



Historic Preservation
Review

Historic Mitchell | WI4-300 | IFO New Center

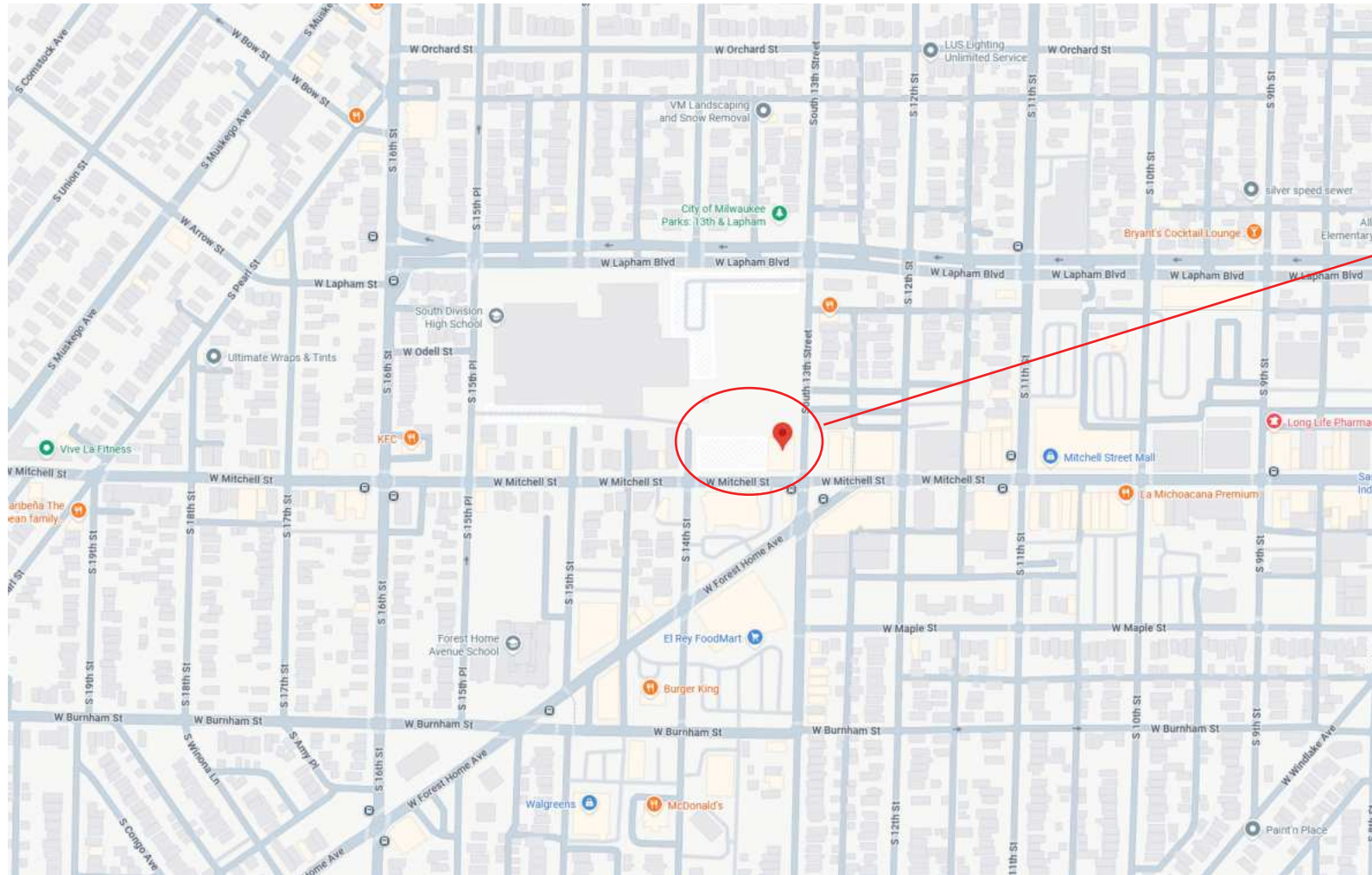
1300 W. Mitchell Street

Milwaukee, WI 53204

