



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Minutes HISTORIC PRESERVATION COMMISSION

**ANN PIEPER EISENBROWN, CHAIR**

**Randy Bryant, Vice-Chair**

**Sandra Ackerman, Patricia Balon, Ald. Robert Bauman, Matt  
Jarosz, and Allyson Nemec**

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

**HPC Planners: Carlen Hatala, 286-5722,  
chatal@milwaukee.gov; Paul Jakubovich, 286-5712,  
pjakub@milwaukee.gov**

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Monday, December 13, 2010

4:00 PM

Room 301-B, City Hall

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*Meeting convened: 4:20 P.M.*

*The meeting was moved to Room 301-A due to a scheduling conflict.*

**Present:** 7 - Nemec, Balon, Pieper Eisenbrown, Jarosz, Ackerman, Bauman, Bryant

**1. Review and approval of the minutes of the November 15th meeting.**

*Ms. Balon moved, seconded by Ms. Nemec, for approval of the minutes. There were no objections.*

**2. [101054](#)**

Resolution relating to a certificate of appropriateness for 1201-1217 N. 10th St., Building 20/21 of the Pabst Brewing Company Complex, for "The Brewhouse", an extended-stay hotel, restaurant and retail complex in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Ms. Nemec recused herself due to a potential conflict of interest.*

*Mr. Jakubovich presented a PowerPoint presentation on this project.*

*The matter will be before the commission for approval of the windows.*

**A motion was made by Randy Bryant, seconded by Matt Jarosz, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 6 - Balon, Pieper Eisenbrown, Jarosz, Ackerman, Bauman, and Bryant

**No:** 0

**Excused:** 1 - Nemec

The Historic Preservation Commission may convene into closed session at 4:00 P.M. on Monday, December 13, 2010 in Room 301-B, City Hall, 200 E. Wells St., Milwaukee, Wisconsin, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved and then will go into open session for the regular agenda.

*Ald. Bauman moved that the Historic Preservation Commission convene into closed session pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved and then will go into open session for the regular agenda.*

*Due to the large size of the audience, Ald. Bauman suggested the Commission convene into closed session in the conference room across the hall if no members of the public objected. There were no objections.*

*Individuals present:*

*Paul Jakubovich, Carlen Hatala and Jim Owczarski - City Clerk's Office  
Gregg Hagopian - City Attorney's Office*

3. [100877](#)

Resolution relating to a certificate of appropriateness for various parcels in the East Side Commercial District.

**Sponsors:** THE CHAIR

*Reconvened into open session at 5:35 p.m.*

*Ms. Ackerman moved, seconded by Mr. Bryant, to open the public hearing. There were no objections.*

*Ms. Nemec recused herself due to a potential conflict of interest.*

*Mr. Jakubovich and Ms. Hatala presented the staff reports. In sum, per Mr. Jakubovich, the buildings do not meet the qualifications for demolition.*

*Applicant:*

*Seth Carroll - managing partner in Jackson Street Management, the developer. The developer will not move forward with any building removal until they can assure the Commission that the development will be occurring.*

*Atty. Tom DeMuth - atty. for the developer*

*Doug Nysse - architect for the project for Kahler Slater Architects*

*The developer also gave a PowerPoint presentation to the Commission.*

*18 individuals signed in support of the Certificate of Appropriateness, but they did not wish to speak.*

*Supporters:*

*Robert Levine - owner of 5 of the buildings*

*Michael Levine - son of Robert and familiar with the buildings*

*Lyle Balistreri - building trades union*

*Ken Kraemer - Building Advantage*

*Steve Baas - Metropolitan Milwaukee Association of Commerce*

*Jim Villa - Commercial Association of Realtors Wisconsin*

*Marne Stuck - Greater Milwaukee Association of Realtors*

*Bob Greenstreet - signed up to speak, but did not appear*

*Bradley Spiegel - Hanging Gardens, LLC*

*23 individuals signed up opposed to the Certificate of Appropriateness, but they did not wish to speak.*

