yard. Westin sold the building to MPC Investments on April 9, 2002. MPC sold the building to Neuberg Real Estate Holdings on April 5, 2005. The property subsequently went into foreclosure in 2008. Mortgage holder Tri City National Bank acquired the property in a sheriff's sale on December 15, 2008. The current owner, Raul Varela Rodriguez purchased the building on March 26, 2009. He operates the business as Club Fiesta.

NOTE: Ald. Donovan nominated the building, through his legislative assistant Patricia Doherty, in concern over the preservation of the building's exterior. The owner has contemplated ways of attracting business and had discussed painting the exterior of the red brick building.

THE ARCHITECTS

Charles L. Lesser (1864-1941)

Charles L. Lesser was born in Milwaukee in 1864 and began his architectural career in the spring of 1881 as an apprentice of the society architect Howland Russel, and went on to work for firms in Omaha and St. Louis. Lesser later worked as a draftsman for architect T. N. Philpot at the latter's South Side office through 1887 and then formed a one-year partnership with Gustave H. Leipold in 1888 when the two apparently took over Philpot's practice. Lesser joined Henry J. Van Ryn in 1889 and in 1891 became a partner in the firm under the name Van Ryn, Andree & Lesser. By 1901 Lesser had his own practice on South 9th Street and then South 5th Street, and later the Tivoli Building in Walker's Point. Lesser moved his office to the Majestic Building around 1911 and rejoined his old partner, Frank W. Andree, for a year in 1917. In 1919, Albert J. Schutte joined Lesser as a partner, and Joseph Lindl was added in 1923 when the firm became Lindl Lesser & Schutte. Lindl and Schutte retained the offices in the Camp Building and stayed partners when Lesser went off on his own in 1925. Charles L. Lesser apparently practiced alone for the rest of his career.

Lesser's architectural practice encompassed a wide variety of projects from schools and churches to municipal buildings, manufacturing plants and foundries, offices, stores, grain elevators, and

residences. Among his commissions are many small taverns for Schlitz Brewing Company: 1801 South 3rd Street (1901); 101-109 West Mitchell Street (1905); 501 South 6th Street (1907); 601-605 South 6th Street (1907); 2501 South Superior Street (1907, Club Garibaldi); and 3527 West National Avenue. Also for Schlitz was built the commercial block at 2079 South 15th Street in 1905 occupied by pharmacist Stanislaus A. Rakowski from 1906 to 1929. The multi-talented Lesser designed the natatorium-branch library building at North 16th Street and West North Avenue and the Riviera Theater at 1001 West Lincoln Avenue. Lesser was a good draftsman who managed to rise above many of his peers by his attention to detail and use of unorthodox forms. He had a good number of commercial clients for whom he designed eye-catching, one-of-a-kind ethnic buildings with Renaissance Revival-inspired gables. Included in his known commissions in this style are 901 South 16th Street, 2400 South Logan Avenue; 2527 West National Avenue; and 823 West National Avenue, the latter featuring a dramatic broken pediment.

Lesser lived for many years on the city's South Side and in West Allis, but in 1924, at the age of 60, he moved to the Washington Heights neighborhood and took up residence at 1822 North 51st Street where he continued his architectural practice out of his home until his death in 1941.

Lesser's broad range of styles is in evidence on Layton Boulevard. He designed the Foursquare style house for William G. Schuerman at 2115 in 1908, the Craftsman style house at 2143 for Herman Lindemann in 1910, the expansive bungalow with beautiful leaded glass windows at 1977 for Joseph Kuczynski in 1922 (with Schutte) and the Dutch Colonial at 1742 for Arthur H. Schneider in 1924 (Lindl Lesser & Schutte).

It is interesting to speculate how Lesser was able to have so many commissions from the Schlitz Brewing Company. Many of the known taverns and buildings he designed for the brewery were located on the south side and perhaps the company wanted someone with knowledge of the local community. A number of the projects were embellished with arched windows and bold corbelling. Some were modest. The higher line projects built by Schlitz or members of the Uihlein family, such as the Globe Hotel, the Schlitz Palm Garden downtown, the Alhambra Theater and the tavern/hall building at Humboldt and North were designed by Charles Kirchhoff. Kirchhoff with his partner Thomas L. Rose later went on to design other projects in which the Uihleins were involved as well as mansions for the various family members.

We do not know the original appearance of the Schlitz tavern as designed by Lesser. It is likely that it resembled the building known as Club Garibaldi in Bay View. The 1910 Sanborn map shows a simple rectangular building with canted corner. The general placement of the windows appears to be what they are today.

Mark F. Pfaller (June 3, 1892 – May 16, 1982)

Mark Frank Pfaller was born in Jefferson, Wisconsin, the son of Frank and Mary Pfaller. The family first appears in the Milwaukee city directories in 1907 where Frank Pfaller is listed as running a grocery store at 1025 West Walnut Street (today's address). In 1908 the family relocated to Eleventh Street, and young Mark F. Pfaller, having recently completed a mathematics course at the University of Wisconsin, is shown with the occupation of candy maker. The following year Mark worked as a clerk at Steinmeyer's Grocery, and in 1910 he began employment as a draftsman for local architect Henry C. Hensel. Published biographical information about Mark Pfaller's early career differs somewhat from information found in the city directories although both sources agree that he worked for Hensel for a period of time. Biographical information indicates that Pfaller worked for Hensel from 1909 to about 1911 and then for Charles Tharinger and A.C. Clas in 1912. Family history likewise states that Pfaller also worked for Herman Buemming. City directories list Hensel as Pfaller's employer from 1910 through 1913 after which time Pfaller worked as a window trimmer from 1914 through 1915. Pfaller's biographical entry in the American Architects Directory shows him as having worked for the City of Milwaukee Engineering Department in 1913 and 1914

and city directories show him as a draftsman for the Department of Public Works in 1916 and 1917. He was in charge of the field office drafting room for construction of the Linnwood Avenue intake tunnel when with the city. It was about this time that the Pfaller family moved to the corner of South Layton Boulevard and W. Greenfield Avenue where father Frank operated a tavern until prohibition. (Milwaukee City Directory; Koyle American Architects Directory p. 549; Mark A. Pfaller interview by Sharon Bates, April 12, 1987; Associated Compilers, Sketch Book of Milwaukee p. 84)

Mark F. Pfaller subsequently formed a partnership with Nicholas P. Backes who had previously worked for architect Otto C. Uehling. The two established offices at 738 N. Plankinton Avenue and maintained the partnership from 1918 through 1924. During their partnership, Backes and Pfaller are known to have designed the Stephen Italiano Building (1920) at 700 E. Lyon Street, the John S. Jung residence at 1516 S. Layton Boulevard (1922), the Lyon Building Apartments at 702-712 E. Lyon Street (1922), and the Catholic Knights Building, later the American Legion Headquarters at 812 E. State Street (1923). Like many architects of the day, Backes and Pfaller designed in a variety of period revival styles that were popular after World War I. Pfaller also designed a Prairie style residence at 1510 S. Layton Boulevard that was occupied by his parents for several years.

In 1925 the partnership was dissolved, and Backes formed a new business with Bruce Uthus. Pfaller became the president of Eastern Manufacturing Company and, along with secretary Eugene Held and treasurer S. R. Deakin, retained the same offices that Pfaller had shared with Backes. The dye stuffs company apparently folded after one year and in 1926 and 1927 Pfaller is listed in the directories without an occupation although he apparently continued to receive architectural commissions. He designed the Studio Apartments at 1111 N. Astor Street in 1925, the Del-Ray (later Waterford) Apartments at 1924 N. Prospect Avenue in 1925 and the Sydney Hotel at 770 N. Marshall Street in 1927 (razed). From 1927 through 1929 Pfaller worked as an architect out of his apartment in the Catholic Knights/American Legion building on East State Street. After a three year absence in the Milwaukee city directories, Pfaller reappeared as the vice-president of Residence Park Building and Loan Association at 3418 W. Fond du Lac Avenue, a position he held from 1933 through at least 1939.

Pfaller's subsequent listings in the Milwaukee city directories are sporadic and show him residing on Ravenswood Circle in Wauwatosa in 1944-1945 and on N. 76th Street in 1949. His son Mark Arthur Pfaller (b. September 23, 1921) worked for his father as a draftsman in 1940 and 1941 and graduated from the University of Notre Dame in 1942. Following service in World War II, Mark Arthur Pfaller returned to work for his father. (Koyle, American Architects Directory, p. 549)

During the 1950s and 1960s the Pfallers, under the name Mark F. Pfaller Associates, Architects, were quartered at offices at 7613-7617 W. State Street in Wauwatosa. Among the firm's later projects were: Pius XI High School (1950, 1955); Little Flower Church and School; Milwaukee County Hospital Food Service Buildings (1955-1956); Mercyville Sanitarium in Aurora, Illinois (1955); St. Joseph High School in Kenosha; Our Lady of Sorrows School, Church and Convent (1957-1961); the Pan American Hotel (1960); the former Jaeger Olds Auto Dealership on National Avenue (1952-1955), and the Catholic Knights Tower at 1100 W. State Street (1970). (Koyle, American Architects Directory)

About 1971 the firm moved to the former Fred Pabst Jr. Residence at 3112 W. Highland Boulevard and Pfaller's son Mark A. served as president. His grandson, Mark F. Pfaller II served as the vice-president in the late 1970's. The elder Mark F. Pfaller retired to Ft. Lauderdale, Florida in 1976 but remained chairman of the board. The firm merged with Herbst Jacoby & Jacoby in 1980 and became Pfaller Herbst Associates Inc. The retired Mark F. Pfaller served as the board chairman emeritus.

Mark F. Pfaller was active in various Catholic organizations, leading to numerous commissions from Catholic parishes. He served on the Wauwatosa Building Board (1945-1955) and served as president of what is now the Wisconsin Chapter of the American Institute of architects in 1947 and

1948. Pfaller died at the age of 90 of complications of age on May 16, 1982 while visiting his daughter in Augusta, Georgia.

His firm later became Pfaller Herbst & Eppstein Inc and is now Eppstein Uhen. Mark F. Pfaller II is still a practicing architect.

The fact that Mary Patock contracted to remodel the former Schlitz tavern probably indicates that the original building was simple in form, and may have resembled today's Club Garibaldi. Pfaller's ties to the south side, it appears his father was living in the 2600 block of W. Greenfield at the time, might have lead to this commission. No other tavern/restaurant commission has been documented to date among his projects. The English design given to the building, with its diamond paned leaded glass windows, stone window surrounds, Tudor arches and slate roof was quite distinctive for the neighborhood. The idea of giving a theme to a tavern was not much practiced at the time although it became common for ethnic bars and restaurants by the 1950s. Kegel's Inn in West Allis, with its murals of German elves and German décor, is the closest equivalent.

SOURCES

Associated Compilers. Sketch Book of Milwaukee. Milwaukee: Wetzel Bros., 1931-1933.

Historic Milwaukee, Inc. Tour Script for the Coventry Inn, 1987.

Koyl, George S. American Architects Directory. 2nd ed. New York: R. R. Bowker Company, 1962.

Milwaukee City Building Permits, 2501 W. Greenfield Avenue

Milwaukee City Directories.

Milwaukee County Register of Deeds.

Milwaukee Sentinel

Pfaller, Mark A. Interview by Sharon Bates, April 12, 1987.

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

IX. STAFF RECOMMENDATION

Staff recommends that the Schlitz / Coventry Inn be given permanent historic designation as a City of Milwaukee Historic Site as a result of its fulfillment of criteria e-1 and e-5 of the Historic Preservation Ordinance, Section 308-81(2)(e) of the Milwaukee Code of Ordinances.

- e-1 Its exemplification of the development of the cultural, economic, social, or historic heritage of the City of Milwaukee, State of Wisconsin, or of the United States

Rationale: Tavern or saloon culture has been an integral part of the social and cultural scene of Milwaukee since the 19th century. In the 1880s there was said to be one saloon for every 130 residents. After World War II state guidelines for licensing indicated that a community should have no more than one tavern for every 500 residents. Milwaukee continued to exceed that number. Milwaukee's breweries built hundreds of tavern buildings across the city, county and other communities in the late 19th and early 20th centuries as a way to distribute the every increasing production from their plants. It was also a way to control the quality of the buildings and create an environment that had more respectability than the early notorious dens of iniquity. Saloons or taverns became the places where neighbors and workers came to socialize over drinks and where they could play cards, bowl and enjoy food. The Schlitz tavern / Coventry Inn shows the development of one such tavern as it evolved from a small local drinking establishment into a more destination business that also served food.

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

Rationale: All that remains of the original Schlitz tavern is the basic form of the building and the distinctive Schlitz mosaic logo at the east side of the building along with the ghost sign "Drink Schlitz" on the west wall of the building. The extensive remodeling in 1935 transformed what was likely one of the more modest Schlitz taverns into an elegant English revival style building complete with Tudor arched entrances, slate roof, diamond paned leaded glass and rectangular paned leaded glass. While Milwaukee has or had its German themed taverns built by Pabst, the city really does not have another example of an English pub. Architect Mark F. Pfaller gave the owner Mary Patock something that was quite distinctive for the south side as well as the city.

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 and not allowed on the slate pent roof but may be added to roof surfaces if they are not visible from the street or public right of way. No major changes can be made to the roof shape which would alter the building height, roofline or pitch. The slate roof must be preserved and maintained and not replaced with substitute material. 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. If the flat portion gets re-roofed, consultation with historic preservation staff is required to review and approve the new material and flashing. Any custom gutters should be maintained and repaired if needed. 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. The red brick of the building is an important feature of the English style of the building. The stone framing of the front windows and sills has been painted. Removal of this paint would be approved in the future. 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.
- 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. Consultation with historic preservation staff and a Certificate of Appropriateness is required before any 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.

- 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 details, such as the gate and its surround at the west side of the building, may not be removed or altered except to restore their appearance. Spot replacement or spot repair of any deteriorated wood 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 leaded glass windows throughout the building are essential features of the building's design. Repairs can be made if there is damage to any of the windows. The current storm windows are appropriate to the building.
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 leaded glass 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 1935 English 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. In this instance they would obscure the important leaded glass windows. Storm windows with special glass can serve security purposes if that becomes necessary. A Certificate of Appropriateness is required for this type of installation.

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 stone, found at the windows and sills 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 north (front) or east (right side) 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 compliment 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. The building currently has two banners, two wooden signs and a hanging metal sign that is a carry over from previous owner.

G. Site Features

New plant materials, paving, fencing, or accessory structures (garden sheds, storage sheds, and gazebos) 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. The current fence may remain. If replacement is considered, new fencing will follow the examples in Living With History and As Good As New. The garage at the rear of the property was built in 1924 and is considered part of this nomination. Work on the garage, such as roofing, new garage doors, masonry repair and so on will require 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. No principal dwelling or structure shall be constructed in the rear yard. 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 house 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

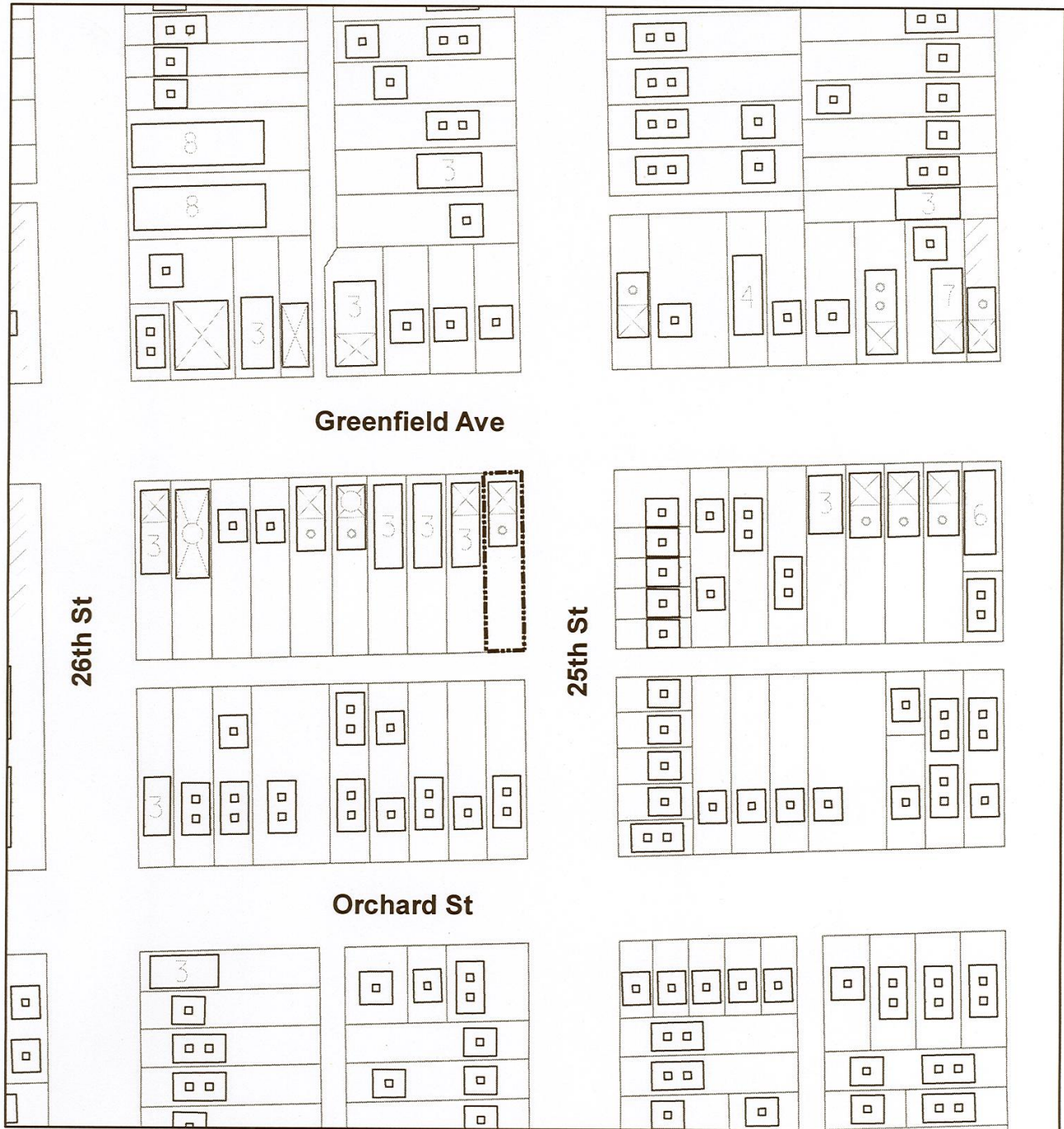
Consideration will be given to whether or not the building contributes to the neighborhood and the general street appearance and has a positive effect on other buildings in the area.

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.



Schlitz Tavern / Coventry Inn / Benjamin Briggs Pub
 2051 W. Greenfield Avenue

 Parcel Boundary

Data Source: Department of City Development



CITY OF MILWAUKEE FISCAL NOTE

A) DATE January 22, 2010FILE NUMBER: 091275Original Fiscal Note ☒ Substitute ☐SUBJECT: Resolution designating the Schlitz Tavern / Coventry Inn as a historic siteB) SUBMITTED BY (Name/title/dept./ext.): Carlen Hatala/Office of the City Clerk

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 : 091275

[illegible]



Legislation Details (With Text)

File #: 091199 **Version:** 0

Type: Communication **Status:** In Committee

File created: 12/22/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Communication from the Departments of City Development and Public Works relating to amendments - certain street paving projects - to project plans for tax incremental districts likely to be closed out in 2011 or 2012.

Sponsors: ALD. BOHL

Indexes: DEPARTMENT OF CITY DEVELOPMENT, REPORTS AND STUDIES, TAX INCREMENTAL DISTRICTS

Attachments: Map, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
12/22/2009	0	COMMON COUNCIL	ASSIGNED TO		
1/7/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/7/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/7/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/12/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091199

Version

ORIGINAL

Reference

090706

Sponsor

ALD. BOHL

Title

Communication from the Departments of City Development and Public Works relating to amendments - certain street paving projects - to project plans for tax incremental districts likely to be closed out in 2011 or 2012.

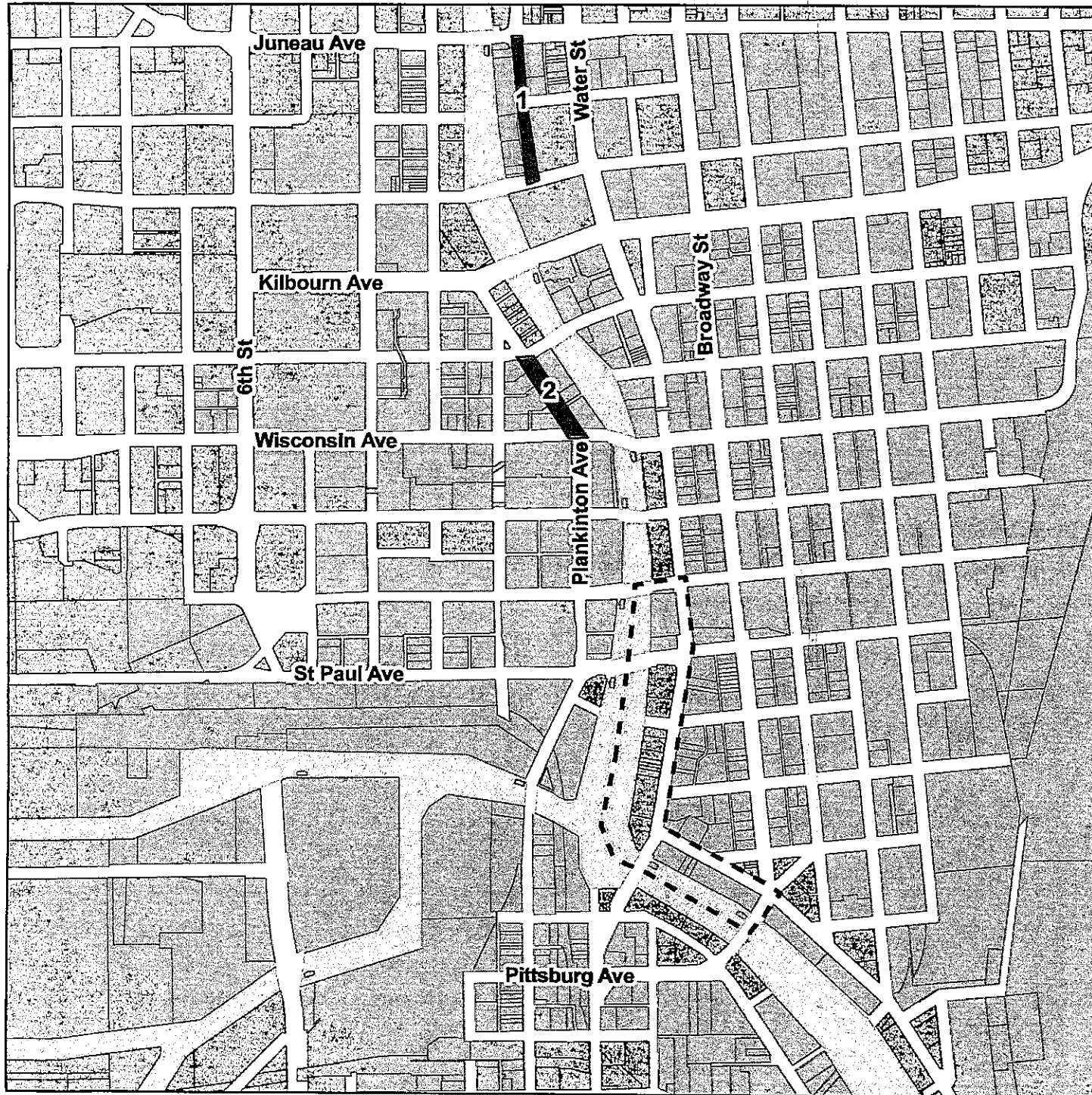
Drafter


LRB09506-1

BJZ/lp

12/22/2009

Map 3a



 TID 34 Boundary

 Street Segments

1. Edison St (between Juneau & State)
2. Plankinton St (between Wisconsin & Wells)



0 375 750 1,500 Feet

Data Source: Department of City Development AT
Map File: F:\Project\TID08\TID 34\td34.mxd

NOTICES SENT TO FOR FILE : 091199

[illegible]



Legislation Details (With Text)

File #: 091251 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 1/20/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution authorizing conveyance of the Redevelopment Authority property at 3525 North 1st Street to the City of Milwaukee and authorizing sale of this and other City-owned vacant lots to Milwaukee Habitat for Humanity, Inc., for its 2010 housing program, in the 6th and 15th Aldermanic Districts.

Sponsors: ALD. COGGS, ALD. HINES JR.

Indexes:

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

Date	Ver.	Action By	Action	Result	Tally
1/20/2010	0	COMMON COUNCIL	ASSIGNED TO		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091251

Version

ORIGINAL

Reference

Sponsor

ALD. COGGS AND HINES

Title

Resolution authorizing conveyance of the Redevelopment Authority property at 3525 North 1st Street to the City of Milwaukee and authorizing sale of this and other City-owned vacant lots to Milwaukee Habitat for Humanity, Inc., for its 2010 housing program, in the 6th and 15th Aldermanic Districts.

Analysis

This resolution will permit the Redevelopment Authority to convey land to the City of Milwaukee pursuant to Section 66.1333, Wisconsin Statutes, and will permit the City of Milwaukee to sell multiple Neighborhood Properties to a buyer pursuant to Section 304-49-7, Milwaukee Code of Ordinances, according to the conditions in a Land Disposition Report.

