

**CITY PLAN COMMISSION --**

Resolution approving the site plan and river-facing elevations of a proposed 18-story mixed-use building and plaza located at 107 East Wells Street, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

- Analysis -

This resolution approves river-facing building elevations for a proposed 18-story mixed-use building and plaza space for the property located at 107 East Wells Street, on that portion of the site located within the site plan overlay zone.

Whereas, The City of Milwaukee has established design guidelines for the review of new developments as well as any site work for portions of properties located within a Site Plan Review Overlay Zone, generally located 50 feet landward of the Milwaukee River and established by Section 295-91.0012 of the Milwaukee Code; and

Whereas, The architect has prepared and submitted river-facing building elevations for a proposed 18-story mixed-use building and draft plans for a plaza space south of the proposed building at 107 East Wells Street; and

Whereas, The river-facing elevations for the proposed mixed-use building are generally consistent with the established Riverwalk design guidelines, and

Whereas, The plaza space is approved conceptually, and final details of the design of this space will be worked out with DCD staff; therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the river-facing elevations of a proposed mixed-use, 18-story building, and the conceptual plaza space located at 107 East Wells Street are hereby approved, conditioned on working with DCD staff on the final design details of the plaza; and, be it

Further Resolved, That the owner, or his assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications and signage of said plans deemed necessary that are consistent with the approved design guidelines and the Milwaukee Code.

**CONDITIONALLY APPROVED ON 05/23/16.**