

Elmer, Linda

From: Michael Eitel <uncledude@mac.com>
Sent: Wednesday, December 07, 2016 4:39 PM
To: Joe Miletta
Cc: Elmer, Linda; Chris Socha
Subject: Re: Staff report for next week's HPC meeting attached

hi all... quick note that we also added a portion of "green" wall to the south elevation of the new building...

On Dec 7, 2016, at 2:44 PM, Joe Miletta <jmiletta@tkwa.com> wrote:

Hi Linda,

I've attached below an updated proposal for the 1672 N Warren Ave project, which is back on the agenda for the December, 12th HPC meeting, to keep everything up-to-date and current.

Revisions to the previously submitted plans include:

1. Added a canvas awning to the Warren Ave facade.
2. Revised Overhead door @ West end of the second floor to a porch/balcony.
3. Revised the color scheme of the new building.

Please let us know if you have any questions or require any additional info.

Thanks,

Joe Miletta, Project Designer
The Kubala Washatko Architects, Inc.
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<12-7-16]NOMAD HPC]Revised Full Set.pdf>

On Nov 14, 2016, at 1:07 PM, Chris Socha <csocha@tkwa.com> wrote:

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-plat 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

Project Architect
THE KUBALA WASHATKO ARCHITECTS, INC.
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csocha@tkwa.com

<11-14-16]NOMAD HPC]Full Set.pdf>

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

Linda Elmer, Staff Assistant
Common Council-City Clerk's Office
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