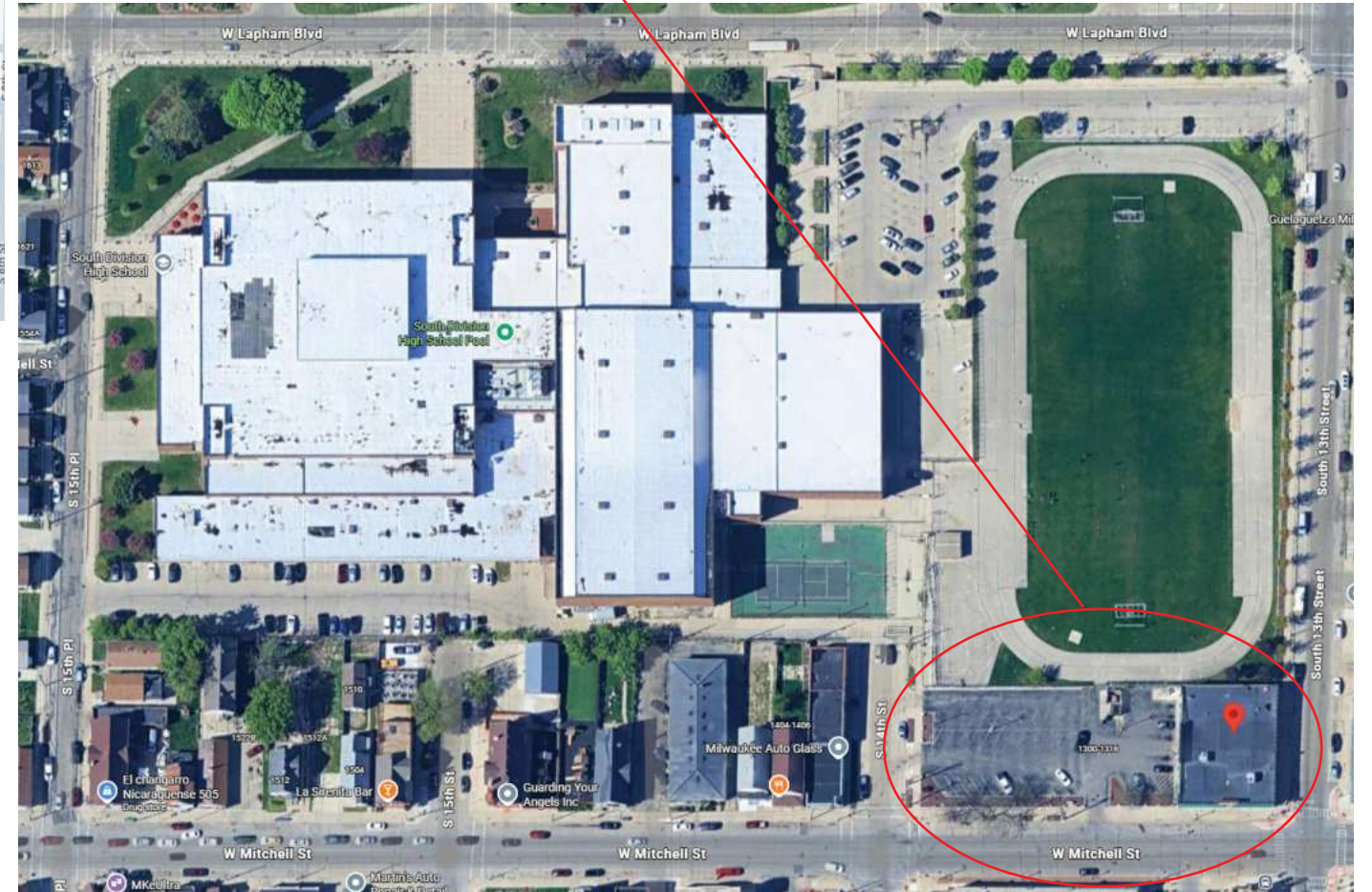
Date: 05/01/2026

Colliers Engineering & Design Contact: Julie Clark Kovalsky, Julie.Kovalsky@collierseng.com





