

Exhibit A
File No. 230330
Minor Modification to a Detailed Planned Development known as Eighteen87 On Water
Address: 1887 N. Water St, Milwaukee, WI
July 24th, 2023

- (Tax Key -3540913110)

Previous File History and Project Summary In 2013, the site was rezoned to a Detailed Planned Development (DPD) for a 4-story, 87-unit multi-family residential building with associated parking and a Riverwalk (file no. 120999). This development was not constructed, and in 2021, a new DPD was approved as File No. 210172 to allow a 5-story, 79-unit multi-family residential building with associated parking and a Riverwalk.

Now, Rule Enterprises is requesting a Minor Modification to the DPD to allow an additional building wall sign and changes to the previously approved entry canopy sign.

Minor Modification Summary

This file will change the entry canopy signage and adds an additional building wall sign. There are no other changes to the previously approved DPD submittal.

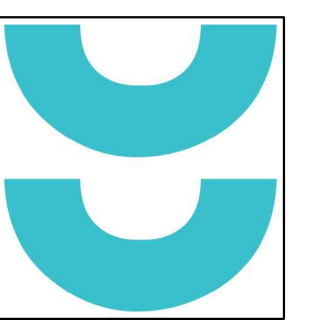
- New building wall sign: A building wall sign will be added to the west elevation of the building, be placed on the southwest roof line. The sign will contain the building name "EIGHTEEN 87 ON WATER" with individual letters, per client's newly developed logo for the development. The signs will be backlit, and will not exceed 50 sq ft.
1. The minor modification will address the installation of an additional sign on the west elevation. This building sign with the owner's new logo "EIGHTEEN 87 ON WATER" will be mounted close to the roof line on the south-west elevation. The overall size of the sign is 12'-2 ¾" x 2'-3" and it has internally illuminated letters. The sign will be Type A sign (per 295-407-2-b-2-a of the zoning code) with individual channel letters. The lettering height is 12" on the top row and 4 ½" lettering on the bottom row approximately 27 square feet. The painted aluminum dimensional letters are installed with LED lights for HALO illumination, to minimize glare to neighboring properties. This light will meet zoning lighting requirement section 295-409. The maximum illumination at the property line is going to be one foot-candle. See attachment 2 for the proposed elevation and previously approved west elevation.
 2. Revisions to entry canopy sign: The canopy sign above the entrance is getting slightly smaller, and the fonts / words are changing to reflect the final name of the building. The placement of sign remains the same as the previously approved DPD submittal, on the fascia of the entry canopy above the main Water Street entry. The DPD zoning allows for 50 sf sign and the revised is within the allowable square footage. The overall size of the sign is 11'-9" x 1'-10" and it has internally illuminated letters. The sign will be Type A sign (per 295-407-2-b-2-a of the zoning code) with individual channel letters. The lettering height is 12" on the top row and 4 ½" lettering on the bottom row, approximately 22 square feet. See attachment 5 for the revised signage.

Minor Modification Owner's Written Narrative

In summary, the minor modification only affects the signage to the DPD submittal and all other aspects of the previously approved DPD will remain unchanged.

