

**Redevelopment Authority of the City of Milwaukee**

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**Resolution No.:**

**Adopted on:** September 18, 2014  
**Project Area:** TID 22/Beerline “B”  
**Aldermanic District:** 6<sup>th</sup>

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**Resolution approving the land use and building design for a new Lakefront Brewery Bottling Building, at 1890 North Commerce Street, in the Beerline “B” Redevelopment Project Area.**

Whereas, The Redevelopment Authority of the City of Milwaukee (“the Redevelopment Authority”), under Resolution No. 8156, adopted on May 3, 1999, approved the Beerline “B” Renewal Plan and Master Plan & Neighborhood Code (“Master Plan”); and

Whereas, All plans submitted for building permits in the project area must conform to the Master Plan prior to issuance of the permit except upon formal approval of the Redevelopment Authority; and

Whereas, The Master Plan is a formed based code with specific building typologies that included forms of residential building forms and did not make provisions for a non-residential building such as a brewery; and

Whereas, Craft Development, on behalf of Lakefront Brewery, has submitted conceptual plans for construction of a new bottling building at 1890 N. Commerce Street to complement the existing adjacent brewery operations south of this site; and

Whereas, The land use of a brewery is under the approval authority of the Board of Zoning Appeals and the special use was granted at the September 11, 2014, meeting; and

Whereas, The proposed building does conform to street edge activation, glazing, materials and riverwalk connections as found in the Master Plan design requirements; and

Whereas, The expansion of the existing brewery, instead of the previously approved 51 unit residential building, will not detract from the residential mixed-use nature of the renewal area; now, therefore, be it,

Resolved, By the Redevelopment Authority of the City of Milwaukee that the conceptual plans for Lakefront Brewery Bottling Building at 1890 North Commerce Street dated September 8, 2014 and prepared by Kubula Washatko Architects, comprised of the following drawings: Site Plan, Perspective Views (4 sheets), are approved on the following conditions by the developer:

1. Final design development of the riverwalk area and submission to pursue approval from the City Plan Commission in accordance with the adopted Riverwalk Guidelines;
2. Continued input from the Department of City Development concerning the building elevation development of the building and selection of materials; and be it

Further Resolved, That final plans submitted for building permit purposes must be consistent with the approved conceptual plans and the conditions stated in this resolution must be fulfilled to the satisfaction of the Executive Director-Secretary, in order for the Executive Director to approve issuance of the building permit; and be it

Further Resolved, That the Executive Director-Secretary is authorized to take such steps as are necessary to carry out the intent and purpose of this resolution.

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**CERTIFICATION**

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)

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David P. Misky  
Assistant Executive Director-Secretary

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