SITE LOCATION: 1300 W. MITCHELL ST. MILWAUKEE, WI 53204



Site Location





A. West Elevation



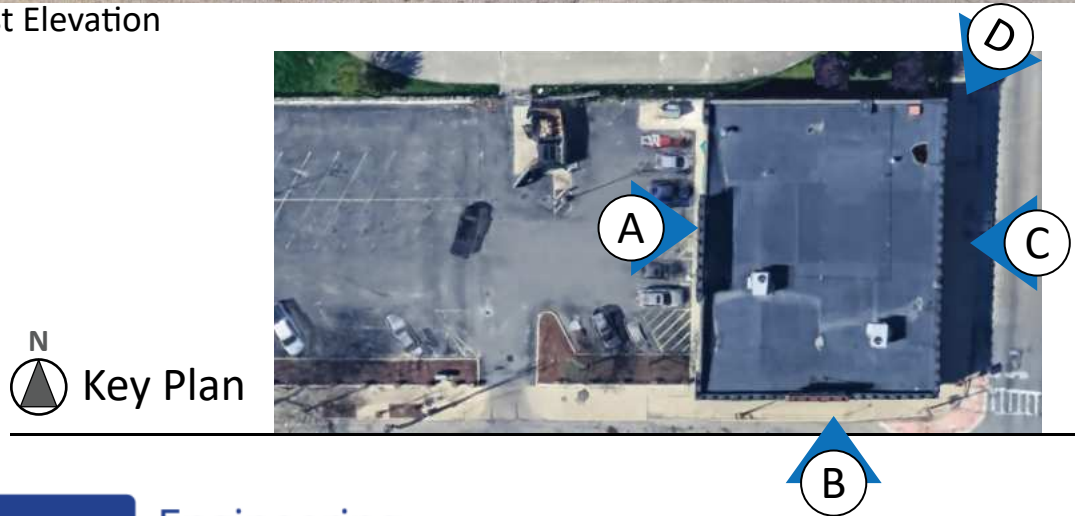
B. South Elevation



C. East Elevation



D. North Elevation



N
Key Plan

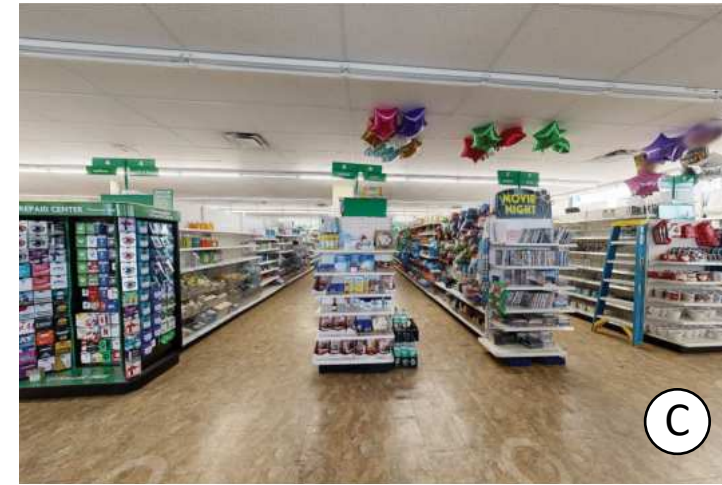
Exterior Views



Entry Vestibule



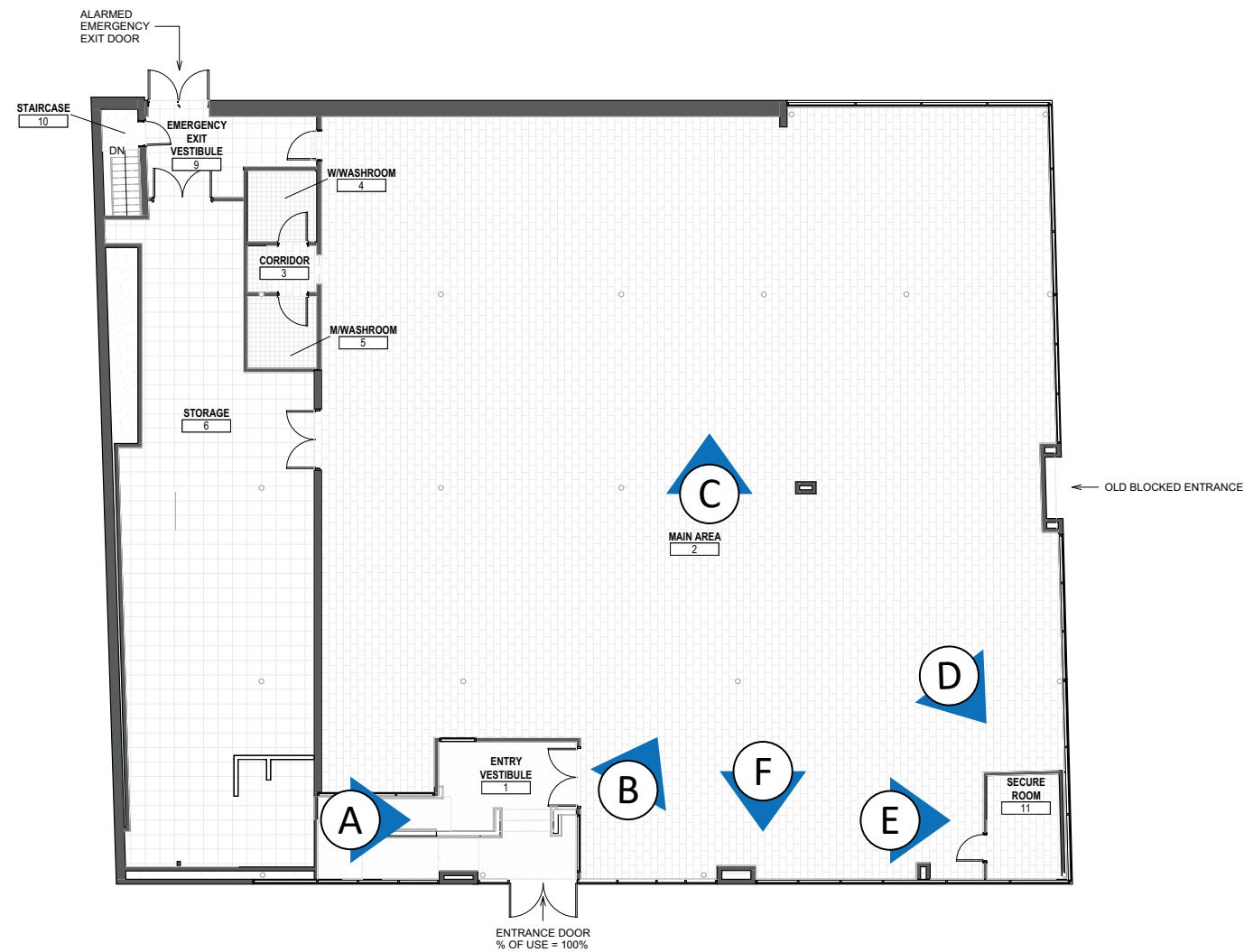
Main Area



Main Area Behind Registers



Secure Room



Existing Floor Plan



Inside Secure Room



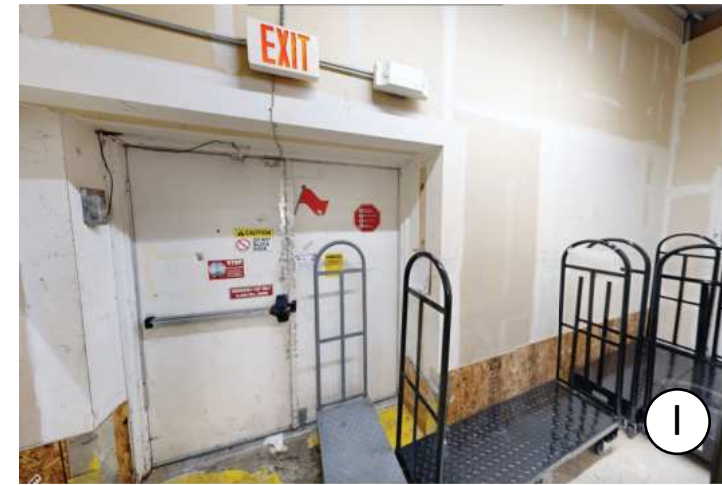
Storefront



BOH Entry



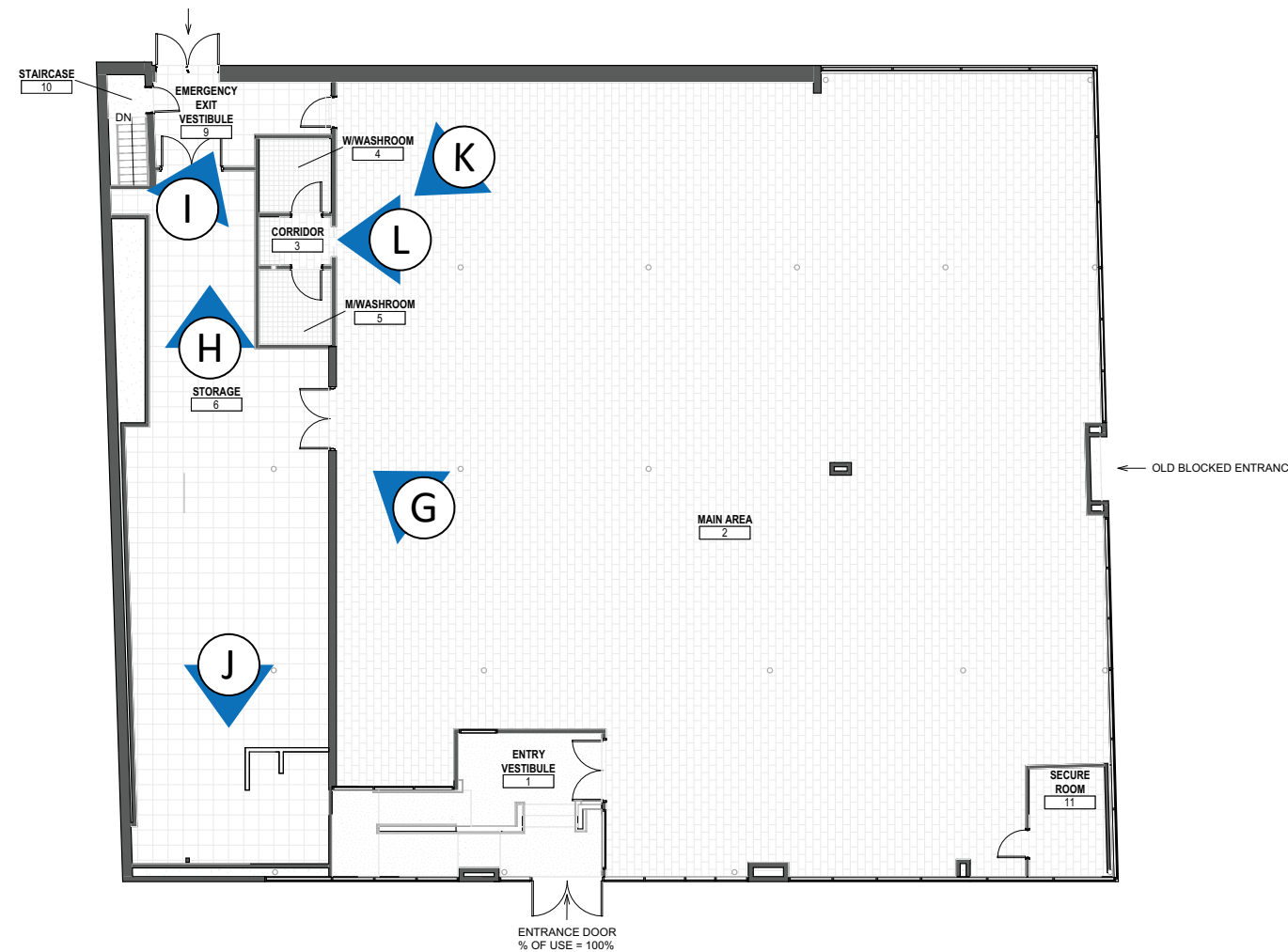
Storage



Emergency Exit Vestibule



