Exhibit A
File No. 260047
Minor Modification to Detailed Planned Development
Kane Commons (Phase 1)
1162-64 E. Kane Place
May 5, 2026

Previous File History and Project Summary

The Kane Commons development was rezoned to Planned Development in 2005. A General Planned Development (GPD) and the Detailed Planned Development (DPD) for Phase 1 were approved in 2005 as File No. 050188. DPD - Phase 1 approved the detailed plans for the properties fronting E. Kane Place. The DPD for Phase 2, entailing the courtyard buildings, was approved in 2006 as File No. 051570. The DPD – Phase 1 was subsequently modified in 2008 as File No. 080143 to allow exterior modifications for 1164 E. Kane Place and amended in 2016 as File No. 151883 to allow the construction of a new single-family home at 1168 E. Kane Place.

Minor Modification Summary

Interior and exterior alterations are proposed for the residential structure at 1162-64 E. Kane Place, an existing duplex. The exterior alterations are subject to this minor modification file, and include:

- Windows:
    - The windows on the south (Kane Place) side are generally in the same place but slightly larger.
    - New layout of windows on the west side to work with the new floor plan.
    - New layout of windows on the north side.
    - Removing all the windows on the east side and installing glass block in new openings. locations. This is necessary because the houses are so close together and the window openings need to be fire rated.

- New doors:
    - The exterior doors on the north and south facades are being enlarged to meet code (exiting are 32" and need to be 36").
    - New patio doors on the north side - second floor.

- New first floor porch and second floor deck are being added on the north side.

- New roofing.

- New siding. Instead of lap siding we are proposing vertical board and batten.

The existing porch on the south façade will remain unchanged.

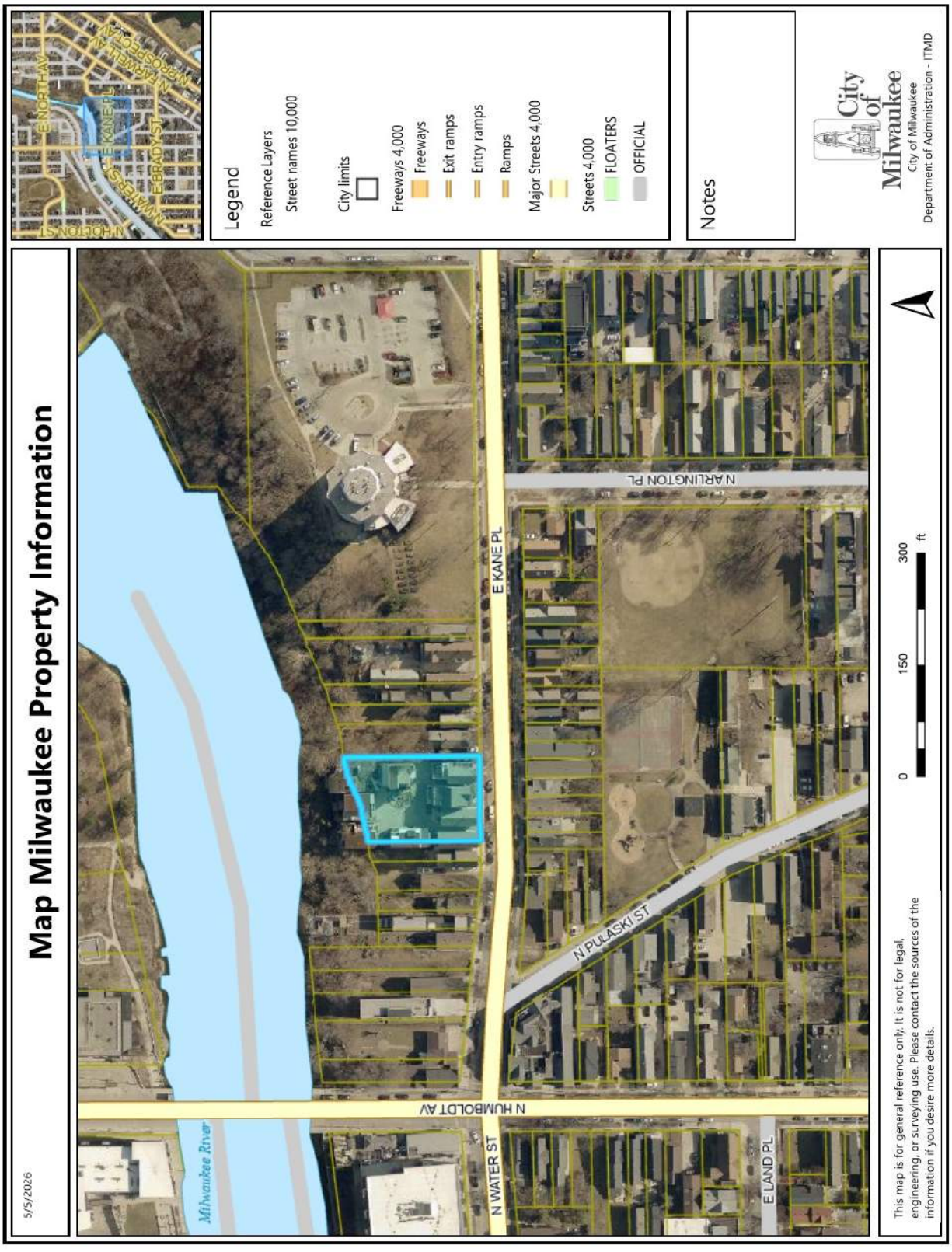
In the future, minor exterior alterations proposed for the existing residences fronting E. Kane Place may be approved by DCD staff provided they do not substantially change the character of the structures. Such alterations may include replacement of doors, windows, porches and siding.