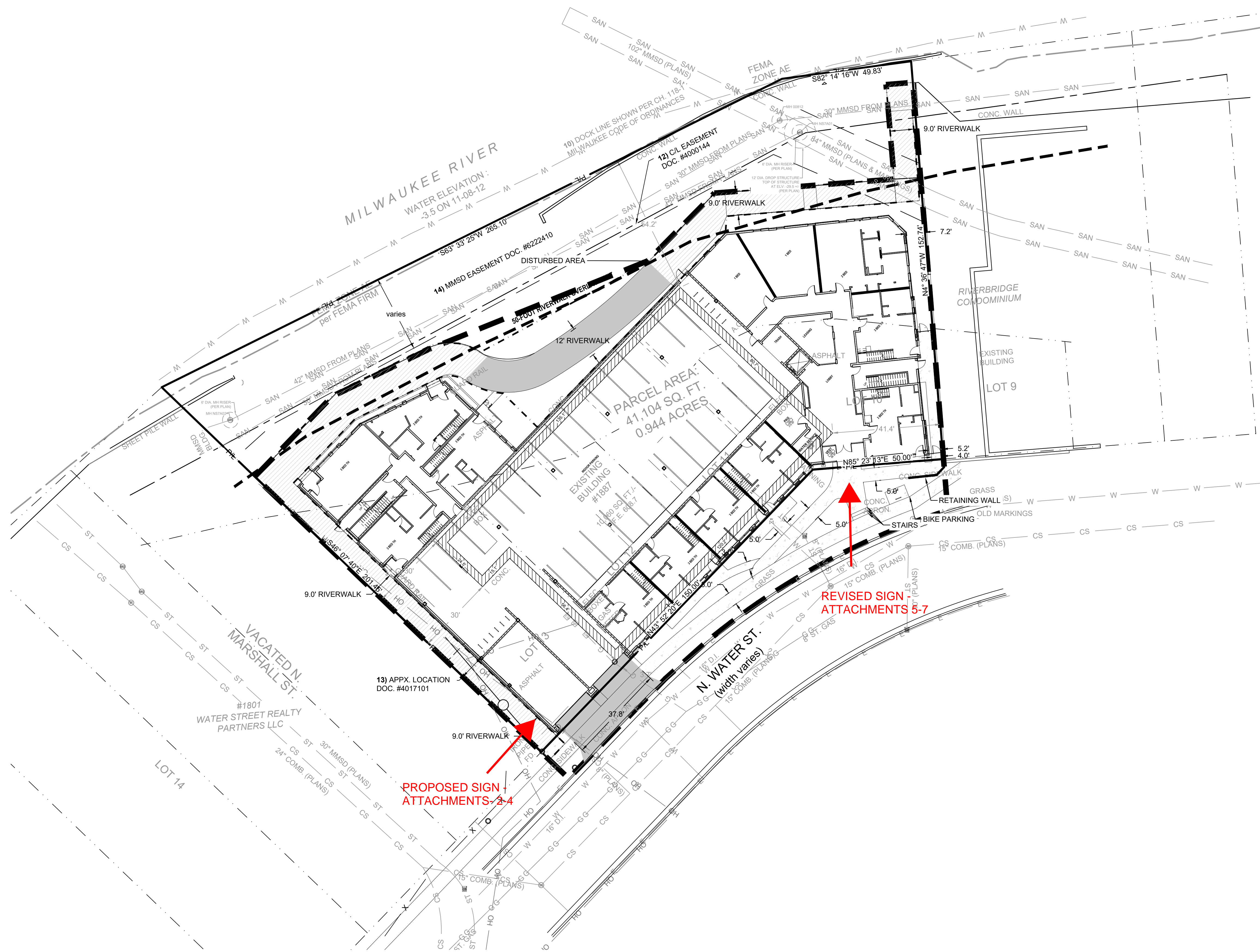
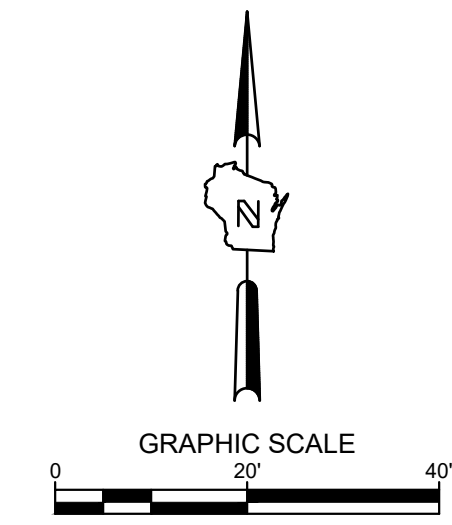
List of Attachments

