



## 2016– 2017 Board of Directors

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Our Walker's Point neighborhood continues to experience tremendous growth and redevelopment, especially in the commercial corridors. The restoration, transformation and reuse of historic buildings as well as new construction, for the most part, have been completed quite successfully. However, we are starting to see some proposals that are not in keeping with the urban context and what Walker's Point businesses and residents have indicated as important criteria that need to be maintained to keep the uniqueness of our neighborhood.

The City building and zoning codes are relatively generic and are applied across all of the diverse neighborhoods. These codes cannot address or respond to specific neighborhood issues or concerns. Having Design Guidelines and an Architectural Review Board (ARB) made up of Walker's Point businesses, property owners and residents will allow for local input and impact by the community for the neighborhood.

In 2014, the Walker's Point Association (WPA) developed a basic 2-page design guideline document. Business and Economic Development committee members would review these guidelines with developers and property owners on an informal basis. It became apparent that more detailed guidelines and a formal review process were necessary to have a consistent and more effective review on proposed projects. At the urging of numerous commercial and residential owners as well as advocates for historic preservation, a subcommittee was formed to expand and enhance the original, abbreviated guidelines as the basis of establishing a formal design review process. Over the past nine months, the collaborative effort of the subcommittee developed and intensified new criteria that addresses our unique urban framework.

The purpose of the Architectural Review Board and Design Guidelines is to provide all parties involved with rehabilitation and/or new design of buildings in Walker's Point with a clear set of expectations and parameters. For developers, planners, or designers, these guidelines explain the context within which design changes should take place and outline the neighborhood's significant characteristics. For property owners, these guidelines will help to ensure that future design changes will enhance the value of existing property. For residents and community at large, the guidelines will maintain the neighborhood characteristics we all love and increase the chances that the local urban environment will be maintained for future generations.



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Establishing an Architectural Review Board and Design Guidelines is a formal process guided by the City of Milwaukee Architectural Review Board Ordinance Section 200-61. The guidelines will need to be approved by the Common Council and Board Members will be appointed by the Mayor's office.

Prior to introducing the request to establish an Architectural Review Board for Walker's Point we want the Walker's Point Community and Developers doing work in Walker's Point to review these guidelines and provide us with additional input and feedback.

We are sending these guidelines out to Walker's Point property owners, developers, businesses and residents and encourage you to share the link with others. We plan on reviewing the comments as a committee and making final revisions prior to submitting for City approval.

Please take the time to review the guidelines, ask questions, and provide constructive comments. Your interest and assistance is very much appreciated.

**Download** the draft document at:

<https://drive.google.com/file/d/0Bx7e019YfAfmVlZZd3c5Ql9nVTg/view?usp=sharing>

**Review and direct** your response(s) to: [designguidelinesreview@wpamke.org](mailto:designguidelinesreview@wpamke.org)

**Community Meeting will be held on July 10th at 6pm at Workshop Architects – 1st Floor Space at 201 E. Pittsburgh Ave.**

Thank you for your interest

The Design Guideline Sub-Committee:

Sue Potts - long-term resident of Walker's Point neighborhood  
Jill Sebastian - long-term resident and artist / Faculty at MIAD  
David Winograd - DK Management / Developer / Property Owner  
Brandon Rule - Rule Enterprises / Developer  
Chris Socha - Kubala Washatko Architects  
Keith Stachowiak - Workshop Architects  
Dawn McCarthy - Milwaukee Preservation Alliance  
Lori Gensch - Developer / WPA Board Member  
Ursula Twombly – Architect / WPA Board Member