



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

August 21, 2023

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File number 230330 relates to a Minor Modification to the Detailed Planned Development known as Eighteen87 on Water to allow an additional building wall sign on a previously approved multi-family residential building located at 1887 North Water Street, on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District

In 2021, a Detailed Planned Development (DPD) was established for this site that allows construction of a 5-story, 79-unit residential building and Riverwalk. This building is currently under construction. Building and site signage was approved as part of the DPD zoning, including the allowance for canopy sign above the main building entrance on Water Street. This file approves a new building wall sign will be located at the roofline of the west elevation (southwest corner). The sign will consist of individual letters and not exceed 50 sf in area. This sign will meet the lighting requirements of s. 295-409 of the zoning code, which states that the maximum illumination at the property line will be 1 foot candle. Additionally, changes are being requested to the previously approved canopy sign above the main building entrance on Water Street. The revised sign will be slightly smaller than the approved 50 sf sign, and the fonts and words are changing to reflect the final name of the building.

The City Plan Commission considered this item at its regular meeting on Monday, August 21, 2023 and recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Brostoff

