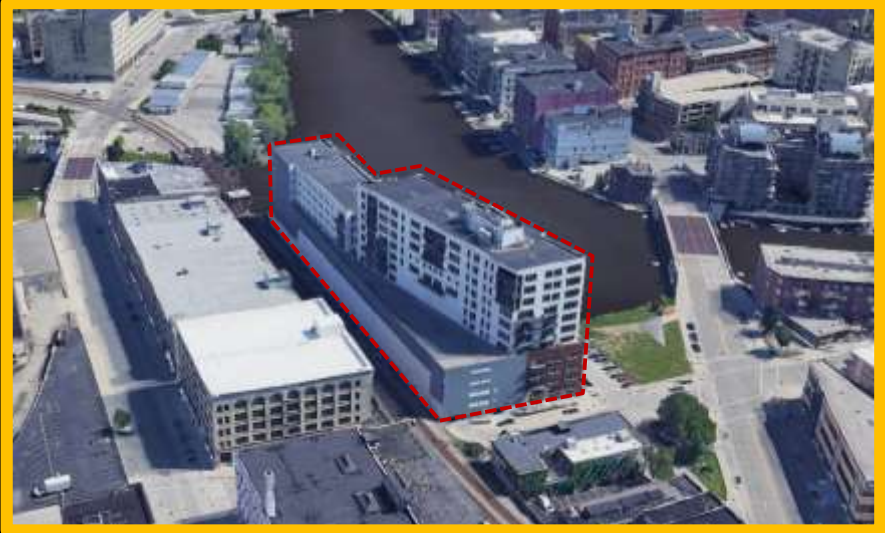


File No. 211078. Resolution relating to a Minor Modification to the Detailed Planned Development known as First Place Condominiums to add Assembly Hall and Business Service as permitted uses within the commercial spaces of the mixed-use residential building located at 106 West Seeboth Street, on the west side of South 1st Place and north of West Seeboth Street, in the 12th Aldermanic District.



File No. 211078. Site Context Photos.



Aerial view looking northeast



View from North Water St looking west



View from South 1st St looking northwest



File No. 211078. Consistency with Area Plan.



Near South Side Area Plan

- Adopted in 2009, amended in 2016.
- Encourages new businesses that create jobs, provide goods and services for local residents and attract customers from the region.
- Encourages mixed-use development of commercial retail amenities and places for community gatherings.
- **This proposed minor modification to the DPD is consistent with the Near South Side Area Plan.**