Back of Storage Room



Existing Floor Plan



Customer Facing RR & Emergency Exit



Restrooms



Staircase from first floor



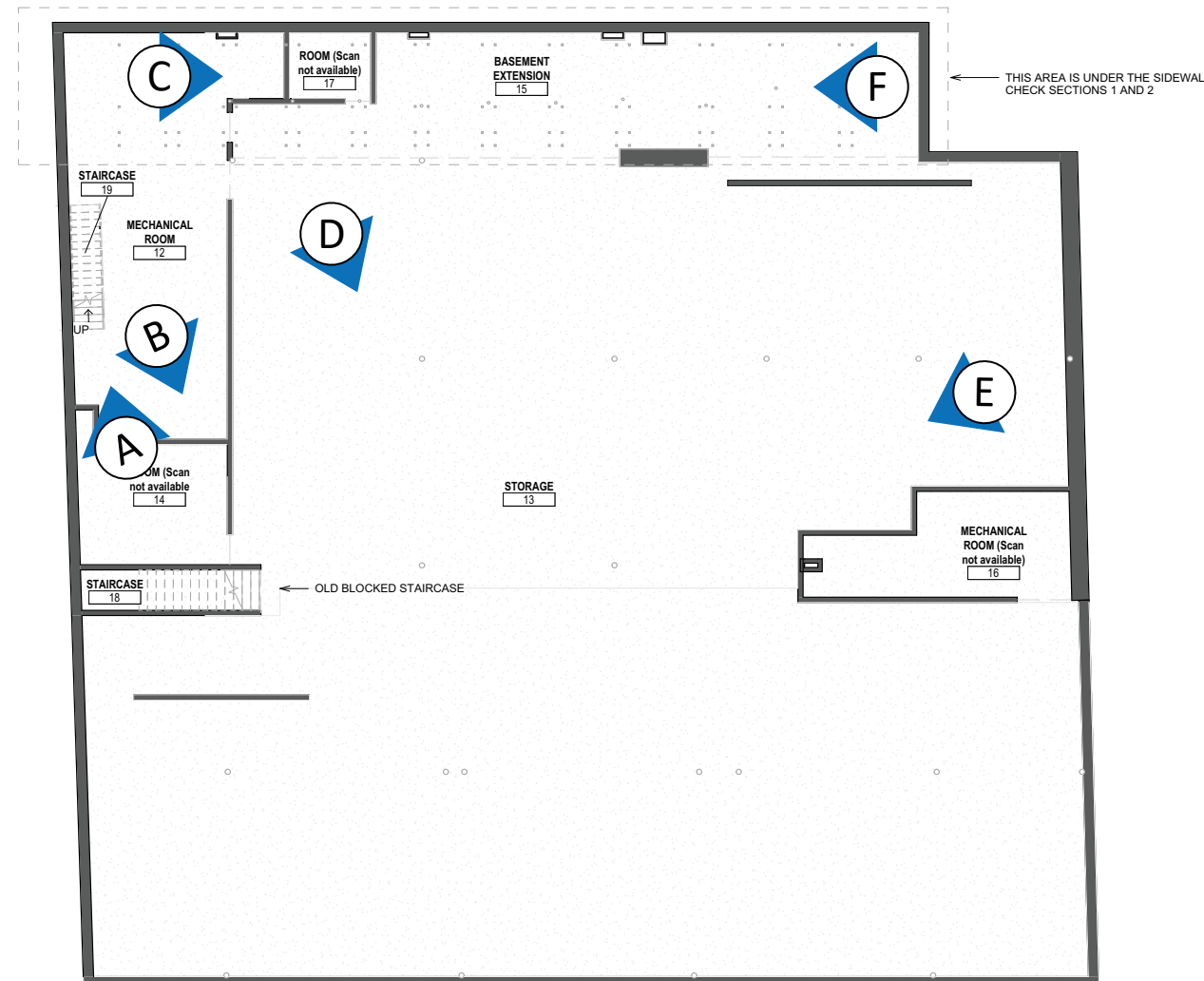
Coal-Fed Boiler at bottom of stairs



Sump pump, gas meters and dehumidifier



Storage



Storage



Basement Extension

Existing Basement Plan- For Reference Only



CHARCOAL SLATE - HC-178
LRV - 14.51



EXISTING BRICK



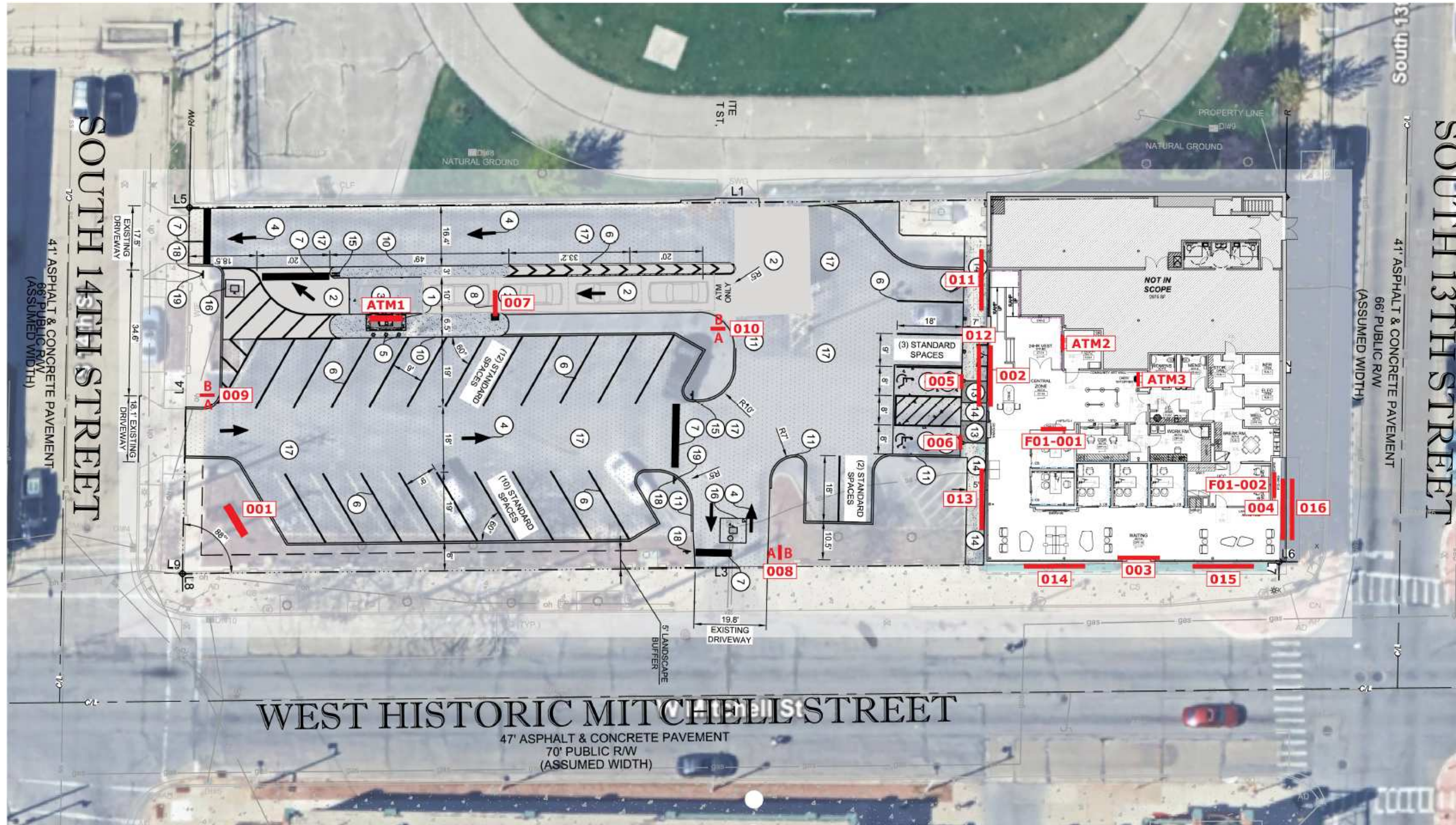
PROPOSED ATM BRICK



AWNING - PACIFIC BLUE
STOREFRONT FRAME - BLACK

ALL EXISTING MATERIAL THAT IS TO REMAIN ON EXTERIOR TO BE CLEANED AND REPAIRED AS NEEDED