Body

Whereas, Milwaukee Habitat for Humanity, Inc. ("Habitat"), a community-based organization, has been providing affordable housing to first-time homebuyers that qualify as low to moderate-income households in Milwaukee since 1984; and

Whereas, Habitat desires to build 35 single-family homes for its 2010 housing program and has submitted an unsolicited offer to purchase the following 36 lots in the Harambee and Park West neighborhoods as summarized in a Land Disposition Report, a copy of which is attached to this Common Council File:

Address, Tax Key Number

121 East Keefe Avenue, 282-2623-000-0
129 East Keefe Avenue, 282-2622-000-5
3525 North 1st Street, 273-0919-111-6
3529 North 1st Street, 273-0918-000-9
3603 North 1st Street, 273-0913-100-8
3607 North 1st Street, 273-0912-000-6
3611 North 1st Street, 273-0911-000-0
3615 North 1st Street, 273-0910-000-5
3619 North 1st Street, 273-0909-000-X
3630 North 2nd Street, 273-0326-110-4
3710 North 2nd Street, 273-0302-000-X
3714 North 2nd Street, 273-0301-110-4
3760 North 2nd Street, 273-1734-100-3
2743 North 20th Street, 310-0270-000-2
2745 North 20th Street, 310-0269-000-7
2749 North 20th Street, 310-0268-000-1
2716 North 21st Street, 310-0461-000-0
2732 North 21st Street, 310-0465-000-2
2752 North 21st Street, 310-0274-100-0
2753 North 22nd Street, 310-0227-111-X
2777 North 22nd Street, 310-0222-100-7
2726 North 23rd Street, 310-0438-130-3
2728-2730 North 23rd Street, 310-0438-110-9
2732-2734 North 23rd Street, 310-0439-000-0
2740 North 23rd Street, 310-0231-110-3
2807 North 20th Street, 310-0710-100-X
2817-2819 North 20th Street, 310-0707-000-7
2831 North 20th Street, 310-0704-000-0

2835 North 20th Street, 310-0703-000-5
2845 North 20th Street, 310-1309-000-1
2849 North 20th Street, 310-1308-100-2
2844 North 21st Street, 310-1312-100-4
2850 North 21st Street, 310-1313-100-X
2801-2803 North 21st Street, 310-1616-000-0
2825 North 21st Street, 310-1610-100-4
2833 North 21st Street, 310-1608-100-3

; and

Whereas, All lots are City-owned "Neighborhood Properties," except the property at 3525 North 1st Street, which is owned by the Redevelopment Authority of the City of Milwaukee ("Authority"); and

Whereas, On December 15, 2009, the Authority held a Public Hearing on the proposed conveyance of 3525 North 1st Street to the City of Milwaukee ("City") and requested Common Council approval of the Land Disposition Report as required by Wisconsin Statutes; and

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

Whereas, The sale of these lots will allow Habitat to continue to provide affordable homeownership opportunities to low and moderate-income families and will provide the City with fair compensation through additional tax base and housing opportunities; and

Whereas, The Department of City Development ("DCD") recommends sale of these lots with closing contingent on DCD approval of final site and building plans; and

Whereas, These lots will be sold in "as is" condition without representations or warranties including, but not limited to soil quality and subsurface conditions; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the conveyance of the property at 3525 North 1st Street from the Authority to the City is approved and the Commissioner of DCD is authorized to accept the deed to the lot from the Authority; and, be it

Further Resolved, That the Land Disposition Report for sale of properties to Habitat is approved; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to perform such acts as necessary to carry out the intent of this resolution, including executing an offer to purchase, the deed and the release of any deed restrictions that prevent construction; and, be it

Further Resolved, That in the event any of the lots identified in the Land Disposition Report are not suitable for development or if the City acquires additional lots in Habitat's target areas that are more suitable for construction, lots may be added or substituted without further action of the Common Council upon approval of the Commissioner of DCD and the local alderperson; and, be it

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

Drafter

DCD:YSL:ysl
01/20/10/A

LAND DISPOSITION REPORT **COMMON COUNCIL OF THE CITY OF MILWAUKEE**

RESPONSIBLE STAFF

Yves LaPierre, Real Estate Section (286-5762)

PROPOSED ACTIVITY

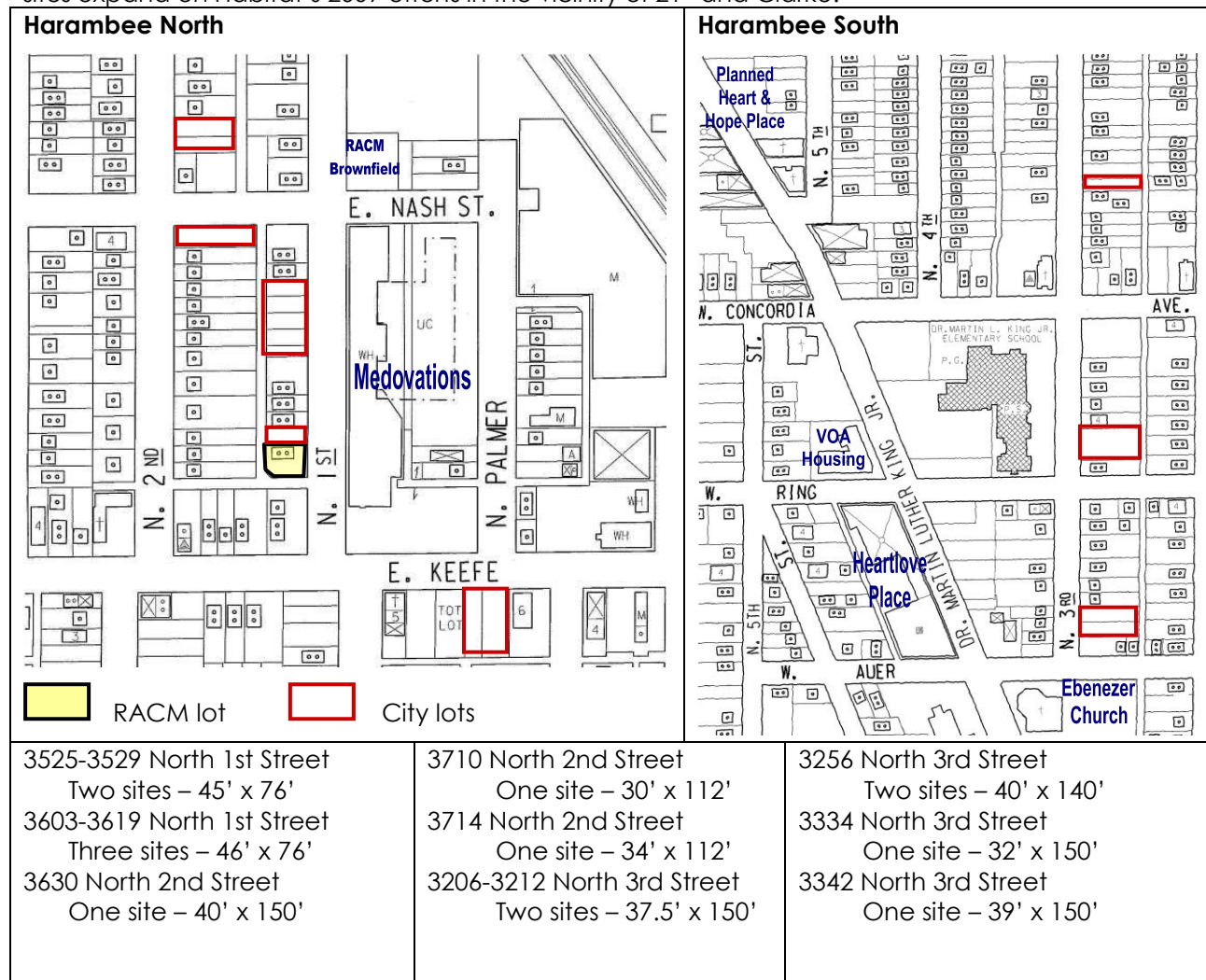
Authorize property sales for Milwaukee Habitat for Humanity's 2010 building program. The action would approve conveyance of the Redevelopment Authority property at 3525 North 1st Street to the City of Milwaukee. The RACM lot will be incorporated with other vacant City lots in an Offer to Purchase with Habitat for its 2010 building program in the Harambee and Park West neighborhoods.

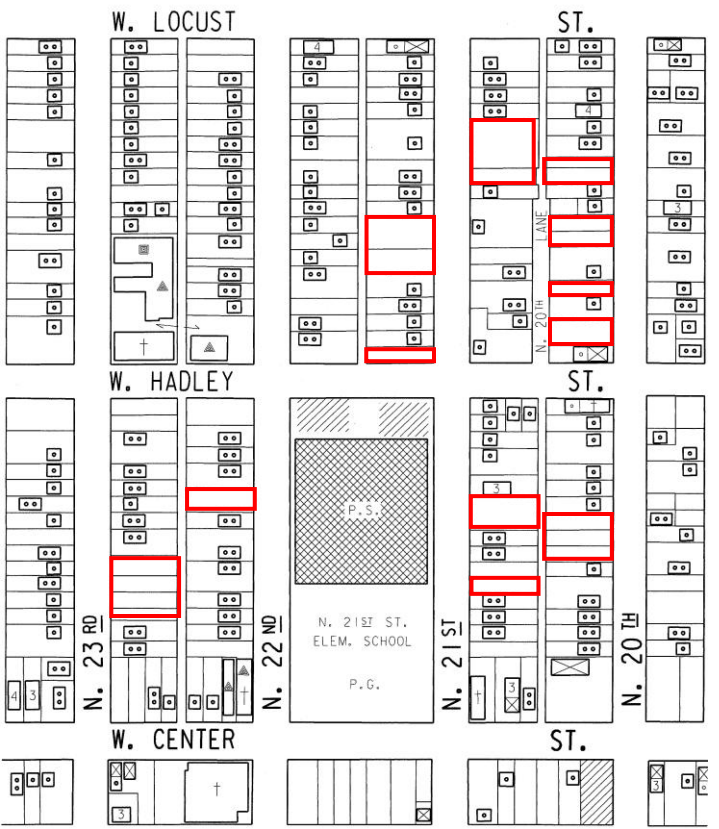
BUYER

Milwaukee Habitat for Humanity, Inc., a non-profit corporation dedicated to creating home-ownership opportunities for low-income families. Its Interim Director is Karen Higgins. Habitat has constructed 294 new homes and rehabilitated another 95 homes in the Milwaukee area since the late 1980's.

PROPERTIES

Development will be focused in two neighborhoods. In Harambee, 14 new building sites will complement past home construction in the neighborhood. Further, the north cluster will support the recent \$3.0 million expansion by Medovations at 120 East Keefe Avenue. In Park West, the new sites expand on Habitat's 2009 efforts in the vicinity of 21st and Clarke.



<p>Park West Neighborhood</p>  <p>City Lots</p>	<p>2743-2749 North 20th Street Two sites – 45' x 125'</p> <p>2807 North 20th Street One site – 45' x 125'</p> <p>2817 North 20th Street One site – 30' x 125'</p> <p>2831-2835 North 20th Street Two sites – 30' x 125'</p> <p>2845 North 20th Street One site – 48.5 x 125'</p> <p>2732 North 21st Street One site – 30' x 125'</p> <p>2752 North 21st Street Two sites – 30' x 125'</p> <p>2844-2850 North 21st Street Three sites – 40' x 125'</p> <p>2801 North 21st Street One site – 30' x 125'</p> <p>2825 North 21st Street One site – 45' x 125'</p> <p>2829-2833 North 21st Street Two sites – 30' x 125'</p> <p>2753 North 22nd Street One site – 45' x 125'</p> <p>2726-2740 North 23rd Street Three sites – 40' x 125'</p>
--	---

If any lots are determined to be infeasible for construction as Habitat prepares building plans or certified survey maps, or additional lots become City-owned, the Commissioner of DCD may substitute a similar lot in the target areas upon approval from the local alderperson.

PROPOSED REUSE

Construction of 35 single-family, owner-occupied homes. Three different models will be constructed beginning in Spring 2010. Each home will be approximately 1,100-1,400 SF and have 3-4 bedrooms and 2 baths. Once completed, the homes will be sold to owner-occupants for approximately \$60,000 plus the "down payment" of 200 hours of sweat-equity.

OFFER TERMS & CONDITIONS

The lots will be sold for \$1.00 each. The properties will be sold "as is." Closing will occur within six months of Council approval and is subject to DCD approval of final building designs and site plans. This time period may be extended by the Commissioner of DCD for six months based on changes to Habitat's 2010 building schedule. Given Habitat's history of performance, an Agreement for Sale and Performance Deposit will not be required.



Habitat 2009 Sumac Model

REDEVELOPMENT AUTHORITY ACTIONS

The Redevelopment Authority held a public hearing on December 15, 2009, on the proposed transfer of 3525 North 1st Street to the City as required by Wisconsin Statutes. After the hearing, the Authority authorized conveyance to the City for no monetary consideration subject to approval of the Common Council.

CITY OF MILWAUKEE FISCAL NOTE

A) DATE January 20, 2010

FILE NUMBER: _____

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution authorizing conveyance of the Redevelopment Authority property at 3525 North 1st Street to the City of Milwaukee and authorizing sale of this and other City-owned vacant lots to Milwaukee Habitat for Humanity, Inc., for its 2010 housing program, in the 6th and 15th Aldermanic Districts.

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

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:	Sale of City-owned vacant lots	0001-334106		\$36.00 (less 30% disposition cost reimbursement to RACM)	
TOTALS				\$36.00	

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 : 091251

[illegible]



Legislation Details (With Text)

File #: 091154 **Version:** 1
Type: Ordinance **Status:** In Committee
File created: 12/22/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE
On agenda: **Final action:**
Effective date:

Title: A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Heartland Housing, for a four-story structure with 38 residential units and first floor community space, on lands located South of West Fond du Lac Avenue and West of North 25th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Indexes: PLANNED UNIT DEVELOPMENTS, ZONING, ZONING DISTRICT 15

Attachments: City Plan Commission Letter.pdf, Exhibit A as of 1-25-10.pdf, Exhibit A Continued as of 1-25-10.pdf, Operating Plan Summary.pdf, Pictures.pdf, Proposed Zoning Change Map.jpg, Affidavit for Zoning Change.pdf, Hearing Notice List, Notice Published on 1-15-10 and 1-22-10

Date	Ver.	Action By	Action	Result	Tally
12/22/2009	0	COMMON COUNCIL	ASSIGNED TO		
1/4/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
1/8/2010	1	CITY CLERK	DRAFT SUBMITTED		
1/15/2010	1	CITY CLERK	PUBLISHED		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091154

Version

SUBSTITUTE 1

Reference

081711

Sponsor

THE CHAIR

Title

A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Heartland Housing, for a four-story structure with 38 residential units and first floor community space, on lands located South of West Fond du Lac Avenue and West of North 25th Street, in the 15th Aldermanic District.

Analysis

This zoning change was requested by Heartland Housing to allow for a four-story structure with 38 residential units and first floor community space.

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).0152.

(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 area bounded and described as follows: The southwest line of West Fond du Lac Avenue, the northwest line of West Tamarack Street, a line 160 feet Southwest and parallel to the southwest line of West Fond du Lac Avenue, and a line 110 feet Northwest and parallel to the northwest line of West Tamarack Street.

(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:AJF:ajf
01/07/10

January 25, 2010

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

Dear Committee Members:

File No. 091154 relates to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Heartland Housing, for a three-story structure with 38 residential units and first floor community space, on lands located South of West Fond Du Lac Avenue and West of North 25th Street, in the 15th Aldermanic District.

This zoning change is requested by Heartland Housing to allow for a three-story structure with 38 residential units and first floor community space. The apartments will be studio and one-bedroom. The first floor of the building will have offices, community service spaces and 6 apartments, and 16 apartment units on each of the 2nd and 3rd floors. Outdoor space for the residents will be located behind the building. The exterior building materials will primarily consist of cast stone, cement board siding, and metal panel with a stone base. There will be an aluminum clad canopy at the main entrance, and the windows will have clear glazing.

A total of 9 surface parking spaces will be provided on the site, and will be accessed off of the existing alley along Tamarack. A maximum of two to three parking spaces would be used at any given time for property management, case management or maintenance personnel. Very few, if any, residents are expected to have automobiles. The existing pedestrian sidewalks along Tamarack and Fond du Lac will both be maintained.

Heartland Housing, Inc. will be the developer and property manager, and will also be responsible for property operations oversight. In 2009, Heartland also completed Prairie Apartments at 1218 W. Highland Avenue. St. Ben's Community Meal is the local development partner, and will coordinate supportive services with Heartland. The Guest House of Milwaukee will provide the services.

On January 25, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is consistent with the previously approved GPD and the Fond du Lac and North Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 25, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Willie Hines

**2500 West Fond du Lac Avenue Apartments
2501 – 2513 West Fond du Lac Avenue
Detailed Plan Project Description &
Owner's Statement of Intent**

I. Project Overview

The Heartland Housing, Inc. ("Heartland") and St. Ben's Community Meal ("St. Ben's") are pleased to present their plans to construct a three-story, approximately 27,000 square foot building on the 2500 Block of West Fond du Lac Avenue (the "Project"). The Project will be located at 2501 – 2513 W. Fond du Lac Avenue and will include a total of 38 studio and one bedroom apartment units for low- and very low- income individuals and couples (couples may reside in the one bedroom units). The Project will also include approximately 3,158 square feet of community serving space. The Project will integrate housing with services designed to support resident's self-sufficiency.

A. The Partners/Developers

Heartland will be the developer and property manager. Heartland is the housing division of Heartland Alliance for Human Needs & Human Rights, an over 100 year old service-based human rights organization that provides housing, health care, human services and human rights protections to more than 72,000 impoverished people annually. Heartland has developed over 1,600 units of housing and currently manages more than 600 affordable and supportive housing units in Chicago. Heartland works with neighborhoods to identify housing and community development needs and provides innovative solutions, fostering the interdependence needed to build stable communities. In 2009, Heartland successfully completed Prairie Apartments at 1218 West Highland Avenue, its first affordable supportive housing development in Milwaukee. This Project continues Heartland's long term commitment to working with project partners in identifying and implementing housing solutions in the Milwaukee area.

St. Ben's Community Meal ("St. Ben's"), established in 1970, is the local development partner and will coordinate the supportive services component of the Project. St. Ben's has over 75 sponsor churches/organizations and serves over 100,000 hot meals per year and provides other supportive services to deserving individuals many of whom are in need of quality, safe, affordable housing.

B. The Property

The Project will utilize three parcels of vacant land between 2501 – 2513 West Fond du Lac Avenue. Two of the vacant parcels (2501 and 2513) are owned by the City of Milwaukee and the third (2509) is privately owned. Heartland has an offer to purchase on the private vacant land. The Project will have offices, community serving space and six apartment units on the 1st floor and 16 apartment units on each of the 2nd and 3rd floors. Please see Section D. "Site Plan" for more details including the building floor plans.

C. The Residents

The Project will target a variety of households that need affordable housing, ranging from individuals who have recently experienced homelessness to working adults unable to pay for a market rate apartment. All units will have some form of rent and income restriction, in accordance with the projects goals and funding sources.

D. The Operation

The Project will be managed using Heartland's proven housing model, which is based on maintaining affordability and encouraging advisory resident participation. Heartland's blended management approach (property management and case management professionals working closely together) has been critically important and effective in addressing problems that might prove disruptive to the building or cause a resident to lose his/her housing. Heartland will be responsible for building operations, including building administration, rent collections and billing, and maintenance. Heartland is responsible for property operations oversight. St. Ben's and Heartland will coordinate supportive services to be provided to the residents of the Project by The Guest House of Milwaukee, Inc., one of Milwaukee's leading supportive service providers. Heartland will work closely with the supportive service provider to resolve any resident and community issues that may arise. For more detail, please see Section I. "Operating Plan".

II. Statistical Information

1. Gross land area.

16,469 Sq. Ft.

0.378 acres

100% of tract total

2. Maximum amount of land covered by principal buildings.

9,000 Sq. Ft. building footprint

0.207 acres

54.65% of tract total

3. Maximum amount of land devoted to parking, drives and parking structures.

1,840 Sq. Ft.

0.042 acres

11.17% of tract total

4. Minimum amount of land devoted to landscaped open space.

5,629 Sq. Ft.

0.129 acres

34.18% of tract total

5. Maximum proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses.
1 dwelling unit per 433 Sq. Ft. of Land
6. Proposed number of Buildings.
1
7. Maximum number of dwelling units per building.
38
8. Bedrooms per unit.
38 total units: 18 studio units (zero bedrooms) at 325 square feet and 20 one bedroom units ranging from 460 to 500 square feet.
9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential.
There will be 9 surface parking spaces for 38 units, which is 0.237 spaces per unit. In the developer's experience on other similar projects, 5.5% of residents have automobiles and need parking. The approximate resident need for parking would be 0.055 spaces per unit and the Project will provide over four times that ratio. A maximum of two to three parking spaces would be used at any given time for property management, case management or maintenance personnel.
10. Maximum Height of Building.
40 feet

III. District Standards

1. Uses
Heartland and St. Ben's respectfully request the uses to be allowed for this Detailed Plan Project, which include: residential multifamily of 38 units with related community space, parking and supportive services.
2. Design Standards
The Developers have met with the Department of City Development Design Review Team and the materials and design have been approved. Please see Section G. "Elevations" for more details.
3. Density
The Project is within the Fond du Lac and North Neighborhood Comprehensive Plan and conforms to the plan which "encourage(s) locating medium and high density residential categories near commercial areas...and transit routes" (page 66-67). The Project is also compliant with the plan in that "Fond du Lac Avenue is a major through-street with between 23,000 to 27,000 cars per day. This amount of traffic warrants...higher density housing" (page 108).

4. Space Between Structures

The building will be compliant with the setbacks allowed by the building code.

5. Setbacks

The setback requirement of 25 feet for Planned Developments only applies to lots that are 5 acres or more. The Project's lot is only 0.378 acres and therefore this requirement is not applicable to the Project.

6. Screening

Landscaping screening will be provided along between the building and the residential area to the west.

7. Open Space

All open spaces depicted on the Site Plan (Section D.) shall be landscaped and maintained so as not to create a nuisance or hazardous conditions.

8. Circulation, Parking & Loading.

The existing alley and curb cut will be used to access parking and landscaping will be added to the Southwestern end of the site along the alley to help screen the parking entrance. There is an existing pedestrian sidewalk on the East side (along West Fond du Lac Avenue) and one on the South side (along West Tamarack Street) of the Project that will both be maintained. These features are consistent with the comprehensive plan which encourages parking access from the alley, minimizing the intrusion of automobiles, and minimizing parking as a component of the overall use or mix of uses.

9. Landscaping

All vegetation planted shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All vegetation depicted on the Site Plan and the Landscape Plan (Please see Section F. "Landscape Plan" for details) shall be maintained on an ongoing basis, including seasonal tree and plant replacement.

10. Lighting

Pursuant to City of Milwaukee Ordinances § 295-409, the Project shall have cut-off fixtures that ensure that lighting levels and glare are controlled as follows: (1) No light source shall be visible from an adjoining property or public right-of-way, and (2) Where adjoining properties are zoned residential, the maximum illumination at a property line shall be one foot-candle. In all other circumstances, the maximum illumination at a property line shall be 5 foot-candles.

11. Utilities

When financially feasible any new utility lines shall be installed underground. Any new transformers and substations, if any, shall be installed within buildings or otherwise screened from view.

12. Signs & Sign Standards

The following signs will be a part of the project:

(1) Temporary Signs during construction. The Project may include up to 3 temporary construction signs during construction that will be located on the eastern or southern construction fence. Each sign shall not exceed 8 feet by 4 feet each. The material of each sign shall be Screen Printed plywood or similar rigid material. The purpose of each sign may include (1) a sign required by Wisconsin Housing and Economic Development Authority identifying the project as a WHEDA tax credit project, (2) a sign required or requested by financial contributors to the Project, and (3) a sign identifying Project partners.

(2) Permanent Sign - Management. The Project may include one permanent sign located on the southern elevation near the front door. The sign shall not exceed 15 inches by 20 inches. The Material of the sign shall be stamped, engraved or similar metal product or etched glass. The purpose of the sign is to identify the Management Company.

(3) Permanent Sign – Building Name. The Project may include one permanent Type A sign located on the eastern elevation. The sign shall not exceed 32 square feet and shall be cut plate letters and numbers on a canopy (Please see Section G. “Elevations,” specifically the eastern elevation). The purpose of sign is to include the Project’s name, which may be a requirement or request of a donor. If more details regarding this sign are needed, such details will be submitted to the City per the City’s request.

(4) Periodic Sign – Leasing and Sale. The Project may include one rental sign located on the south or east elevation. The sign shall not exceed 48 square feet. Materials will be screen printed vinyl or similar material. The purpose of the sign is to advertise units available for lease or advertise the property for sale. The sign may be displayed until all units are initially rented, but not longer than 12 months after the occupancy permit. After initial lease-up, the sign may be displayed no more than two consecutive months and no more than 4 months total in any calendar year.

13. Sign Illumination

If signs are illuminated, the source of illumination will not be visible or intermittent.

Vicinity Map
2500 West Fond du Lac Avenue Apartments
2501 – 2513 West Fond du Lac Avenue



ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION:

TO: HEARTLAND HOUSING, INC., WISCONSIN TITLE SERVICE COMPANY. ALL LENDERS, THE SUCCESSORS AND ASSIGNS OF ANY OF THE FOREGOING AND ANY OTHER PERSON WHO PURCHASES, MORTGAGES OR GUARANTEES THE TITLE THERETO WITHIN ONE YEAR OF THE DATE OF THIS SURVEY.

THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF LAND SURVEYORS IN 2005 AND INCLUDES ITEMS 3, 4, 5, 6, 7(B)(1), 8, 9, 10, 11(A) & (B), 12, 13 AND 14 FROM 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.

BAIBA M. ROZITE
WIS. REGISTRATION NO. S-2351

NOTES:

- 1) THIS PROPERTY FALLS WITHIN FEMA FIRM PANEL 55079C0100E, WHICH IS CURRENTLY NOT AVAILABLE ON-LINE.
- 2) ELEVATIONS BASED ON NGVD 1929. USED REFERENCE BENCHMARK CHISELED CROSS IN TOP OF S.E. SIDE OF HYDRANT FLANGE, HYDRANT AT SOUTHWEST CORNER OF W. NORTH AVENUE AND N. 20TH STREET HAVING AN ELEVATION OF 674.203, AS PUBLISHED BY SEWRPC.
- 3) BEARINGS REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SEC. 18-7-22, ASSUMED TO BEAR N 0°42'31" W.
- 4) PROPERTY ZONED PD: PLANNED DEVELOPMENT DISTRICT.
- 5) TOTAL AREA IS 16,500 SQUARE FEET OR 0.379 ACRES.

ENCROACHMENTS:

- 1) THE SOUTHEASTERLY WALL OF AN EXISTING BUILDING ENCROACHES UPON THE NORTHWESTERLY LINE OF PARCEL C BY 0.7' AT THE NORTHEASTERLY CORNER OF THE BUILDING AND BY 0.8' AT THE SOUTHWESTERLY CORNER OF THE BUILDING.

Legal description per Wisconsin Title Service Company Commitment No. 0909R0562, effective date of September 4, 2009:

Parcel A:
Lot Twenty-three (23) in Block One (1) in RE-SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, LOTS 9 TO 27 INCLUSIVE, OF BLOCK 236, BLOCKS 237, 242, LOTS 1 TO 6 INCLUSIVE, LOTS 19 TO 24 INCLUSIVE OF BLOCK 243 AND LOTS 18 TO 22 INCLUSIVE OF BLOCK 244 IN DAHLMAN AND KILLIAN'S SUBDIVISION, in the Southwest One-Quarter (1/4) of Section Eighteen (18), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No. 325-1015-6
Address: 2509 West Fond du Lac Avenue

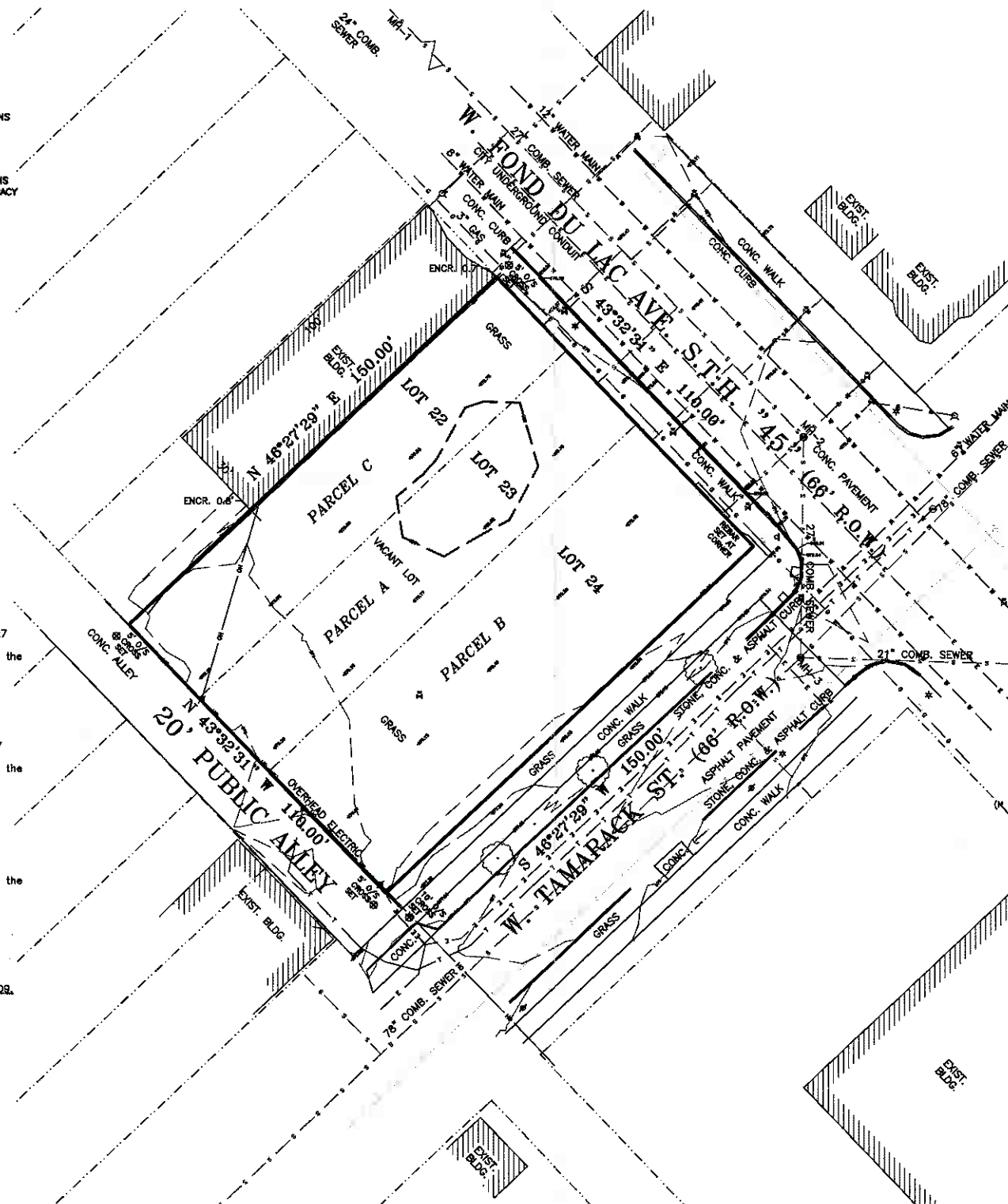
Parcel B:
Lot Twenty-four (24) in Block One (1) in RE-SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, LOTS 9 TO 27 INCLUSIVE, OF BLOCK 236, BLOCKS 237, 242, LOTS 1 TO 6 INCLUSIVE, LOTS 19 TO 24 INCLUSIVE OF BLOCK 243 AND LOTS 18 TO 22 INCLUSIVE OF BLOCK 244 IN DAHLMAN AND KILLIAN'S SUBDIVISION, in the Southwest One-Quarter (1/4) of Section Eighteen (18), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No. 325-1015-1
Address: 2501-05 West Fond du Lac Avenue

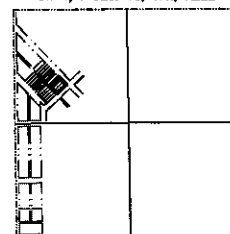
Parcel C:
Lot Twenty-two (22) in Block One (1) in RE-SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, LOTS 9 TO 27 INCLUSIVE, OF BLOCK 236, BLOCKS 237, 242, LOTS 1 TO 6 INCLUSIVE, LOTS 19 TO 24 INCLUSIVE OF BLOCK 243 AND LOTS 18 TO 22 INCLUSIVE OF BLOCK 244 IN DAHLMAN AND KILLIAN'S SUBDIVISION, in the Southwest One-Quarter (1/4) of Section Eighteen (18), Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No. 325-1014-0
Address: 2513-15 West Fond du Lac Avenue

Per Wisconsin Title Service Company Commitment No. 0909R0562, effective date of September 4, 2009, there are no platable items appearing in Schedule B II as exceptions.



