



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

**Rocky Marcoux**  
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Deputy Commissioner  
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April 7, 2016

To the Honorable Members of the  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee  
City Hall, Room 205

Dear Committee Members:

File No. 150467 relates to a Minor Modification to the Detailed Planned Development known as City Lights - Phase 1 for renovation of the buildings at 2200 and 2210 West Mt. Vernon Avenue, located on the south side of West Mount Vernon Avenue and east of North 25th Street, in the 8th Aldermanic District.

This Minor Modification was requested by Giuffre VIII, LLC, and will permit renovation of 2 historic Eschweiler buildings, which will be used as a brewery. In 2007, a General Planned Development (GPD) was established for this area to permit industrial development on the eastern portion of the site and a mix of industrial and commercial uses on the west portion, including these buildings. A minor modification is necessary to permit changes to the exterior of the buildings and the site. Changes include, but are not limited to the addition of a covered pedestrian bridge at the second level between the Tower and Condenser buildings, and an elevator enclosure to the east side of the Tower building, opening of windows that had previously been bricked in, and the installation of a grain silo on the west side of the Tower building. Additionally, a new paved walkway and landscaping will be placed between the buildings and a grade-level outdoor seating area will be developed on the south side of the Tower building. Architectural and pedestrian lighting will be added to activate the site and the buildings, and signage will be placed on the buildings to identify the brewery.

Since the proposed change is consistent with the previously approved Detailed Planned Development, the City Plan Commission at its regular meeting on April 4, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Donovan