Proposed Exterior Material



PLEASE SEE CIVIL SITE PLAN FOR EXACT SITE WORK.

Proposed Signage Site Plan



Proposed

Asset Type:	Exterior	Overall Height:	6'
Sign Number:	EXT-001	Overall Width:	8'-7"
Sign Type:	B2nx	Logo Height:	
Description:	6' Monument	Letter Height:	5 5/8"
Action:	New	Illuminated:	Yes
Comments:	Recommend installing monument sign at the corner of S 14th St and W Historic Mitchell St for increased brand presence on site. Relocate bushes as needed.		



Proposed Signage



Proposed

Asset Type:	Exterior	Overall Height:	5'-3"	
Sign Number:	EXT-002	Overall Width:	15'-7 3/4"	
Sign Type:	GCCS-4.1nx	Logo Height:		
Description:	12" Stacked Format - Color Day/Color Night - Channel Letters		Letter Height:	12"
Action:	New	Illuminated:	Yes	

Comments: Due to excessive setback, code permits a sign up to 100 sq/ft, recommend installing new GCCS-4.1nx centered on building facade. Fabricator to scale new sign to match visual appearance shown in proposed image. Field verify dimensions of wall space to ensure proper letterset size prior to fabrication. Final CDs and final construction to be confirmed by sign vendor prior to fabrication of new lettersets.



