

**City Lights Detailed Planned Development
Minor Modification for City Lights Brewing Company
File No. 150467**

March 10, 2016

The purpose of this narrative is to outline minor modifications proposed at the existing Tower and Condenser buildings of the former Milwaukee Gas Light Co. West Site Plant and surrounding site. Originally integral to the process of converting coal to gas that fueled Milwaukee's lights, the buildings have been underutilized for decades. This site, 2122 West Mt. Vernon Avenue, is located within the City Lights General Planned Development (GPD, FN 061141) and Detailed Planned Development – City Light Phase 1 (DPD, FN 080269).

The changes will facilitate the operations of the City Light Brewing Company on this site, allowing for brewery operations and tours, as well as a tasting room, indoor event space, and outdoor beer garden that are open to the public. To accommodate this, the following changes are requested.

Proposed Modifications

1. Architectural
 - a. A covered pedestrian bridge will be added at the second level between the Tower and Condenser buildings. Materials will include painted steel and galvanized steel mesh.
 - b. A balcony and stair will be added at the south side of the Tower Building to provide raised outdoor seating and connection to a grade-level outdoor seating area. Materials will include painted steel and galvanized steel mesh.
 - c. An elevator enclosure will be added to the east side of the Tower building to facilitate accessibility to the upper levels of the tower. Materials will include glass and painted steel.
 - d. Damaged and missing/blocked in/boarded up windows and doors will be repaired or replaced. Materials will include wood windows and doors, and painted steel doors.

- e. A new public entrance door will be added to the north side of the Tower Building.
 - f. New swing and overhead doors will be added at the south side of the Tower building to connect interior spaces to the outdoor seating areas. Materials will include glass and painted steel or aluminum.
 - g. A new accessible ramp will be added to the south side of the Condenser Building. Materials will include concrete, painted steel and galvanized steel mesh.
 - h. A new passage door and enlarged overhead door will be provided at the dock-area of the Condenser Building. Materials will include glass and painted steel or aluminum.
 - i. The overhead door at the north side of the Condenser Building will be abandoned and covered with steel panels matching the existing painted steel at the loading dock.
 - j. A grain silo will be installed at the west side of the Tower Building.
2. Landscape/Hardscape
- a. A new paved walkway and landscaping will be placed between the Tower and Condenser building to enhance the entry sequence between the existing parking lot and the new public entrance to the brewery. This will include a concrete walk, turf, planting beds, and raised wood planters.
 - b. A grade-level outdoor seating area will be developed on the south side of the tower building. This will include paved walkways, crushed gravel groundcover at seating areas, and planting beds/raised planters at the perimeter.
3. Lighting
- a. Light bollards will be placed along the new pedestrian path from the parking lot to the building entrance at the north side of the Tower Building.
 - b. Architectural lighting will be provided at the faces of the buildings.
 - c. Exterior lighting will be provided at the outdoor seating area at the south side of the Tower Building.
4. Equipment enclosures

- a. Wood fencing will be installed at the perimeter of equipment yards adjacent to both buildings to provide visual screening and security.
5. Signage
- a. At the west side of the Tower Building, the City Lights Brewing Co. logo is proposed for the grain silo.
 - b. A lantern/banner sign bearing the brewery's name is proposed for the northwest corner of the Tower Building adjacent to the pedestrian walkway that leads from the parking lot to the public entrance.
 - c. Roof-mounted signs reading "City Lights Brewing Co." are proposed for the north and south side of the Tower Building upper roof.
 - d. Wall-mounted signs bearing the brewery's logo are proposed for the north, east, south and west faces of the Tower Building sixth floor level.

END OF NARRATIVE