VICINITY MAP:
SW 1/4 SEC. 18, T7N, R22E



LEGEND:

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- FENCE
- TREE LINE
- OVERHEAD UTILITY LINE
- ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- WATER MAIN
- ONE
- EXISTING CONTOUR
- MANHOLE
- CATCH BASIN
- SEPTIC VENT
- HYDRANT
- VALVE
- POWER POLE
- GUY WIRE
- GUY POLE
- GAS/ELECTRIC METER
- UTILITY PEDESTAL
- TRAFFIC SIGNAL
- PULL BOX
- UTILITY POLE
- COMMUNICATION POLE
- LIGHT POLE
- MONITORING WELL
- SOIL BORING
- EXISTING SPOT ELEV.
- RECORD DIMENSION
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- CHISELED NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- ROW MARKER
- BENCHMARK
- AIR CONDITIONER
- SIGN
- POST
- MAILBOX
- FLAG POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH

COMBINED SEWER INVERTS:

- MH-1
RIM EL. = 678.18
27" CONC SE = 681.23
8" CLAY SW = 671.19
24" CONC NW = 681.44
- MH-2
RIM EL. = 679.38
8" CLAY NE = 687.12
27" CONC SE = 680.42
8" CLAY SW = 667.47
27" CONC NW = 680.41
- MH-3
RIM EL. = 679.21
21" CONC E = 688.16
78" CONC SW = 657.80
27" CONC NW = 659.81
78" CONC NE = 657.82
- MH-4
RIM EL. = 674.64
78" CONC NE = 657.65
8" CLAY E = 670.49
12" CLAY SE = 687.22
84" CONC SW = 657.71
8" CLAY W = 688.55

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD DATA OBTAINED DURING THIS SURVEY. INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, AND AS-BUILT INFORMATION, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

SIGMA
DEVELOPMENT, INC.
1300 WEST CANAL STREET
MILWAUKEE, WISCONSIN 53233
PHONE: (414) 843-4200
FAX: (414) 843-4210

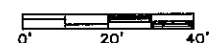


HEARTLAND HOUSING
2501-05, 2509 & 2513-15 W. FOND DU LAC AVE.
MILWAUKEE, WISCONSIN

ALTA/ACSM LAND TITLE SURVEY

NO. REVISION DATE BY

GRAPHIC SCALE



DRAWING NO. 2593-V-010.DWG

DRAWN BY: B.M.R.

DATE: 11-02-09

PROJECT NO: 2593

CHECKED BY:

APPROVED BY:

SHEET NO.:

ALTA
1 OF 1 SHEETS

CERTIFIED SURVEY MAP NO.

LOTS 22, 23 AND 24, IN BLOCK 1, IN RE-SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, LOTS 9 TO 27 INCLUSIVE, OF BLOCK 236, BLOCKS 237, 242, LOTS 1 TO 6 INCLUSIVE; LOTS 19 TO 24 INCLUSIVE OF BLOCK 243 AND LOTS 18 TO 22 INCLUSIVE OF BLOCK 244 IN

DAHLMAN AND KILLIAN'S SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 22 EAST,
IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

TAX KEY #S: 325-1015, 325-1016, 325-1014 ZONING: PD (PLANNED DEVELOPMENT)

1/4 SEC.

1/4 SEC.

18th 7-22
CONC. MON. W/
BRASS CAP

VICINITY MAP:
SW 1/4 SEC. 18--7--22

W. CENTER ST.

W. NORTH AV.
SCALE: 1" = 2000'

W. FOND DU LAC AVE.
S.T.H. "145" (66' R.O.W.)
43°32'31" E 110.00'
REBAS
SET
COR

107

AREA: 16,500 SQ. FT
OR 0.379 AC.

W 150.007
ES J. (66. R.O.W.)

SW COR. SW
1/4 SEC.
18-7-22
CONC. MON. W/
BRASS CAP

INTERIOR ANGLES

A 90°00'00"

B 90°00'00"

"00000000"

0 90°00'00"

LEGEND & NOTES:

O INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT. UNLESS SHOWN OTHERWISE.

COORDINATES & BEARINGS REFERENCED
THE WISCONSIN STATE PLANE COORDINATE
SYSTEM, WITH THE WEST LINE OF THE SW
1/4 OF SEC. 18-7-22, ASSUMED TO
BEAR N 0°42'31" W, AS PUBLISHED BY
SEWRPC, NAD 1927, (JUNE 2009 DATUM).

DISTANCES MEASURED TO THE NEAREST
0.01'. ANGLES MEASURED TO THE
NEAREST 01".

PARCEL ADDRESS: 2501-2505, 2509 &
2513-2515 WEST FOND DU LAC AV.

GRAPHIC SCALE



SCALE: 1" = 40'

SCALE: 1" = 40'

MILWAUKEE, WISCONSIN 53233
PHONE: (414) 643-4200, FAX: (414) 643-4210

Sheet 1 of 3

PROJECT NUMBER SD-2593 DRAFTED BY B.M.R. 11-02--09

CERTIFIED SURVEY MAP NO.

LOTS 22, 23 AND 24, IN BLOCK 1, IN RE-SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, LOTS 9 TO 27 INCLUSIVE, OF BLOCK 236, BLOCKS 237, 242, LOTS 1 TO 6 INCLUSIVE; LOTS 19 TO 24 INCLUSIVE OF BLOCK 243 AND LOTS 18 TO 22 INCLUSIVE OF BLOCK 244 IN DAHLMAN AND KILLIAN'S SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 22 EAST,

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)SS
MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, REGISTERED SURVEYOR, CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 22, 23 AND 24, IN BLOCK 1, IN RE-SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, OF BLOCK 236, BLOCKS 237, 242, LOTS 1 TO 6 INCLUSIVE, LOTS 19 TO 24 INCLUSIVE OF BLOCK 243 AND LOTS 18 TO 22 INCLUSIVE OF BLOCK 244 IN DAHLMAN AND KILLIAN'S SUBDIVISION, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 SECTION; THENCE NORTH 0°42'31" WEST, 2435.77 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE SOUTHWESTERLY LINE OF WEST FOND DU LAC AVENUE (S.T.H. "145"); THENCE SOUTH 43°32'31" EAST, 778.31 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; CONTINUING THENCE SOUTH 43°32'31" EAST, 110.00 FEET ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY LINE OF WEST TAMARACK STREET; THENCE SOUTH 46°27'29" WEST, 150.00 FEET ALONG SAID NORTHWESTERLY LINE TO THE NORTHEASTERLY LINE OF A 20 FOOT WIDE PUBLIC ALLEY; THENCE NORTH 43°32'31" WEST, 110.00 FEET ALONG SAID NORTHEASTERLY LINE TO THE SOUTHEASTERLY LINE OF LOT 21, IN BLOCK 1, IN RE-SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, LOTS 9 TO 27 INCLUSIVE, OF BLOCK 236, BLOCKS 237, 242, LOTS 1 TO 6 INCLUSIVE, LOTS 19 TO 24 INCLUSIVE OF BLOCK 243 AND LOTS 18 TO 22 INCLUSIVE OF BLOCK 244 IN DAHLMAN AND KILLIAN'S SUBDIVISION; THENCE NORTH 46°27'29" EAST 150.00 FEET ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 16.500 SQUARE FEET OR 0.379 ACRES OF LAND, MORE OR LESS.

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

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

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

DRAFT

BAIBA M. ROZITE S-2351	DATE

CERTIFICATE OF CITY TREASURER
STATE OF WISCONSIN)
MILWAUKEE COUNTY)SS

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

DATE _____
WAYNE F. WHITOW,
CITY OF MILWAUKEE TREASURER

CITY OF MILWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED UNDER RESOLUTION FILE NO. _____

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MILWAUKEE ON _____

RONALD D. LEONHARDT, CLERK, CITY OF MILWAUKEE

TOM BARRETT, MAYOR, CITY OF MILWAUKEE



1300 WEST CANAL STREET
MILWAUKEE, WISCONSIN 53233
PHONE: (414) 643-4200, FAX:

PROJECT NUMBER SD-2593 DRAFTED BY B.M.R. 11-02--09

CERTIFIED SURVEY MAP NO.

LOTS 22, 23 AND 24, IN BLOCK 1, IN RE-SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, LOTS 9 TO 27 INCLUSIVE, OF BLOCK 236, BLOCKS 237, 242, LOTS 1 TO 6 INCLUSIVE, LOTS 19 TO 24 INCLUSIVE OF BLOCK 243 AND LOTS 18 TO 22 INCLUSIVE OF BLOCK 244 IN DAHLMAN AND KILLIAN'S SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION 18, TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

OWNER'S CERTIFICATE

FOND DU LAC APARTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 119 OF THE MILWAUKEE CODE OF ORDINANCES.

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

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

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS.

IN WITNESS WHEREOF, SAID OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY:

FOND DU LAC APARTMENTS, LLC
BY: FOND DU LAC MM, LLC (MANAGING MEMBER)
BY: HEARTLAND HOUSING, INC. (MEMBER)

BY: _____
ANDREW E. GEER, EXECUTIVE DIRECTOR

THIS _____ DAY OF _____ 20____

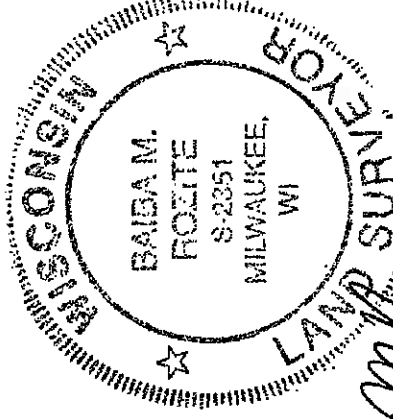
STATE OF ILLINOIS))SS
COUNTY OF COOK)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, ANDREW E. GEER, EXECUTIVE DIRECTOR, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE THE EXECUTIVE DIRECTOR OF HEARTLAND HOUSING, INC. AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR OF SAID COMPANY.

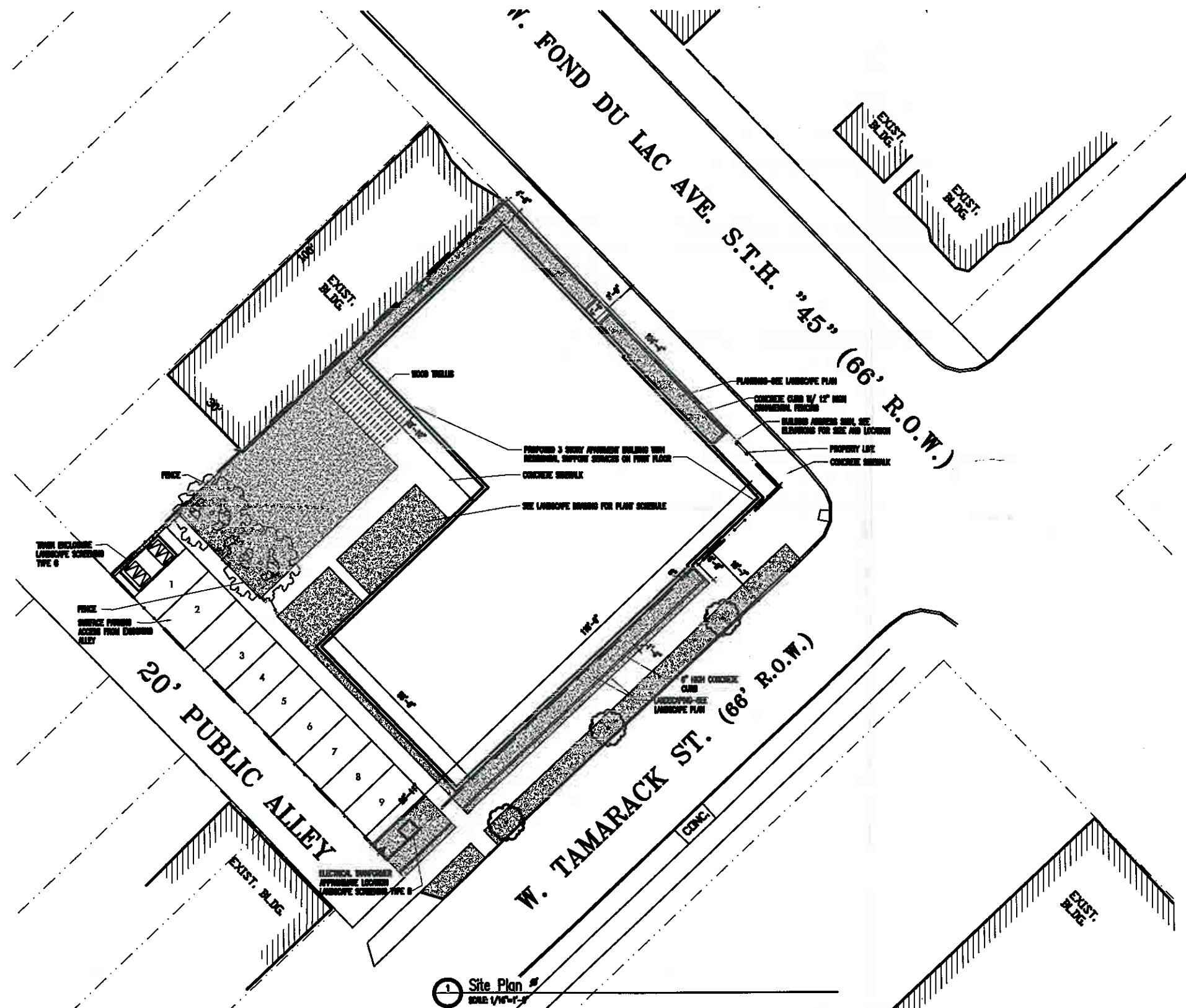
NOTARY PUBLIC, STATE OF ILLINOIS _____
MY COMMISSION EXPIRES _____

SIGMA
DEVELOPMENT, INC.

1300 WEST CANAL STREET
MILWAUKEE, WISCONSIN 53233
PHONE: (414) 643-4200, FAX: (414) 643-4210



[Signature]
12-01-2009



PROJECT SUMMARY	
1.	GROSS LAND AREA: 16,469 SQFT (.378 ACRE)
2.	MAXIMUM AMOUNT OF LAND COVERED BY PRINCIPAL BUILDING: 9,000 SQFT
3.	MAXIMUM AMOUNT OF LAND DEVOTED TO TO PARKING, DRIVES AND PARKING STRUCTURE: 1,840 SQFT
4.	MINIMUM AMOUNT OF LAND DEVOTED TO LANDSCAPED OPEN SPACE: 5,629 SQFT
5.	MAXIMUM PROPOSED DWELLING UNIT DENSITY: 433 SQFT
6.	PROPOSED NUMBER OF BUILDINGS: 1
7.	MAXIMUM AMOUNT OF DWELLING UNITS PER BUILDING: 38
8.	BEDROOMS PER UNIT: 38 UNITS; 18 STUDIOS AT 325 SQFT, 20 ONE BEDROOMS RANGING FROM 460-500 SQFT
9.	PARKING SPACES PROVIDED: 9 PARKING SPACES; .23 SPACES PER UNIT



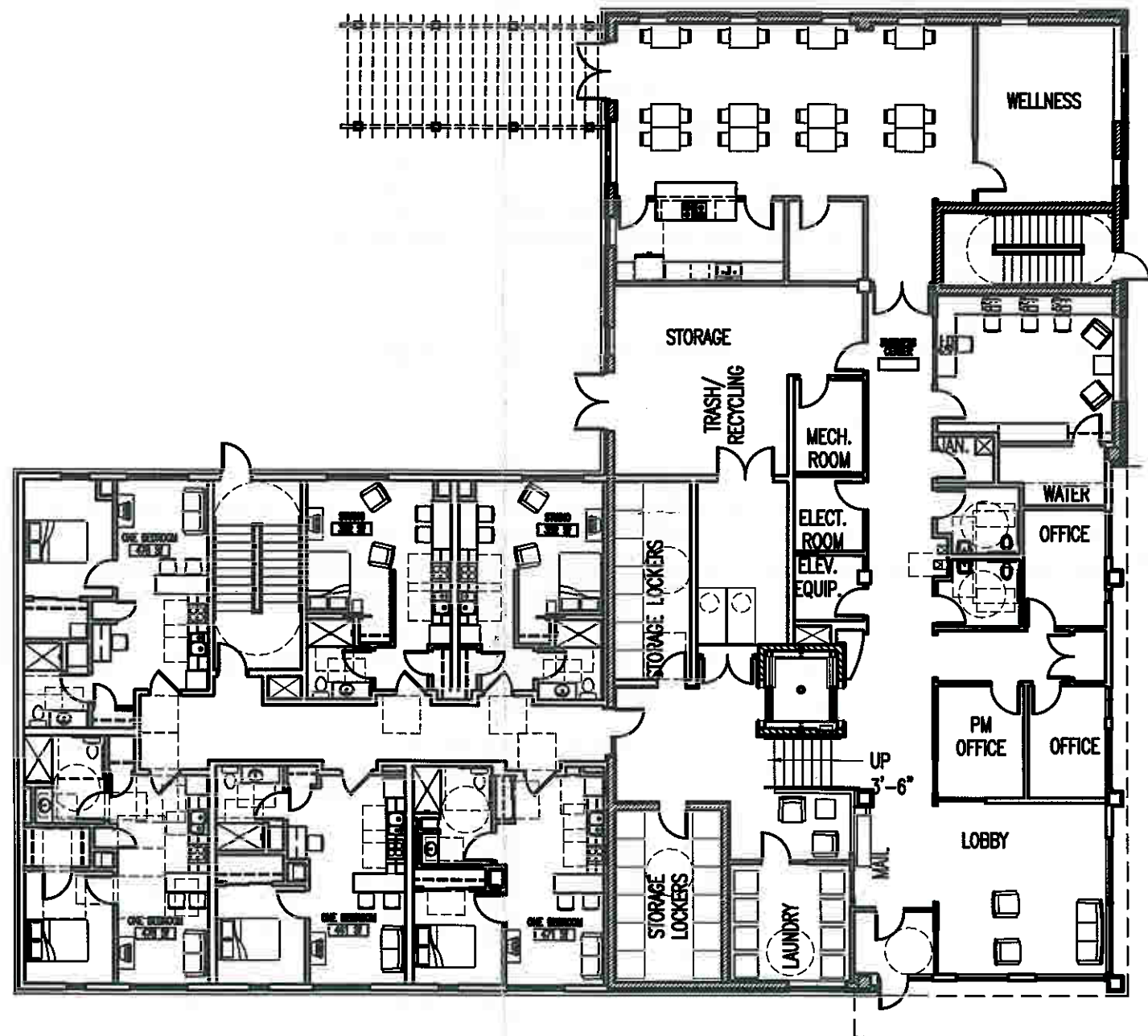


2500 W. FOND DU LAC AVENUE APARTMENTS

VIEW FROM SOUTH EAST

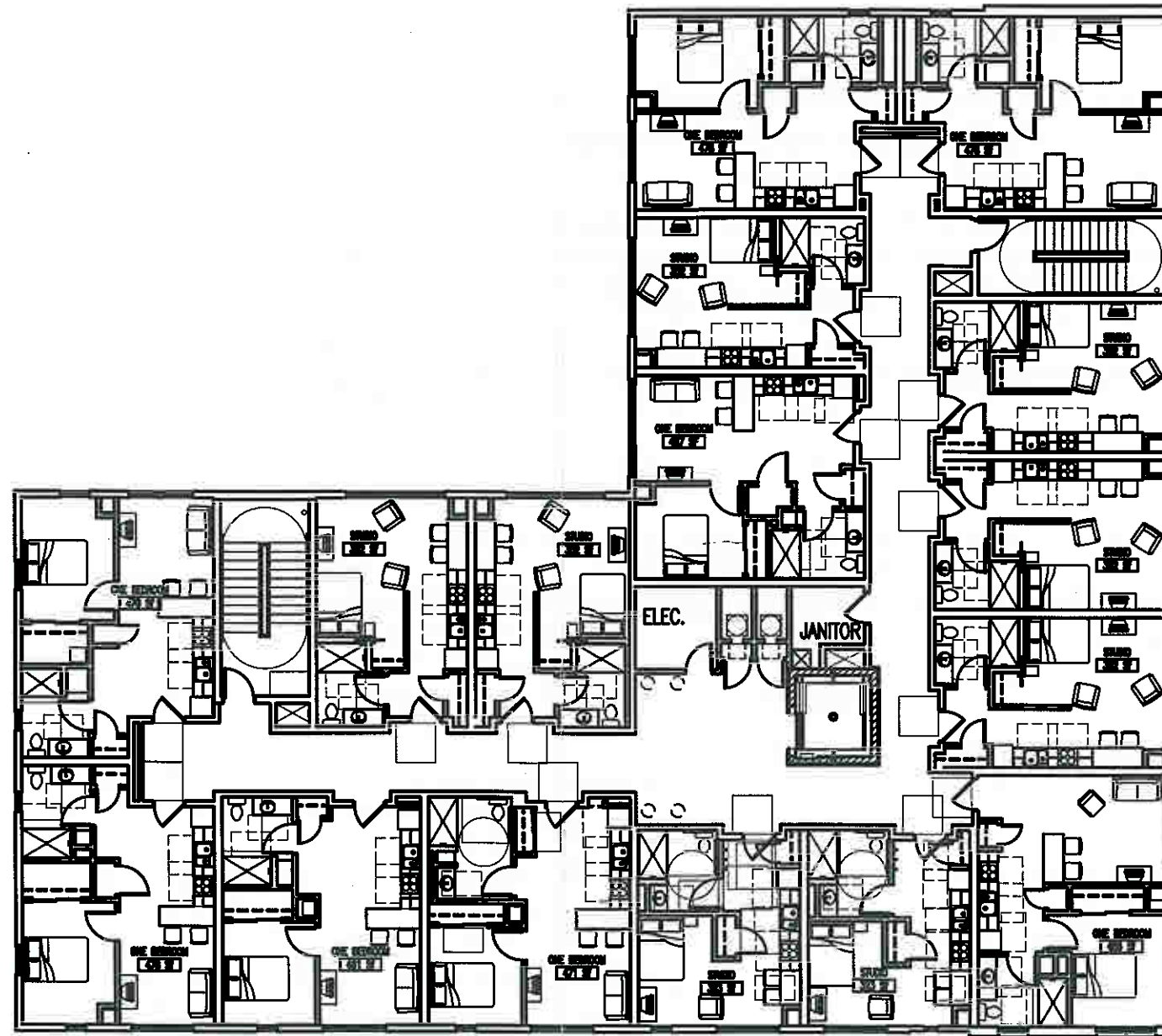
December 15, 2009

Engberg Anderson Project No. 091891.00



1 Ground Floor Plan
SCALE: 1/16"=1'-0"

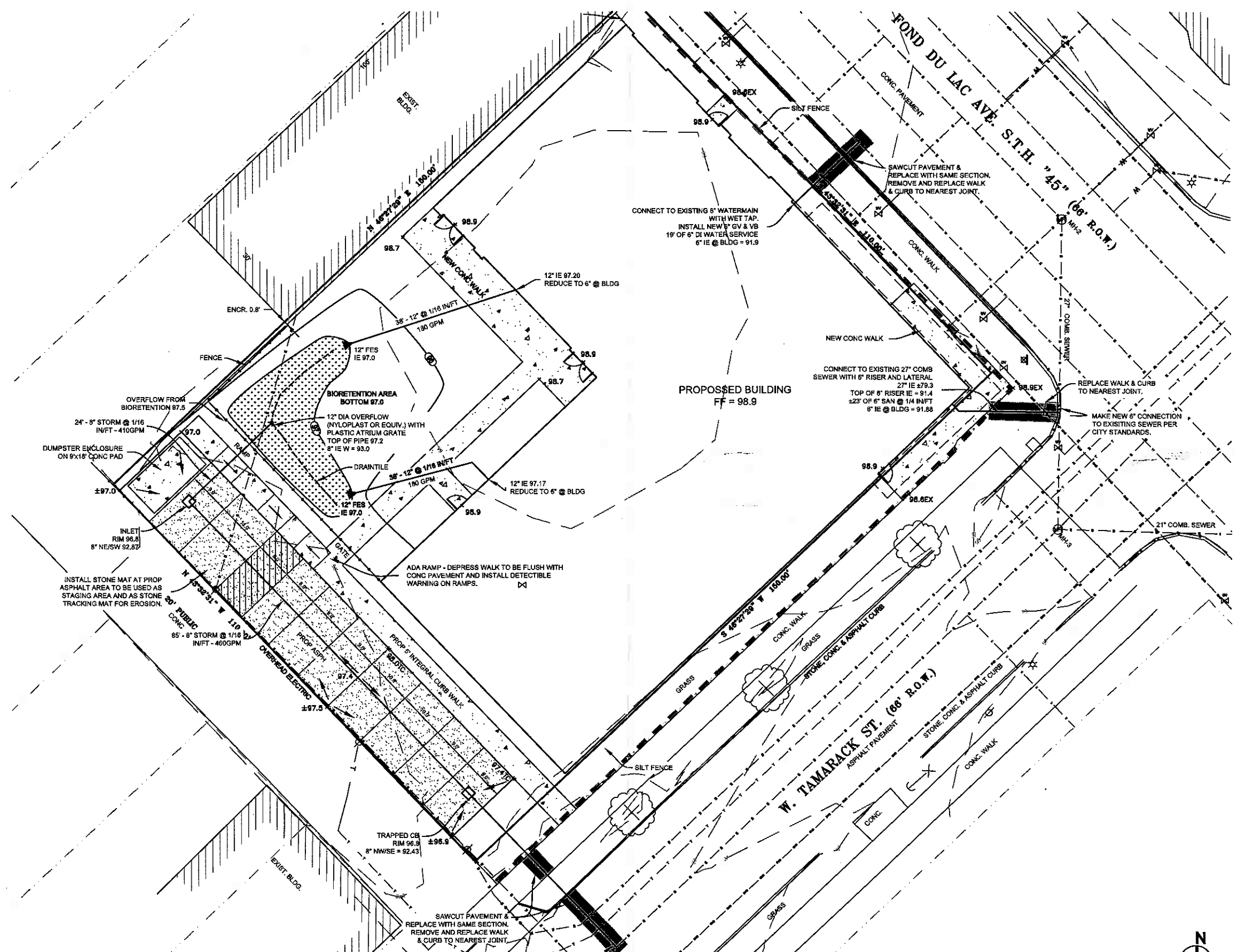




Second and Third Floor Plans

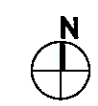
SCALE: 1/16"=1'-0"