1. Attachment 1 – Site plan
2. Attachment 2 – West Elevation – Proposed Signage / West Elevation – Previously approved DPD submittal
3. Attachment 3 - A.1 – Shop submittal – Proposed west elevation – day and night view.
4. Attachment 4 - A.1a – Shop Submittal – West sign elevation
5. Attachment 5 – South Elevation – Entry, Revised Signage / South Elevation - Previously approved DPD submittal
6. Attachment 6 - B.1 – Shop Submittal – Revised southwest elevation – day and night view.
7. Attachment 7 - B.1a – Shop Submittal - South sign elevation



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Suite 200
Milwaukee, WI 53202

CONSULTANTS:



SITE INFORMATION

SITE AREA = 41,104 SF (0.944 AC)
SITE DISTURBED AREA = 34,332 SF (0.788 AC)
EXISTING IMPERVIOUS AREA = 26,223 SF (0.602 AC)
PROPOSED IMPERVIOUS AREA = 26,267 SF (0.603 AC)
PROPOSED RIVERWALK DECK = 3,580 SF (0.082 AC)
TOTAL PARKING SPACES = 53 SPACES (ALL INSIDE PROPOSED BUILDING)

- LEGEND:**
- 5' THICK CONCRETE WALK (A C401)
 - CONCRETE PAVEMENT (B C401)
 - RIVER WALK DECK (SEE ARCH PLANS)
 - LIMITS OF RIVERWALK OVERLAY ZONE (50' LANDWARD OF EXISTING DOCK WALL)
 - EXTENTS OF PROPOSED RIVERWALK

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURBS AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

NOT FOR CONSTRUCTION
THESE DRAWINGS ARE RELEASED FOR DESIGN DEVELOPMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION PURPOSES.

EIGHTEEN87 ON WATER

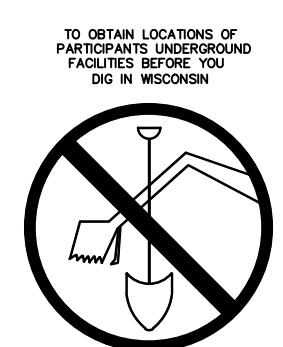
1827 N. WATER STREET
MILWAUKEE, WI 53202

SHEET TITLE:
SITE PLAN

REVISIONS:

