

MEMORANDUM

DATE: 3/3/2025
TO: City of Milwaukee, City Plan Commission
PROJECT: MIAD Student Success Center, 273 E. Erie Street
PROJECT NO.: 24174.01
RE: Riverwalk Site Plan Review Overlay Zone Application for Project Approval - Narrative

The MIAD Student Success Center is a renovation project in the existing building located at 273 E. Erie Street which houses the Milwaukee Institute of Art and Design. The intent of this project is to create spaces for student counseling and tutoring, as well as additional study space.

This site is within the Historic Third Ward Riverwalk Site Plan Review Overlay Zone (SPROZ), and this proposed change to the exterior of the building is on a river-facing façade within the 50' overlay zone.

The project includes removal of existing concrete infill panels on the south (Riverwalk) side of the building. These infill panels are located in former openings that provided access to interior ramps used to move goods and materials from cargo ships into the building.

New glass and black aluminum framed storefront windows designed to match the newer existing windows on the south facade will be inserted into the wall openings. The existing adjacent windows are not historical, they are modern storefront products which can be readily matched.

The proposed windows will provide additional daylight and river views to the interior spaces. In addition, the project meets the SPROZ Standards in several ways:

- Standard #1 - The replacement of two blank bays with windows is an improvement to the pedestrian realm of the Riverwalk. Clear glazing will be used allowing views of the activities within the building from the Riverwalk.
- Standard #2, The project will increase active façade areas with more windows by eliminating the last two remaining blank bays along the Riverwalk.

No changes are proposed to the Riverwalk hardscape or landscape.

BY: Daniel Kabara, SVP | Director of Project Delivery
RINKA

SUBMITTAL CHECKLIST

The following items must be submitted to the City Plan Commission as part of an application for approval of a project within the established Site Plan Review Overlay Zone for the Riverwalk:

N/A, NO
CHANGES

- Current condition site survey.

ATTACHED

- Site Plan(s) with the following information:

- Dashed line indicating the location of the Riverwalk overlay. This area is 50 feet landward of the existing dock wall.

N/A, NO
CHANGES

- Location and lot coverage of all new structures and structures to be altered.
- Location, type and size of all proposed landscaping.
- Location, design and amount of any proposed off-street parking.
- Location and size of all proposed curb cuts.
- Location and design of all proposed loading or unloading facilities.
- Location and size of any proposed exterior signs.
- Proposed topography at 2-foot intervals if different than the existing topography.
- Location of all proposed refuse stations and receptacles and types of screening.
- Proposed drainage provisions, retaining walls, planting, anti-erosion devices or other protective devices to be constructed in connection with the project.

N/A, NO
CHANGES

- Riverwalk site plan. This plan should be at a larger scale to clearly depict materials and control joints/scores in surface material, location of lighting, railing and other Riverwalk amenities.

SEE
EXISTING /
PROPOSED
IMAGES

- Elevations of each side of the exterior of any existing or proposed building and/or structure located within the overlay zone indicating materials.
- Photos of the site and surrounding context.

ATTACHED

- Narrative describing the scope of the project and specific elements of the Riverwalk design, including but not limited to width of the Riverwalk, access points, lighting and pedestrian amenity details.