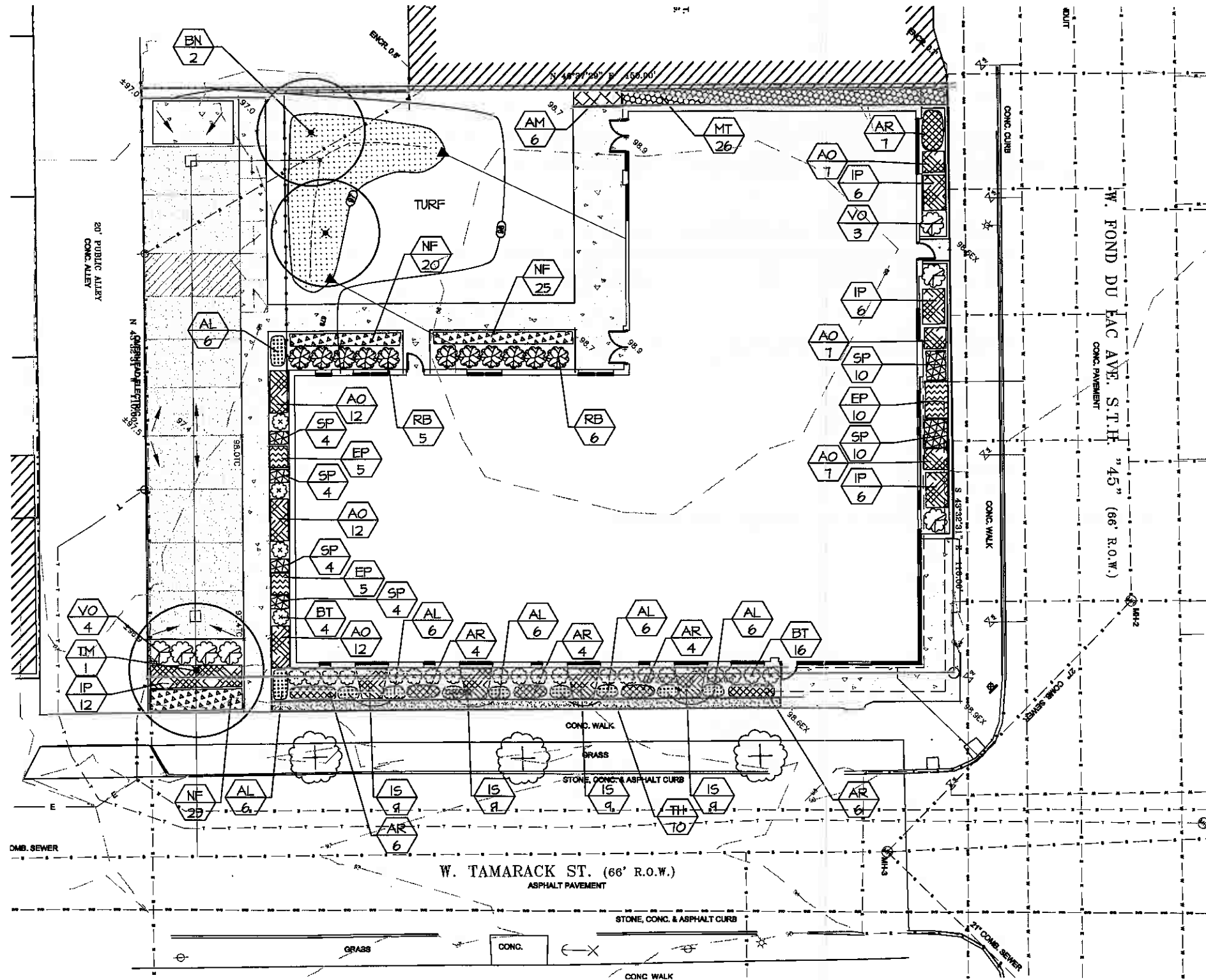


2500 W. FOND DU LAC AVENUE APARTMENTS: HEARTLAND HOUSING, INC

Civil Plan: Site Grading and Utility Layout
1" = 10'-0"
December 15, 2008
Engberg Anderson Project No. 091891.00

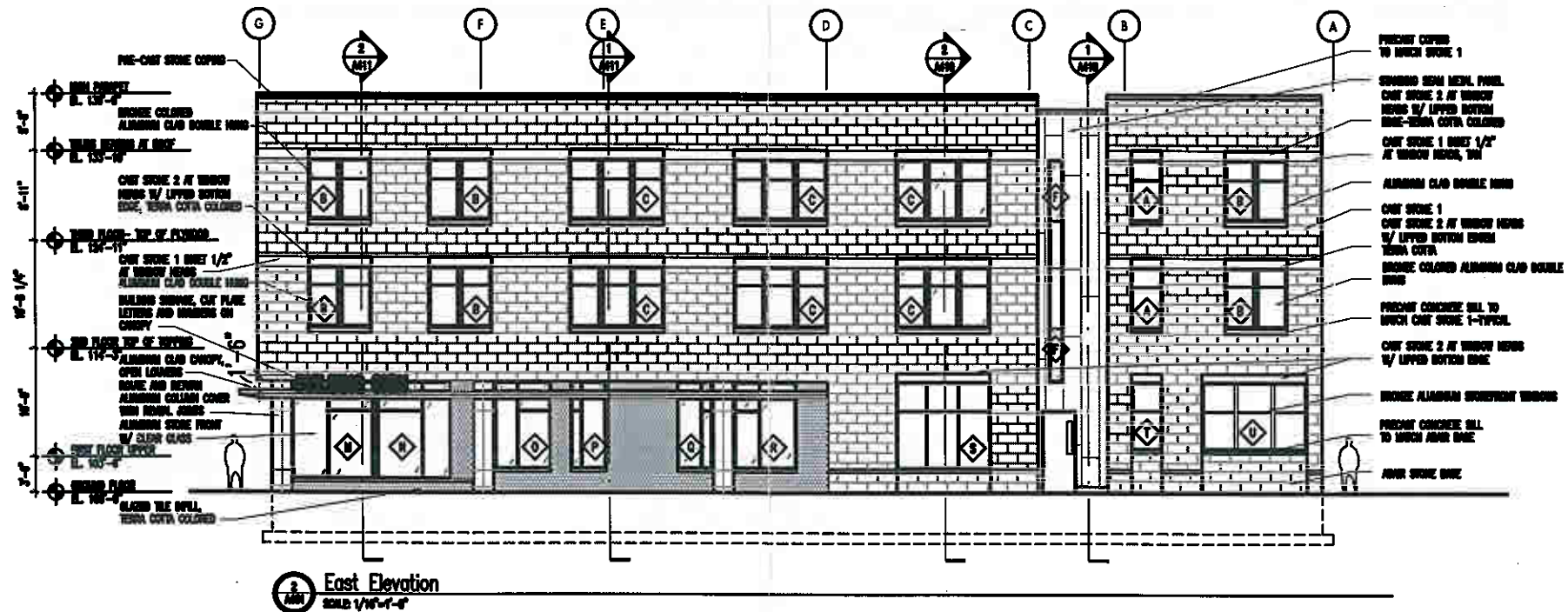
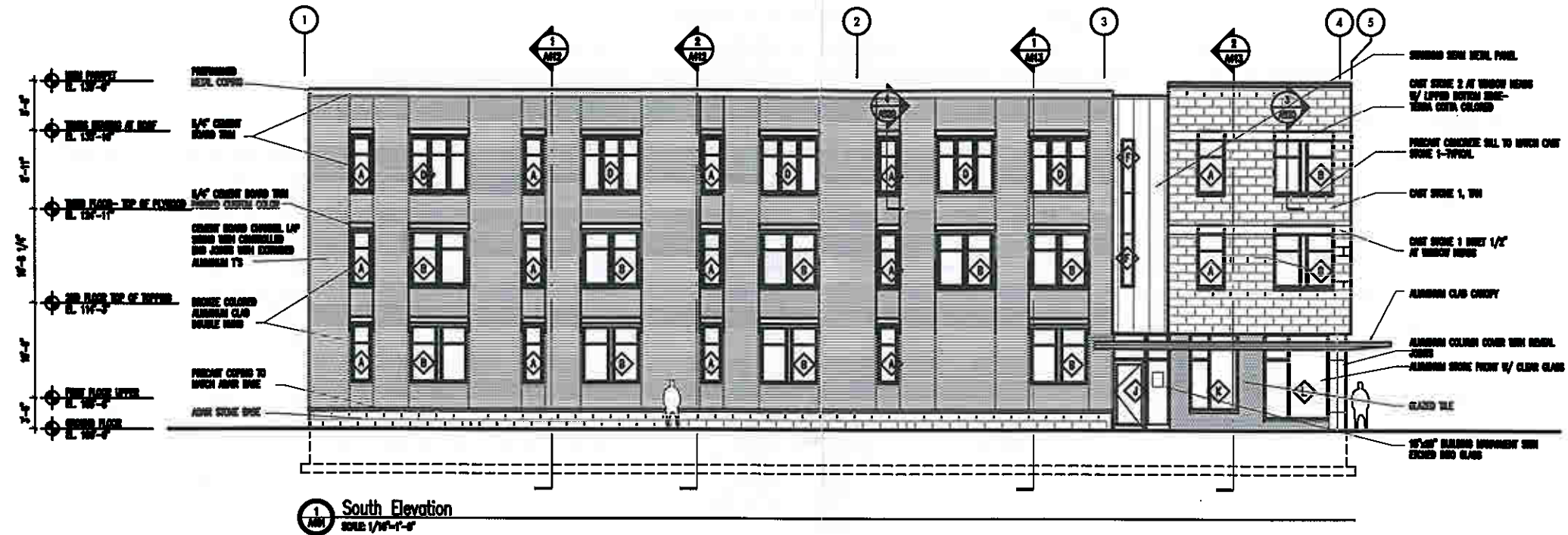


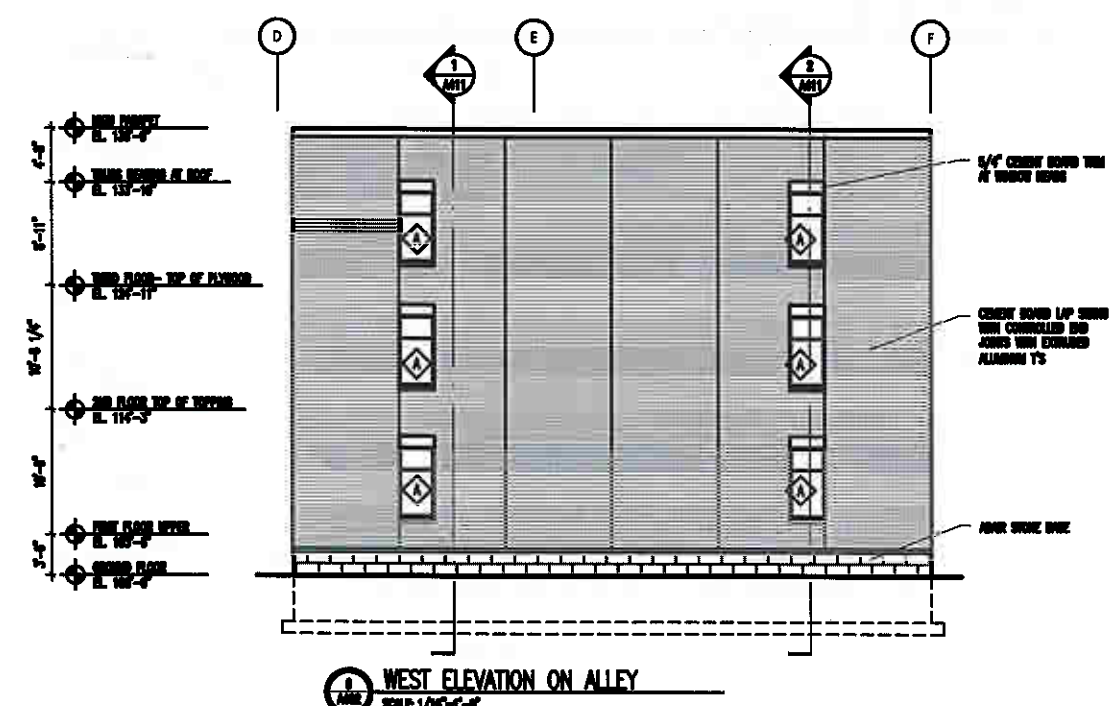
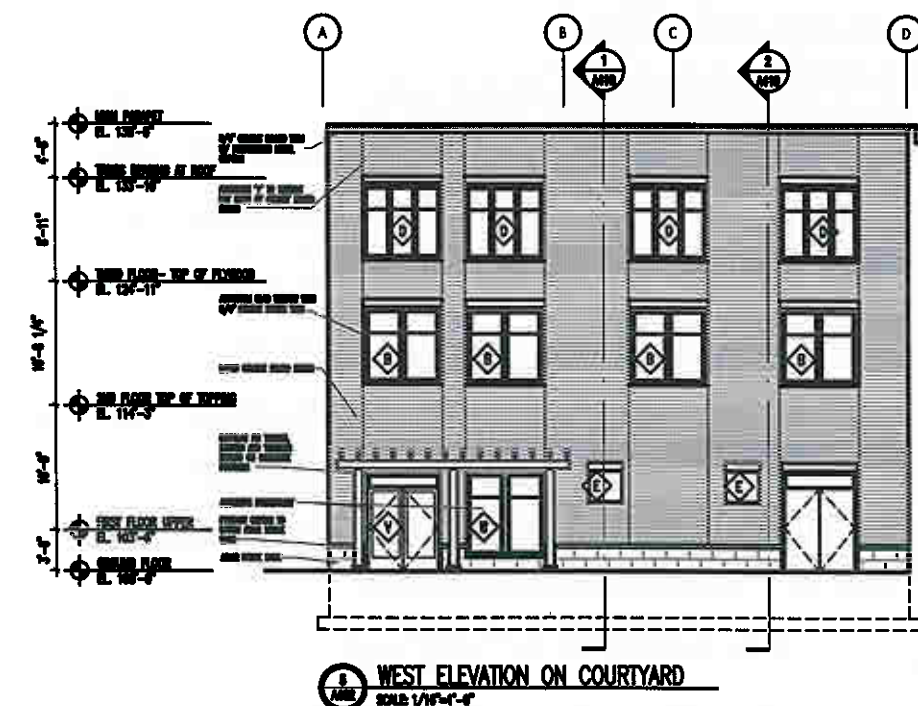
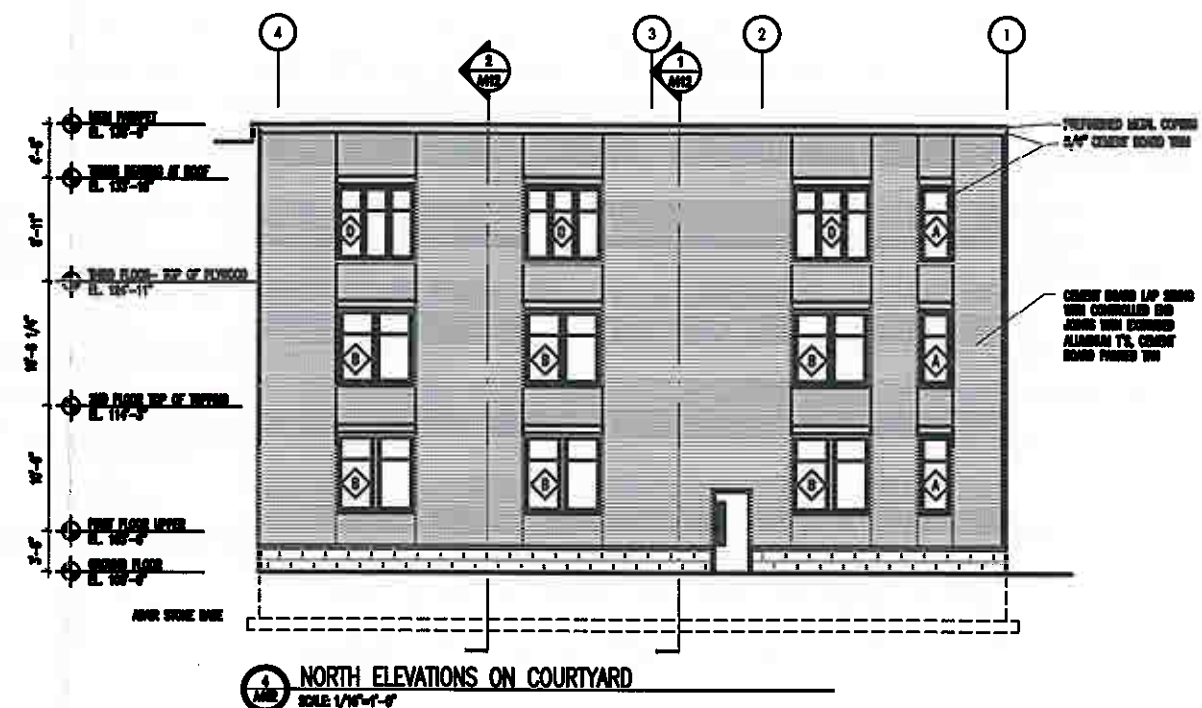
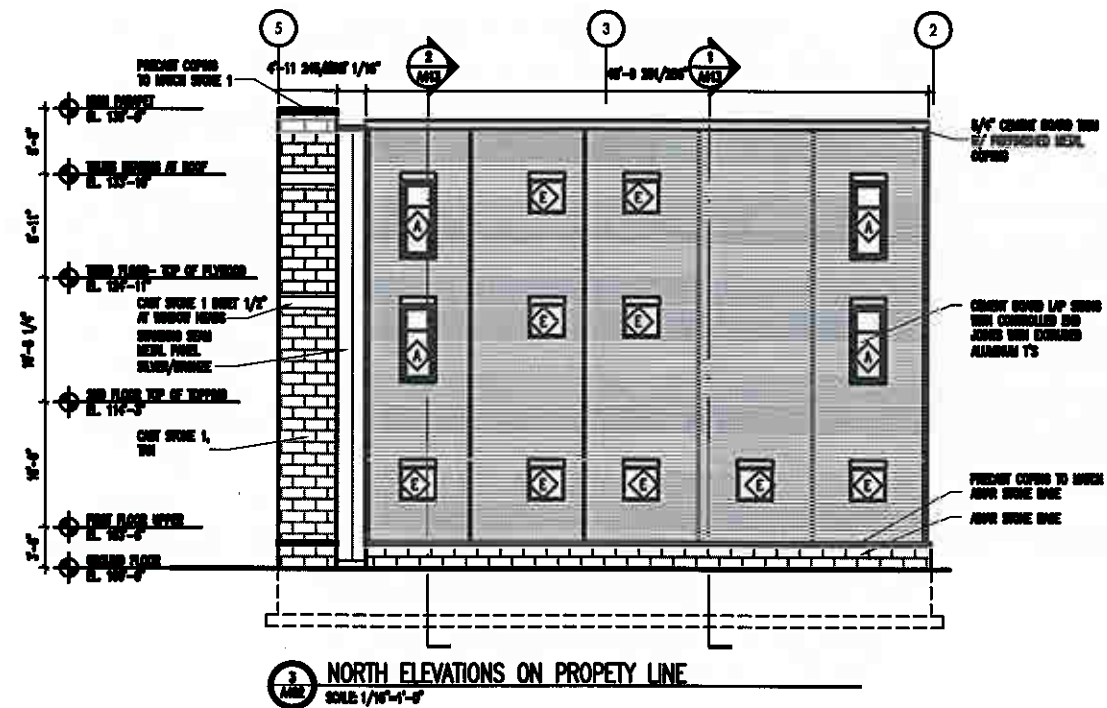
PLAN PREPARED BY
LANDCRAFT SURVEY AND ENGINEERING, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
2077 SOUTH 110th STREET, WEST ALLIS, WI 53227
PH: (414) 894-0674 FAX: (414) 894-0677
INFO@LANDCRAFTSE.COM



Plant Key	Schedule	Botanical Name	Common Name	Qty	Size	Root	Spacing
TH	Shade Trees	Tilia americana	American Linden	1	25-3" Cal.	B&B	as shown
BN	Shade Trees	Betula nigra	River Birch	2	2-25" Cal.	B&B	as shown
BT	Deciduous Shrubs	Berberis thunbergii atropurpurea 'Crimson Pigmy'	Crimson Pigmy Barberry	14	15" High	Pot	3.5' o.c.
RB	Deciduous Shrubs	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	11	1 Gal.	Container	4' o.c.
VO	Deciduous Shrubs	Viburnum opulus 'Compactum'	Comp. European Cranberrybush	7	24" High	Pot	as shown
AL	Perennials/Grasses	Allium schoenoprasum	Chives	36	4.5"	Pot	18" o.c.
AO	Perennials/Grasses	Althaea officinalis	Marsh Mallow	57	4.5"	Pot	15" o.c.
AM	Perennials/Grasses	Amaranthus rusticus	Horseweed	6	4.5"	Pot	20" o.c.
AR	Perennials/Grasses	Artemisia ludoviciana Silver King	Silver King White Sage	31	4.5"	Pot	20" o.c.
EP	Perennials/Grasses	Echinacea purpurea	Purple Coneflower	20	1 Gal.	Container	18" o.c.
IP	Perennials/Grasses	Iris pseudacorus	Yellow Flag Iris	12	1 Gal.	Container	24" o.c.
IS	Perennials/Grasses	Iris sibirica 'Caesar's Brother'	Siberian Iris	36	1 Gal.	Container	20" o.c.
TH	Perennials/Grasses	Thymus serpyllum	Peppermint	36	4.5"	Container	30" o.c.
NF	Perennials/Grasses	Nepeta racemosa 'Walker's Low'	Walker's Low Cat Mint	10	4.5"	Container	18" o.c.
SP	Perennials/Grasses	Salvia officinalis 'Purpurascens'	Common Sage	36	4.5"	Pot	18" o.c.
TH	Perennials/Grasses	Thymus serpyllum	Red Creeping Thyme	10	4.5"	Pot	18" o.c.







2500 West Fond du Lac Avenue Apartments

2501 – 2513 West Fond du Lac Avenue

Operating Plan Summary

2500 West Fond du Lac Avenue Apartments ("Fond du Lac") will create a total of 45 new studio and one-bedroom apartments for low- and very-low income individuals in Milwaukee's Near Northwest Side community. The Fond du Lac development has proposed to integrate housing with services designed to support residents' self-sufficiency. The team of Heartland Housing, Inc. ("Heartland") and St. Ben's Community Meal ("St. Ben's") have outlined the following operating guidelines to ensure that the Fond du Lac best serves its residents and the community. These will continue to be refined as the project concept solidifies.

Unit & Income Mix

The Fond du Lac will target a variety of households that need affordable housing, ranging from individuals who recently experienced homelessness to working adults unable to pay for a market rate apartment.

- The Fond du Lac will be comprised of studios and one-bedroom apartments.
- All units will have some form of rent and income restriction, in accordance with the project's goals and funding sources.
- Current plans are to set aside units for households earning 30% to 60% of the median income in Milwaukee County (CMI). In 2009, a one person household would need to make less than \$14,850 to \$29,700 to qualify for each type of unit, respectively.
- Tenants residing in units with rent subsidies (such as project-based Section 8) will be responsible for paying rent equal to 30% of their monthly gross income, up to the maximum allowable rent.
- Tenants residing in units without rent subsidies will be responsible for paying the full rent, for which the Wisconsin Housing and Economic Development Authority sets a maximum.

Resident Selection

- As owner and property manager, Heartland will be the primary supervisor of resident selection. St. Ben's will play an advisory role.
- Heartland will market the units through local newspaper ads, building signage, community outreach, as well as through connections established with St. Ben's and the supportive service provider. St. Ben's will provide the majority of referrals for prospective residents who need this form of housing.
- Tenant selection will include a written application, interviews, income verification and a background review. Credit and financial standing, as well as criminal convictions and current drug use, will be considered in the application process.
- For units without rent subsidies, the applicant's financial ability to pay his/her rent will be assessed in the context of his/her credit and employment history and prospects for future income.



Heartland Housing, Inc. 208 S. LaSalle St., Ste. 1818 | Chicago, IL 60604 |
ph 312.660.1300 | fax 312.660.1500

St. Ben's Community Meal 1015 N. Ninth Street | Milwaukee, WI 53233 |
ph 414.271.0135 | fax 414.271.0637

Management

The Fond du Lac management plan will follow Heartland's proven housing model, which is based on maintaining affordability and encouraging advisory resident participation. The Heartland approach has been critically important in addressing problems that might prove disruptive to the building or cause a resident to lose his/her housing.

- Heartland is responsible for property operations oversight. As the property manager, Heartland will work closely with St. Ben's and the supportive service provider to resolve any resident and community issues that may arise.
- Heartland will be responsible for building operations, including building administration, rent collections and billing, and maintenance. The property manager will oversee these operations.
- Tenants will sign leases for a minimum of a one-year period; income recertification will occur annually at the time of the lease renewal, or as funding sources require.
- Heartland's occupancy standards will comply with federal, state and local occupancy standards, and/ or laws related to fair housing and civil rights laws, as well as landlord-tenant laws and zoning restrictions. For the purposes of the Fond du Lac, a studio will accommodate no more than one person, and a one-bedroom will accommodate no more than two persons.

Service Plan

St. Ben's will oversee case management and other service activities proposed for Fond du Lac residents. St. Ben's and Heartland have selected The Guest House of Milwaukee, Inc., one of Milwaukee's leading supportive service providers with over 20 years of experience, to provide supportive services at the Development.

- The focus of case management will be to foster a resident's self-sufficiency, particularly as it relates to his/her ability to maintain their housing. The case manager will help the resident establish and meet personal objectives by connecting him/her to appropriate community resources and services.
- Supportive services will be provided on a voluntary basis. The case manager will be accessible at their offices within the Fond du Lac, which should contribute to high participation rates, and ultimately, positive outcomes for residents.



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2500 West Fond du Lac Avenue Apartments
2501 – 2513 West Fond du Lac Avenue
Existing Site Photos



View of the project site from the North.



View of the project site from the South.



View of the project site from the West (towards Fond du Lac Ave).







View of the project site from the East (from Fond du Lac Avenue).

**FN 091154
GPD to DPD
January 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

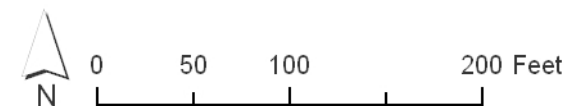
-  Neighborhood Shopping (NS1-2)
-  Local Business (LB1-2)
-  Commercial Service (CS)
-  Regional Business (RB1-2)
-  Central Business (C9A-C9H)

Industrial Districts

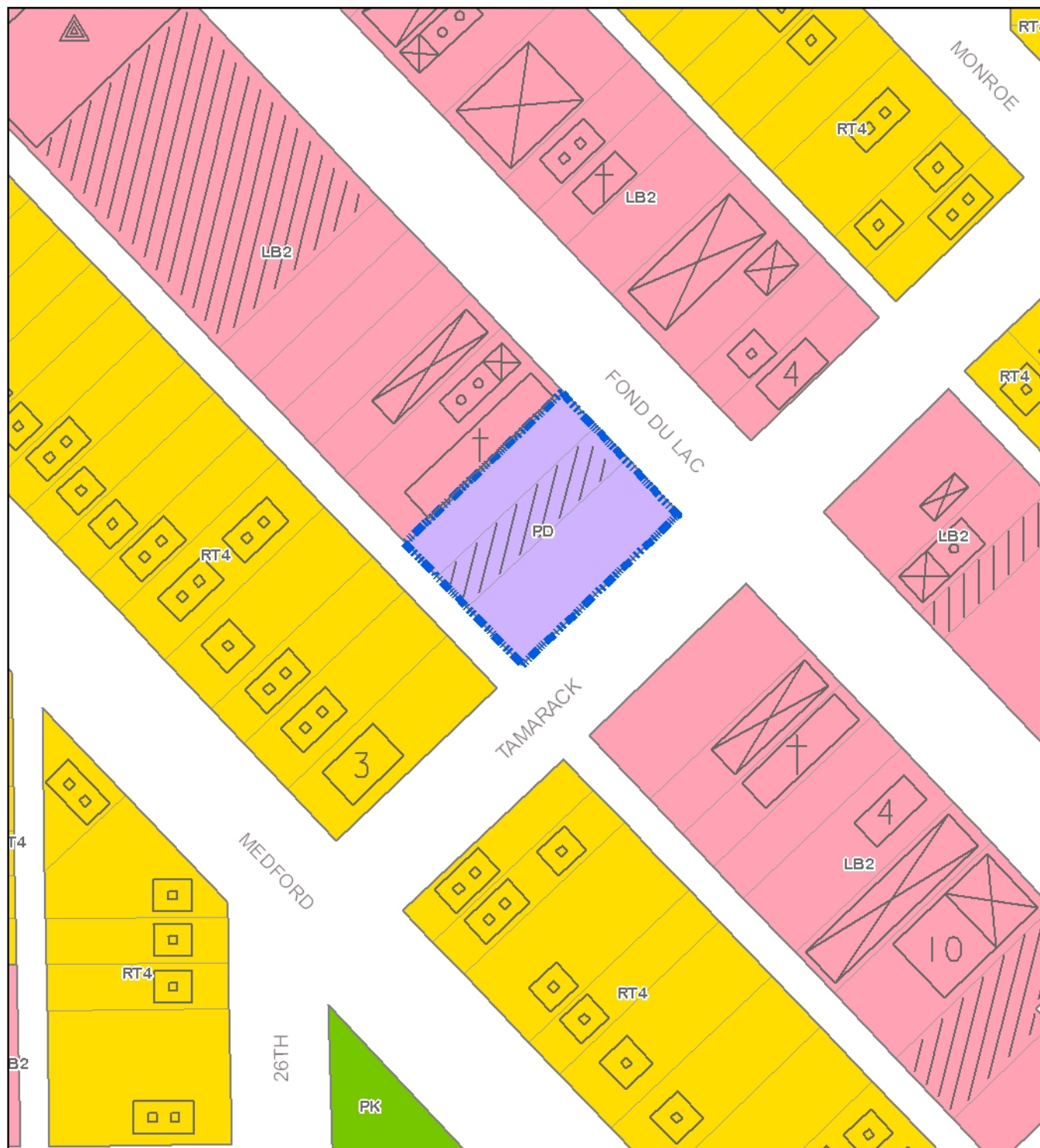
-  Industrial - Office (IO)
-  Industrial - Light (IL1-2)
-  Industrial - Mixed (IM)
-  Industrial - Heavy (IH)

Special Districts

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



Data source: Department of City Development 2009




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

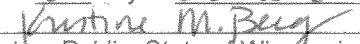
- a. Corporations. If the applicant is a corporation, a duly authorized officer or director of the corporation shall submit the affidavit required by sub. 1. The affidavit shall attest to whether each officer and director of the corporation as well as each shareholder owning 5% or more of voting stock, 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 8 day of December, 2009.