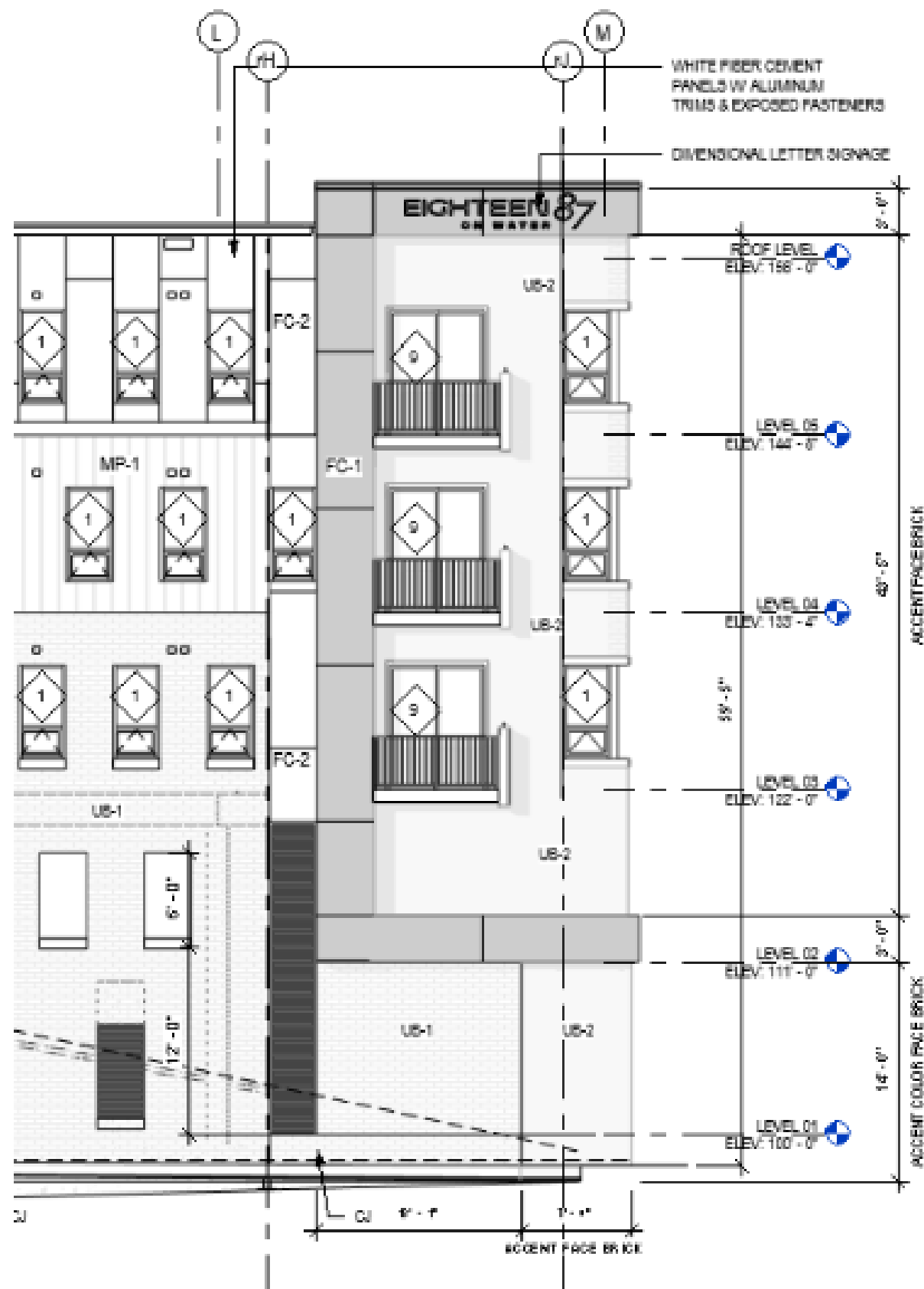
SCALE	1" = 20'-0"
PROJECT NUMBER	210502
SET TYPE	DPD
DATE ISSUED	06/25/2021
SHEET NUMBER	C100