Proposed Signage



Proposed

Asset Type:	Exterior	Overall Height:	3'-9 7/8"	
Sign Number:	EXT-003	Overall Width:	11'-4 7/8"	
Sign Type:	GCCS-2nx	Logo Height:		
Description:	8 3/4" Stacked Format - Color Day/Color Night - Channel Letters		Letter Height:	8 3/4"
Action:	New	Illuminated:	Illuminated	

Comments: Code permits a sign up to 50 sq/ft, recommend installing new GCCS-2nx centered on building facade. Fabricator to scale new sign to match visual appearance shown in proposed image. Field verify dimensions of wall space to ensure proper letterset size prior to fabrication. Final CDs and final construction to be confirmed by sign vendor prior to fabrication of new lettersets.



Proposed Signage



Proposed

Asset Type:	Exterior	Overall Height:	1'-11 5/8"
Sign Number:	EXT-004	Overall Width:	19'-8 1/8"
Sign Type:	KCCS-3nx	Logo Height:	
Description:	12" Inline Format - Color Day/Color Night - Channel Letters	Letter Height:	12"
Action:	New	Illuminated:	Yes

Comments: Code permits a sign up to 50 sq/ft, recommend installing new KCCS-3nx centered on building facade. Fabricator to scale new sign to match visual appearance shown in proposed image. Field verify dimensions of wall space to ensure proper letterset size prior to fabrication. Final CDs and final construction to be confirmed by sign vendor prior to fabrication of new lettersets.



Proposed Signage

Proposed Photo



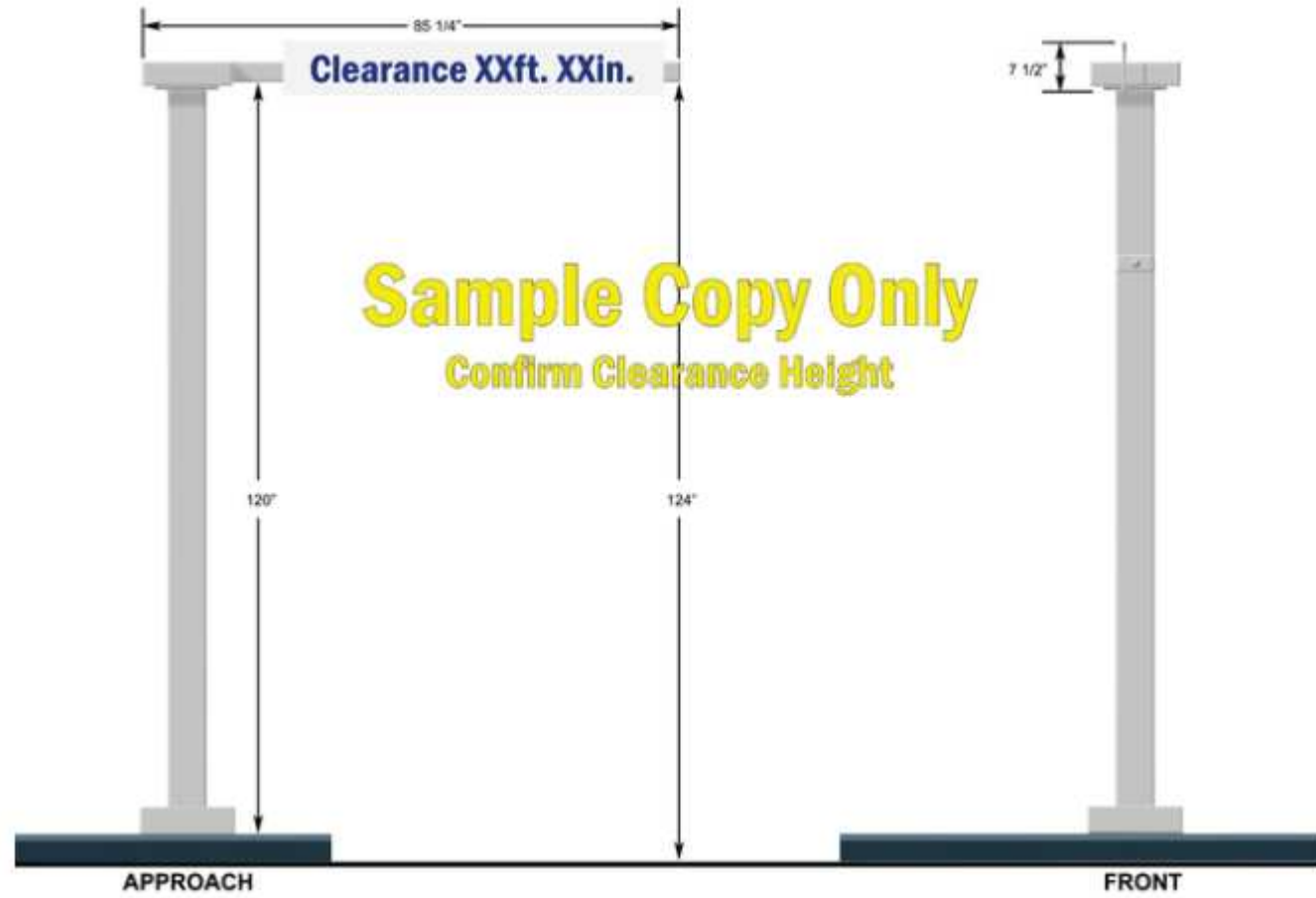
Proposed

Asset Type:	Exterior	Overall Height:	
Sign Number:	EXT-006	Overall Width:	
Sign Type:	Custom	Logo Height:	
Description:	Custom - DOT ADA Handicap Pole Mounted Regulatory with bollard	Letter Height:	
Action:	New	Illuminated:	
Comments:	Sign manufacturer / installer to confirm new ADA sign meets all local and national sign and ADA codes. Maven assumes no liability for non-compliance.		



