

November 19, 2012

Department of City Development  
809 N. Broadway, 2<sup>nd</sup> Floor  
Milwaukee, WI 53202  
Attn: City of Milwaukee Planning Commission

Re: Downer Minor Modification to Detailed Plan Development

Dear City of Milwaukee Planning Commission

On behalf of our clients, Downer Delaware, LLC, Rinka Chung Architecture is pleased to submit the project description and documentation for the Minor Modification to Detailed Plan Development proposed for the North Downer Avenue Commercial District.

Enclosed are the following documents:

- Project Narrative
- Existing Site Plan
- Proposed Site Plan
- Proposed Building Elevations
- Proposed Building Plans

Please contact us with any questions or comments.

Sincerely,



Matthew Rinka, AIA  
Principal  
Rinka Chung Architecture

RINKA CHUNG ARCHITECTURE INC

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# 2597 NORTH DOWNER AVENUE - RESTAURANT

CITY PLAN COMMISSION SUBMISSION  
MINOR MODIFICATION TO DETAILED PLANNED DEVELOPMENT



NOVEMBER 19, 2012

RINKA CHUNG ARCHITECTURE INC

## PROJECT NARRATIVE

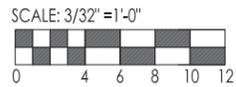
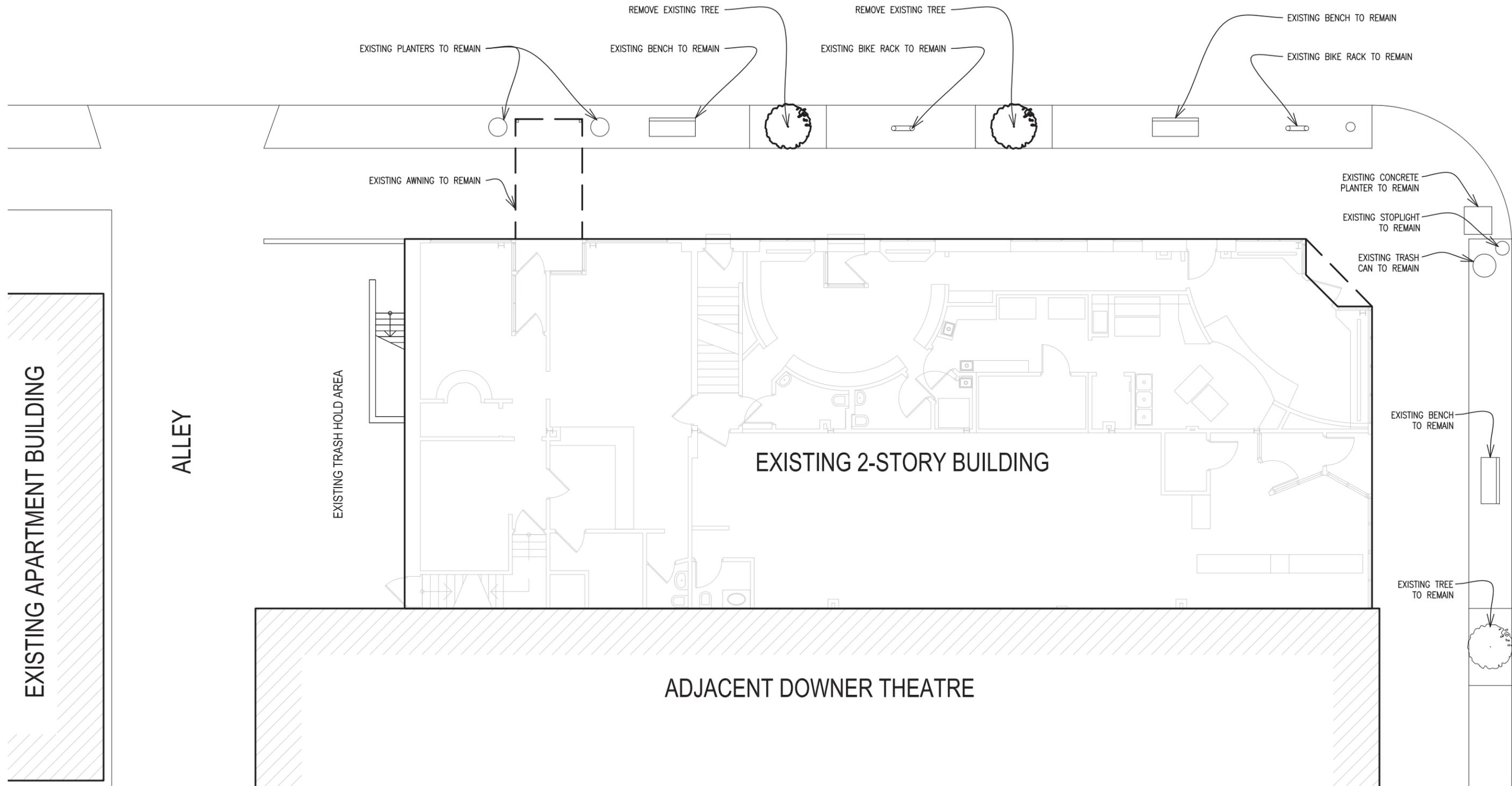
Downer Delaware, LLC will renovate and provide an addition to the buildings located at 2595-2597 N. Downer Avenue in order to make it a viable building within the North Downer Commercial District. The proposed renovation and addition is a Minor Modification to the Planned Development to provide a restaurant tenant in a building which currently has retail tenants on the ground floor and residential tenants on the 2<sup>nd</sup> floor. Approximate tenant signage locations and sizes are included as part of the Minor Modification and final building signage will be submitted for Department of City Development staff review and approval.

