



Certificate of Appropriateness

251995

Milwaukee Historic Preservation Commission / 841 N Broadway, B1 / Milwaukee, WI 53202
hpc@milwaukee.gov / 414-286-5712 / 414-286-5722

Address

1220 W Vliet Street

Property/District Name

Schuster's Department Store (Vliet)

Description of Work

Alterations to north elevation and reworking of parking lot design (three attached pages).

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines.

The following conditions apply to this certificate of appropriateness:

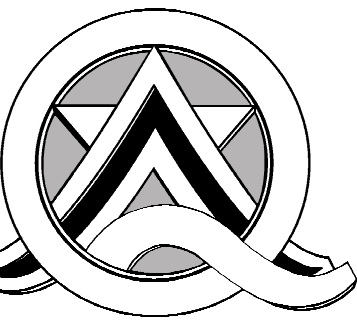
N/A

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations.

Permits and timeline

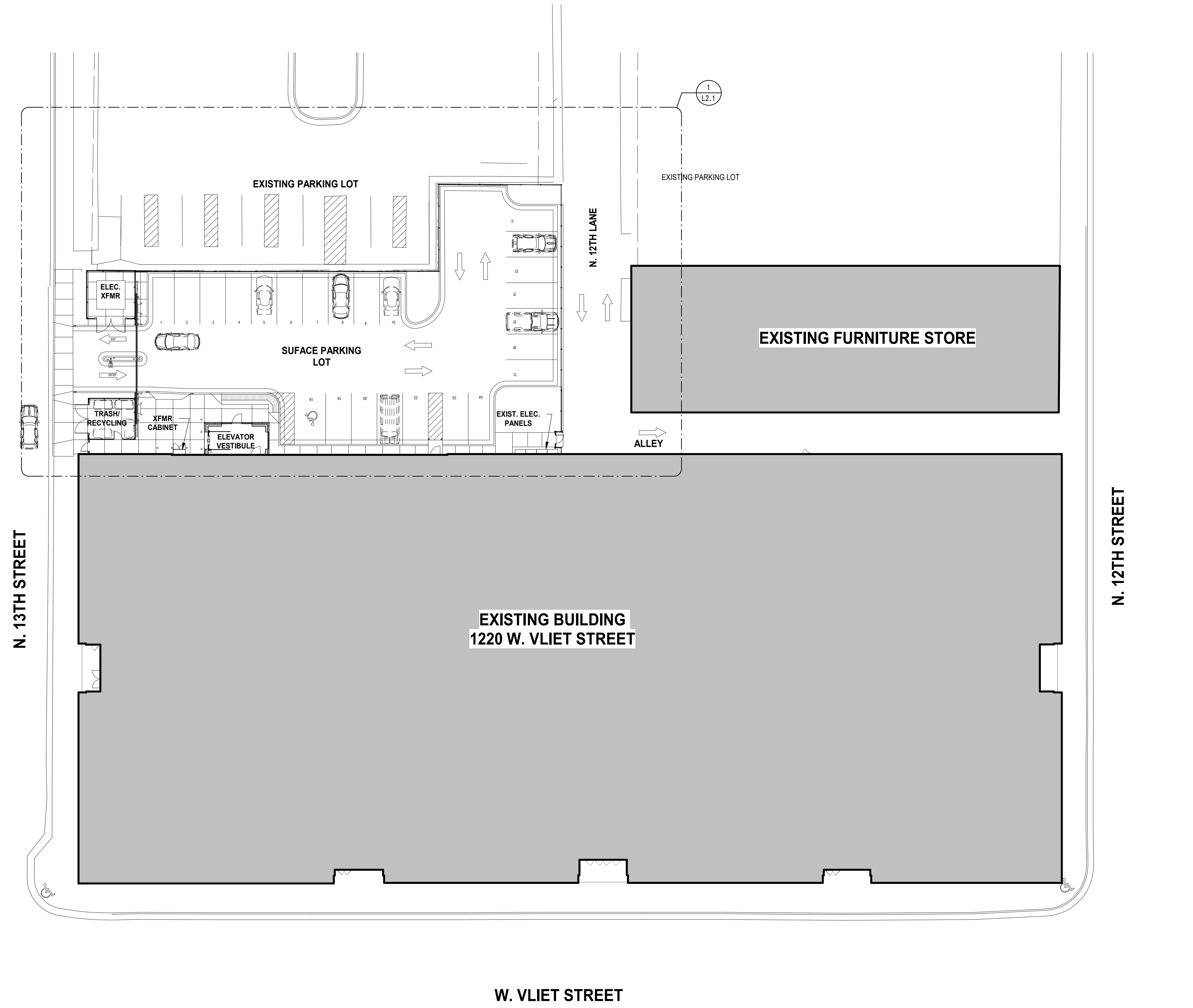
You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation



