

Elmer, Linda

From: Michael Eitel <uncledude@mac.com>
Sent: Monday, November 14, 2016 1:34 PM
To: Chris Socha
Cc: Elmer, Linda; Joe Miletta
Subject: Re: Staff report for next week's HPC meeting attached

Hi all... Just a heads up that I am landing in Vegas today for the restaurant finance convention so will be unable to attend the hearing. Also, my negotiation for the purchase of 1668 has been agreed to in principle but the owner (Ken Benka) informed me he issued an objection to the patio because he wasn't sure if I was still getting him an offer ahead of the meeting. (He was unaware I have been out of town and didn't have ability to get it to him)

He will hopefully have the offer this afternoon and will likely pull his objection prior to the meeting. Bizarre! Just wanted to give some context here! Let me know if you've got any other questions... thanks much and enjoy the design!

Mike Eitel

Sent from out there somewhere

On Nov 14, 2016, at 11:07 AM, Chris Socha <csocha@tkwa.com> wrote:

Linda,

Please find attached the amended proposal for the 1672 N Warren Ave property to be reviewed in tomorrow's HPC meeting.

Revisions to the previously submitted plans are as follows:

1. The owner of 1401 E Brady St (Nomad World Pub) and 1672 N Warren Ave — Mike Eitel — is in negotiations with his neighbor to acquire the 1668 N Warren Ave property. As an FYI, Mike is included on this message should you have any questions for him.
2. Mike intends to re-plat the property to include all three addresses.
3. 1668 N Warren Ave - Proposal is to raze the house fronting Warren, along with the single story garage. Both structures would be replaced with buildings of comparable scale.
 - 3a - We propose a 2-story structure facing Warren. This will have a restaurant on the street level, with live/work (office) space above. This building will also include bathrooms to serve both the building and the adjacent beer garden.
 - 3b - A single-story garage is proposed in the rear of the site.
4. 1672 N Warren Ave - We propose a 4-season, open-air structure to serve the beer garden. This area will contain a bar similar to what exists today in seasonal form.

The rear of the site will be open-to-the-sky beer garden area. We plan to demise the space with a tall masonry wall to mitigate sound and control the beer garden's perimeter.

Please let me know if you need any additional information. Also, please let me know if I should bring hard copies of the revised proposal to tomorrow's meeting. If so, how many copies?

Thanks,

Chris Socha, AIA, LEED AP

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<11-14-16]NOMAD HPC]Full Set.pdf>

On Nov 9, 2016, at 10:19 AM, Elmer, Linda <lelmer@milwaukee.gov> wrote:

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