*Opponents:*

*Mary Eastwood - city resident*

*Win Thrall - Shorewood resident*

*Barbara Richards - Transition Movement (looking to the past and pre low-oil price days)*

*Ali Kopyt - Milwaukee Preservation Alliance*

*Ann-Marie Opgenorth - Historic Milwaukee, Inc. - approximately 10 individuals who stood upon her request as a show of support*

*Stephanie Allewalt - city resident*

*David Uihlein - owner of an abutting property*

*Doug Quigley - city resident*

*Ms. Ackerman moved, seconded by Ms. Balton , to close the public hearing. There were no objections.*

*Ald. Bauman moved, seconded by Mr. Bryant, the following motion:*

*Based on the testimony, exhibits, files and records that have been presented to the Historic Preservation Commission ("HPC"); and*

*Based on the criteria for granting certificates of appropriateness ("COA") for demolition within an historic district and for the construction of improvements upon property within an historic district contained in Ch. 320-21 MCO;*

*1. With respect to that portion of the application for a COA that requests a COA to demolish the buildings located at 319-325 E. Wisconsin Ave.; 327 E. Wisconsin Ave. (including 633 N. Milwaukee St.); 625 N. Milwaukee St.; 627 N. Milwaukee St.; and 629-631 N. Milwaukee St. ("the Properties"), a COA shall be and hereby is granted for the partial demolition of the buildings located on the Properties conditioned as follows:*

*A. The front facades of the buildings located on the Properties shall not be demolished but shall be preserved, restored and rehabilitated and incorporated into any improvement or improvements constructed upon the Properties.*

*B. The applicant shall submit detailed plans and drawings prior to the HPC meeting referred to in paragraph 2 below that show the restoration and rehabilitation of the front facades of the buildings located on the Properties and that show the improvement or improvements constructed upon the Properties including how any improvement or improvements will be connected or integrated with the front facades of the buildings located on the Properties.*

*2. With respect to that portion of the application for a COA that requests a COA for the construction of improvements on the Properties and in light of the conditions contained in paragraph 1 above, the HPC neither grants nor denies a COA but shall and hereby holds the application for a COA to a meeting of the HPC to be held within 30 days of December 13, 2010 at which time the HPC shall consider any plans and drawings for restoration and rehabilitation of the front facades of the buildings on the Properties and plans and drawings for any improvement or improvements upon the Properties submitted by the applicant or take any other action permitted by Ch. 320-21 MCO.*

*Atty. DeMuth addressed the Commission relating to questions he had about the motion.*

*Bradley Spregel - Bayview resident representing Hanging Gardens, LLC*

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*- principal of Kahler Slater, the project architect*

*The developer presented a PowerPoint presentation of the proposed project.*

A motion was made by ALD. BAUMAN, seconded by Randy Bryant, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

**Aye:** 6 - Balon, Pieper Eisenbrown, Jarosz, Ackerman, Bauman, and Bryant

**No:** 0

**Excused:** 1 - Nemec

**4. Review and approval of the 2011 calendar of meetings.**

*Ald Bauman moved, seconded by Ms. Nemec. There were no objections.*

**5. Review and approval of the 2010 Annual Report**

*Ald. Bauman moved, seconded by Ms. Balon, for approval of the report. There were no objections.*

**6. [100965](#)**

Resolution relating to Certificates of Appropriateness approved at the Historic Preservation Commission meeting of December 13, 2010.

**Sponsors:** THE CHAIR

A motion was made by Matt Jarosz, seconded by Allyson Nemec, that this Resolution be ADOPTED. This motion PREVAILED by the following vote:

**Aye:** 8 - VACANCY, Nemec, Balon, Pieper Eisenbrown, Jarosz, Ackerman, Bauman, and Bryant

**No:** 0

*Meeting adjourned: 7:49 P.M.*

*Linda M. Elmer*

*Staff Assistant*