**PRELIMINARY
NOT FOR
CONSTRUCTION**

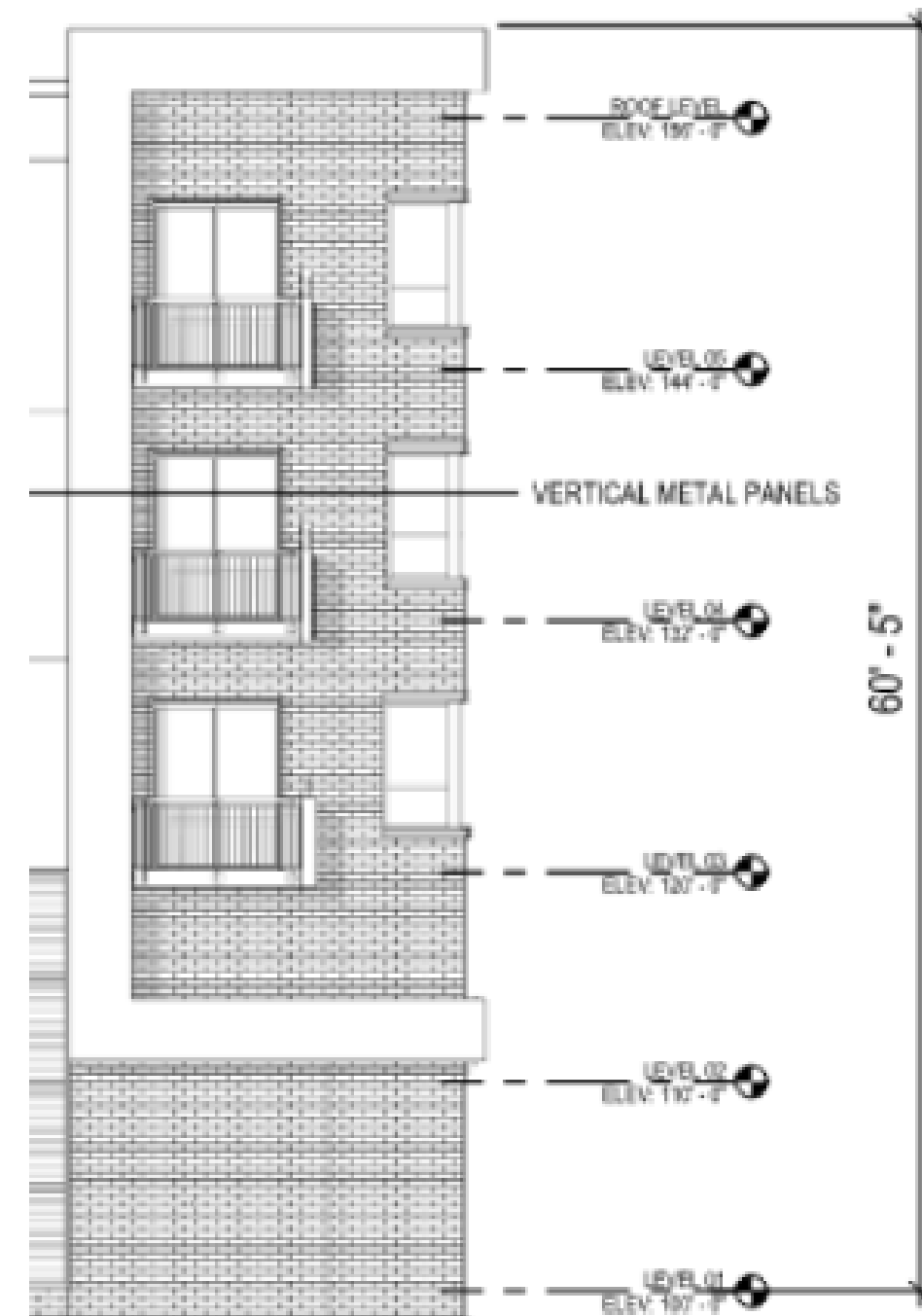


CALL DIGGERS HOTLINE