NORTHERN LIGHTS EVENT SPACE

106 West Seeboth Street

Milwaukee WI, 53204

Submittal for Minor Modification to an Existing Detailed Plan Development

File # FN 211078

November 15, 2021

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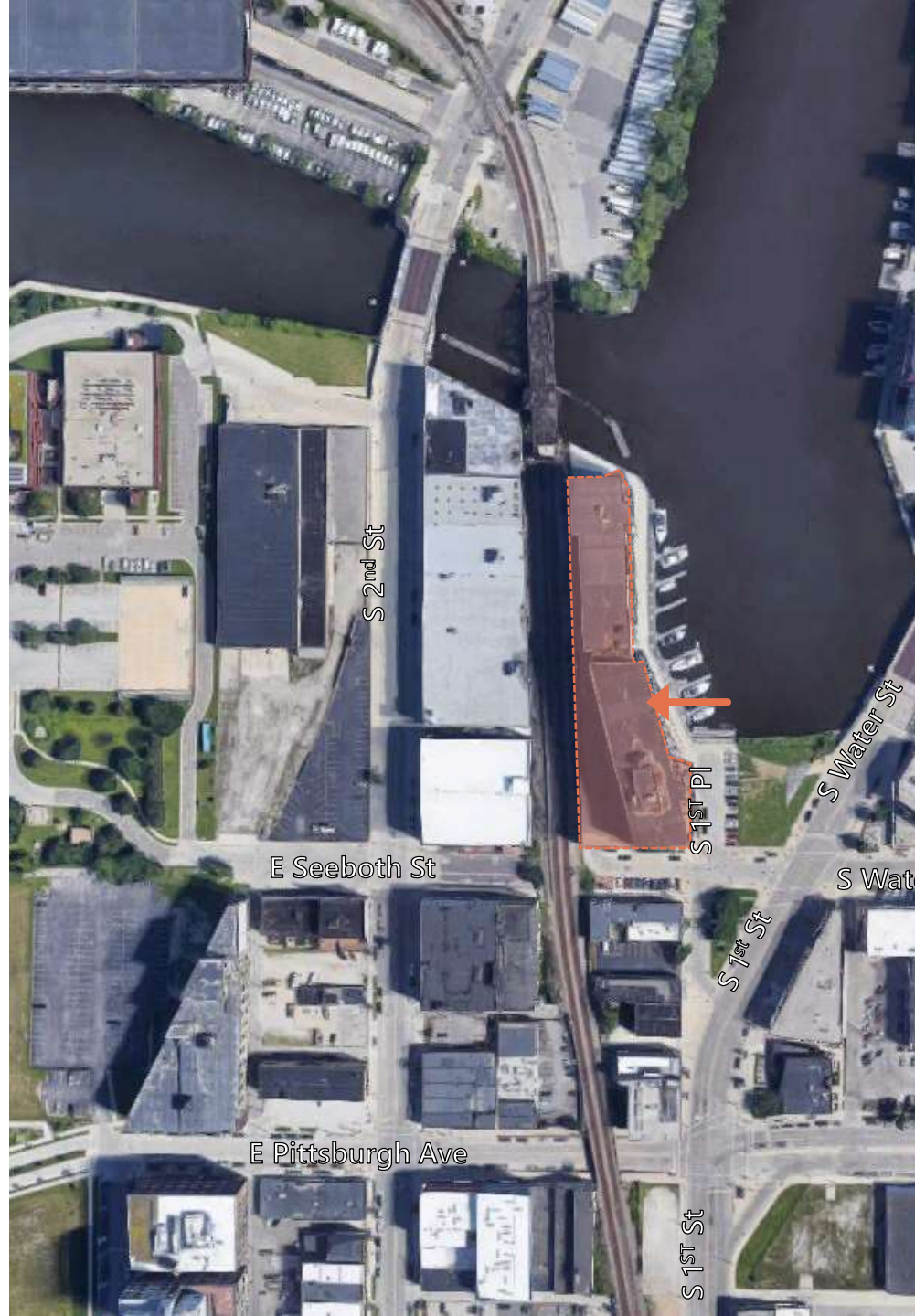
Vicinity Map