Petitioner (signature)

Andrew Geer, Executive Director, Heartland
(print name, relationship to project) Housing, Inc.

Subscribed and sworn to before me
This 8th day of December, 2009


Notary Public, State of Illinois
My commission expires: 5-5-13



Office Use Only: File no. 091154

NOTICES SENT TO FOR FILE : 091154

[illegible]

DOF OF PUBLICATION

OF WISCONSIN
MILWAUKEE COUNTY

} SS

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

C. NO. 45
FILE NUMBER 091154

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

Notice is hereby given that an ordinance that was introduced at the December 22, 2009 meeting of the Milwaukee Common Council, the essence of which is as follows:

A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Heartland Housing, for a four-story structure with 38 residential units and first floor community space, on lands located South of West Fond du Lac Avenue and West of North 25th Street, in the 15th Aldermanic District.

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).0152.

(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 area bounded and described as follows: The southwest line of West Fond du Lac Avenue, the northwest line of West Tamarack Street, a line 160 feet Southwest and parallel to the southwest line of West Fond du Lac Avenue, and a line 110 feet Northwest and parallel to the northwest line of West Tamarack Street.

(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 De-

partment 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.

Notice is hereby further given that the foregoing matter will be given a public hearing by the Committee on Zoning, Neighborhoods and Development in Room 301-B, City Hall, 200 East Wells Street, Milwaukee, Wisconsin, on Tuesday, February 2, 2010 at 9:00 A.M., pursuant to the provision of Sub-Section (7)(d) of Section 62.23 of the Revised Statutes of the State of Wisconsin.

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

b) If you have difficulty with the English language, you may bring an interpreter with you, at your own expense, so that you can answer questions and participate in the hearing.

c) Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX) 286-3456, (TDD) 286-2025 or by writing to the ADA Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

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

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

RONALD D. LEONHARDT,
City Clerk.

10754292-1/15-22

2/2/2010 01/22/2010

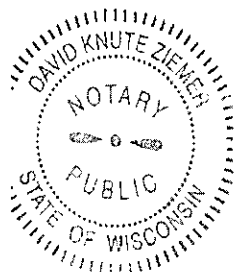
in E. Richmond

scribed and sworn to before me

ary 22, 2010

NI Z

y Public, Milwaukee County, Wisconsin
ommission Is Permanent





Legislation Details (With Text)

File #: 090807 **Version:** 1

Type: Ordinance **Status:** In Committee

File created: 10/13/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: A substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Highbridge Condominiums, for 68 residential apartments, known as Metro Place, on land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District.

Sponsors: ALD. KOVAC

Indexes: PLANNED UNIT DEVELOPMENTS, ZONING, ZONING DISTRICT 03

Attachments: City Plan Commission Letter.pdf, Exhibit A as of 1-25-10.pdf, Exhibit A Continued as of 1-25-10.pdf, Proposed Zoning Change Map.jpg, Affidavit for Zoning Change.pdf, Hearing Notice List, Notice Published on 1-15-10 and 1-22-10

Date	Ver.	Action By	Action	Result	Tally
10/13/2009	0	COMMON COUNCIL	ASSIGNED TO		
10/15/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
1/8/2010	1	CITY CLERK	DRAFT SUBMITTED		
1/15/2010	1	CITY CLERK	PUBLISHED		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

090807

Version

SUBSTITUTE 1

Reference

990553, 081521

Sponsor

ALD. KOVAC

Title

A substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Highbridge Condominiums, for 68 residential apartments, known as Metro Place, on land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District.

Analysis

This amendment was requested by Wangard Partners and will allow for the construction of up to 68 residential apartments, known as Metro Place.

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).0153.

(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 amended 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 reaffirms the zoning for the area described and bounded as follows:

The Westerly 30 feet of Lot 4 and all of Lots 5, 6 and 7, Block 1, and all of Lots 1, 2, 3, 4, 5 and 8, Block 2, Hubbard and Pearson's Addition, a recorded subdivision in Fractional Lot 5 of 1/4 Section 21, Town 07 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin. Also, all that part of Lot 6, Block 2, said Hubbard and Pearson's Addition, bounded and described as follows: Beginning at the southwest corner of said Lot 6; thence Northerly along the westerly line of said Lot 6, 50 feet to the northwest corner of said lot; thence Easterly along the northerly line of said Lot 6, 50 feet; thence Southwesterly 71 feet more or less to the place of beginning.

(3) The requirements set forth in said amended 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 amended detailed plan is that such plan shall limit and control construction, location, use and operation of all land and structures included within the amended detailed plan to all conditions and limitations set forth in such amended 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:AJF:ajf

01/07/10

January 25, 2010

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

Dear Committee Members:

File No. 090807 relates to the Second Amendment to a Detailed Planned Development known as Highbridge Condominium, for 68 residential apartments known as Metro Place, on land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District.

This amendment is requested by Wangard Partners and will allow for the construction of up to 68 residential apartment units, known as Metro Place. The original DPD allowed for 55 total residential units to be constructed over two phases. The first phase, known as Highbridge Condominiums, included 27 condominiums and left a balance of 28 residential units for phase II. This amendment proposes to increase the number of units from 28 to 68, though the form and massing of the proposed building is consistent with the originally approved plans.

A total of 68 interior parking spaces will be provided on the site, and will be located on the lower two levels along North Water Street. These two levels of parking will be built into the grade of the site and will not be visible from Astor Street. The community room and fitness center will also be located along the Water Street ground level. The upper four levels will contain a total of 68 studios, one- and two-bedroom apartments. The building itself will be a U-shaped courtyard building that faces to the south. The courtyard, located at the Astor Street level, will be designed with a green roof. The primary entrance to this development will be off of North Water Street. A secondary entrance for residents will be located at the Astor street level.

The building will be clad primarily with cast stone, fiber cement board, and utility brick. The balcony railings will be metal with wire mesh infill. The glazing along Water Street will be primarily clear. There will be translucent glazing in the second floor parking area. The garage door will also have translucent glass panels with an awning casting down lighting onto the door.

Ald. Kovac held a neighborhood meeting on December 17, 2009. Overall, the neighbors who attended the meeting were generally supportive of the proposed project. On January 25, 2010, a public hearing was held and at that time nobody spoke in opposition. Since the proposed change is generally consistent with the previously approved DPD, the City Plan Commission at its regular meeting on January 25, 2010 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac



WangardPartners^{INC}

INVESTMENT REAL ESTATE BROKERS AND DEVELOPERS

January 5, 2010

Mr. Al Franitza
Principal Planner
City of Milwaukee
Department of City Development
809 N. Broadway
Milwaukee, W 53202

RE: 1910 N. Water Street – Proposed project
“Metro Place”

Dear Mr. Franitza:

We respectfully submit the attached documentation which describes Wangard Partners' intention to amend the last unconstructed phase of the Highbridge Planned Development previously approved and located at 1910 N. Water Street.

On December 17th, we conducted a neighborhood meeting regarding the proposed development. Overall, the neighborhood is supportive and looks forward to seeing this project move ahead. We have discussed this project in great detail with Alderman Kovac and he is supportive of the proposed development as well as the expedited scheduling that has been requested.

The following items are included with the submittal:

- Detailed Plan Project Description & Owner's Statement of Intent
- Vicinity map
- Plat of survey
- Site plan
- Site grading plan
- Utility plan
- Landscape plan
- Elevations
- Pictures of the site and surrounding context



WangardPartners^{INC}

INVESTMENT REAL ESTATE BROKERS AND DEVELOPERS

Detailed Plan Project Description and Owner's Statement of Intent

In order to accommodate the shift in the downtown Milwaukee marketplace from luxury condominiums to affordably-priced apartments targeted at young professionals and others attracted to the vibrant lifestyle of the area, Wangard Partners wishes to amend the previously approved Planned Development. In lieu of the 26 unit (all 2 bedroom units) condominium structure originally proposed, a 68 unit apartment building would be constructed instead. After conversations with the City Planning Staff and Alderman Kovac, the intent is to work within the overall massing guidelines established in the earlier phases of construction within this planned development; that is, the height of the new proposed structure will not exceed that of the existing structures.

The site which faces N. Water Street, but also fronts on N. Astor Street to the west, has a complex topography. From the northern frontage along N. Water, the site rises almost 24' to the southernmost boundary where it adjoins N. Astor. Because of the significant grade change, N. Astor does not intersect physically to N. Water, but in the initial phase of the Planned Development, a monumental stair was constructed in the abandoned Astor Street right-of-way which allows pedestrian access to both public streets. This important neighborhood amenity will be maintained in the proposed amended plan and creates a western edge to the new building.

The proposed structure will be built into this existing hillside. The lower two levels, which will be exposed to Water Street, but unseen from Astor Street, will contain two levels of enclosed parking for 68 cars. Access to the parking levels, which will be connected by an internal ramp will be via a curb cut located on the eastern portion of the Water Street right-of-way so as to line up as closely as possible with curb cut serving the residential properties on the north side of the street. To further animate the Water Street facade, the primary building entry, community room and fitness center are located on the ground floor and will feature large areas of glass.

The upper four levels, which will be visible from all four sides of the property, will contain 17 apartments per floor in a U-shaped structure with a courtyard that faces to the south for a total of 68 living units. After much market research, it was decided to provide a variety of unit sizes ranging from 520 s.f. studios to 1,100 s.f. two bedroom units. The design of these units and the amenities offered in each apartment are specifically tuned to meet the expectations of the intended user. The courtyard, located at the Astor Street level, will be designed with a green roof. Finally, a secondary entrance will be developed at the Astor Street level to facilitate easy resident access to the residential neighborhood to the south.

The building itself, which will decrease in height from a 6-story structure along Water Street to a 4-story structure on Astor Street, has been designed to be in scale with the larger properties in the immediate



WangardPartners^{INC}

INVESTMENT REAL ESTATE BROKERS AND DEVELOPERS

area. Also, the courtyard which separates the building into easterly and westerly wings along the southern boundary will soften the impact of the building on its southern neighbors.

The detailed plan project description statistics as referenced in the Detailed Planned Development Checklist are as follows:

1. Gross Land Area – 22,560 square feet (0.518 AC)
2. Maximum amount of land covered by principal buildings – 18,759 square feet (0.4306 AC)
3. Maximum amount of land devoted to parking, drives and parking structures – 0
4. Minimum amount of land devoted to landscaped open spaces – 1,585 square feet plus 2,420 square feet of green roof garden area
5. Maximum proposed dwelling unit density – 68 total units
6. Proposed number of buildings – 1 building
7. Maximum number of dwelling units per building – 68 units
8. Bedrooms per unit – 8 units will have two bedrooms; 50 units will have one bedroom; and 10 units will be studio units (1.12 average bedrooms per unit)
9. Parking spaces provided – 68 parking spaces (1:1 parking ratio)

Owner's Statement of Intent as to how the plan provides for or complies with each of the district standards enumerated under s. 295-907 where applicable:

- **USES:** The permitted use will be amended to allow apartments.
- **DESIGN STANDARDS:** The design standards incorporated will be consistent with City of Milwaukee guidelines.
- **DENSITY:** The density will be 68 units.
- **SPACES BETWEEN STRUCTURES:** The spaces between structures will not be less than required by the City of Milwaukee.
- **SETBACKS:** The setbacks from adjoining properties will be consistent with standards for this site as established by the Department of City Development.
- **SCREENING:** The site will be appropriately screened from adjoining properties as required.
- **OPEN SPACES:** The open spaces will be landscaped and maintained so as to not create a nuisance or hazardous condition.
- **CIRCULATION, PARKING AND LOADING:** Circulation, parking, loading and pedestrian access will be planned and installed as shown on the attached plans.



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INVESTMENT REAL ESTATE BROKERS AND DEVELOPERS

- LANDSCAPING: The required vegetation will be consistent with appropriate standards and will be maintained on an on-going basis.
- LIGHTING: The lighting regulations applicable to planned development districts will be incorporated.
- UTILITIES: All utilities will be installed and screened as required.
- SIGNS: Signs will be incorporated that meet the guidelines for those located in a planned development district.
- SIGN ILLUMINATION: Signs will be illuminated per the standards of a planned development district.

Please note that the site is exempt from the City of Milwaukee Storm Water Rules due to the following:

- The land disturbance activities will not equal or exceed 1 acre or more. The total site size of the project is 22,560 square feet (0.518 AC).
- The cumulative area of all land disturbing activities at the property will not be equal to or exceed 1 acre over a 3 year period.
- The redevelopment activities will not increase the impervious area by 0.5 acre or more. The existing impervious area is 3,725 square feet (0.086 AC) and the proposed impervious is 20,757 square feet (0.477 AC). The increase of impervious surface equals 17,032 square feet (0.391 AC).

Based on this description, statistical analysis, statement of intent and the attached exhibits, Wangard Partners respectfully requests approval of the amendment to the Highbridge Planned Development.

Sincerely,

Anthony DeRosa

Vice President of Development

Enclosure

METRO PLACE

1910 N. Water St.

Milwaukee, Wisconsin

AG PROJECT NUMBER: 090601

DATE: 25 JAN 2010



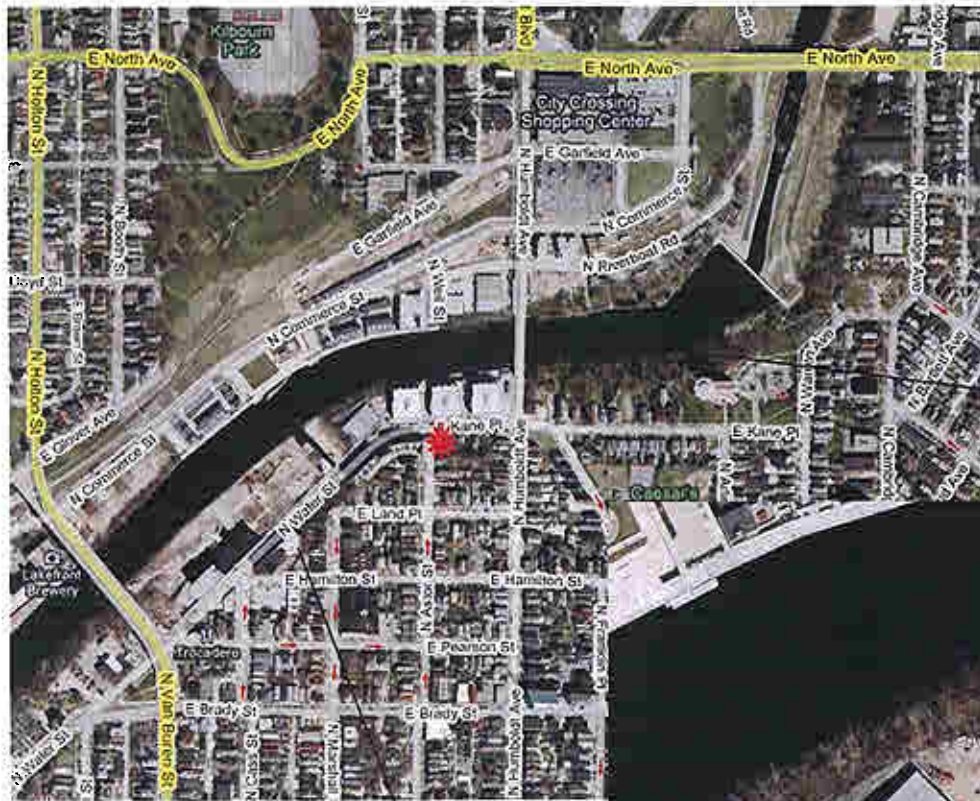
OWNER/DEVELOPER

Wangard Partners, Inc.
1200 North Mayfair Rd. Suite 220
Milwaukee, WI 53226

DETAILED PLAN DEVELOPMENT

 **Architecture**
A Sense of
Community

1414 UNDERWOOD AVE. WAUWATOSA, WI 53213 414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM



VICINITY MAP

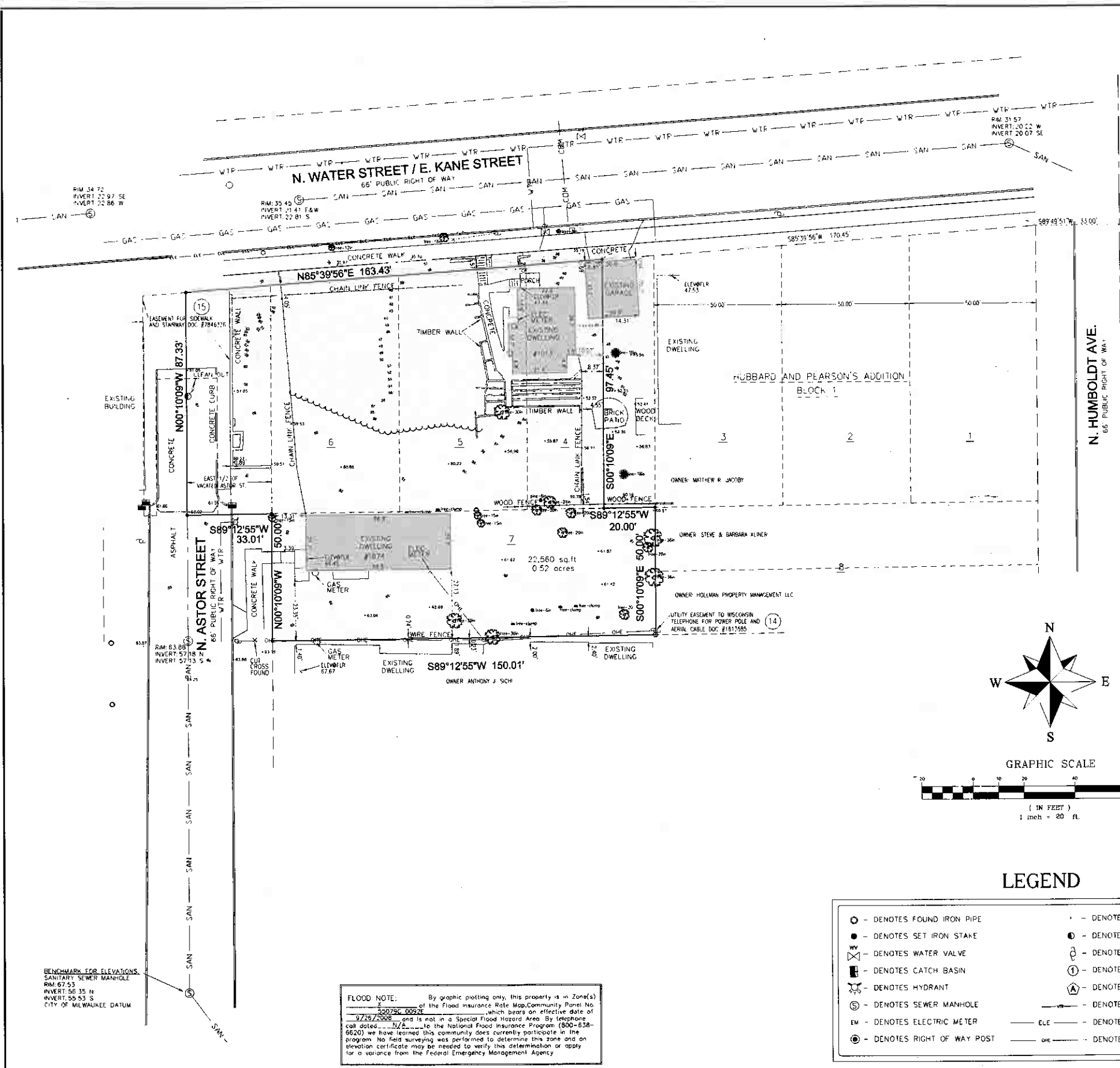


METRO PLACE
Milwaukee, WI

25 Jan. 2010



G200



LEGAL DESCRIPTION

Lot 4, except the East 20 feet, all of Lots 5, 6, and 7, Block 1, in Hubbard and Pearson's Addition and the East 1/4 of vacated North Astor Street adjacent to Lot 6 on the West, all being the Northwest 1/4 of Section 21, Town 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Tax Key No.: 354-0610-100-0
Address: 1910 N. Water Street

Note 1: The property herein described is the same as the pertinent property as described in Chicago Title Insurance Company, Commitment No. 1258978, Effective Date August 24, 2009.

Note 2: Survey traverse closure exceeds 1:15,000.

Note 3: "The underground utilities shown have been located from field survey information. The surveyor makes no guarantee 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."

SURVEYOR'S CERTIFICATE

I, Frederick W. Shibleik, the undersigned, being a duly licensed and qualified surveyor in and for the State of Wisconsin, do hereby certify to Mosaic, LLC, Chicago Title Insurance Company, and anyone who purchases, mortgages or guarantees title to the above-described property within one year from the above-described land and improvements thereon on October 12th, 2009 and that this survey fully and correctly represents the above-described land. I have shown the location of the perimeter of the above-described land by courses and distances and all apparent easements and all recorded easements and right-of-way as described in the title insurance file (Chicago Title Insurance Company, Commitment No. 1258978, Effective Date August 24, 2009 with references to recording data). Unless otherwise shown, the physical evidence conforms with the recorded descriptions of those easements and rights-of-way. All of the buildings, structures and improvements on the above-described land are correctly depicted. All such buildings, structures, and improvements are fully completed. I further certify that:

- (1) There are no easements, right-of-way, party walls, encroachments onto adjoining property or streets, or encroachments onto the above-described land by buildings, structures or improvements situated on adjoining property except as shown on this survey;
- (2) There are no streams, rivers, springs, ponds, lakes, ditches, drains or wetlands or similarly restricted areas located or bordering on or running through the subject land except as noted on the survey;
- (3) There are no gaps, gores, or overlaps between any parcels comprising the property or between the property and adjoining parcels, roads, streets, alleys or highways, except as noted on survey;
- (4) All public roads, highways, streets, and alleys running adjacent to or upon the subject land and the respective center lines and widths thereof are shown;
- (5) All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description;
- (6) There are no boundary line discrepancies and no deficiencies in the area of the land described in the legal description; and
- (7) This is to certify that this map or plot 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, ACSM and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 7, 10, 11(a), 11(b), 14 and 19 of Table A hereof and meets the accuracy requirements for a "Class A" Urban survey as defined therein; and also in all respects meets the requirements of all applicable law, Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Dated: November 2, 2009

Frederick W. Shibleik
Registered Land Surveyor S-1154
State of Wisconsin

ZONING DATA

Zoning: PD, Planned Development District

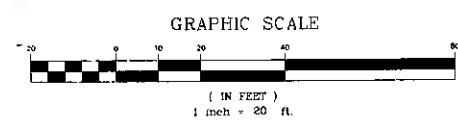
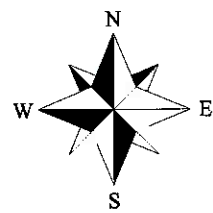
Projects considered on an individual basis per City of Milwaukee Zoning.

(Source: City of Milwaukee, Department of City Development, www.mkecd.org/cdz)

ITEMS CORRESPONDING TO SCHEDULE B

14. Utility Easement granted to Wisconsin Telephone Company recorded as Document No. 1613585.

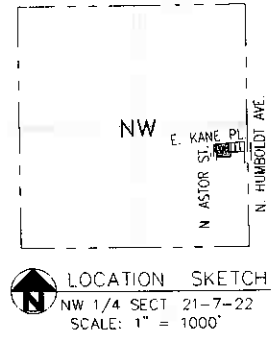
15. Easement recorded as Document No. 7846326.



LEGEND

- | | |
|-------------------------------|--|
| ○ - DENOTES FOUND IRON PIPE | • - DENOTES EXISTING SPOT ELEVATION |
| ● - DENOTES SET IRON STAKE | ⊙ - DENOTES CATCH BASIN |
| ⊗ - DENOTES WATER VALVE | ⊕ - DENOTES UTILITY POLE |
| ⊠ - DENOTES CATCH BASIN | ① - DENOTES ITEM CORRESPONDING TO SCHEDULE B |
| ⊡ - DENOTES HYDRANT | Ⓐ - DENOTES ENCROACHMENT ITEM |
| ⊓ - DENOTES SEWER MANHOLE | — W — DENOTES WATER LINE |
| EM - DENOTES ELECTRIC METER | — ELE — DENOTES UNDER GROUND ELECTRIC LINE |
| ⊙ - DENOTES RIGHT OF WAY POST | — OHE — DENOTES OVER HEAD ELECTRIC LINE |

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 9726/2009, and is not in a Special Flood Hazard Area. By telephone call dated 11/2/09 to the National Flood Insurance Program (800-838-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



REVISION NO.	DESCRIPTION	DATE	BY	DESIGNED BY	DATE

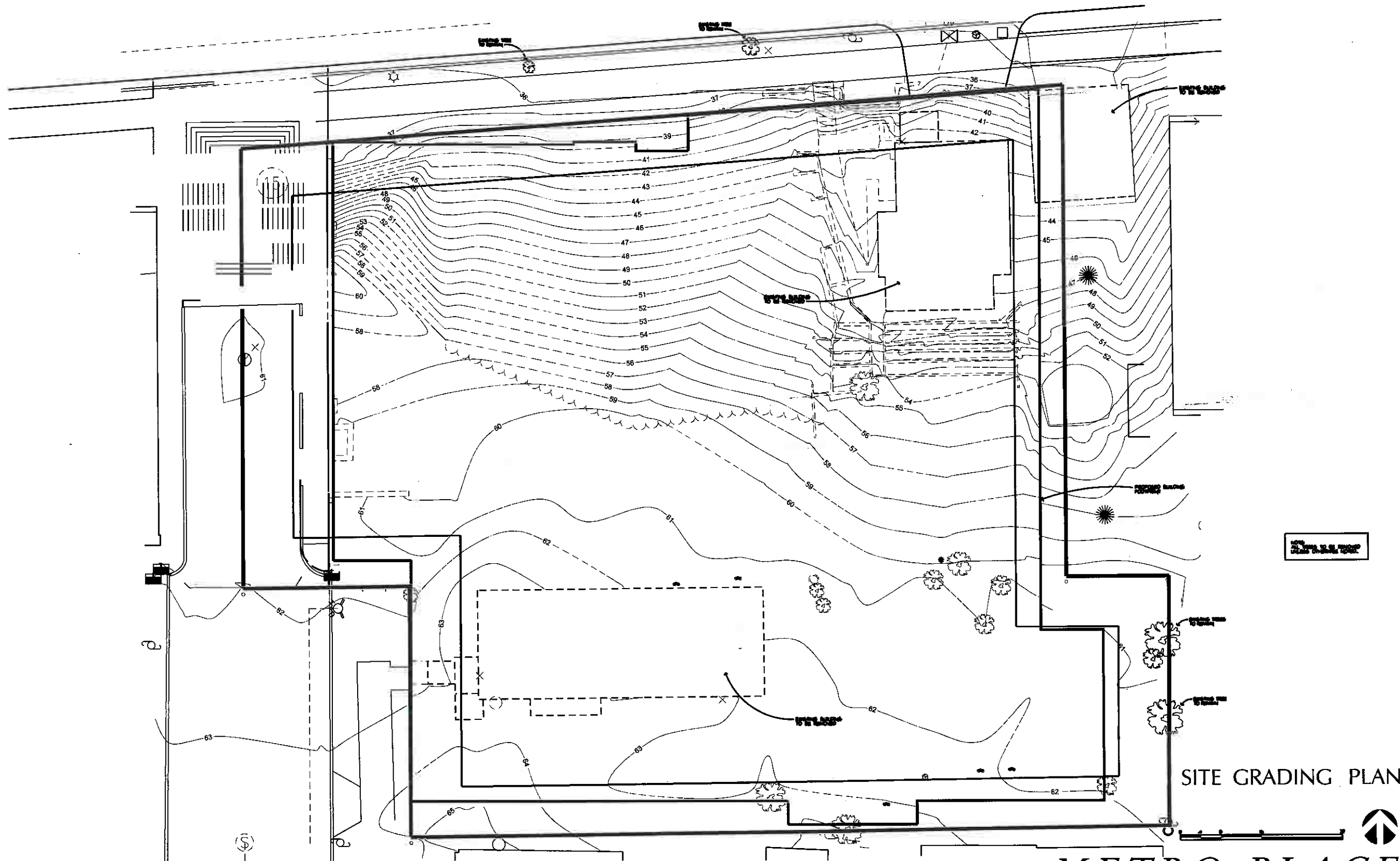
ALTA/ACSM SURVEY
1910 N. WATER ST.
MOSAIC, LLC
MILWAUKEE, WI

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

© 2005 Key Engineering Group Ltd.