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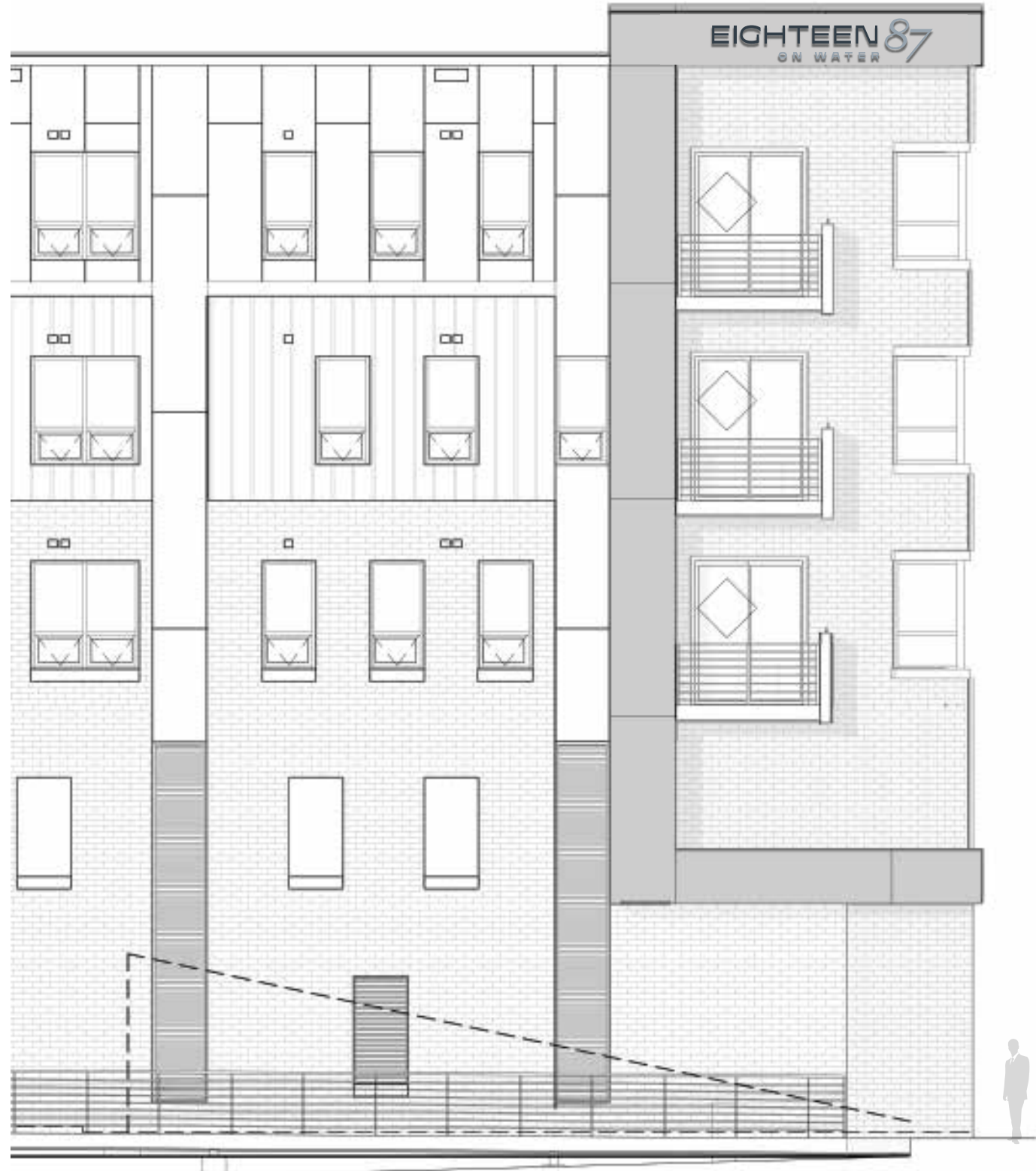
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



