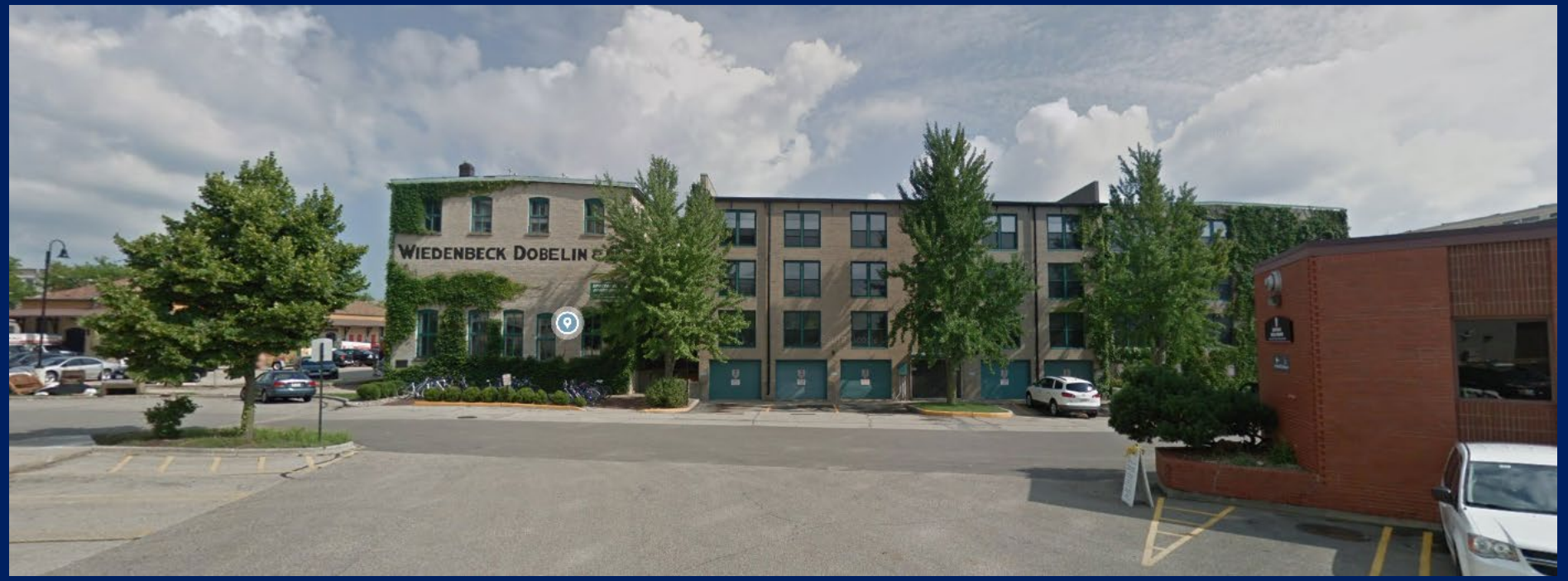


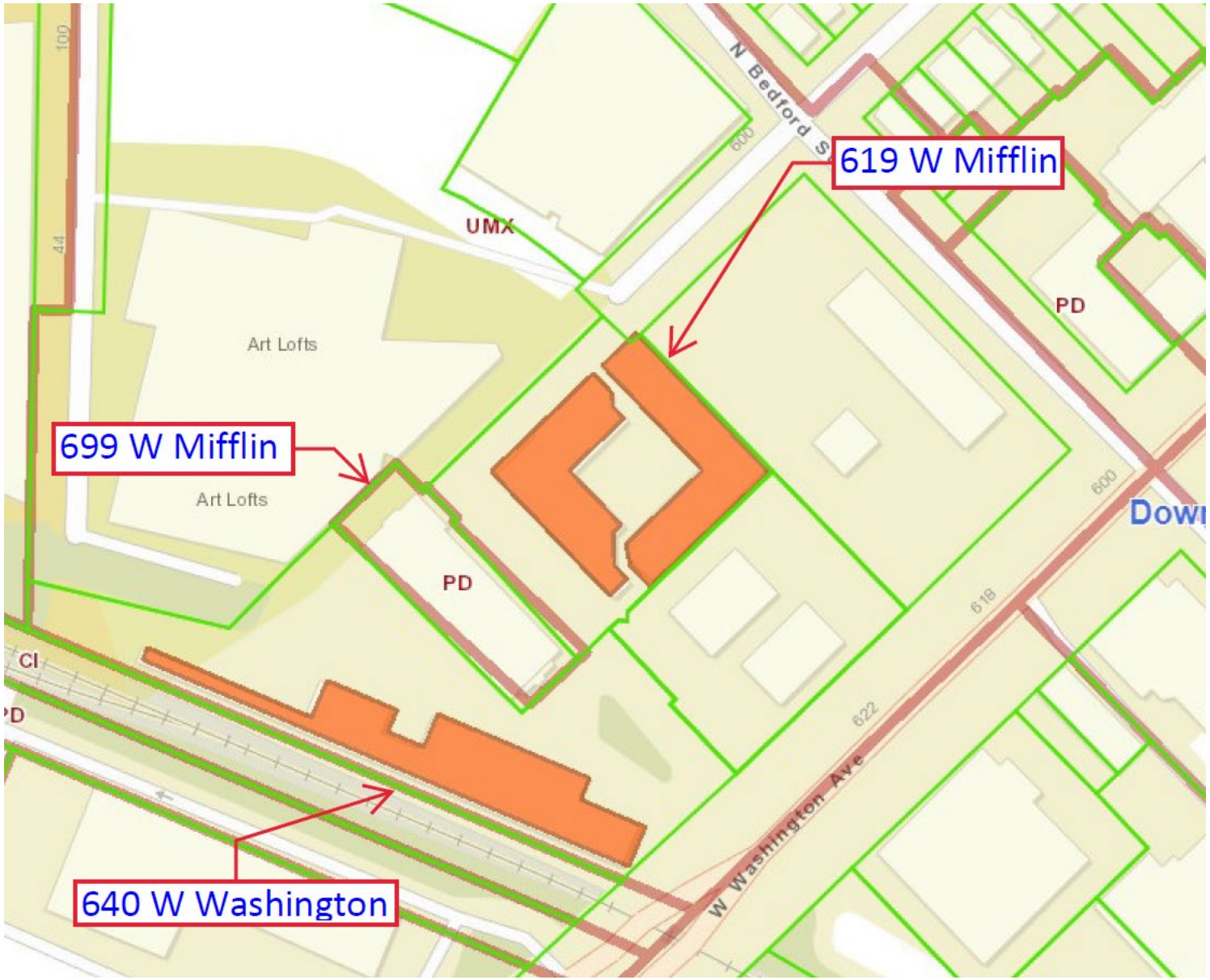
619-699 W Mifflin St

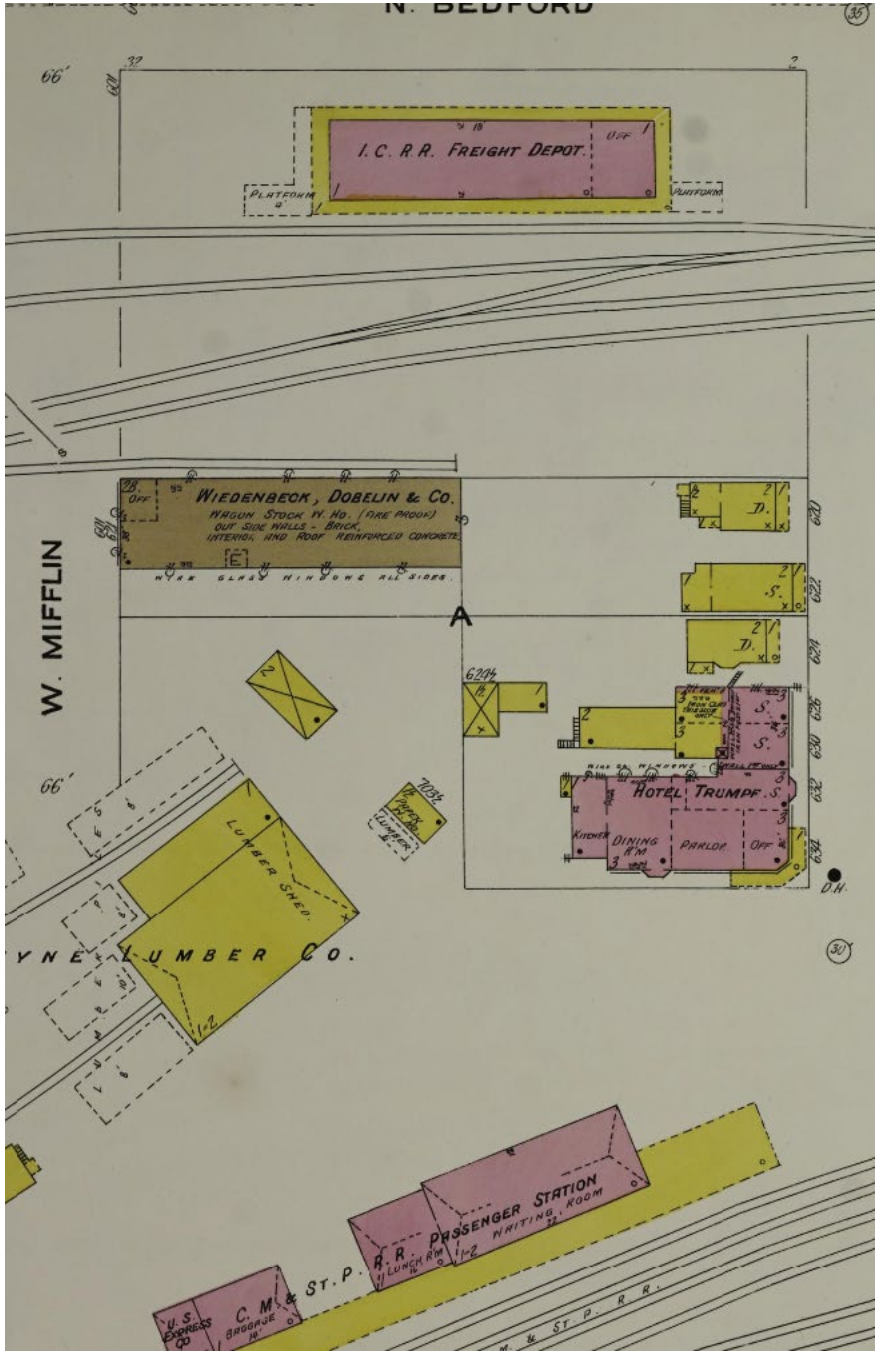
