



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

CITY PLAN COMMISSION --

Resolution approving modifications to the river-facing façade of an existing building located at 273 East Erie Street, on the east side of the Milwaukee River, south of East Erie Street and west of North Broadway, relative to the Historic Third Ward Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

- Analysis -

This resolution approves exterior alterations to the river-facing façade of an existing building located at 273 East Erie Street, on the east side of the Milwaukee River, south of East Erie Street and west of North Broadway.

Whereas, The City of Milwaukee has established design standards for the review of new developments as well as any site work for portions of properties located within a Site Plan Review Overlay Zone, generally located 50 feet landward of the Milwaukee River and established by Section 295-91.0021 of the former Milwaukee Code; and

Whereas, The MIAD Student Success Center is a renovation project within the existing building located at 273 East Erie Street to create spaces for student counseling and tutoring, as well as additional study space; and

Whereas, The project includes removal of existing concrete infill panels on the south (Riverwalk) side of the building and replacement with new glass and brick aluminum framed storefront windows designed to match the newer existing windows on the south façade; and

Whereas, These building modifications are consistent with the Historic Third Ward Riverwalk overlay standards, as they improve the pedestrian realm of the Riverwalk and increase active façade areas with additional windows; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the modifications to the river-facing façade of the existing building at 273 East Erie Street are hereby approved; and, be it

Further Resolved, That the owner, or their 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 and signage of said plans deemed necessary that are consistent with the approved design guidelines and the Milwaukee Code, and to ensure consistency with the Historic Third Ward Architectural Review Board's approval.

CPC 04/07/25