WEST ELEVATION - PROPOSED SIGNAGE



WEST ELEVATION - PREVIOUSLY APPROVED
DPD SUBMITTAL



proposed west elevation - day view



proposed west elevation - night view



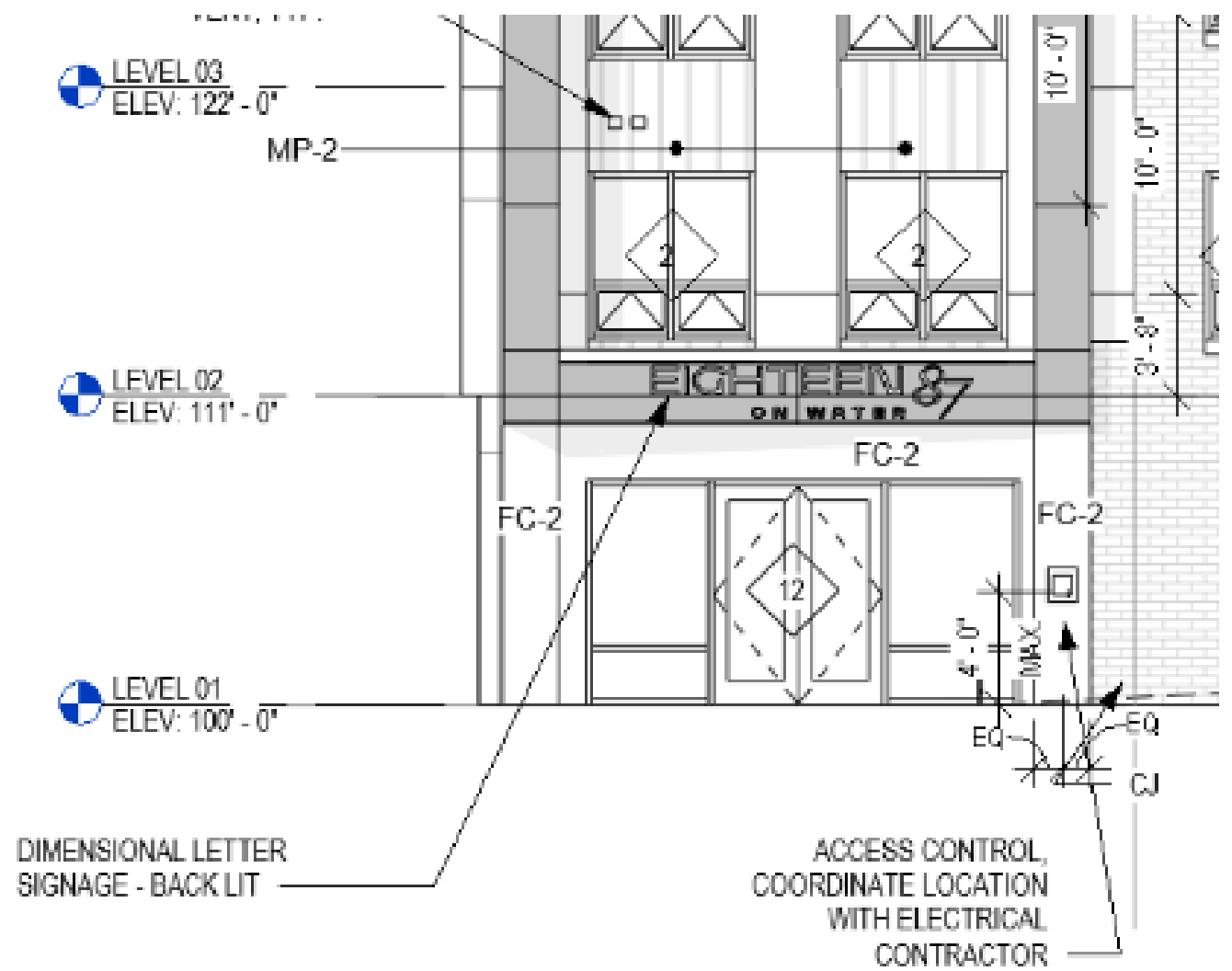
APPROXIMATE OVERALL SQUARE FEET = 27 SQUARE FEET



