



Legislation Text

File #: 971814, Version: 3

971814
SUBSTITUTE 3

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Substitute resolution relating to an appeal of the Historic Preservation Commission's denial of a request for a Certificate of Appropriateness to demolish the structure located at 423-27 West Juneau Avenue.

- Analysis -

This resolution grants the owner of the historic structure located at 423-27 West Juneau Avenue permission to demolish that structure provided the owner lists and advertises the property as being "FOR SALE" at a fair-market price for a minimum of 180 days and no purchaser with the financial wherewithal to purchase and repair the building is found during that listing period. Such listing and advertising shall not be commenced until the property owner has timely complied with the Department of Building Inspection's February 24, 1998, order to stabilize and secure the building. If these conditions are met, the Historic Preservation Commission's decision to deny a request for a Certificate of Appropriateness for such demolition shall be reversed and a Certificate of Appropriateness shall be granted.

Whereas, On November 17, 1997, and February 23, 1998, the Historic Preservation Commission voted to deny a request for a Certificate of Appropriateness to allow demolition of the former Gipfel Union Brewery building, a designated historic structure located at 423-27 West Juneau Avenue; and

Whereas, The owner of this building has appealed the Historic Preservation Commission's decision to the Common Council; and

Whereas, It is the responsibility of the Common Council to consider the economics of not permitting this structure to be demolished; and

Whereas, It is in the best interest of the City of Milwaukee to try to save this historic building while keeping in mind the need to protect the health and safety of its citizens; and

Whereas, By requiring the owner to list this property for sale for a significant length of time, it may be possible to find a buyer with the interest and financial wherewithal to restore the building and correct any safety problems that may exist; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that demolition of the structure located at 423-427 West Juneau Avenue shall be permitted provided the owner lists and advertises, for a minimum of 180 days, the property as being "FOR SALE" at a fair market price set by an independent appraiser, and no reasonable offer to purchase is received from any party with the financial wherewithal to buy the property and repair the building for use at that site or move the building to another suitable downtown site and repair it there; and, be it

Further Resolved, That such purchase shall include all of the buildings and property described in the attached graphic site description, but need not include any property owned by the current owner of 423-27 West Juneau Avenue which abuts North 5th Street; and, be it

Further Resolved, That the 180-day (minimum) period for listing and advertising the subject property shall not commence until the owner of the property has timely complied with the Department of Building Inspection's February 24, 1998, order to secure and stabilize the building; and, be it

Further Resolved, That the Zoning, Neighborhoods and Development Committee shall review this matter within 210 days of the date of adoption of this resolution to determine if the owner of the building in question has satisfied the conditions which must be met in order for demolition of the building to be permitted; and, be it

Further Resolved, That, if the above-described conditions are met, the Historic Preservation Commission's decision to deny a Certificate of Appropriateness for demolition of the building at 423-27 West Juneau Avenue shall be reversed and a Certificate of Appropriateness shall be granted.

LRB98087.3
JDO
4/7/98