NORTHERN LIGHTS – EVENT SPACE

File # FN211078

November 15, 2021

EUA Project #221343



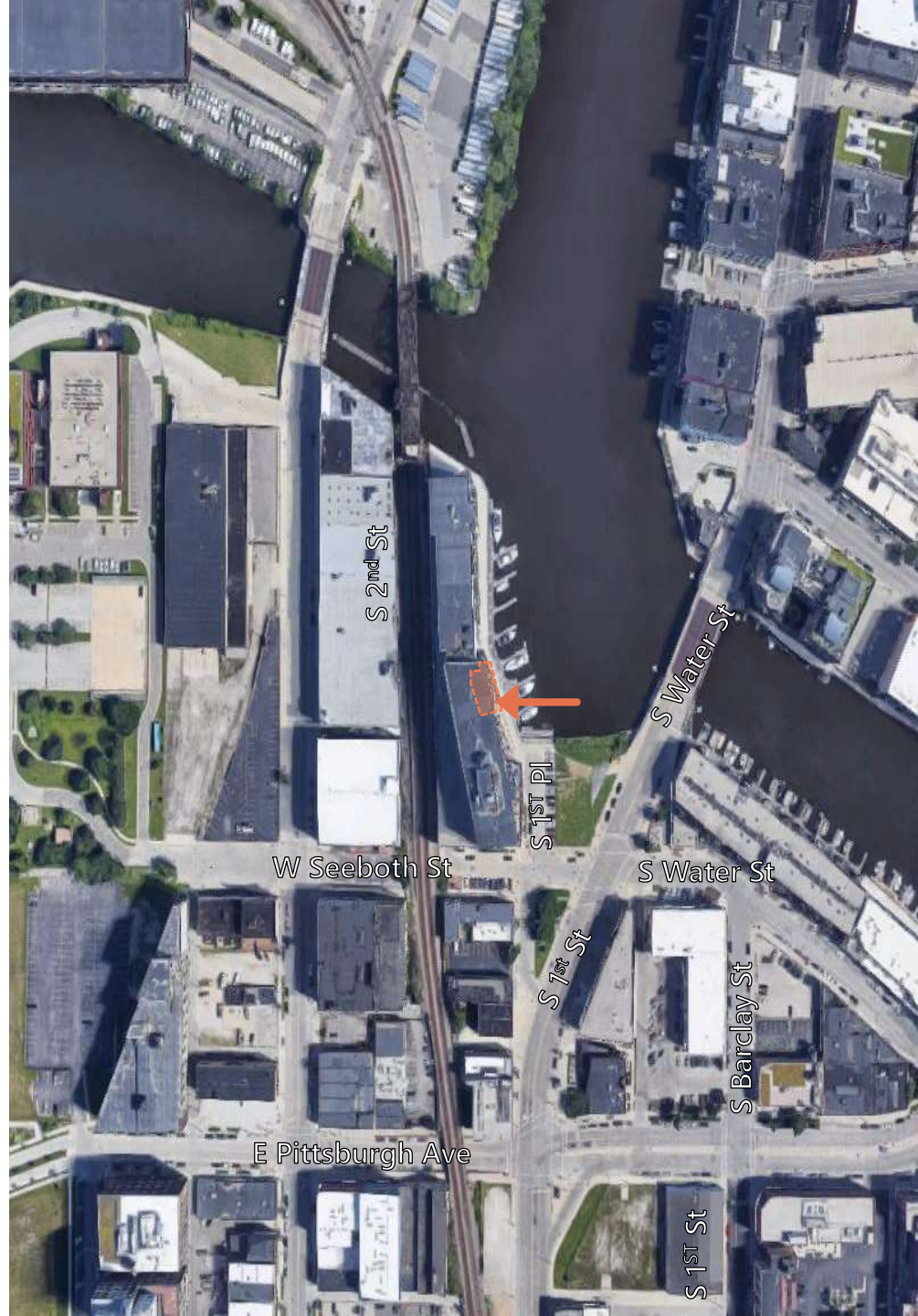
Suite Location

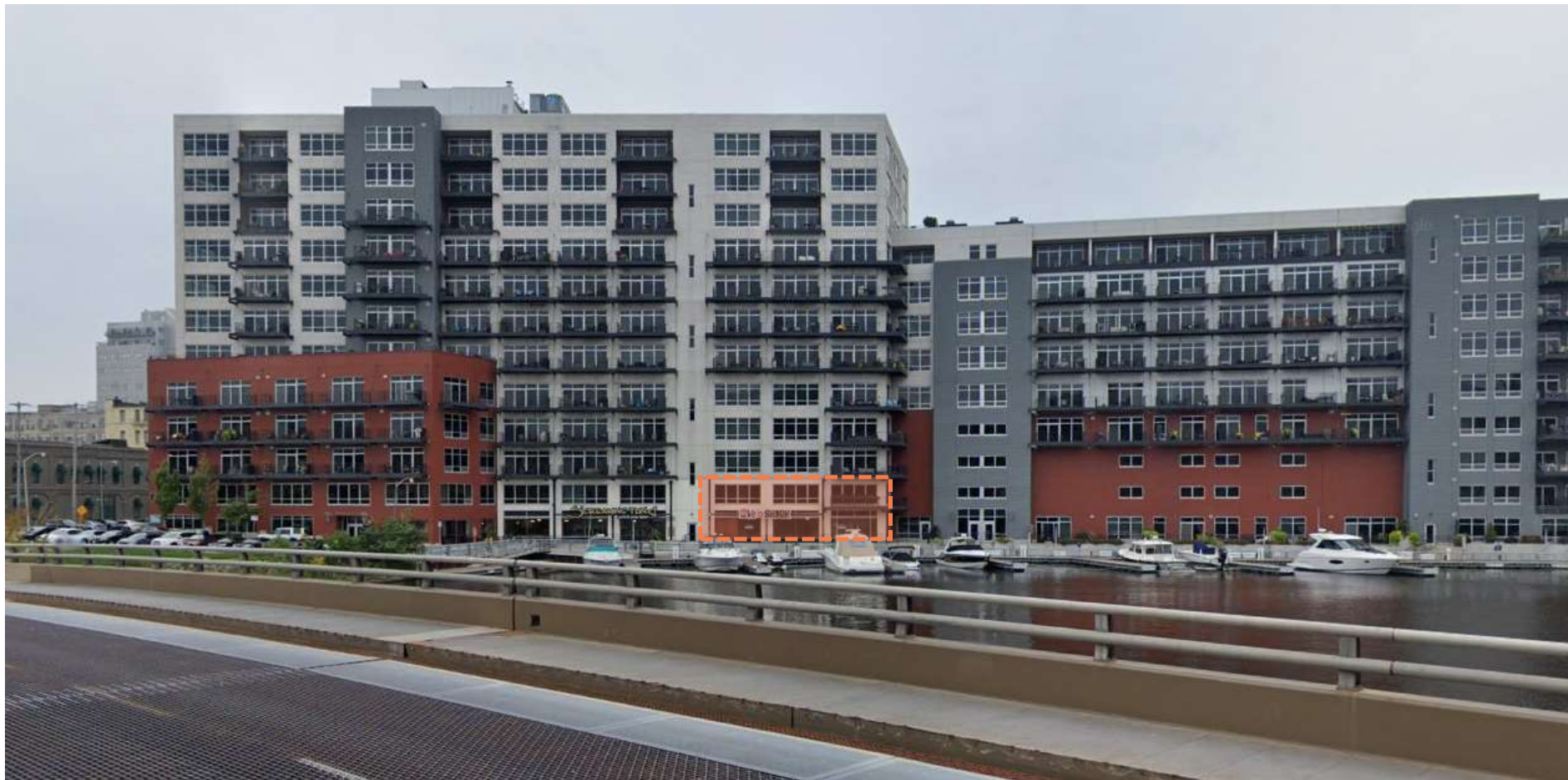
