

**CITY PLAN COMMISSION --**

Resolution approving the site plan and building elevations for the construction of a three-story office building and the request for deviation from the design standards established by the overlay located on the south side of Fresh Water Way, west of South 3rd Street, in the 12th Aldermanic District, relative to a Development Incentive Zone (DIZ) known as Reed Street Yards, established by Section 295-1007(2)(b).0022 of the Milwaukee Code.

**- Analysis -**

This resolution approves a site plan and building elevations for construction of a three-story, 52,000 square foot office building and the request for deviation from one design standard located on the south side of Fresh Water Way, west of South 3rd Street and adjacent to the elevated 6<sup>th</sup> street bridge.

Whereas, The City of Milwaukee has established design standards for the review of new developments and site work on properties located within a Development Incentive Zone, generally located on the south side of the Menomonee Canal, with the Soo Line railroad tracks to the south and the Tannery complex to the west, and established by Section 295-1007(2)(b).0022 of the Milwaukee Code; and

Whereas, One design standard set forth by the Reed Street Yards DIZ requires surface parking lots that exceed the minimum number of spaces dictated by zoning to be located on parcels separate from the buildings in order to encourage future infill development on surface parking lots at some point in the future when structured parking is available; and

Whereas, The applicant is requesting a deviation from this design standard due to unique site constraints associated with the development parcel, including its proximity to the elevated 6th Street bridge to the west; and

Whereas, Aside from the requested deviation, the site plan and building design are generally consistent with the established design standards; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the site plan and building elevations for the proposed office building and the requested deviation from the design standard in the Development Incentive Zone known as Reed Street Yards are hereby approved; 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, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.

**CPC 06/08/15 APPROVED.**