

CITY PLAN COMMISSION --

Resolution approving a site plan and building elevations for a 2,600 square foot Sprint retail building that will be located southeast of the existing Office Max retail building on the west side of South 27th Street, north of West Loomis Road, in the 13th Aldermanic District, relative to a Development Incentive Zone known as Loomis Centre, established by Section 295-91.0041 of the former Milwaukee Code.

- Analysis -

This resolution approves a site plan and building elevations for construction of a 2,600 square foot retail building that will be located southeast of the existing Office Max retail building on the west side of South 27th Street, north of West Loomis Road.

Whereas, The City of Milwaukee has established design standards for the review of new developments and site work on properties located within a Development Incentive Zone, generally bounded by South 27th Street to the east, West Loomis Road to the south, South Point Terrace/South 31st Street to the west and West Morgan Avenue to the north and established by Section 295-91.0041 of the former Milwaukee Code; and

Whereas, The site plan and building design are generally consistent with the established design standards; therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the site plan and building elevations for the proposed 2,600 square foot building addition in the Development Incentive Zone at Loomis Centre are hereby approved, with a condition that, consistent with the DIZ standards, the amount of brick on the street-facing facades should be increased and the amount of cement board and EIFS should be reduced to no more than 35%. Additionally, the kurastone product on the piers should be changed to brick masonry that matches the base of the building in order to meet the design standard relating to the requirement for significant building materials being on street-facing facades.; and, be it

Further Resolved, That the owner, or his assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.

CPC 01/22/18 CONDITIONALLY APPROVED.