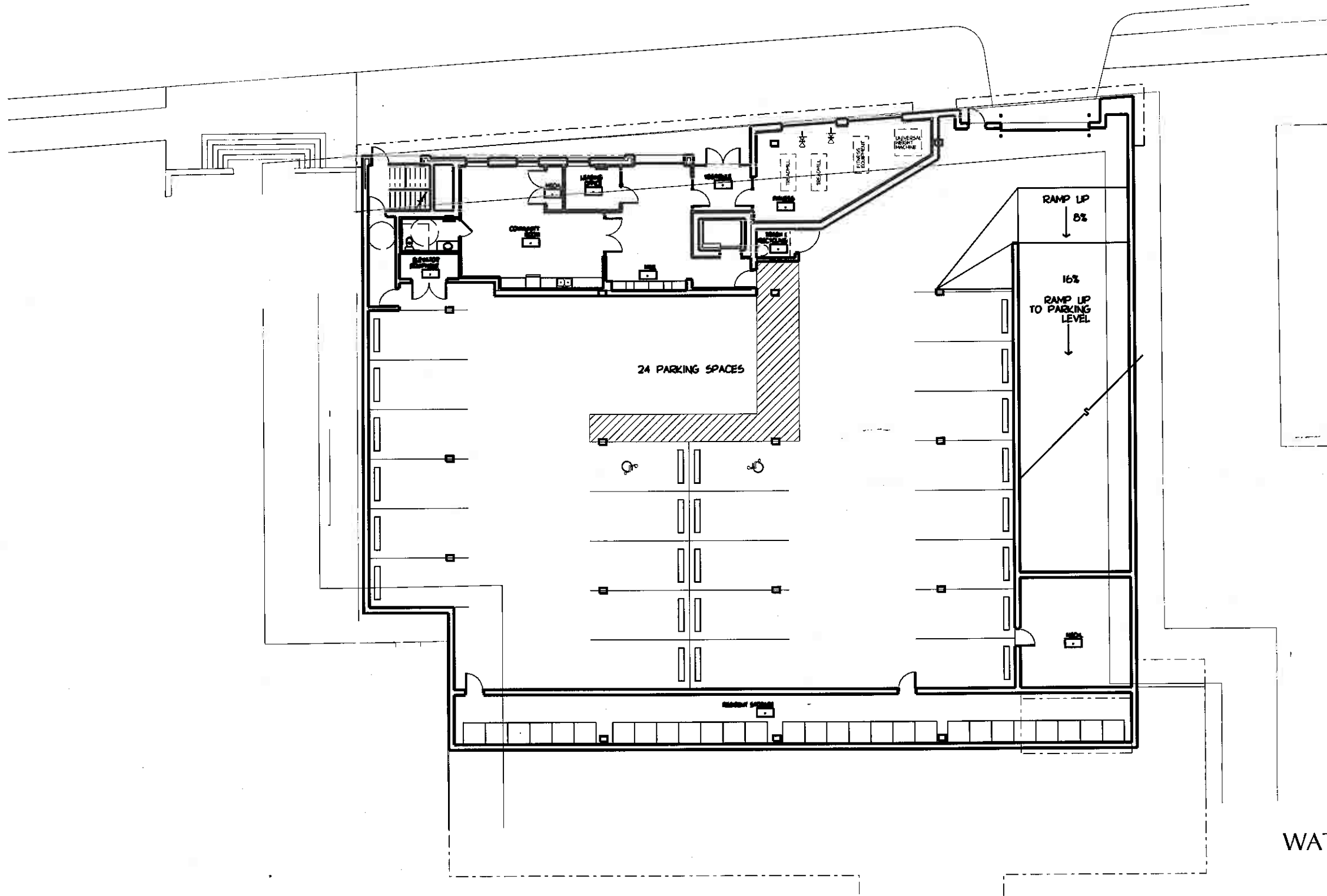
KEY PROJECT NUMBER	1910001
PROJECT SCALE	1" = 20'
SHEET NUMBER	C-1



25 Jan. 2010



A200



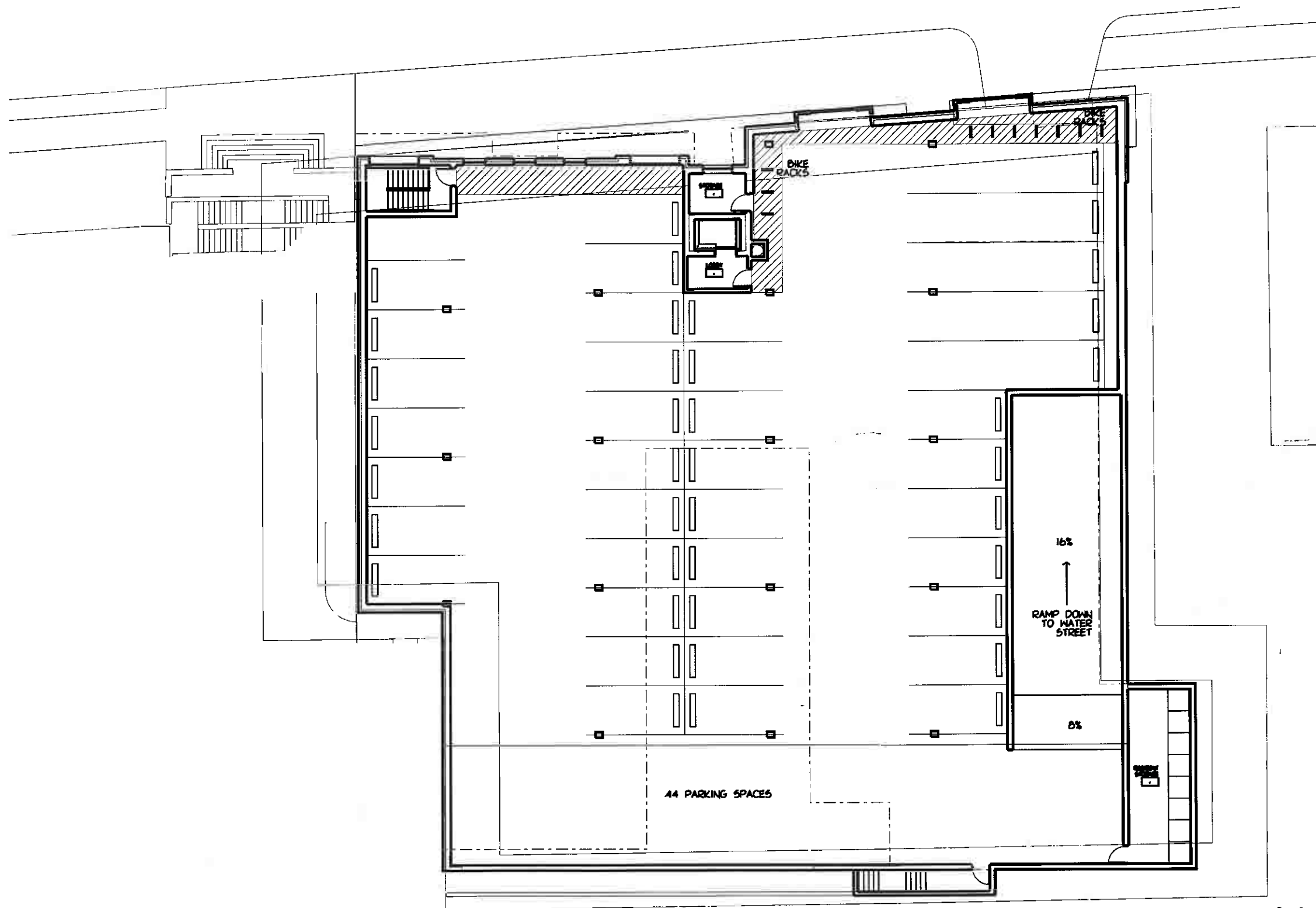
WATER STREET LEVEL
15,334sqft


METRO PLACE
Milwaukee, WI

25 Jan. 2010



A201



44 PARKING SPACES

16%
↑
RAMP DOWN
TO WATER
STREET

0%

PARKING LEVEL
18,667sqft

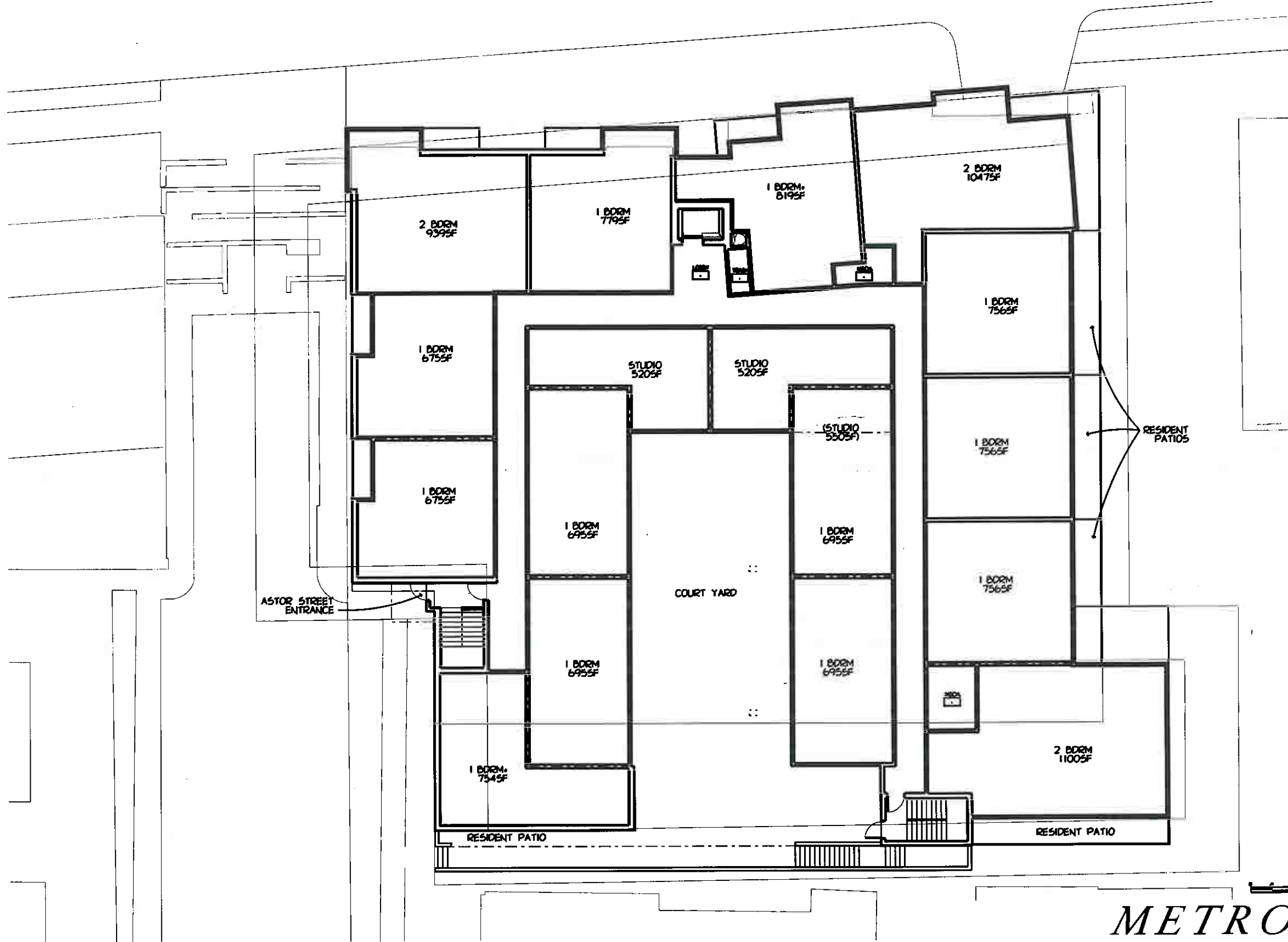


METRO PLACE
Milwaukee, WI

25 Jan. 2010



A202



Floors 1-4 UNIT MIX

(8)	STUDIO	- 520 SQFT
(2)	STUDIO	- 550 SQFT
(2)	1 BEDROOM	- 675 SQFT
(14)	1 BEDROOM	- 695 SQFT
(6)	1 BEDROOM	- 710 SQFT
(16)	1 BEDROOM	- 755 SQFT
(4)	1 BEDROOM	- 779 SQFT
(4)	1 BEDROOM	- 819 SQFT
(4)	2 BEDROOM	- 939 SQFT
(4)	2 BEDROOM	- 1047 SQFT
(4)	2 BEDROOM	- 1100 SQFT

68 Total Units
51,416 Total Sqft
756 Average Sqft

TYPICAL FLOOR
15,153sqft

METRO PLACE
Milwaukee, WI

25 Jan. 2010





GENERAL NOTES:

- WINDOWS BY SECTION 0200 UNLESS NOTED OTHERWISE NOTED SEE SHEET A500 FOR SCHEDULE
- ALL EXPOSED FIBER CONCRETE SINGS AND TRIM TO BE FINISHED ALL SIDES AND PAINTED.

MATERIAL LEGEND:

- AP - ARCHITECTURE PRECAST OR CUT STONE PROJECTED 1/2" AT HEADS
- DI - UNITITY STONE BLOCK
- CS1 - 12024 CAST STONE W/ STACK BOND PATTERN COLOR: WHITE SANDBLASTED
- CS2 - 8024 CAST STONE W/ STACK BOND PATTERN COLOR: WHITE SANDBLASTED
- CS3 - 6024 CAST STONE W/ STACK BOND PATTERN COLOR: WHITE SANDBLASTED
- FP1 - FIBER CONCRETE BOARD PANEL SMOOTH FINISH W/ 1/2" ALUM. TRIM PAINTED TO MATCH PANELS COLOR: IN AUTUMN TAN
- FP2 - FIBER CONCRETE BOARD PANEL SMOOTH FINISH W/ 1/2" ALUM. TRIM PAINTED TO MATCH PANELS COLOR: IN COUNTRYLINE RED
- FP3 - FIBER CONCRETE BOARD PANEL SMOOTH FINISH W/ 1/2" ALUM. TRIM NOT PAINTED COLOR: IN EVENING BLUE
- S4 - FIBER CONCRETE LAP SING WITH 4" EXPOSURE COLOR: IN BOOTHWAY BLUE
- S6 - FIBER CONCRETE LAP SING WITH 6" EXPOSURE COLOR: IN HAWAII BEIGE
- S7 - FIBER CONCRETE LAP SING WITH 7" EXPOSURE COLOR: IN BOOTHWAY BLUE

WINDOW SCHEDULE

W/C	NOMINAL SIZE (W X H)	& TYPE	REMARKS
A	2-8 x 6-0 DOUBLE HUNG WINDOW		
B	2-8 x 7-0 ANHANG W/ FIXED PANE		CUSTOM
C	4-0 x 7-0 ANHANG HUNG PANE		CUSTOM
D	6-0 x 7-0 ANHANG W/ FIXED PANE		CUSTOM
E	8-0 x 7-0 ANHANG W/ FIXED PANE		CUSTOM

NOTE:
PROVIDE MILLIONS PER ELEVATIONS
FIELD VERIFY ALL CUSTOM WINDOWS.

EXTERIOR ELEVATION - EAST

1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"



METRO PLACE
Milwaukee, WI

1/8" EXTERIOR ELEVATIONS

25 Jan. 2010



A500



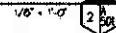
GENERAL NOTES:

- WINDOWS BY SECTION 0200 UNLESS NOTED OTHERWISE NOTED
SEE SHEET 0500 FOR SCHEDULE
- ALL EXPOSED FIBER CEMENT SIDING AND TRIM TO BE PRIMER
ALL SIDING PAINTED.

MATERIAL LEGEND:

AP - ARCHITECTURE PRECAST OR CUT STONE PROJECTED 1/2" AT HEADS
B1 - UTILITY SIDE BRICK
COLOR: NAPA VALLEY COLORED
CS1 - 12X24 CAST STONE 1/2" STACK BOND PATTERN
COLOR: WHITE SANDBLASTED
CS2 - 8X24 CAST STONE 1/2" STACK BOND PATTERN
COLOR: WHITE SANDBLASTED
CS3 - 8X24 CAST STONE 1/2" STACK BOND PATTERN
COLOR: WHITE SANDBLASTED
FP1 - FIBER CEMENT BOARD PANEL SMOOTH FINISH
1/2" ALUM. TRIM PAINTED TO MATCH PANEL
COLOR: AT COUNTRYLINE BUD
FP2 - FIBER CEMENT BOARD PANEL SMOOTH FINISH
1/2" ALUM. TRIM PAINTED TO MATCH PANEL
COLOR: AT COUNTRYLINE BUD
FP3 - FIBER CEMENT BOARD PANEL SMOOTH FINISH
1/2" ALUM. TRIM PAINTED TO MATCH PANEL
COLOR: AT COUNTRYLINE BUD
S4 - FIBER CEMENT LAM. SIDING WITH 4" EXPOSURE
COLOR: AT BOOTHBAY BLUE
S6 - FIBER CEMENT LAM. SIDING WITH 6" EXPOSURE
COLOR: AT NATALD BEIGE
S7 - FIBER CEMENT LAM. SIDING WITH 7" EXPOSURE
COLOR: AT BOOTHBAY BLUE

EXTERIOR ELEVATION - 'SOUTH'



EXTERIOR ELEVATION - 'WEST'



METRO PLACE
Milwaukee, WI

1/8" EXTERIOR ELEVATIONS

25 Jan. 2010



A501

- INSURIONS BY SECTION 05520 UNLESS NOTED OTHERWISE NUTRE SEE SHEET 1500 FOR SCHEDULE
- ALL EXPOSED FLOOR CONCRETE SLOWING AND TERN TO BE PRIMPED ALL SIDES AND PARTIAL.

A9 - ARCHITECTURE PROGRAM OF QRT STONE PROTECTED 1/2 AT HEAD
 B1 - UTILITY SIDE STONE
 COLOR: BROWN UTILITY COLORED
 C1 - LIGN CHASE STONE W/ STACK BOARD PATTERN
 COLOR: WHITE SANDBLASTED
 C2 - BROWN CHASE STONE W/ STACK BOARD PATTERN
 COLOR: WHITE SANDBLASTED
 C30 - BROWN CHASE STONE W/ STACK BOARD PATTERN
 COLOR: WHITE SANDBLASTED
 F1 - PIERCE CONCRETE BOARD PANEL SMOOTH FINISH
 W/ ALUM. NAIL SPACERS TO MATCH PANELS
 COLOR: JI ARTIST'S BLUE
 F2 - PIERCE CONCRETE BOARD PANEL SMOOTH FINISH
 W/ ALUM. NAIL SPACERS TO MATCH PANELS
 COLOR: JI ARTIST'S BLUE
 F3 - PIERCE CONCRETE BOARD PANEL SMOOTH FINISH
 W/ ALUM. NAIL SPACERS TO MATCH PANELS
 COLOR: JI ARTIST'S BLUE
 F4 - PIERCE CONCRETE LAP PANELS WITH 4" EXPOSURE
 COLOR - JI HAWAII BEIGE
 F5 - PIERCE CONCRETE LAP PANELS WITH 4" EXPOSURE
 COLOR - JI HAWAII BEIGE
 F6 - PIERCE CONCRETE LAP PANELS WITH 4" EXPOSURE
 COLOR - JI HAWAII BEIGE
 F7 - PIERCE CONCRETE LAP PANELS WITH 4" EXPOSURE
 COLOR - JI HAWAII BEIGE



Architecture

1010 LAKEMANOR AVE
ANN ARBOR MI 48106
734.761.1000
www.ggbarch.com

A502

- INSURING BY SECRET UNDER WRITING COMPANY UNDER WRITING THE SECRET AND FOR SECRET
- ALL SUPPORT FROM OTHERS AND THE TO BE FORMED ALL SECRET AND SECRET

[illegible]

G
Architecture
1125 WASHINGTON BLVD
WASHINGTON, DC 20004
202 638 2200 FAX
202 638 2211 PHS
WWW.GARCHIT.COM

A502



NOTE:
LETTERS OF BUILDING NAME
TO BE INSTALLED ON THE
TOP FRONT EDGE OF
AWNING AND BACK LIT PER
MANUFACTURERS SPECIFICATION

BUILDING NUMBERS TO BE
INSTALLED ON FACE OF AWNING
AND BACK LIT PER
MANUFACTURERS SPECIFICATION

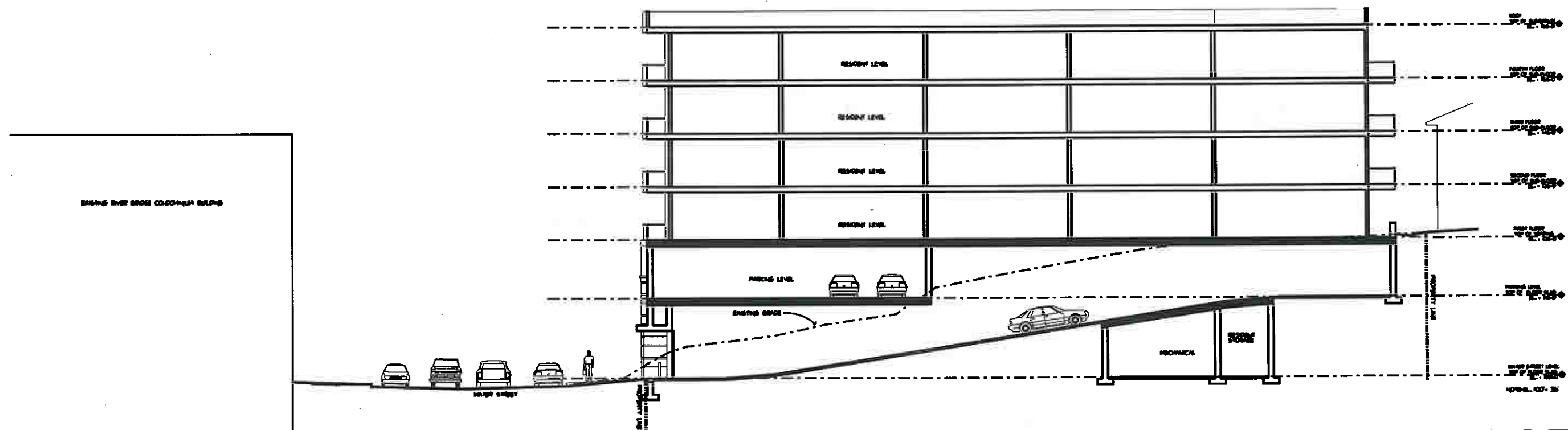
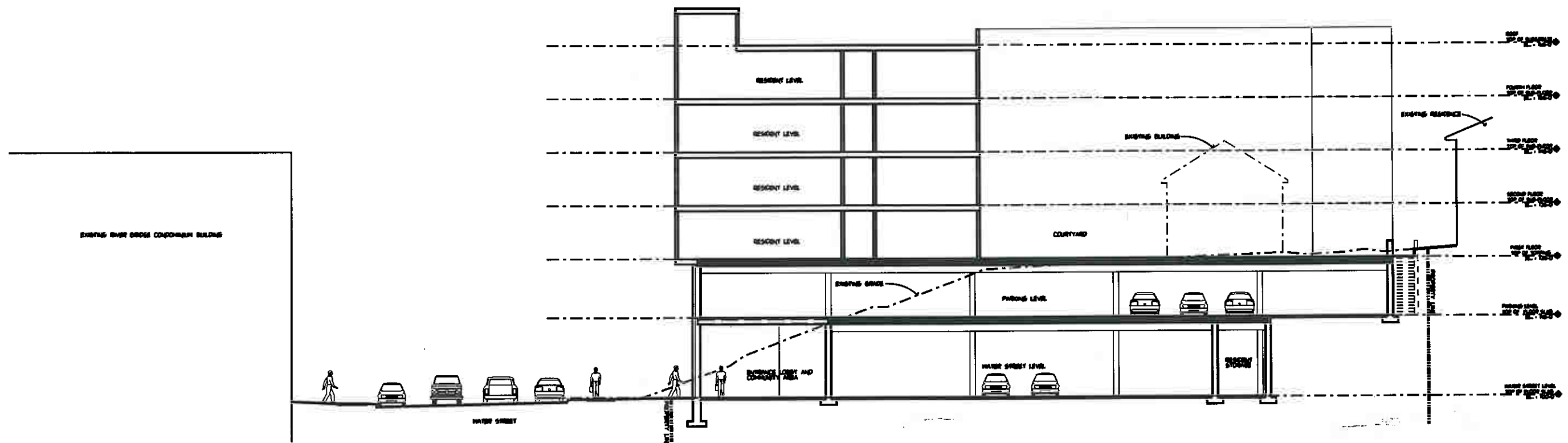
METRO PLACE
Milwaukee, WI