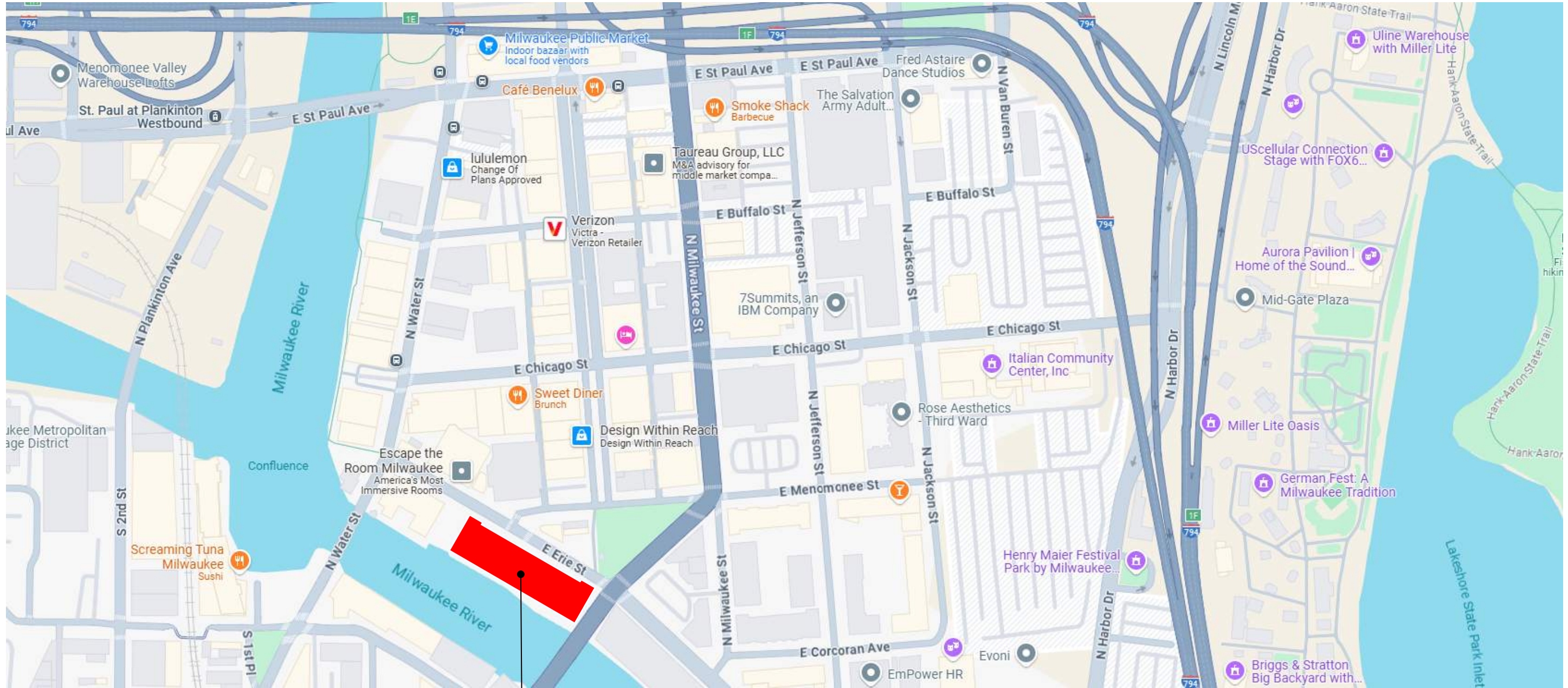
SUBMITTAL REQUIREMENTS: The items outlined above must be submitted digitally *at least 5 weeks prior* to a scheduled City Plan Commission meeting. The following files should be submitted:

(1) PDF of narrative

(1) PDF of completed checklist

(1) PDF of drawings

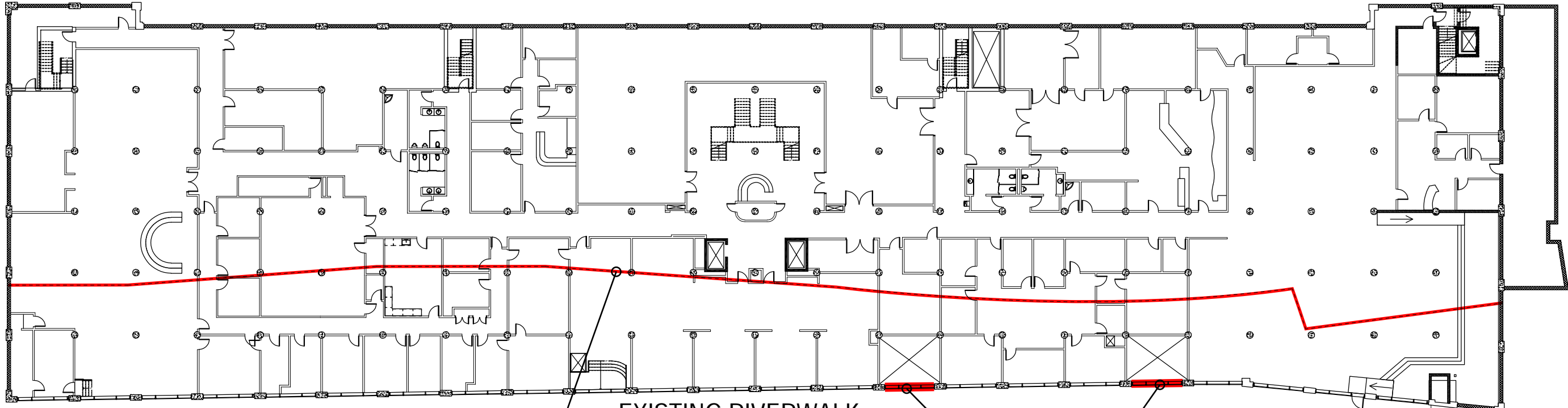
Each file should be no larger than 15 mb.



Project Location:
273 E Erie St



ERIE STREET



EXISTING RIVERWALK

APPROXIMATE LINE OF RIVERWALK OVERLAY

PROPOSED WINDOWS

MILWAUKEE RIVER