List of Attachments

1. Vicinity map
2. Site photos
3. Drawings

Minor Modification Owner's Written Narrative

Vicinity map


Map Milwaukee Property Information
5/5/2026
N HUMBOLDT AV
E KANE PL
N ARLINGTON PL
N PULASKI ST
N WATER ST
E LAND PL
Milwaukee River
E NORTH AV
E BRADY ST
N HOLTON ST
Legend
Reference Layers
Street names 10,000
City limits
Freeways 4,000
Freeways
Exit ramps
Entry ramps
Ramps
Major Streets 4,000
Streets 4,000
FLOATERS
OFFICIAL
Notes
City of Milwaukee
City of Milwaukee
Department of Administration - ITMD
0
150
300
ft
This map is for general reference only. It is not for legal, engineering, or surveying use. Please contact the sources of the information if you desire more details.

Minor Modification Owner's Written Narrative

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Site Photos

South Elevation

Minor Modification Owner's Written Narrative

East Elevation looking north

Minor Modification Owner's Written Narrative

East Elevation Looking South

Minor Modification Owner's Written Narrative

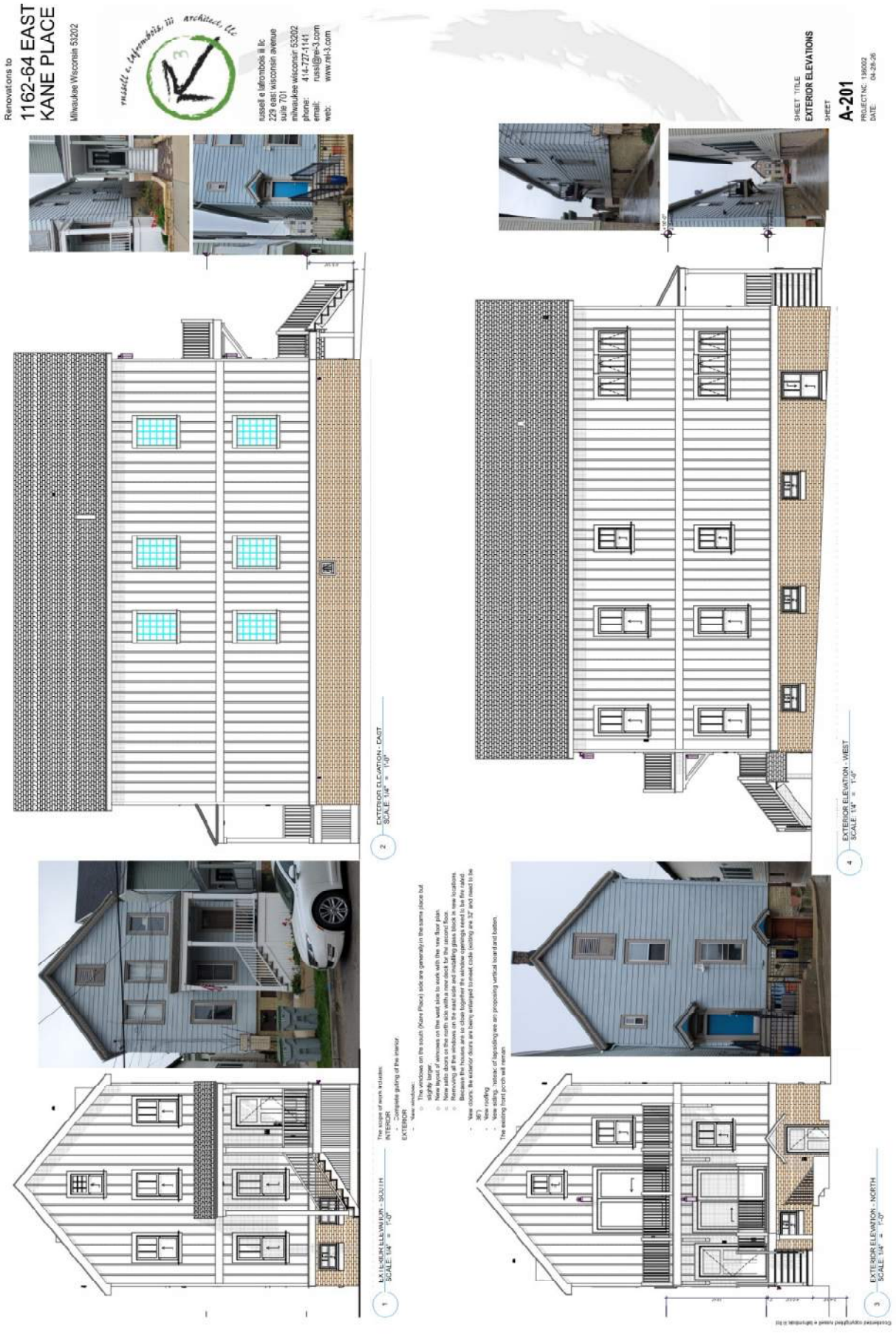
South Elevation

Minor Modification Owner's Written Narrative

West Elevation Looking South

West Elevation Looking North

Minor Modification Owner's Written Narrative

Drawings

Minor Modification Owner's Written Narrative