1/2" EXTERIOR ELEVATIONS

25 Jan. 2010



A503

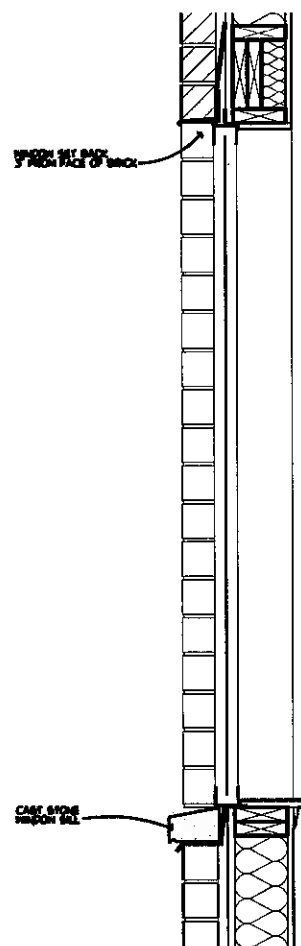


METRO PLACE
Milwaukee, WI
 1/8" BUILDING SECTIONS

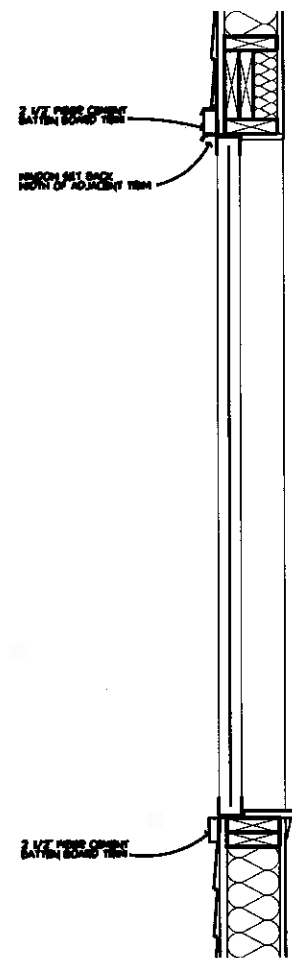
25 Jan. 2010



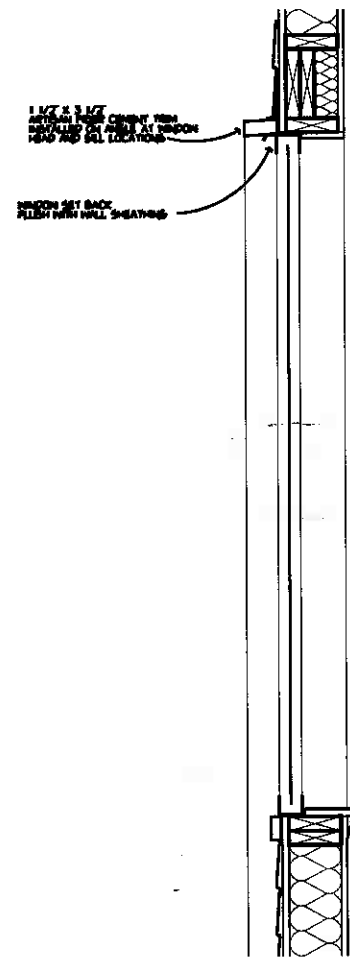
A600



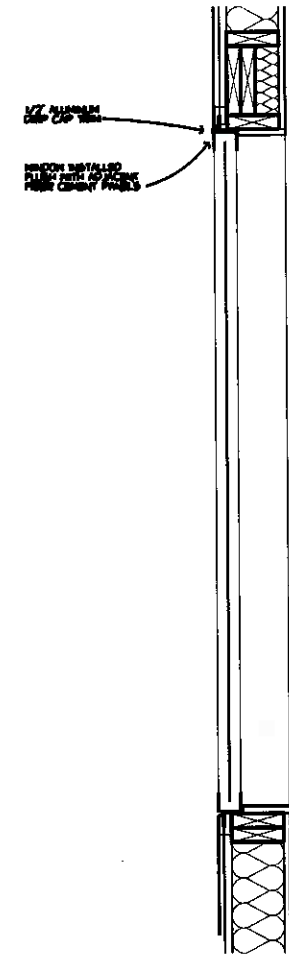
WINDOW SECTION
 8 MASONRY



WINDOW SECTION
 12 3 1/2\"/>



WINDOW SECTION
 12 1/2\"/>



WINDOW SECTION
 12\"/>

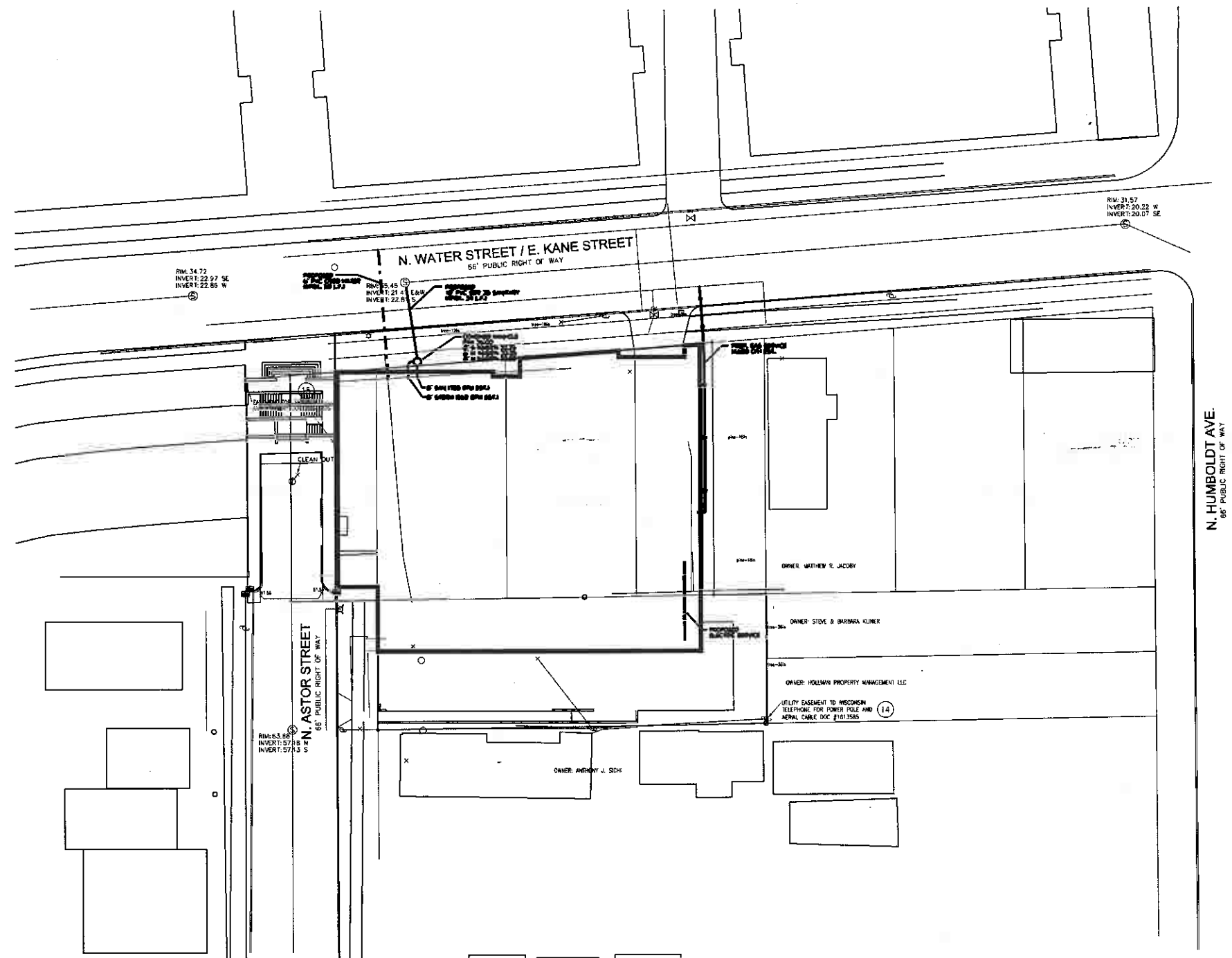
25 Jan. 2010



METRO PLACE
 Milwaukee, WI

1 1/2" WINDOW SECTIONS

A700

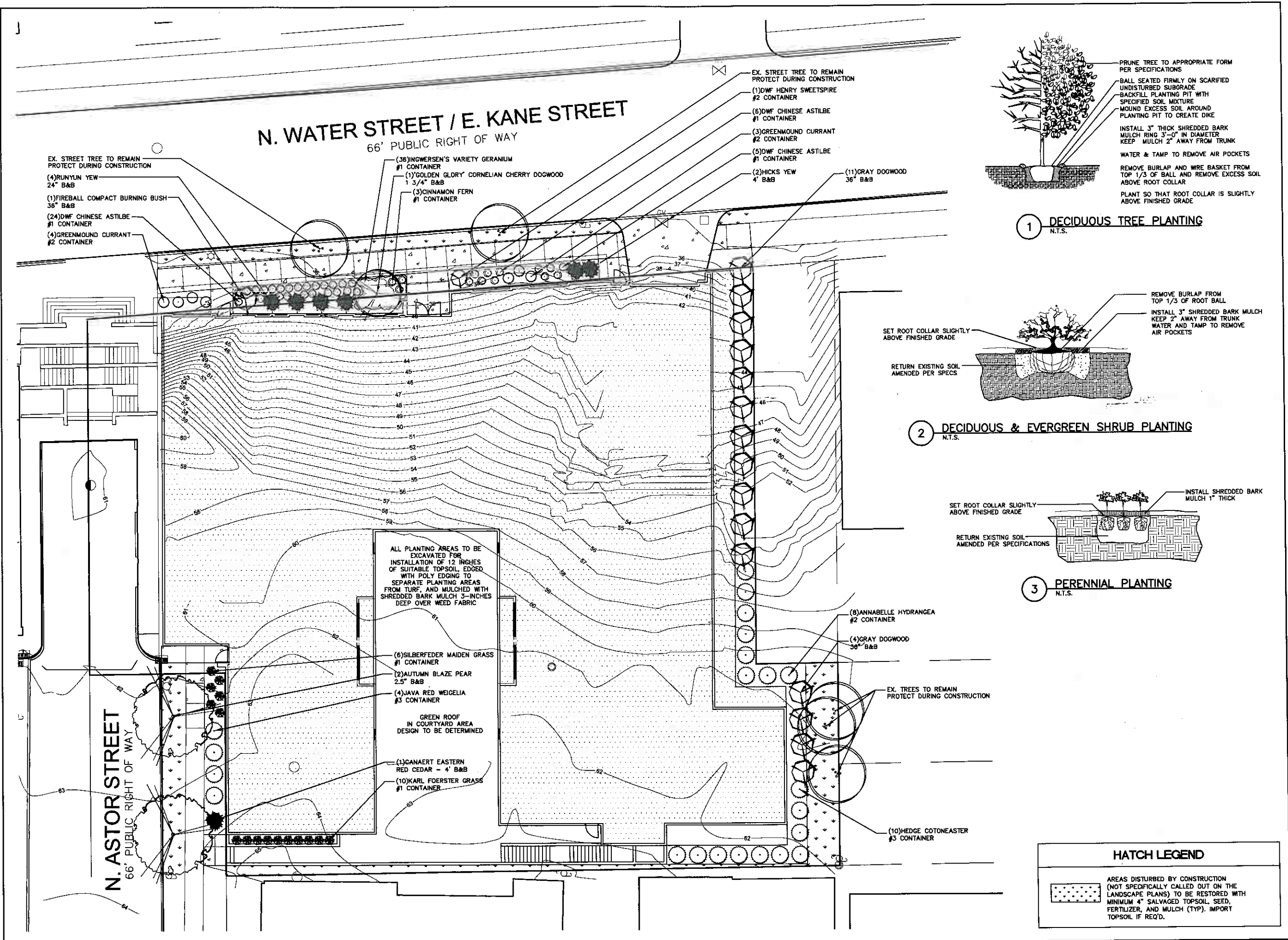


25 Jan. 2010




METRO PLACE *Milwaukee, WI*





1" = 20' SITE UTILITY PLAN



FN 090807
2nd Amendment to DPD
January 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



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 2nd day of October, 2009.

Wayne A. Wiertzema
Petitioner (signature)
Wayne A. Wiertzema, Developer
(print name, relationship to project)

Subscribed and sworn to before me
This 2 day of October, 2009
Suzanne C. Spear
Notary Public, State of Wisconsin
My commission expires: 3/10/13

Office Use Only: File no. 090807

NOTICES SENT TO FOR FILE : 090807

[illegible]

PROOF OF PUBLICATION

STATE OF WISCONSIN } SS
MILWAUKEE COUNTY

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

01/15/2010 01/22/2010

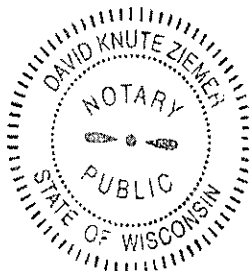
Ann E. Richmond

Subscribed and sworn to before me

January 22, 2010

[Signature]

Notary Public, Milwaukee County, Wisconsin
My Commission Is Permanent



**C. NO. 44
FILE NUMBER 090807**

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

Notice is hereby given that an ordinance that was introduced at the November 13, 2009 meeting of the Milwaukee Common Council, the essence of which is as follows:

A substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Highbridge Condominiums, for 68 residential apartments, known as Metro Place, an land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District.

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).0153.

(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 amended: 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 reaffirms the zoning for the area described and bounded as follows:

The Westerly 30 feet of Lot 4 and all of Lots 5, 6 and 7, Block 1, and all of Lots 1, 2, 3, 4, 5 and 8, Block 2, Hubbard and Pearson's Addition, a recorded subdivision in Fractional Lot 5 of 1/4 Section 21, Town 07 North, Range 22 East, City of Milwaukee, Milwaukee County, Wisconsin. Also, all that part of Lot 6, Block 2, said Hubbard and Pearson's Addition, bounded and described as follows: Beginning at the southwest corner of said Lot 6; thence Northerly along the westerly line of said Lot 6, 50 feet to the north-west corner of said lot; thence Easterly along the northerly line of said Lot 6, 50 feet; thence Southwesterly 71 feet more or less to the place of beginning.

(3) The requirements set forth in said amended 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 amended detailed plan is that such plan shall limit and control construction, location, use and operation of all land and structures included within the amended detailed plan to all conditions and limitations set forth in such amended detailed plan.

Part 2. Any persons, firm, company or corporation owning, controlling or leasing any building or premises therein or wherean 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.

Notice is hereby further given that the foregoing matter will be given a public hearing by the Committee on Zoning, Neighborhoods and Development in Room 301B, City Hall, 200 East Wells Street, Milwaukee, Wisconsin, on Tuesday, February 2, 2010 at 9:00 A.M., pursuant to the provision of Sub-Section (7)(d) of Section 62.23 of the Revised Statutes of the State of Wisconsin.

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

b) If you have difficulty with the English language, you may bring an interpreter with you, at your own expense, so that you can answer questions and participate in the hearing.

c) Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998; (FAX) 286-3456, (TDD) 286-2025 or by writing to the ADA Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

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

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

RONALD D. LEONHARDT,
City Clerk

10754291/1-15-22



Legislation Details (With Text)

File #: 091336 **Version:** 0

Type: Ordinance **Status:** In Committee

File created: 1/27/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: An ordinance creating a Milwaukee reclamation and building recycling initiative pilot program.

Sponsors: ALD. HINES JR., ALD. BAUMAN

Indexes: FORECLOSURES, HOUSING

Attachments: Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/27/2010	0	COMMON COUNCIL	ASSIGNED TO		
1/29/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/29/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/29/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091336

Version

ORIGINAL

Reference

Sponsor

ALD. HINES AND BAUMAN

Title

An ordinance creating a Milwaukee reclamation and building recycling initiative pilot program.

Drafter

LRB10045-1

BJZ/lp

1/27/2010

NOTICES SENT TO FOR FILE: 091336

[illegible]



Legislation Details (With Text)

File #: 080299 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 6/10/2008 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution relating to the creation of a tax incremental district for the area bounded by W. Galena Street, W. State Street, N. 20th Street and N. 24th Street.

Sponsors: ALD. BAUMAN

Indexes: TAX INCREMENTAL DISTRICTS

Attachments: Forecast of TID Cash Flow, Preliminary Analysis, Linden Hill Neighborhood Map, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/10/2008	0	COMMON COUNCIL	ASSIGNED TO		
6/18/2008	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/18/2008	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
6/24/2008	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	4:0
7/15/2008	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/22/2008	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HELD TO CALL OF THE CHAIR	Pass	5:0
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

080299

Version

ORIGINAL

Reference**Sponsor**

ALD. BAUMAN

Title

Resolution relating to the creation of a tax incremental district for the area bounded by W. Galena Street, W. State Street, N. 20th Street and N. 24th Street.

Analysis

This resolution directs the Department of City Development to take actions necessary for creation of a tax incremental district for the area bounded by W. Galena Street, W. State Street, N. 20th Street and N. 24th Street, including preparation of a draft project plan for the district as well as a Common Council resolution creating the district and approving the project plan. This district, which would be known as the "Linden Hill Estates Tax Incremental District," would focus on improving housing conditions in the neighborhood, including construction of owner-occupied infill housing, rehabilitation of existing owner-occupied housing and increasing the owner-occupancy rate.

The resolution directs the Department of City Development to submit the necessary documents to the Common Council within 90 days of the date of adoption of this resolution.

Body

Whereas, The neighborhood bounded by W. Galena Street, W. State Street, N. 20th Street and N. 24th Street suffers from an abundance of vacant lots and absentee-owned housing; and

Whereas, Because of its proximity to Downtown Milwaukee, other revitalizing or new residential neighborhoods (Lindsay Commons, Highland Homes, City Homes and Walnut Circle), and major employers with walk-to-work programs (Marquette University, Aurora Sinai Medical Center and AT&T), this neighborhood has great potential for a housing renaissance that includes new construction, rehabilitation of existing housing units and an increased rate of owner-occupancy; and

Whereas, Tax incremental financing is a development tool that can provide the financial resources and planning framework necessary for targeted, concentrated housing construction and rehabilitation activities; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Department of City Development is directed to take the actions that are necessary pre-conditions for creation of a tax incremental district for the area bounded by W. Galena Street, W. State Street, N. 20th Street and N. 24th Street, including preparation of a draft project plan for the district as well as a Common Council resolution creating the district and approving the project plan; and, be it

Further Resolved, That in preparing the documents necessary for creation and implementation of the tax incremental district, the Department of City Development shall be guided by the following goals and parameters:

1. The name of the district shall be "Linden Hill Estates Tax Incremental District".
2. The goals of the district shall include, but not be limited to, development of new owner-occupied infill housing, rehabilitation of existing owner-occupied housing, spot acquisition of absentee-owned

housing and increasing the owner-occupancy rate in the area to at least 50% of all housing units.

3. The activities of the district shall be coordinated with the walk-to-work programs of Marquette University, Aurora Sinai Medical Center, AT&T and other employers in the area.
4. The project plan and budget for the tax incremental district shall provide for improvements to the Linden Hill green space (the area bounded by W. McKinley Avenue, W. Juneau Avenue, N. 22nd Street and N. 23rd Street), including the provision of water and sewer service to the site, enhancing lighting and other amenities, and establishing this green space as a City-owned park.
5. The project plan and budget for the tax incremental district shall also provide for investigation of the feasibility of installing traffic-calming devices within the neighborhood.
6. The activities of the tax incremental district shall be coordinated with the Wisconsin Housing and Economic Development Authority, which can provide expertise and financial resources for the district.

; and, be it

Further Resolved, That other City departments, as appropriate, are directed to provide assistance to the Department of City Development in the development of the documents necessary for creation of the proposed tax incremental district and project plan; and, be it

Further Resolved, That the Department of City Development is directed to submit the documents necessary for creation of the proposed tax incremental district to the Common Council within 90 days of the date of adoption of this resolution.

Requestor

Drafter

LRB08292-1

JDO

06/06/2008

FORECAST OF DISTRICT CASH FLOW
TAX INCREMENTAL DISTRICT NO. ____
Linden Hills

<u>Year</u>	<u>New Single Family Homes</u>	<u>Value Remainder of District</u>	<u>Est. District Value</u>	<u>Base Value</u>	<u>Incremental Value</u>	<u>Tax Rate</u>	<u>Tax Incremental Revenue</u>	<u>Debt Balance</u>	<u>Interest 4.50%</u>	<u>Less Tax Inc. Revenue</u>	<u>Ending Balance</u>
2009	\$0	\$18,762,600	\$18,762,600	\$18,762,600	\$0	2.20%	\$0	\$650,000	\$29,250	\$0	\$679,250
2010	\$480,000	\$19,137,852	\$19,619,862	\$18,762,600	\$857,262	2.20%	\$0	\$1,329,250	\$59,816	\$0	\$1,389,066
2011	\$960,000	\$19,520,609	\$20,480,609	\$18,762,600	\$1,718,009	2.20%	\$18,860	\$1,389,066	\$62,508	\$18,860	\$1,432,714
2012	\$1,440,000	\$19,911,021	\$21,351,021	\$18,762,600	\$2,588,421	2.20%	\$37,796	\$1,432,714	\$64,472	\$37,796	\$1,459,390
2013	\$1,920,000	\$20,309,242	\$22,229,242	\$18,762,600	\$3,466,642	2.20%	\$56,945	\$1,459,390	\$65,673	\$56,945	\$1,468,118
2014	\$2,400,000	\$20,715,426	\$23,115,426	\$18,762,600	\$4,352,826	2.20%	\$76,266	\$1,468,118	\$66,065	\$76,266	\$1,457,917
2015	\$2,448,000	\$21,129,735	\$23,577,735	\$18,762,600	\$4,815,135	2.20%	\$95,762	\$1,457,917	\$65,606	\$95,762	\$1,427,761
2016	\$2,496,960	\$21,552,330	\$24,049,290	\$18,762,600	\$5,286,690	2.20%	\$105,933	\$1,427,761	\$64,249	\$105,933	\$1,386,077
2017	\$2,546,899	\$21,983,376	\$24,530,276	\$18,762,600	\$5,767,676	2.20%	\$116,307	\$1,386,077	\$62,373	\$116,307	\$1,332,144
2018	\$2,597,837	\$22,423,044	\$25,020,881	\$18,762,600	\$6,258,281	2.20%	\$126,889	\$1,332,144	\$59,946	\$126,889	\$1,265,201
2019	\$2,649,794	\$22,871,505	\$25,521,299	\$18,762,600	\$6,758,699	2.20%	\$137,682	\$1,265,201	\$56,934	\$137,682	\$1,184,453
2020	\$2,702,790	\$23,328,935	\$26,031,725	\$18,762,600	\$7,269,125	2.20%	\$148,691	\$1,184,453	\$53,300	\$148,691	\$1,089,062
2021	\$2,756,846	\$23,795,513	\$26,552,359	\$18,762,600	\$7,789,759	2.20%	\$159,921	\$1,089,062	\$49,008	\$159,921	\$978,149
2022	\$2,811,983	\$24,271,424	\$27,083,406	\$18,762,600	\$8,320,806	2.20%	\$171,375	\$978,149	\$44,017	\$171,375	\$850,791
2023	\$2,868,222	\$24,756,852	\$27,625,074	\$18,762,600	\$8,862,474	2.20%	\$183,058	\$850,791	\$38,286	\$183,058	\$706,019
2024	\$2,925,587	\$25,251,989	\$28,177,576	\$18,762,600	\$9,414,976	2.20%	\$194,974	\$706,019	\$31,771	\$194,974	\$542,815
2025	\$2,984,098	\$25,757,029	\$28,741,127	\$18,762,600	\$9,978,527	2.20%	\$207,129	\$542,815	\$24,427	\$207,129	\$360,113
2026	\$3,043,780	\$26,272,170	\$29,315,950	\$18,762,600	\$10,553,350	2.20%	\$219,528	\$360,113	\$16,205	\$219,528	\$156,790
2027	\$3,104,656	\$26,797,613	\$29,902,269	\$18,762,600	\$11,139,669	2.20%	\$232,174	\$156,790	\$7,056	\$232,174	-\$68,328 TID Repaid
2028	\$3,166,749	\$27,333,565	\$30,500,314	\$18,762,600	\$11,737,714	2.20%	\$245,073	-\$68,328	-\$3,075	\$245,073	-\$316,476
2029	\$3,230,084	\$27,880,237	\$31,110,321	\$18,762,600	\$12,347,721	2.20%	\$258,230	-\$316,476	-\$14,241	\$258,230	-\$588,947
2030	\$3,294,686	\$28,437,841	\$31,732,527	\$18,762,600	\$12,969,927	2.20%	\$271,650	-\$588,947	-\$26,503	\$271,650	-\$887,099
2031	\$3,360,579	\$29,006,598	\$32,367,178	\$18,762,600	\$13,604,578	2.20%	\$285,338	-\$887,099	-\$39,919	\$285,338	-\$1,212,357
2032	\$3,427,791	\$29,586,730	\$33,014,521	\$18,762,600	\$14,251,921	2.20%	\$299,301	-\$1,212,357	-\$54,556	\$299,301	-\$1,566,214
2033	\$3,496,347	\$30,178,465	\$33,674,812	\$18,762,600	\$14,912,212	2.20%	\$313,542	-\$1,566,214	-\$70,480	\$313,542	-\$1,950,236

Assumptions:

15 houses built over 5 years, beginning in 2009 (assessed beginning in 2010)

Interest on City debt - 4.5%

Annual property appreciation of 2%

Estimated annual tax rate of \$22/1,000 (2003 tax rate was \$23.13 - up until 2008, the tax rate had declined for 6 consecutive years)

\$1.3 million TID - \$650,000 advanced in 2009 and 2010.

Linden Hill Estates Tax Incremental District

Following is a preliminary analysis of the proposed “Linden Hill Estates” Tax Incremental District (TID.) This is a limited inquiry and does not take the place of a feasibility study and TID project plan.

District Boundary

The District will be bounded by N 20th Street on the east, N 24th Street on the west, W State Street on the south, and W Galena on the north. It would not include the Lindsay Commons development at 20th and Galena, which is in TID No 58. See the attached map.

Land Assembly

There are 23 City- and RACM-owned buildable lots. Acquisition of privately-owned properties through “Spot Acquisition” (see below) could create more building sites, but none are assumed because of the uncertainty.

5-6 additional building sites could be available if the tot lot at N 20th and W McKinley is razed and redeveloped. Carter School of Excellence uses the tot lot, but the City may own it. (Further investigation into the ownership would be necessary.) Regardless of who owns the land, using the tot lot for housing would probably be controversial and is not considered in this analysis.

Competition from Other Developments in the Area

There are 4 development sites with approximately 150 available lots in the immediate area: the Legacy, Walnut Circle, Josey Heights, and Highland Homes. Lots sell for \$15,000 in the Legacy, \$17,500 in Walnut Circle, and start at about \$20,000 in Josey. (Land costs in Highland are based on house-lot packages.) Because of challenges in the mortgage and housing markets, sales in Walnut Circle and Josey Heights are below projections.

Environmental

Based on a preliminary check of historic land use, it appears no environmental remediation is necessary except for 1016-22 N 24th Street, which would require Phase II testing. As with other developments in the area, the TID will reimburse builders if they find old buried foundations or rubble, or abandoned underground storage tanks. See the attached preliminary budget for more information.

Important to Address Problem Properties

Spot acquisitions will be important because of the number of problem properties (investor-owned and/or vacant.) Strategic acquisitions and demolition could increase the number of building sites. Along with spot, a CBO or NIDC could use federal HOME dollars to do acquisition and rehab of selected properties.

Public Improvements

The proposed public improvements are:

- Convert one-way streets to two-way
- Remove 3 cul-de-sacs (1-21st and McKinley and 2 at 23rd and Vliet,)
- Build traffic-calming bump-outs (locations yet-to-be-determined,)
- Develop Linden Hill Park.

If the tot lot were used for housing, there would be additional costs to relocate it and open W McKinley between 20th and 21st Streets.

The Developer

A CBO, DCD, or private developer will:

- assemble the vacant and improved properties,
- perform some spot acquisition,
- do the necessary land division (subdivision and certified survey maps,)
- work with DPW to build the public improvements,
- develop design guidelines and requirements for the homes,
- pre-qualify and select builders, and
- market the properties for sale to owner-occupants.

Incentives for Existing Owners

NIDC would administer a TID grant program providing funds for exterior improvements. The grant funds would be modeled after the programs we currently run in Lindsay Heights and Metcalfe Park.

NIDC could also sponsor a Targeted Investment Neighborhood in the District, to further encourage rehabs and help increase owner-occupancy. An impediment to making the TIN successful is there is no CBO active in the area, but the ACTS program operating out of St. Michael's church could help out.

Revenue for the Development

Approximately 2/3 of tax incremental revenue will come from capturing the natural appreciation of existing properties in the District and 1/3 from 15 new homes,

These forecasts are based on an 18-year TID life, lot sales of \$3,500 each, and house-lot packages with an average sale price of \$160,000 to \$175,000. District assessments grew 25.2% in 2006, 2% in 2007, and 13.4% in 2008; our assumption is a conservative annual growth rate of 2.2%.

Conclusion

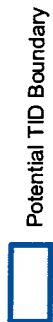
We estimate 15 *may* sell over a 5-year period, but sales could be less. Further study is needed to see if the market will absorb the new homes, or if it would be better to wait until conditions improve.

A concern is the new homes may not meet design expectations. Existing homes in the district tend to be large 2-1/2 story structures, with historic features. It may be difficult to market appropriate new homes. To illustrate, NIDC spent \$235,000 for the house at 1127 N 20th, not including land costs. Construction was completed in spring, 2007 but NIDC has been unable to sell the home. We recently reduced the price to \$204,900.

Preliminary Budget for Linden Hill Tax Incremental District
Expenses **Estimate**

Administration	125,000
Feasibility Study	25,000
30 rehab grants @ \$10,000	300,000
4 spot acquisition	300,000
4 relocation (rental units)	24,000
Demo 4 houses	40,000
Enviro: Phase II, UST's & hauling / landfill for rubble	20,000
Open 3 cul-de-sacs:	
21st & McKinley	
23rd & Vliet (2)	75,000
Traffic calming	25,000
Linden Hill Park improvements	350,000
Land Division	11,000
Stormwater management plan	5,000
Total	<u>1,300,000</u>

Linden Hill Neighborhood Land Use



Residential

Single Family

Duplex

Multi-Family

Commercial

Commercial

Mixed Commercial and Residential

Manufacturing, Construction,
and Warehousing

Transportation, Communications,
and Utilities

Public and Quasi-Public

Public Parks and Quasi-Public
Open space

Public Schools and Buildings,
Churches, Cemeteries, and
Quasi-Public Buildings

Vacant Land



0 250 500 1,000 Feet

Produced by:
Department of City Development Information Center, RTW
Project File:
W:\Map Requests 2008\Potential TIDs
YTID Linden Hill 07 08.mxd
Map File:
W:\Map Requests 2008\Potential TIDs
YTID Linden Hill 07 08.pdf
Generated: 16-July-2008, Scale = 1:4,657



CITY OF MILWAUKEE FISCAL NOTE

A) DATE 06/20/08

FILE NUMBER: 080299

Original Fiscal Note ☒ Substitute ☐SUBJECT: Resolution relating to the creation of a tax incremental district for the area bounded by West Galena Street, West State Street, North 20th Street and North 24th Street.

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:			If a TID is created, there will be a fiscal impact to be determined.		
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 080299:

[illegible]



Legislation Details (With Text)

File #: 091152 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 12/22/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 34, Third Ward Riverwalk, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Indexes: RIVERWALKS, TAX INCREMENTAL DISTRICTS, TAX INCREMENTAL FINANCING

Attachments: Department of City Development Cover Letter.pdf, Amendment to the Project Plan.pdf, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
12/22/2009	0	COMMON COUNCIL	ASSIGNED TO		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/28/2010	1	CITY CLERK	DRAFT SUBMITTED		

Number

091152

Version

SUBSTITUTE 1

Reference

970388

Sponsor

THE CHAIR

Title

Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 34, Third Ward Riverwalk, in the 4th Aldermanic District.

