

Elmer, Linda

From: Chris Socha <csocha@tkwa.com>
Sent: Monday, November 14, 2016 1:07 PM
To: Elmer, Linda
Cc: unclodude@mac.com; Joe Miletta
Subject: Re: Staff report for next week's HPC meeting attached
Attachments: 11-14-16]NOMAD HPC]Full Set.pdf

Linda,

Please find attached the amended proposal for the 1672 N Warren Ave property to be reviewed in tomorrow's HPC meeting.

Revisions to the previously submitted plans are as follows:

1. The owner of 1401 E Brady St (Nomad World Pub) and 1672 N Warren Ave — Mike Eitel — is in negotiations with his neighbor to acquire the 1668 N Warren Ave property. As an FYI, Mike is included on this message should you have any questions for him.

2. Mike intends to re-plot the property to include all three addresses.

3. 1668 N Warren Ave - Proposal is to raze the house fronting Warren, along with the single story garage. Both structures would be replaced with buildings of comparable scale.

3a - We propose a 2-story structure facing Warren. This will have a restaurant on the street level, with live/work (office) space above. This building will also include bathrooms to serve both the building and the adjacent beer garden.

3b - A single-story garage is proposed in the rear of the site.

4. 1672 N Warren Ave - We propose a 4-season, open-air structure to serve the beer garden. This area will contain a bar similar to what exists today in seasonal form.

The rear of the site will be open-to-the-sky beer garden area. We plan to demise the space with a tall masonry wall to mitigate sound and control the beer garden's perimeter.

Please let me know if you need any additional information. Also, please let me know if I should bring hard copies of the revised proposal to tomorrow's meeting. If so, how many copies?

Thanks,

Chris Socha, AIA, LEED AP

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On Nov 9, 2016, at 10:19 AM, Elmer, Linda <lrelmer@milwaukee.gov> wrote:

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