Informational Presentation

July 1, 2024

Proposed Work

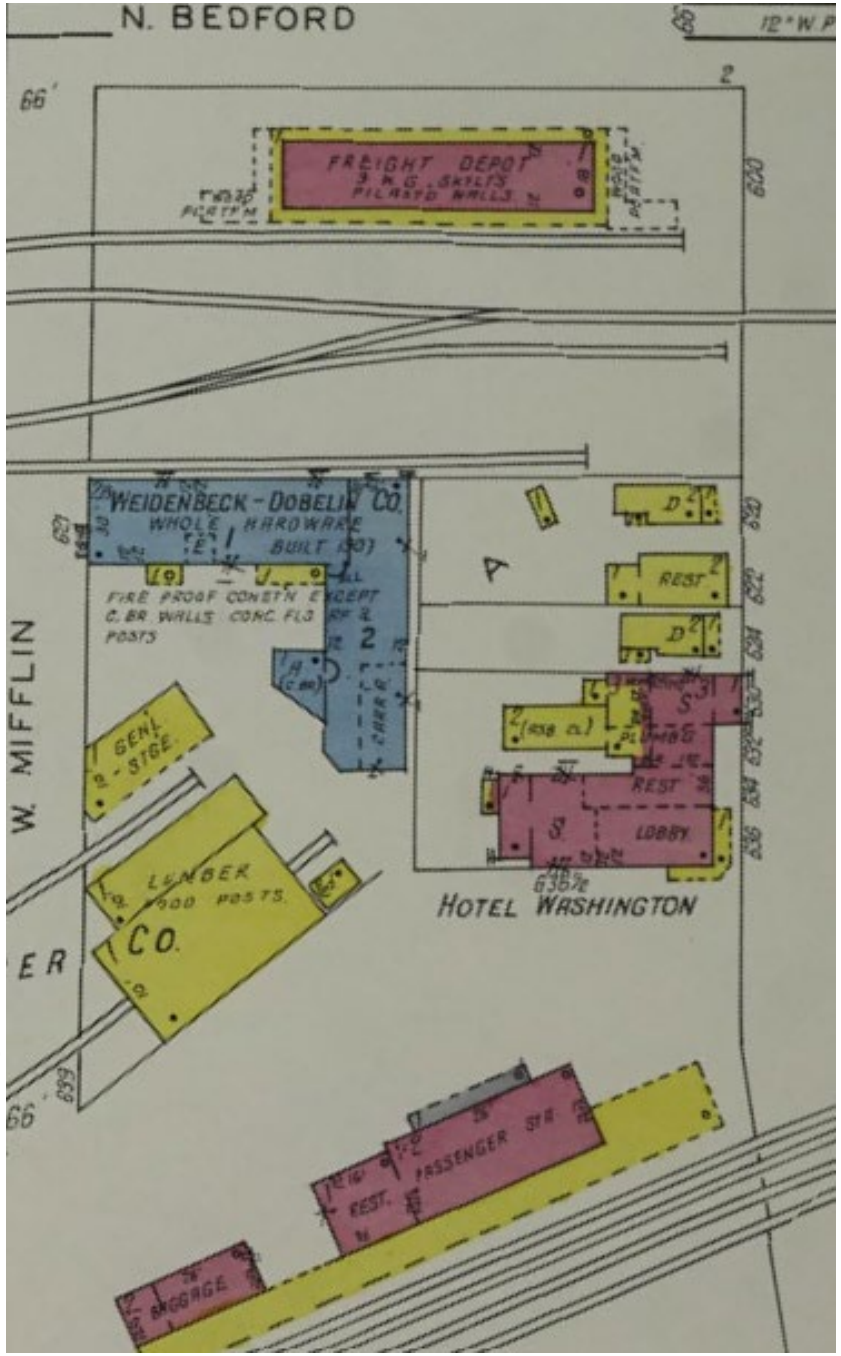
- Demolish nonhistoric structure
- Land combination/division with 699 W Mifflin
- Amendment to landmark designation for 619 W Mifflin to reflect boundary change


619 W Mifflin
699 W Mifflin
640 W Washington
UMX
PD
Art Lofts
Art Lofts
PD
CI
N Bedford St
W Washington Ave
100
44
600
600
618
622