Analysis

The Common Council created Tax Incremental District No. 34 in 1997 for the purpose of facilitating the extension of the City's riverwalk system along the east bank of the Milwaukee River between East Clybourn Street on the north and the intersection of East Pittsburgh Avenue and North Broadway on the south.

TID No. 34 has incurred or is expected to incur project costs of \$6,839,531, for riverwalk-related improvements, interest expenses (including future interest expenses) and administration costs. The District has received incremental tax revenue in the amount of \$8,869,670.

Amendment No. 1 to the Project Plan for TID No. 34 will provide funding for the paving of two street segments located outside, but within one-half mile of, the District boundary, specifically: North Plankinton Avenue between West Wisconsin Avenue and West Wells Street and North Edison Street between East State Street and East Juneau Avenue.

The estimated total cost of this paving work is \$395,000. Following implementation of this work, anticipated for 2010-2011, the District will be closed out.

Body

Whereas, The Common Council of the City of Milwaukee ("Common Council") on September 23, 1997, adopted File No. 970388 approving a Project Plan and creating Tax Incremental District No. 34, Third Ward Riverwalk ("District"); and

Whereas, Pursuant to Section 66.1105(4)(h)(1), Wisconsin Statutes, on January 21, 2010, the Redevelopment Authority of the City of Milwaukee conducted a public hearing on Amendment No. 1 to the Project Plan for the District ("Amendment"), approved such Amendment by resolution and submitted such Amendment, a copy of which is attached to this Common Council File, to the Common Council for its approval; and

Whereas, Section 66.1105(4)(g) and (h)(1), Wisconsin Statutes, provides that an amendment to a Project Plan shall be approved by the Common Council with the adoption of a resolution, which contains findings that such amendment is feasible and in conformity with the Master Plan of the City of Milwaukee ("City"); now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines as follows:

1. The Amendment retains the existing boundaries of the District and does not alter the number of properties within the District. Therefore, the findings made in File No. 970388, pursuant to Section 66.1105(4)(gm)1 and 4, Wisconsin Statutes, are unchanged.

2. The Amendment revises the project costs to be supported by the District and revises the forecast of District Cash Flow and District Breakeven Analysis that is part of the Project Plan and makes related changes regarding the timing of project costs and methods of financing.

3. Project costs provided in the Amendment relate directly to promoting development consistent with the City's Master Plan and with the purpose(s) for which the District was

created under Section 66.1105(4) (gm) 4a, Wisconsin Statutes.

4. The percentage of the aggregate value of the equalized taxable property of the District plus the incremental value of all other existing Tax Incremental Districts does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City; and, be it

Further Resolved, That the Amendment is approved and the Project Plan for said District, as amended, is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That:

1. The City Clerk is directed to notify the Wisconsin Department of Revenue in such form as may be prescribed by said Department of the approval of this Amendment pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.

2. The City Comptroller is directed to transfer excess tax increment revenue in the amount of \$395,000 to Project Account No. TD03480000, for the purpose of providing funds necessary to implement the Amendment.

3. The City Comptroller, in conjunction with the Commissioner of the Department of City Development, is directed to perform such acts and to create such accounts and subaccounts and make appropriate transfers upon written request by the Department of City Development for all revenue or expenditure activity under this resolution.

Drafter

DCD:JS:js

01/27/10



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

December 14, 2009

To The Honorable
Common Council of the City of Milwaukee
Milwaukee, WI 53202

Dear Members of the Common Council:

The Department of City Development respectfully requests introduction of the attached title only resolution, which was prepared in response to a directive contained in Common Council File No. 090706--resolution directing the Commissioner of City Development to prepare amendments to project plans for tax incremental districts likely to be closed out in 2011 or 2012.

Your consideration of this request is appreciated.

Sincerely,

Rocky Marcoux
Commissioner

Attachment

c: Ald. Hines, President, Common Council
Ald. Witkowiak, Chair, ZND Committee
Ald. Bauman
Ald. Bohl

AMENDMENT NO. 1

**PROJECT PLAN FOR TAX INCREMENTAL FINANCING DISTRICT NO.
34
(THIRD WARD RIVERWALK PROJECT)**

CITY OF MILWAUKEE

Public Hearing Held: January 21, 2010

Redevelopment Authority Adopted : January 21, 2010

Common Council Adopted:

Joint Review Board Adopted:

**AMENDMENT NO. 1 to the PROJECT PLAN for
TAX INCREMENTAL FINANCING DISTRICT NUMBER 34
CITY OF MILWAUKEE
(Historic Third Ward Riverwalk Project)**

Introduction

Section 66.1105 (4)(h)(1), Wisconsin Statutes, permits the Redevelopment Authority, subject to the approval of the Common Council, to amend the project plan for a tax incremental financing district.

The City of Milwaukee created Tax Incremental District Number 34 in 1997 for the purpose of facilitating the extension of City's riverwalk along the east bank of the Milwaukee river between E. Clybourn St. on the north and the intersection of E. Pittsburgh Ave. and N. Broadway on the south.

To date \$ 6.8 million of project costs have been incurred, including interest on debt and associated carrying charges, and approximately \$8.8 million of incremental revenue has been generated in the TID.

In summary, Amendment No. 1 to the Project Plan will provide \$395,000 for the purposes of paving two street segments located within one-half mile outside of the current TID boundary. These segments are:

- N. Plankinton Ave. between W. Wisconsin Ave. and W. Wells Street;
- N. Edison St. between E. State Street and E. Juneau Street.

Amendments to the Project Plan:

The following amendments are made to the Project Plan.

II. PLAN PROPOSALS

Section II (B)(1)(a) is amended by adding the following:

- “ 4. N. Plankinton Ave. between W. Wisconsin Ave. and W. Wells Street;
- 5. N. Edison St. between E. State Street and E. Juneau Street.”

Section II (B)(1)(b) is amended by adding the following:

- “6. N. Plankinton Ave. between W. Wisconsin Ave. and W. Wells Street: \$250,000
- 7. N. Edison St. between E. State Street and E. Juneau Street: \$145,000

Table A in Section II(B)(2) is restated as follows:

Table A
List of Estimated Project Costs

Riverwalk Improvements	1,542,096
Grants / Loans to BID #2 for Riverwalk segments	3,198,607
Contingency	0
Capitalized Interest	357,383
Administration	281,767
Current Total Project Costs Exc. Financing	5,379,853
Financing Costs, Net of Earnings	1,459,678
Total Including Financing Costs	6,839,531
Proposed Paving Projects	395,000
Est. Total Project Costs	7,234,531

Schedule A of Section II (B) (3) (a) “Description of Timing and Methods of Financing” is deleted and restated, as follows:

Schedule A
Estimated Timing of Project Costs (Excl. Financing)

<u>Year</u>	<u>Estimated Project Costs</u>	<u>Cumulative Total</u>
1997-2009	5,379,853	5,379,853
2010-13	395,000	5,774,853

Sub-Section 4, “Economic Feasibility Study” is amended by adding the following:

“4. Economic Feasibility Study

Please see forecast of District Cash Flow and District Breakeven analysis, attached. Based on the forecast, following the expenditure of the additional funds for street paving, the District is expected to close-out in 2010. “

Sub-Section 6, “Map Showing Proposed Improvements and Uses:” Map 3 is amended by adding the attached map identifying the proposed paving projects.

ATTACHMENTS

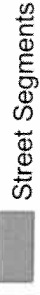
Map 3: Proposed Improvements

District Cash Flow forecast / Breakeven analysis

Map 3a

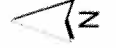
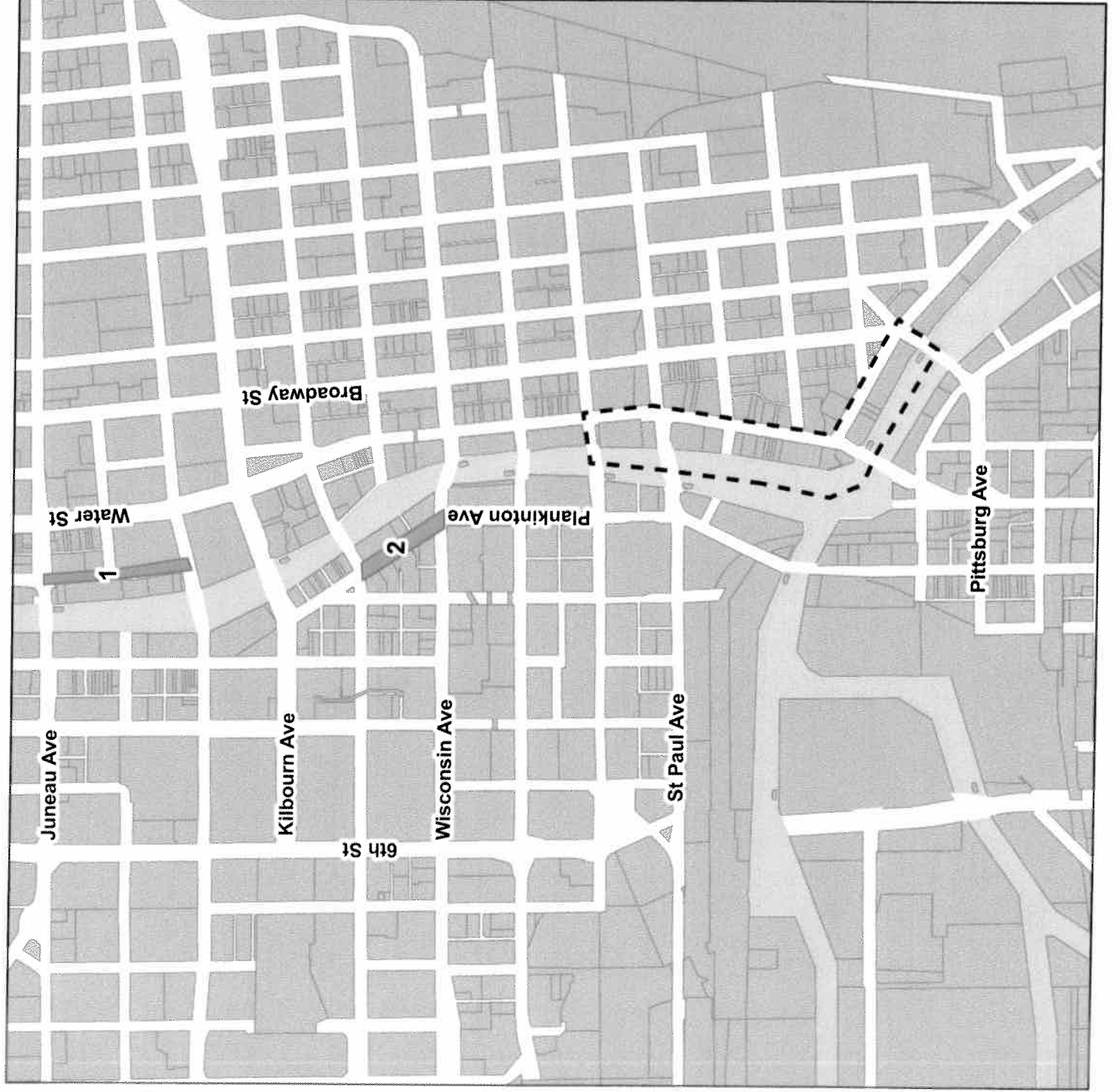


TID 34 Boundary



Street Segments

1. Edison St (between Juneau & State)
2. Plankinton St (between Wisconsin & Wells)



0 375 750 1,500 Feet

Data Source: Department of City Development/AT
Map File: F:\Projects\TID09\TID_34.tid34.mxd

TID 34 - Historic 3rd Ward Riverwalk
Break-even Estimate

Third Ward Riverwalk TID-34	
Lifetime-to-date expenditures	4,876,441
Add:	
Remaining appropriation	503,413
G.O.B. lifetime-to-date interest	1,179,246
Add scheduled bond interest costs-	
G.O.B. interest - 2010 to maturity	648,249
G.O.B. interest - estimated future borrowing	
Cumulative City of Milwaukee carrying costs/ (earnings) on yearly deficit or surplus	(402,476)
Total project costs	6,804,873
Project revenues	-
Difference between proceeds and principal debt service payments	34,659
Net project costs/amount to be recovered through tax increments	6,839,532
Tax increments required	
Amounts levied:	
1998	13,290
1999	279,135
2000	437,701
2001	477,456
2002	551,315
2003	568,479
2004	618,268
2005	676,742
2006	688,470
2007	907,353
2008	1,804,791
2009	1,846,670
Total tax increments levied at December 31, 2009	8,869,670
Current Deficit (Surplus)	(2,030,138)
Proposed Paving Projects	395,000
Net Deficit (Surplus) 2010	(1,635,138)

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 01/27/10

FILE NUMBER: 091152

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Substitute resolution approving Amendment No. 1 to the Project Plan and authorizing expenditures for Tax Incremental District No. 34, Third Ward Riverwalk, in the 4th Aldermanic District.

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

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

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

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	TID Capital Expenditures/Paving	TD03480000	\$395,000		
TOTALS			\$395,000		

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	
<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 : 091152

[illegible]



Legislation Details (With Text)

File #: 091247 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 1/20/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution directing a transfer of funds from the Capital Improvements-Advance Planning Fund to two subaccounts for comprehensive and redevelopment planning, land use analysis, GIS mapping and zoning activities.

Sponsors: THE CHAIR

Indexes: CONSULTANTS, LAND USE PLANNING, ZONING

Attachments: Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/20/2010	0	COMMON COUNCIL	ASSIGNED TO		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		

Number

091247

Version

ORIGINAL

Reference

Sponsor

THE CHAIR

Title

Resolution directing a transfer of funds from the Capital Improvements-Advance Planning Fund to two subaccounts for comprehensive and redevelopment planning, land use analysis, GIS mapping and zoning activities.

Analysis

This resolution transfers \$257,000 in funds from the Capital Improvements-Advance Planning Fund into two subaccounts: \$128,500 into the Planning Studies-Economic Development Subaccount No. UR01280028 and \$128,500 into the Special Engineering and Technical Studies Subaccount No. UR01280041. Each subaccount allocation will provide consultant assistance on market studies of housing, commercial and residential developments, zoning and land use analysis, GIS-funded activities, as well as other miscellaneous expenses as the need arises.

Body

Whereas, The Department of City Development continues work on land use and zoning analysis, comprehensive and redevelopment planning, and GIS activities; and

Whereas, Technical assistance in these planning activities has often been provided by outside consultants; and

Whereas, Funds are necessary to provide for such consultant services as the need arises; and

Whereas, The current unencumbered balances in the Planning Studies-Economic Development Subaccount and the Special Engineering and Technical Studies Subaccount are insufficient to cover anticipated 2010 needs; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the City Comptroller is directed to transfer the amount of \$257,000 from the Capital Improvements-Advance Planning Fund, Account Nos. 1910-UR0128000A and 1910-UR01210000, to be allocated to two existing subaccounts, Planning Studies-Economic Development, Account No. 1910-UR01280028, \$128,500, and Special Engineering and Technical Studies, Account No. 1910-UR01280041, \$128,500, to be used by the Department of City Development, as the need may arise, to provide technical support and analyses and land use policy development; and, be it

Further Resolved, That the Department of City Development is authorized to enter into such contracts and agreements as necessary to accomplish the intent and purpose of this resolution.

Drafter

DCD:VLK:vlk

01/20/10/A

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 01/20/10

FILE NUMBER:

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution directing a transfer of funds from the Capital Improvements-Advance Planning Fund to two subaccounts for comprehensive and redevelopment planning, land use analysis, GIS mapping and zoning activities.

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:	Capital Improvements-Advance Planning Fund		\$257,000		
TOTALS			\$257,000		

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	
<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 : 091247

[illegible]



Legislation Details (With Text)

File #: 091248 **Version:** 1

Type: Resolution **Status:** In Committee

File created: 1/20/2010 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Substitute resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 71, Mitchell Street/551 West Historic Mitchell Street Project, in the 12th Aldermanic District.

Sponsors: ALD. WITKOWIAK

Indexes: AGREEMENTS, TAX INCREMENTAL DISTRICTS, TAX INCREMENTAL FINANCING

Attachments: Grant Agreement, Fiscal Note, Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
1/20/2010	0	COMMON COUNCIL	ASSIGNED TO		
1/27/2010	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/28/2010	1	CITY CLERK	DRAFT SUBMITTED		

Number

091248

Version

SUBSTITUTE 1

Reference

071132

Sponsor

ALD. WITKOWIAK

Title

Substitute resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 71, Mitchell Street/551 West Historic Mitchell Street Project, in the 12th Aldermanic District.

Analysis

This substitute resolution authorizes funding of a grant in the amount of \$39,000 from TID No. 71 for interior and exterior renovations in connection with a restaurant proposed at 551 West Historic Mitchell Street. The space is currently vacant and the total renovation cost is estimated at \$135,000.

Body

Whereas, The City of Milwaukee ("City") and the Redevelopment Authority of the City of Milwaukee ("RACM") have created Tax Incremental District No. 71, Mitchell Street ("District"), with the adoption of their respective resolution Nos. 071132 and 9969. The District consists of 281 properties located along, and generally one block north and south of West Historic Mitchell Street between South 5th Street and South 16th Street, plus a commercial area south of West Forest Home Avenue between South 13th Street and South 15th Street. The District contains nearly 2.3 million square feet of land area, excluding public rights-of-way, and encompasses the Historic Mitchell Street commercial district, including immediately adjacent residential areas and parking lots, which serve the retail businesses on the Street; and

Whereas, Funding provided by the Project Plan for the District totals \$3,118,000 for the purposes of upgrading pedestrian lighting, installing median irrigation, security cameras and tree grates, along with funds for grants or loans to assist with catalytic private development opportunities in the District; and

Whereas, One of the projects proposed by Business Improvement District No. 4, in the District, is the restoration and renovation of the vacant commercial space at 551 West Historic Mitchell Street for occupancy by Paesanos Pizza, LLC, which plans to operate an Italian restaurant modeled after three restaurants owned by the Quezada family in Sacramento, California. Susana Rodriguez is a member of the Quezada family and will operate the Milwaukee restaurant; and

Whereas, Renovations for this restaurant are estimated to cost \$135,000; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Grant Agreement with RACM, a copy of which is attached to this Common Council File, is approved, and the proper City officials are directed to execute said Agreement and to provide a grant for the 551 West Historic Mitchell Street/Paesanos Pizza Project on terms set forth in the Term Sheet attached to the Agreement as Exhibit A; and, be it

Further Resolved, That the City Comptroller is directed to establish such accounts and provide such funding from Tax Incremental District No. 71 as provided in the Grant Agreement.

Drafter

DCD:JS:js

01/27/10

GRANT AGREEMENT

THIS GRANT AGREEMENT (“Agreement”) is entered into as of _____, 2010, by and between the City of Milwaukee, Wisconsin, a Wisconsin municipal corporation (“City”) and the Redevelopment Authority of the City of Milwaukee (“RACM”).

WITNESSETH THAT:

WHEREAS, City and RACM have created Tax Incremental District No. 71 (Mitchell Street) (“District”) with the adoption of their respective resolutions No. 071132 and No. 9969. The District consists of 281 properties located along, and generally one block north and south of W. Mitchell Street between S. 5th Street and S. 16th Street, plus a commercial area south of W. Forest Home Ave. between S. 13th Street and S. 15th Street. The District contains nearly 2.3 million s.f. of land area, excluding public rights-of-way, and encompasses the Historic Mitchell Street commercial district, including immediately adjacent residential areas, and parking lots which serve the retail business on the Street; and

WHEREAS, Funding provided by the Project Plan for the District totals \$3,118,000 for the purposes of upgrading pedestrian lighting, installing median irrigation, security cameras, and tree grates, along with funds for grants or loans to assist with catalytic private development opportunities in the District; and

WHEREAS, One of the properties proposed for improvement in the District is the restoration and renovation of the vacant commercial space at 551 W. Mitchell St., owned by Mitchell 551 LLC (“Owner”) and proposed to be leased to Paesano’s Pizza, LLC (“Tenant”) which plans to open a restaurant modeled after similar restaurants operated by the Quezada family in the Sacramento area, specializing in pizza while offering a variety of other Italian entrees; and

WHEREAS, renovations for this property are estimated to cost \$135,000 as detailed in Exhibit A, hereto; and

WHEREAS, the Common Council adopted Resolution File No. _____ and RACM adopted Resolution No. _____ authorizing the execution of this Agreement and the funding of a grant to Tenant on terms set forth in the Term Sheet attached as **Exhibit “A”**;

NOW, THEREFORE, The parties hereto mutually agree as follows:

1. Grant to Tenant. City agrees to provide up to \$39,000 to RACM for the purposes of providing a Grant to the Tenant on Terms set forth in Exhibit A, hereto.

2. Establishment of Fund Account. Funding for the Grant shall be provided from TID 71 Account No. TD07188001. The City Comptroller shall establish such funds and accounts in TID 71 as necessary to accomplish the transaction contemplated herein.

3. Administration of the Fund Account. The City Comptroller shall review and approve the accounting and financial reporting systems necessary to administer the Grant Account.

4. Verification by Comptroller. The City Comptroller shall, from time to time as in the Comptroller's judgment is appropriate, review the receipts and expenditures of RACM, or of management operations in relation to the Grant. The Comptroller shall have full power to conduct an audit or to have such an audit conducted as is necessary in the Comptroller's judgment to provide a full accounting to the City. The results of such audit shall be reported to the Common Council.

IN WITNESS WHEREOF, The parties have executed this Agreement the day and year as hereinafter set forth.

CITY OF MILWAUKEE

Tom Barrett, Mayor

Date: _____

City Clerk

Date: _____

COUNTERSIGNED:

City Comptroller

Date: _____

Approved as to form, execution, and
content this ____ day of _____, 2010.

Assistant City Attorney

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

By: _____
Lois Smith, Chair

Date: _____

By: _____
Rocky Marcoux, Exec. Dir.

Date: _____

EXHIBIT A

Term Sheet for Grant for

551 W. Mitchell St.

- **Project:** The “Project” consists of renovations to the property at 551 W. Mitchell St, for the purposes of establishing a sit-down restaurant to be known as Paesanos.
- **Owner:** Owner is Mitchell 551, LLC
- **Tenant:** The Tenant is Paesanos Pizza, LLC, Susana Rodriguez, 900 S. Mooreland Rd, Brookfield, WI 53005 registered agent. Tenant shall enter into a lease with a term of not less than five years, which terms and conditions shall be subject to the approval of City’s Commissioner of City Development.
- **Project Budget:** The estimated cost of the Project is \$135,000 as set forth in the attached Budget Summary..
- **City Funding:** The City will provide up to \$39,000 to the Redevelopment Authority of the City of Milwaukee (“RACM”) from Tax Incremental District Bond Account No. TD07188001 for the purposes of providing a Grant for Project.
- **Additional Funding:** Owner and Tenant shall provide the balance of project funding, in the amount of \$96,000.
- **Design Approvals:** The final design of the Project’s façade, and any signage affixed thereto, shall be subject to approval of the Commissioner of City Development, the Milwaukee Historic Preservation Commission staff, and Business Improvement District No. 4. The City Wide Façade Design Guidelines shall govern the façade and sign design.
- **RACM Responsibilities.** Funds granted by the City to RACM shall be utilized for costs of the Project and shall be disbursed pursuant to a Disbursing Agreement between Owner, Tenant, and RACM following expenditure of Owner/ Tenant’s contribution.
- **Recapture:** Funding for the Project shall be subject to recapture if at any time during the ten year period following completion of the Project, the Project is sold, or otherwise conveyed, and is operated as something other than a restaurant unless such operation is approved by BID No. 4. In such event, the amount of recapture will be prorated based on the remaining number of years of the ten-year recapture period.
- **Other Provisions.** This Term Sheet does not constitute a binding agreement. The terms set forth herein and other provisions customary for a transaction of this sort shall be incorporated into one or more agreements including the Development Agreement between the City, RACM, and Owner.

	Budget Summary			
	551 W. Mitchell St. Project / Paesano's Restaurant			
	Tax Incremental District No. 71 (Mitchell St.)			
	<i>Use of Funds</i>			
	Ceramic tile floor			\$6,350
	Drop Ceiling			\$3,800
	Washable surfaces on walls			\$4,000
	Customer Counter			\$3,400
	Counter Bar			\$5,600
	Soffits around drop ceiling			\$500
	New window shades			\$3,000
	Relocation of HVAC ductwork			\$4,450
	Electrical			\$8,850
	Plumbing			\$10,495
	New hood			\$20,419
	New walk in cooler			\$6,339
	Panic door installation for rear			\$3,200
	Sinks-coolers-tables-stove			\$12,400
	Architectural/Engineering/Permits			\$3,600
	New 200 AMP meter			\$1,850
	Relocate Electric Panel			\$1,300
	New 1 1/2" water service to bldg			\$9,850
	2 hour ceiling fire suppression			\$4,800
	5 ton AC unit			\$8,900
	Exterior sign			\$7,480
	Engineering fees			\$2,900
	Support for make up air unit			\$1,100
	Total			\$134,583

Source: BMR Design Group, Inc. est. of November 22, 2009.

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 01/27/10

FILE NUMBER: 091248

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Substitute resolution authorizing an expenditure and approving a Grant Agreement with the Redevelopment Authority of the City of Milwaukee for Tax Incremental District No. 71, Mitchell Street/551 West Historic Mitchell Street Project, in the 12th Aldermanic District.

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

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

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

E) PURPOSE	SPECIFY TYPE/USE	ACCOUNT	EXPENDITURE	REVENUE	SAVINGS
SALARIES/WAGES:					
SUPPLIES:					
MATERIALS:					
NEW EQUIPMENT:					
EQUIPMENT REPAIR:					
OTHER:	TID Grant	TD07188001	\$39,000		
TOTALS			\$39,000		

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	
<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 : 091248

[illegible]



Legislation Details (With Text)

File #: 090125 **Version:** 0

Type: Resolution **Status:** In Committee

File created: 5/27/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:**

Effective date:

Title: Resolution accepting a proposal for the sale of the surplus, City-owned property at 2372 South Logan Avenue from the Housing Authority of the City of Milwaukee for residential development, in the 14th Aldermanic District.

Sponsors: ALD. ZIELINSKI

Indexes: CITY PROPERTY, HOUSING AUTHORITY, PROPERTY SALES, SURPLUS PROPERTY

Attachments: Fiscal Note

Date	Ver.	Action By	Action	Result	Tally
5/27/2009	0	COMMON COUNCIL	ASSIGNED TO		

Number

090125

Version

ORIGINAL

Reference

080743

Sponsor

ALD. ZIELINSKI

Title

Resolution accepting a proposal for the sale of the surplus, City-owned property at 2372 South Logan Avenue from the Housing Authority of the City of Milwaukee for residential development, in the 14th Aldermanic District.

Analysis

This resolution authorizes the sale of Development Property according to the conditions in a Land Disposition Report.

Body

Whereas, By adoption of File No. 080743 on October 29, 2008, the Common Council of the City of Milwaukee authorized the surplus declaration and marketing of the former Army Reserve site at 2372 South Logan Avenue; and

Whereas, The Department of City Development ("DCD") issued a Request For Proposals in November of 2008 specifying redevelopment criteria for the property; and

Whereas, Seven proposals were received prior to the established deadline and were reviewed according to the established redevelopment criteria; and

Whereas, DCD recommends sale of said property to the Housing Authority of the City of Milwaukee ("HACM") for residential development as outlined in a Land Disposition Report, a copy of which is attached to this Common Council File; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the proposal submitted by HACM for the former Army Reserve site at 2372 South Logan Avenue is accepted; and, be it

Further Resolved, That the Commissioner of DCD, or designee, is authorized to execute an Option to Purchase, Agreement for Sale and Deed, on behalf of the City, and to close the transaction according to the terms of the Land Disposition Report, conditioned on DCD approval of the final building plans and receipt of a firm financing commitment; and, be it

Further Resolved, That the proper City officials and/or the Commissioner of DCD, or designee, are/is authorized to execute any other legal documents necessary to close the transaction; and, be it

Further Resolved, That the sale proceeds shall be credited to the Reserve For Tax Deficit Fund Account No. 0001-334106.

Drafter

DCD:DAC:dac

05/27/09/A

CITY OF MILWAUKEE FISCAL NOTE

A) DATE 05/27/09

FILE NUMBER:

Original Fiscal Note ☒ Substitute ☐

SUBJECT: Resolution accepting a proposal for the sale of the surplus, City-owned property at 2372 South Logan Avenue from the Housing Authority of the City of Milwaukee for residential development, in the 14th 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.
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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:	Offer to Purchase	Reserve For Tax Deficit Fund Account No. 0001-334106		\$1.00	
TOTALS				\$1.00	

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

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