Proposed Signage

Proposed Photo



Proposed

Asset Type:	Exterior	Overall Height:	
Sign Number:	EXT-007	Overall Width:	
Sign Type:	Headache Bar	Logo Height:	
Description:	Headache Bar with an attached SS1nx clearance sign	Letter Height:	
Action:	New	Illuminated:	No
Comments:	Ensure back of SS1nx is finished BOA white.		



Proposed Signage



Proposed

Asset Type:	Exterior	Overall Height:	3'-0"
Sign Number:	EXT-008	Overall Width:	2'-2 1/2"
Sign Type:	P1nx	Logo Height:	
Description:	3' Directional	Letter Height:	
Action:	New	Illuminated:	No



Proposed Signage



Proposed

Asset Type:	Exterior	Overall Height:	3'-0"
Sign Number:	EXT-010	Overall Width:	2'-2 1/2"
Sign Type:	P1nx	Logo Height:	
Description:	3' Directional	Letter Height:	
Action:	New	Illuminated:	No
Comments:	Recommend utilizing the larger standard copy height for increased visibility. Reference Wayfinding guide for standard approved copy heights and layouts.		



Proposed Signage

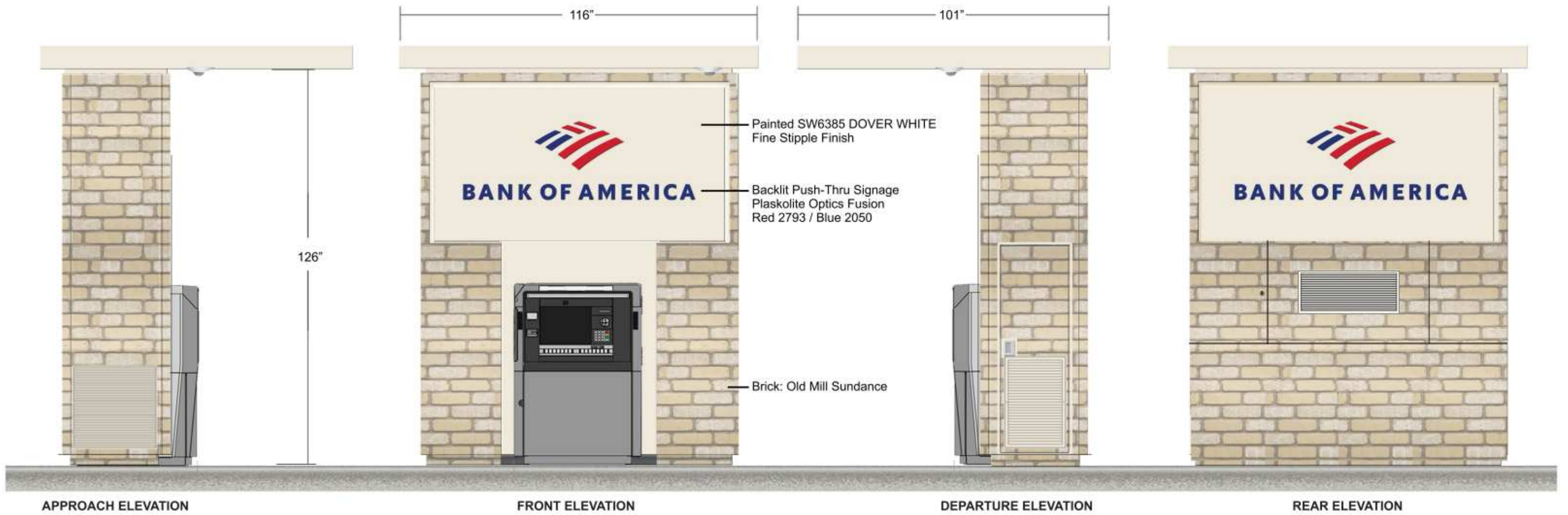


Proposed

Asset Type:	Exterior	Overall Height:	
Sign Number:	EXT-011	Overall Width:	
Sign Type:	Custom	Logo Height:	
Description:	Awning Re-Skin w/o Signature - Pacific Blue	Letter Height:	
Action:	Custom	Illuminated:	
Comments:	**NOTE: Cush/Wake PM to confirm if awnings are in GC scope or sign vendor scope.** Awning material: Cooley Weatheryte Pacific Blue Distributed by: John Tavano at The Miami Corporation (800-543-0448) e: jtavano@miamicorp.com		



Proposed Awning



Proposed Drive-up ATM



PLEASE SEE FOLLOWING PAGES FOR EXTERIOR LIGHTING CUTSHEETS



Proposed Site Lighting