Quorum Architects, Inc.
 3112 West Highland Blvd
 Milwaukee, Wisconsin 53208
 Phone: 414.265.9265
 www.quorumarchitects.com

GORMAN
 & COMPANY



1 SITE PLAN
 SCALE: 1" = 20'-0"

A	B	C
D	E	F

KEY: PLAN ZONES

VLIET STREET LOFTS
 1220 W. VLIET STREET
 MILWAUKEE, WI 53205

Revisions:
 HPC Submission: 5/14/2025
 HPC Amendment: 3/12/2026

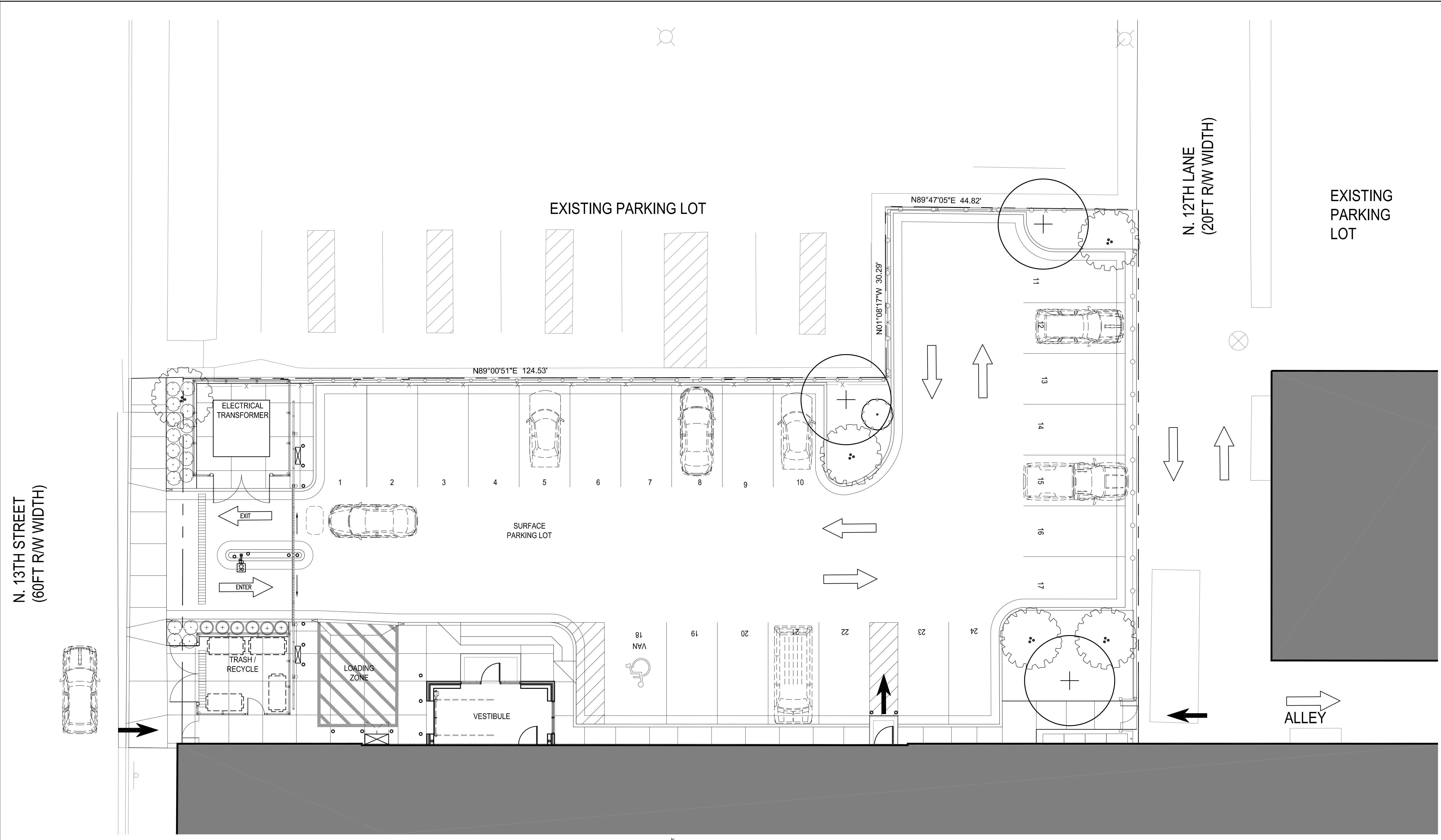
Sheet Name:
OVERALL SITE PLAN

Date: 3/12/2026
 Drawn By: CGH/JC
 Project No.: 10031.07

Sheet No.
L1.1

GENERAL SITE NOTES

- SEE ALSO CIVIL DRAWINGS FOR ADDITIONAL SITE INFORMATION.
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN A COPY OF ANY CITY, STATE OR FEDERAL CODES OR REGULATIONS WHICH HAVE JURISDICTION OVER THIS WORK AND AS CALLED OUT IN THESE PLANS. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH THESE REGULATIONS AND CODES.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY EXECUTION OF WORK.
- WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH OWNER.
- EACH CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE OWNER.



1 NORTH PARKING SITE PLAN
 SCALE: 1/8" = 1'-0"



Quorum Architects, Inc.
 3112 West Highland Blvd
 Milwaukee, Wisconsin 53208
 Phone: 414.265.9265
 www.quorumarchitects.com

GORMAN
 & COMPANY

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 QUORUM ARCHITECTS, INC.

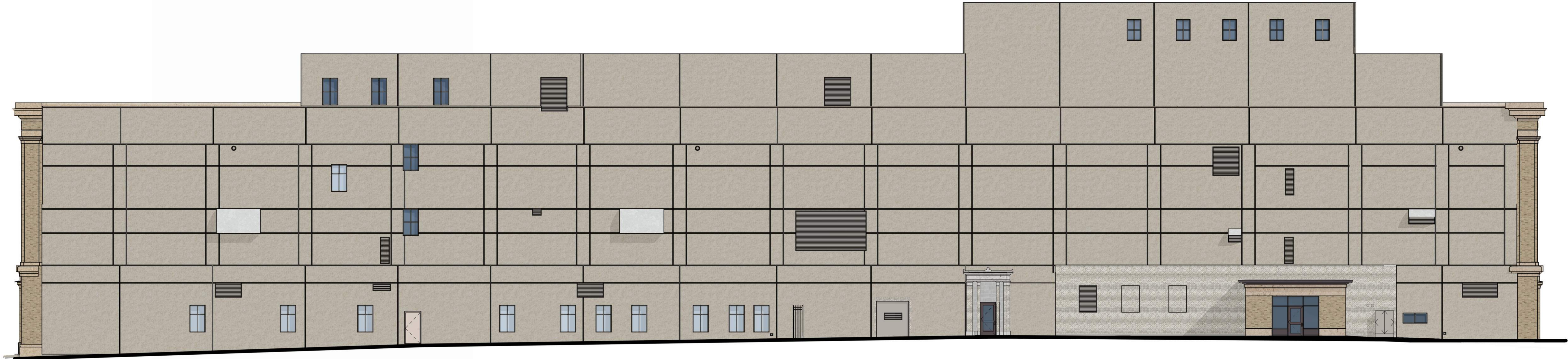
VLIET STREET LOFTS
 1220 W. VLIET STREET
 MILWAUKEE, WI 53205

Revisions:
 HPC Submission: 5/14/2025
 HPC Amendment: 3/12/2026

Sheet Name:
EXTERIOR ELEVATIONS

Date: 3/12/2026
 Drawn By: ECH/TL/JL
 Project No.: 10031.07

Sheet No.
HP.1



1 HPC-NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



2 HPC-WEST ELEVATION
 SCALE: 3/32" = 1'-0"