



**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 building modifications on the river-facing facade and improvements to the seasonal outdoor beer garden area for Lakefront Brewery located at 1872 and 1872-adj North Commerce Street, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 6th Aldermanic District.

### **- Analysis -**

This resolution approves changes to the river-facing façade and improvements to the seasonal beer garden area operated by Lakefront Brewery located at 1872 and 1872-adj. North Commerce Street, on the portion of the site located within the site plan review overlay zone.

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 295-91.0012 of the former Milwaukee Code; and

Whereas, The applicant has prepared and submitted a site plan and associated drawings for the replacement of an existing, enclosed staircase adjacent to the Riverwalk with a new balcony and open stair, improvements to the existing seasonal beer garden area, and other site changes adjacent to the existing Lakefront Brewery Riverwalk; and

Whereas, Site changes include the addition of two single-user restrooms and storage space beneath the stair/balcony for patrons of the Riverwalk seating areas; and

Whereas, Improvements to the existing seasonal beer garden space below the Holton Street bridge include a new covered bar-rail structure along the Riverwalk; and

Whereas, A minimum 8 foot wide unobstructed path will be maintained at all times along the Riverwalk; and

Whereas, The proposed changes are consistent with the goals of the Riverwalk overlay and will further activate the space along the river; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the proposed changes to the building, site, and seasonal beer garden at 1872 and 1872-adj. North Commerce 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.

**CPC 04/04/22**