



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

October 18, 2022

To the Honorable Members of the  
Zoning, Neighborhoods, and Development Committee  
City of Milwaukee  
City Hall, Room 301-B

Dear Committee Members:

File number 220629 relates to a Minor Modification to the Detailed Planned Development known as Vue Apartments to allow changes to the first floor glazing of an existing mixed-use residential building located at 2202 South Kinnickinnic Avenue, on the east side of South Kinnickinnic Avenue, south of East Ward Street, in the 14th Aldermanic District.

The existing 5-story, 69-unit mixed-use residential building contains commercial space at the corner of Kinnickinnic and Ward. The first floor commercial space, which will be occupied by a restaurant/tavern, contains floor-to-ceiling clear storefront glazing along East Ward Street. This minor modification was requested by Milwaukee Dermond, LLC and will allow the addition of glass garage doors and an eating counter within the commercial space along Ward Street. Outdoor seating and tables are also proposed, and will be placed such that a minimum 5' clearance along the public sidewalk will be maintained. The outdoor seating is required to conform with the requirements of the Milwaukee Code of Ordinances and the ADA.

The City Plan Commission considered this item at its regular meeting on October 17, 2022 and at that time, no members of the public spoke on the matter. Since the proposed changes to the Ward Street commercial façade will allow additional activation along the street and accommodate a new commercial tenant's needs, the City Plan Commission recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

Cc: Ald. Dimitrijevic (14<sup>th</sup> District)