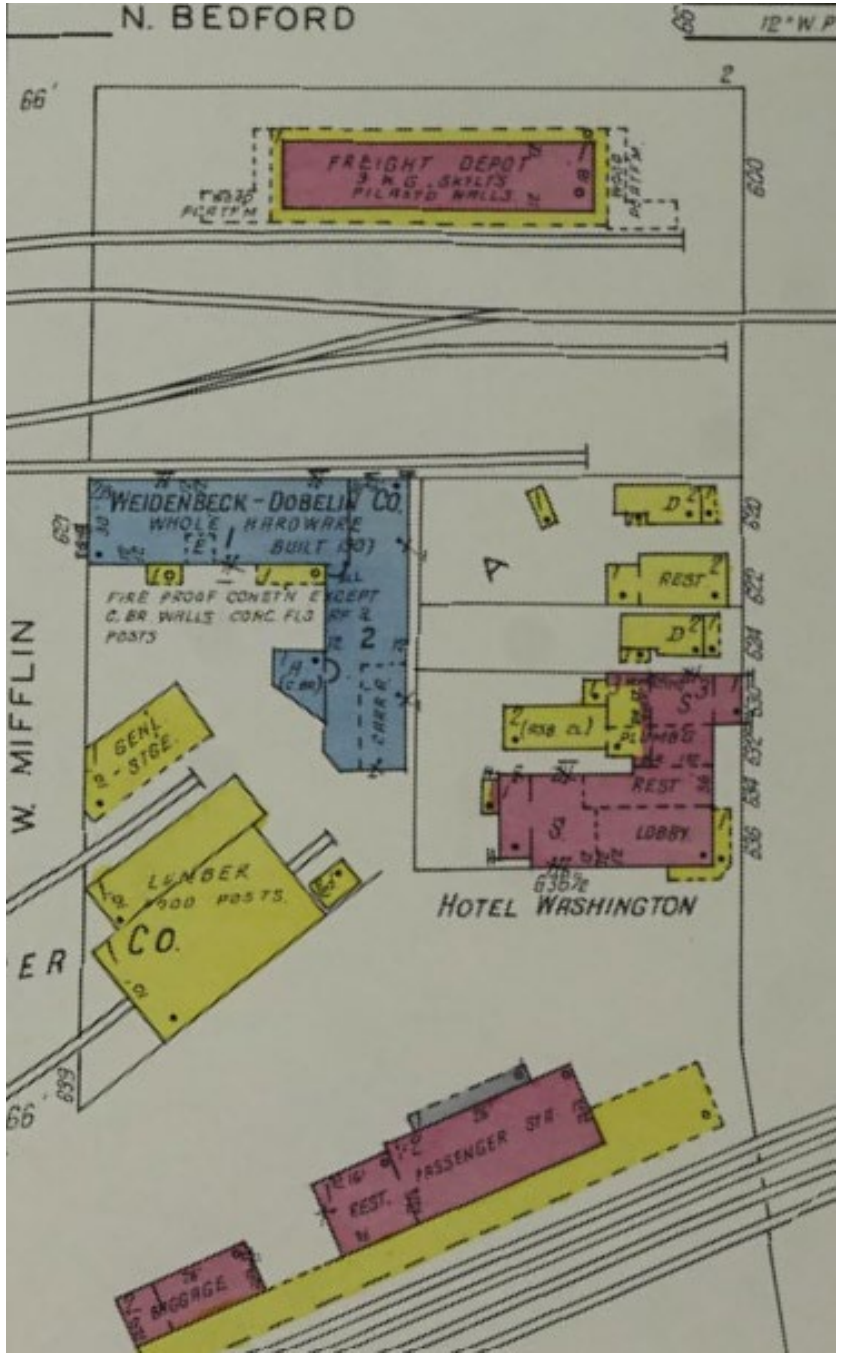
1908 Sanborn

1942 Sanborn



Wiedenbeck-Dobelin Warehouse constructed 1908 & 1915

1942 Sanborn



1937 Aerial

Possibly Process Paths

1 Landmarks Commission meeting

- Land combination/division
- Landmark nomination amendment
- CoA for demo & new construction
- Adjacency review for Milwaukee Road Depot

2 Landmarks Commission meetings

- Land combination/division
- Landmark nomination amendment

Common Council Approvals

- Adjacency review for Milwaukee Road Depot and Wiedenbach-Dobelin Warehouse

Applicable Standards

MGO 41.18(4) Land Divisions and Combinations. The commission shall approve a certificate of appropriateness for land divisions, combinations, and subdivision plats of landmark sites and properties in historic districts, unless it finds that the proposed lot sizes adversely impact the historic character or significance of a landmark, are incompatible with adjacent lot sizes, or fail to maintain the general lot size pattern of the historic district.

MGO 41.07 (9) Amending a Landmark Designation. Any person may petition the Landmarks Commission to amend a Landmark Designation. The process for amending a landmark shall be the same as for designating a landmark under subsections (1)—(7) above.

Applicable Standards

MGO 28.144 Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

MGO 41.18(1) New Construction or Exterior Alteration. Secretary of the Interior's Standards for Rehabilitation

MGO 41.18(2) Demolition or Removal.

Staff Recommendation

This informational presentation allows the Landmarks Commission to provide their feedback to the development team on how the proposed development could align with the applicable standards that the commission will use to review the project.