



Legislation Text

File #: 110693, **Version:** 1

110693
SUBSTITUTE 1
110692
ALD. KOVAC

Substitute resolution approving the boundary and design guidelines for the East Side Architectural Review District.

This resolution approves the boundary and design guidelines for the East Side Architectural Review District, an area roughly coterminous with Business Improvement District No. 20 (East North Avenue). The architectural review board for this district - which will be administering the adopted design guidelines - is created by companion Common Council File Number 110692.

Whereas, Consistent with s. 200-61-2 of the Milwaukee Code of Ordinances, the Common Council finds that the physical and architectural character of the Business Improvement District No. 20 ("BID 20") area, which encompasses properties on both sides of East North Avenue between the Milwaukee River and North Prospect Avenue warrants special regulation with respect to the alteration, rehabilitation and construction of buildings, structures or sites because of the area's significant historical, cultural, social and commercial attributes; and

Whereas, The Common Council further finds that to protect, promote and enhance the special physical and architectural character of the BID 20 area, it is essential that an architectural review board be created to review all applications for the alteration, rehabilitation or construction of buildings, structures and sites in the area; and

Whereas, Common Council File Number 110692 is an ordinance that creates an architectural review board for the BID 20 area - the East Side Architectural Review Board ("Board"); and

Whereas, Section 200-61-2-d and 4-c of the Code require that an architectural review board use Common Council-adopted design guidelines when reviewing applications for certificates of appropriateness for the alteration, rehabilitation and construction of buildings, structures and sites in the architectural review district; and

Whereas, Since May of 2009, the board of BID 20, an architectural consultant engaged by BID 20 (Mr. James Piwoni), property owners and other stakeholders in the BID 20 area, and City staff from the Department of City Development and the City Attorney's Office have worked together to develop design guidelines for the BID 20 architectural review area; and

Whereas, The "East Side Business Improvement District #20 Architectural Review Board Design Guidelines" which are attached to this Common Council file represent the final product of this 2-year guideline-development process; and

Whereas, The board of BID 20 recommends and requests that the Common Council adopt the "East Side Business Improvement District #20 Architectural Review Board Design Guidelines"; and

Whereas, These design guidelines, which would be supplemental and subordinate to the City's zoning regulations, set forth objectives and supporting criteria in the areas of urban design, building type, architecture, frontages and street edges, including suggested alternatives for construction and building modifications to aid in meeting those objectives; and

Whereas, The City's architectural review board ordinance (s. 200-61) requires that an architectural review board administer adopted design guidelines within a specifically-designated area; and

Whereas, File Number 110692 provides for designation of the area comprising the East Side Architectural Review District via this Common Council file (File Number 110693); and

Whereas, The board of BID 20 and Department of City Development staff recommend that the area within the boundary shown in Exhibit "A" attached to this file, and further described by the list of properties in Exhibit "A," be designated the East Side Architectural Review District; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the area within the boundary shown in Exhibit "A," and further described by the list of properties in Exhibit "A," is designated the East Side Architectural Review District; and, be it

Further Resolved, That the "East Side Business Improvement District #20 Architectural Review Board Design Guidelines" that are attached to this Common Council file are adopted as the design guidelines for the East Side Architectural Review District.

LRB133935-2
Jeffrey D. Osterman
11/08/2011