



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

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July 14, 2015

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 150334 relates to a Minor Modification to a Detailed Planned Development known as 1150 North Water Street for signage changes on land located on the east side of North Water Street, south of East Juneau Avenue, in the 4th Aldermanic District.

This Minor Modification was requested by the Milwaukee School of Engineering (MSOE), and would permit changes to the previously approved building signage for the commercial tenant space. The signage will accommodate the needs of a new, commercial tenant that will be located in the currently vacant space along Juneau and Water as well as add some minor additions to the building way finding signage for the MSOE dormitory. Proposed changes to the north and west elevations include adding new storefront doors to accommodate restaurant circulation, revising two bays of storefront windows to be sliding windows, adding spandrel glazing in select spaces and adding a glass and LED corner guardrail on the third floor corner roof. Additionally, the applicant proposes to add black awnings above the first floor tenant space that will have the commercial tenant name on them, as well as a corner sign and other, small way finding signage.

Since the proposed minor modification is consistent with the previously approved Detailed Planned Development and will accommodate a new restaurant tenant's signage needs, the City Plan Commission at its regular meeting on July 13, 2015 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