NORTHERN LIGHTS – EVENT SPACE

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EUA Project #221343





**Building Elevation with Suite Identified
NORTHERN LIGHTS – EVENT SPACE**

File # FN211078
November 15, 2021
EUA Project #221343



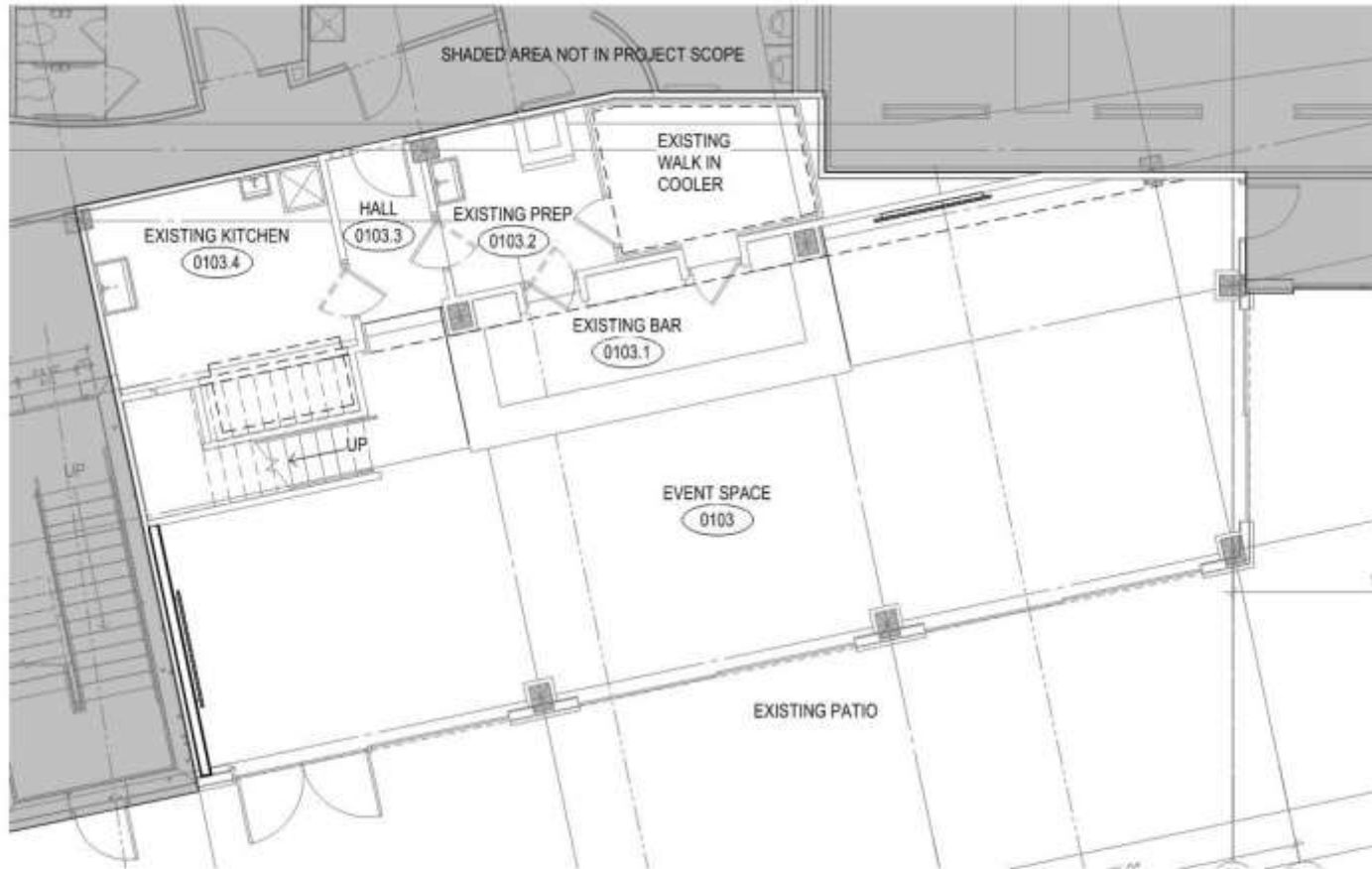
Location of Valet Station & Front Door of the Suite



