



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

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April 12, 2018

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

Dear Committee Members:

File No. 171723 relates to a Minor Modification to the Detailed Planned Development (DPD) known as 1840 North Farwell Avenue to allow the addition of a patio on the northwest side of the building and changes to door locations along Farwell Avenue to accommodate a restaurant use for the building currently under construction at 1840 North Farwell Avenue, on the east side of North Farwell Avenue, south of East Kane Place, in the 3rd Aldermanic District.

This Minor Modification was requested by 1840 LLC and will permit the addition of an outdoor patio and changes to the door locations along Farwell Avenue to accommodate a restaurant use. A DPD was approved for 1832 and 1840 North Farwell Avenue in 2016 to permit a 13-story mixed-use building, which is currently under construction. An outdoor patio is proposed on the northwest corner of the building to support a restaurant use, which will be going into the first floor commercial space. The proposed patio is approximately 19' x 10' wide with seating capacity of approximately 12-16 pending seating layout, with a maximum capacity of 20. The patio is located below the adjacent property grade and is bounded by a concrete retaining wall with a painted steel railing above. The railing will be at guard rail height (42") above the highest adjacent grade. Additionally, some mechanical louvers will be added to the north elevation, and will be pre-finished metal. The main entry door along Farwell Avenue will remain in its current location. A secondary exit door will move 2-3 window bays to the south with the door set back as consistent with Chapter 245-4.6 of the Milwaukee City Ordinance Volume 2.

Since the proposed minor modification is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on April 9, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac

