

Exhibit A
File No. 220629
Minor Modification to a Detailed Planned Development
2202 S. Kinnickinnic Ave.
October 17, 2022

Previous File History and Project Summary

In 2015, a Detailed Planned Development (DPD) was established for 2202 S. Kinnickinnic Avenue to allow construction of a 5-story, 69-unit mixed-use residential building. There is commercial space on the first floor that was previously occupied by a restaurant.

Minor Modification Summary

The first-floor commercial space contains floor-to-ceiling clear storefront glazing along E Ward St. A minor modification is being requested to allow modifications to a section of the storefront glazing along Ward Street to add clear overhead doors with a bar counter and patio tables & chairs.

Proposed changes will include the addition of 2 overhead doors and a sit-up counter. Outdoor seating and tables are also proposed, and will be placed such that a minimum 5' clearance along the public sidewalk will be maintained. ADA seating will be provided as required. The building has a 0' setback along Ward Street with sections of concrete in the walkway varying in slope. As part of this proposal, we will correct the 5 foot walkway slope to conform to the less than 2% cross slope required by ADA. The outdoor seating will conform to the requirements of the Milwaukee Code of Ordinances and the ADA.

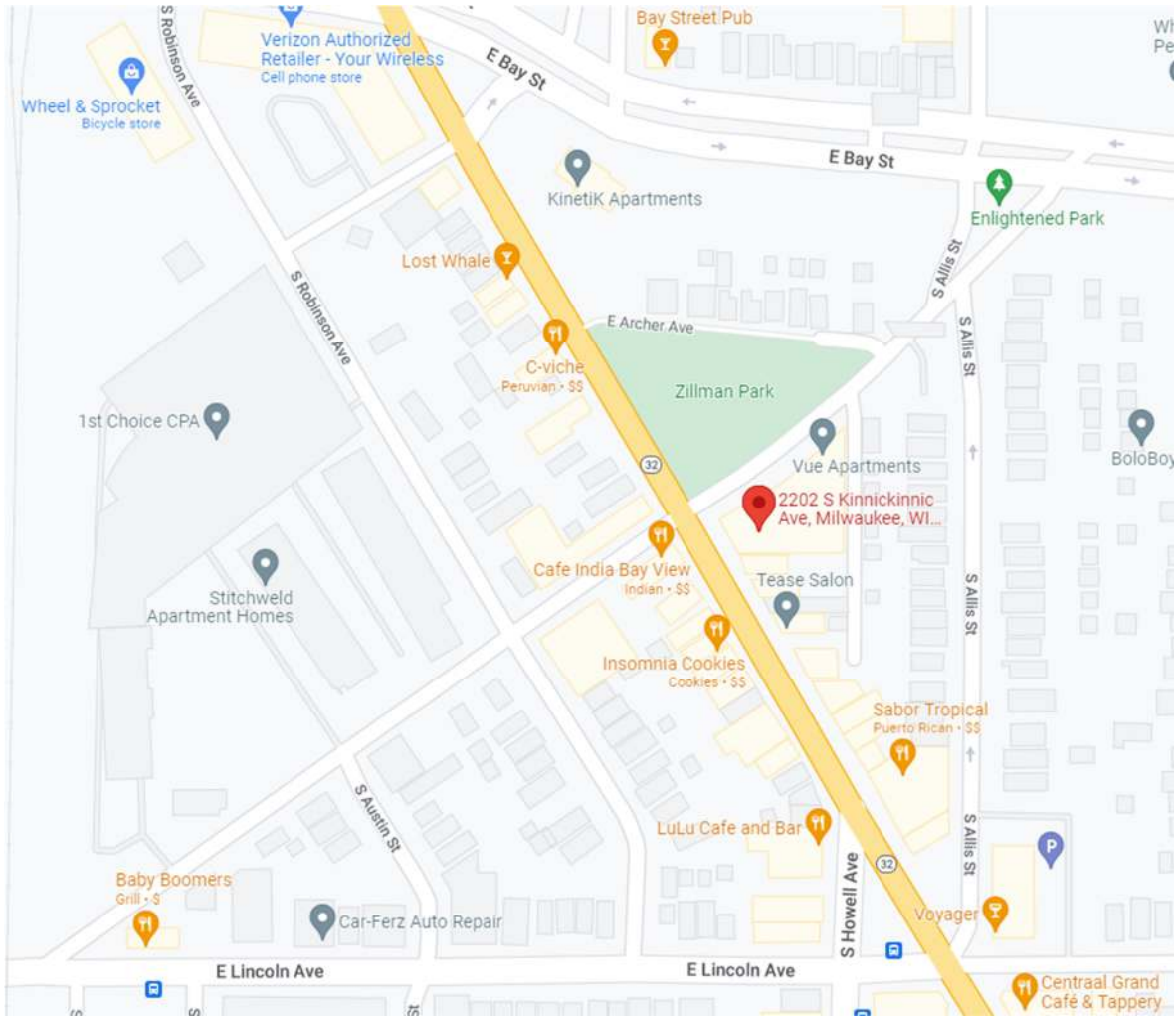
List of Attachments

1. Vicinity map
2. Site photos
3. Drawings & Colored Elevations

Proposed Changes

- Removal of 18 lineal feet of clear storefront glass and replacement with 2 overhead doors, which will be of matching storefront color and glazing.
- Addition of a sit-up counter placed along the Ward Street elevation, which will extend into the sidewalk/public right-of-way area, but will maintain required clearances
- Addition of seating along the sit-up counter, including an ADA space
- Addition of tables and chairs
- Will maintain a minimum 5 foot clear zone along the Ward Street sidewalk with no obstructions within the clear zone (trash receptacles, light poles, signs, etc.)

Vicinity Map



Minor Modification Owner's Written Narrative

Site Photos