NORTHERN LIGHTS – EVENT SPACE

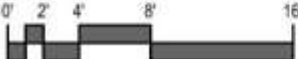
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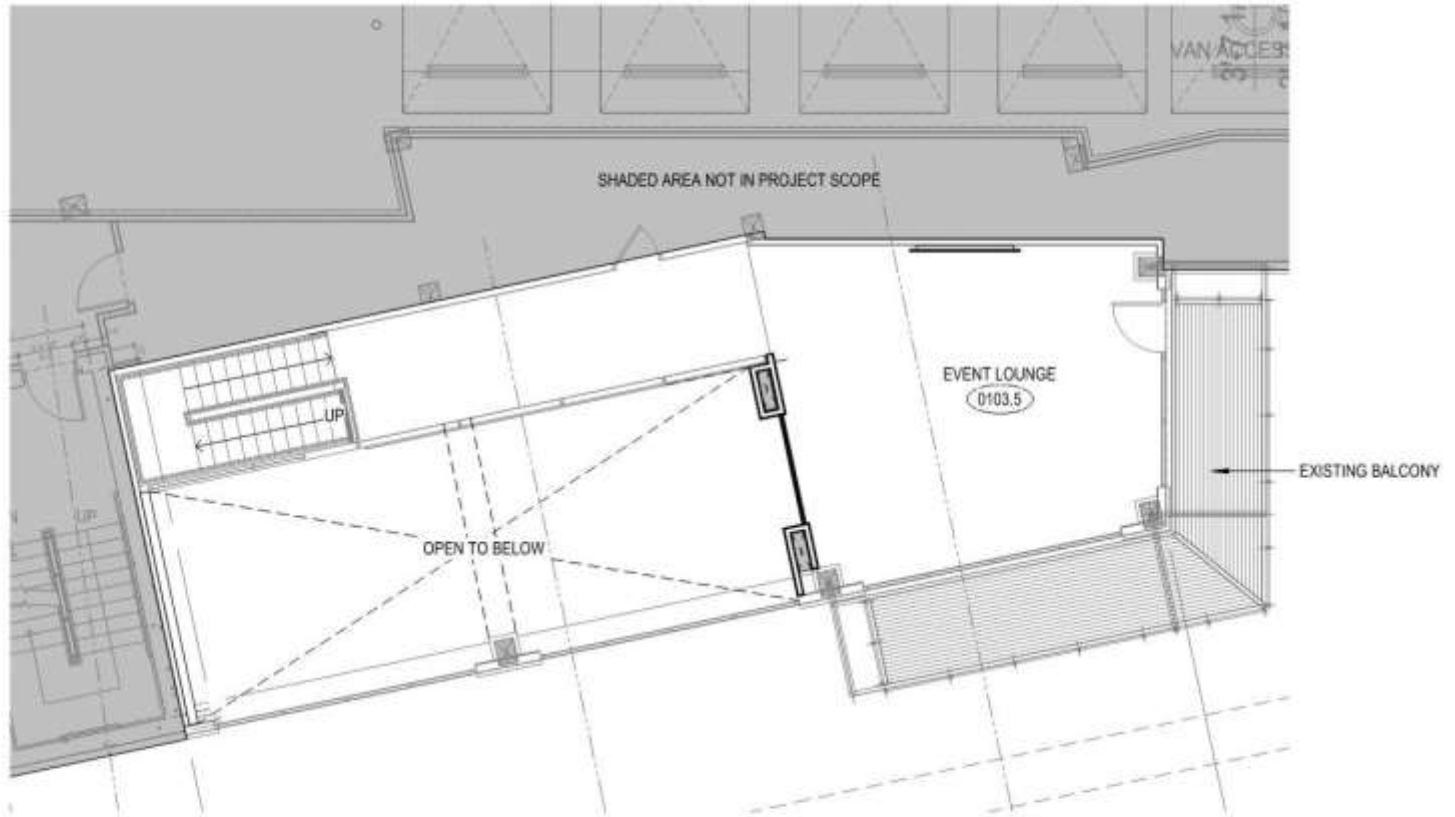
November 15, 2021



EUA Project #221343

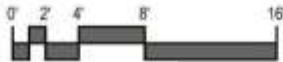


  **FIRST FLOOR PLAN**





  **1** SECOND FLOOR PLAN



NORTHERN LIGHTS – EVENT SPACE

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November 2, 2021

Kristin Connelly, AICP, Principal Planner
City of Milwaukee, Department of City Development
809 N. Broadway, 2nd Floor
Milwaukee, WI 53202

Dear Ms. Connelly:

The Board of Directors of First Place Condominium Owners' Association, Inc. (The Point on the River) have met with Robert Popp about his vision for an event venue at the condominium. Mr. Popp has asked us to share with you our thoughts about his vision and plans for the space. The space was previously a Tiki bar and a wine bar.

The Board has discussed this matter and we think his idea and plans for use of the space as an event venue would be a positive addition to the building and could potentially benefit the condominium owners as a first class event and meeting space. Thus, the Board is in favor of the Northern Lights event business use of the space as proposed by Mr. Popp.

First Place Condominium Owners' Association, Inc.
The Point on the River
Board of Directors

NORTHERN LIGHTS – EVENT SPACE
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