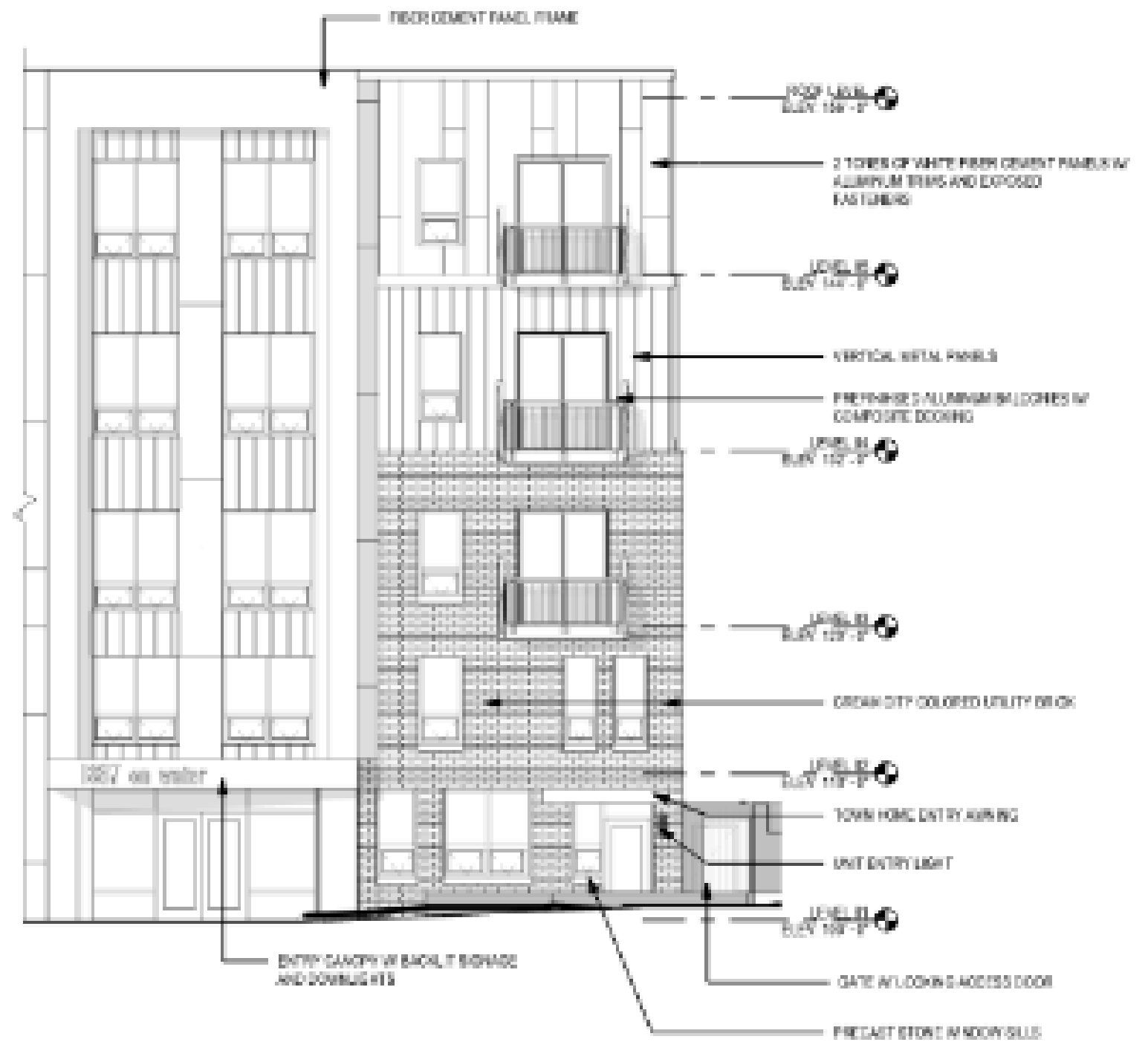
DESCRIPTION: 2" deep, Halo-Lit, Fabricated Aluminum Letters
COLOR: Paint to Match PMS 432c Navy Blue [satin finish]
LIGHTING: Internal White LEDs
INSTALLATION: Stand-Off 2" from Wall



DESCRIPTION: 2" deep, Halo-Lit, Fabricated Aluminum Letters
COLOR: Paint to Match PMS 7543c Light Blue [satin finish]
LIGHTING: Internal White LEDs
INSTALLATION: Stand-Off 2" from Wall



SOUTH ELEVATION - REVISED SIGNAGE



SOUTH ELEVATION - PREVIOUSLY APPROVED SIGNAGE



proposed southwest elevation - day view



proposed southwest elevation - day view



APPROXIMATE OVERALL SQUARE FEET = 22 SQUARE FEET



DESCRIPTION: 2" deep, Halo-Lit, Fabricated Aluminum Letters
COLOR: Paint to Match PMS 432c Navy Blue [satin finish]
LIGHTING: Internal White LEDs
INSTALLATION: Stand-Off 2" from Wall



DESCRIPTION: 2" deep, Halo-Lit, Fabricated Aluminum Letters
COLOR: Paint to Match PMS 7543c Light Blue [satin finish]
LIGHTING: Internal White LEDs
INSTALLATION: Stand-Off 2" from Wall