In the proposed renovation for the ground floor, the existing aluminum storefronts will be replaced with a new aluminum storefront system with clear insulated or laminated glass along N. Downer Ave and E. Belleview Place. Along with this storefront replacement the existing marble will be replaced with a wood panel which is stained dark. A wood garage door is also proposed along N. Downer Ave.

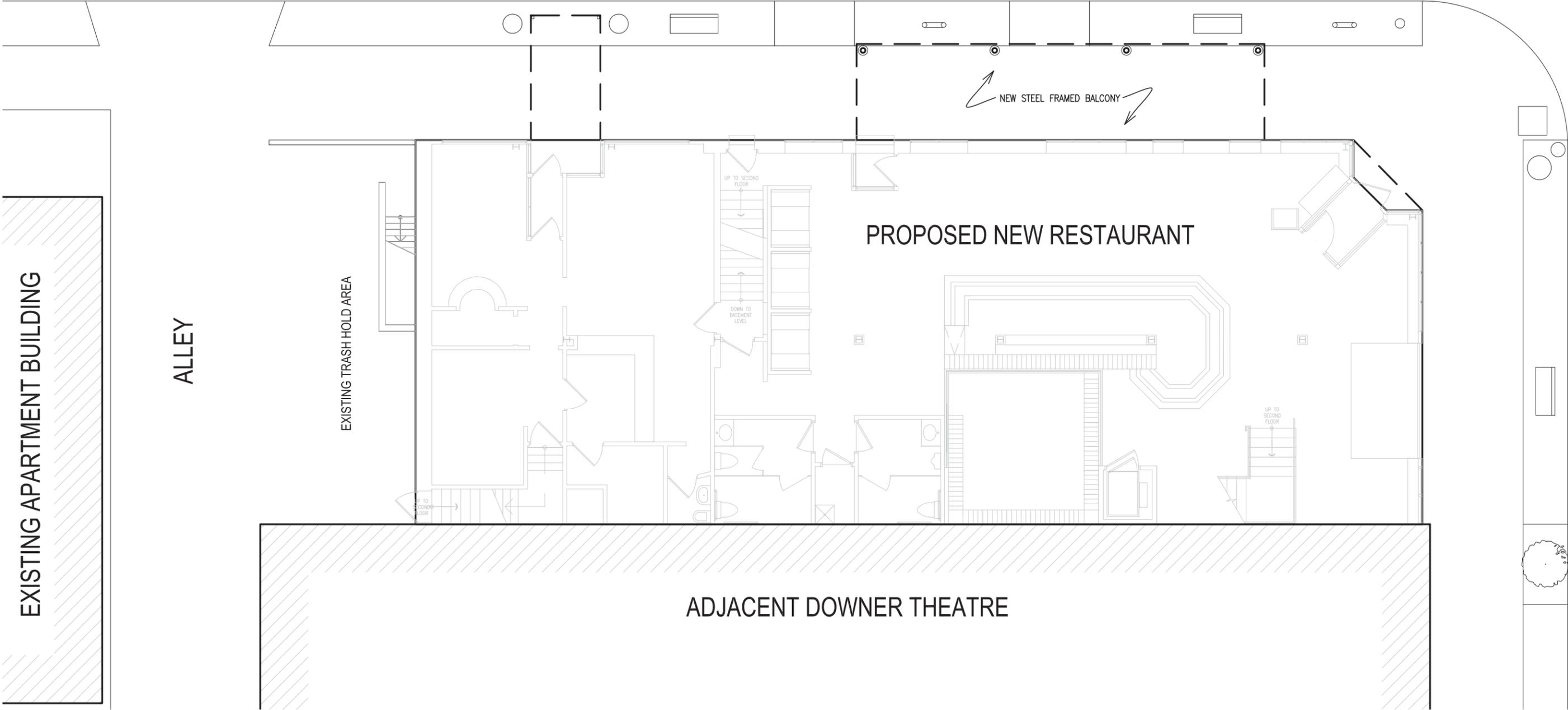
In the proposed renovation for the 2<sup>nd</sup> floor, the existing cased windows will be replaced with like-kind wood windows which will match the existing color and style. The major move on the 2<sup>nd</sup> floor is a proposed balcony along E. Belleview Place. This balcony projects approximately 10'-0" over the sidewalk and provides outdoor dining on the street and 2<sup>nd</sup> floor. This balcony will be constructed of steel and will be painted to match the new aluminum storefronts. Along with this balcony, there is an interior terrace which is connected to the balcony by a series of openings in the existing masonry wall that is coordinated with the existing window openings. The existing roof structure above the terrace will be exposed to give it an open to above feeling.

This project has already been publicly presented to the Historic Preservation Commission (HPC) and a general Certificate of Appropriateness (COA) will be issued with the building's exterior details to be reviewed and approved by HPC staff as they are designed. The Wisconsin Historical Society was contacted regarding this project and it was confirmed that this project is designated as locally significant so the Historical Society has no jurisdiction to review it.

EAST BELLEVIEW PLACE



EAST BELLEVIEW PLACE



EXISTING APARTMENT BUILDING

ALLEY

EXISTING TRASH HOLD AREA

PROPOSED NEW RESTAURANT

ADJACENT DOWNER THEATRE

NORTH DOWNER AVENUE

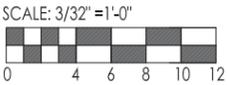
NEW STEEL FRAMED BALCONY

UP TO SECOND FLOOR

DOWN TO BASEMENT LEVEL

UP TO SECOND FLOOR

UP TO SECOND FLOOR







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NEW ALUMINUM STOREFRONT WITH NEW WOOD PANEL BASE

SIGNAGE (FINAL LOCATION & SIZE TO BE DETERMINED - APPROXIMATELY 2'-6" x 8')

NEW WOOD ENTRY DOOR

NEW STEEL BALCONY

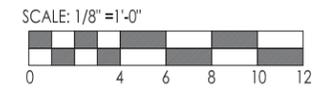
NEW STEEL CABLE RAIL SYSTEM WITH WOOD CAP

NEW INTERIOR TERRACE WITH ALUMINUM STOREFRONT TO MATCH NEW FIRST FLOOR STOREFRONT

NEW GOOSENECK EXTERIOR SCONCES

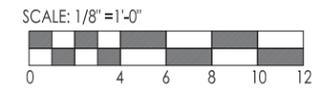
NEW TERRACE OPENINGS

NEW SECOND FLOOR LIKE-KIND WOOD WINDOWS TO MATCH EXISTING COLOR AND STYLE

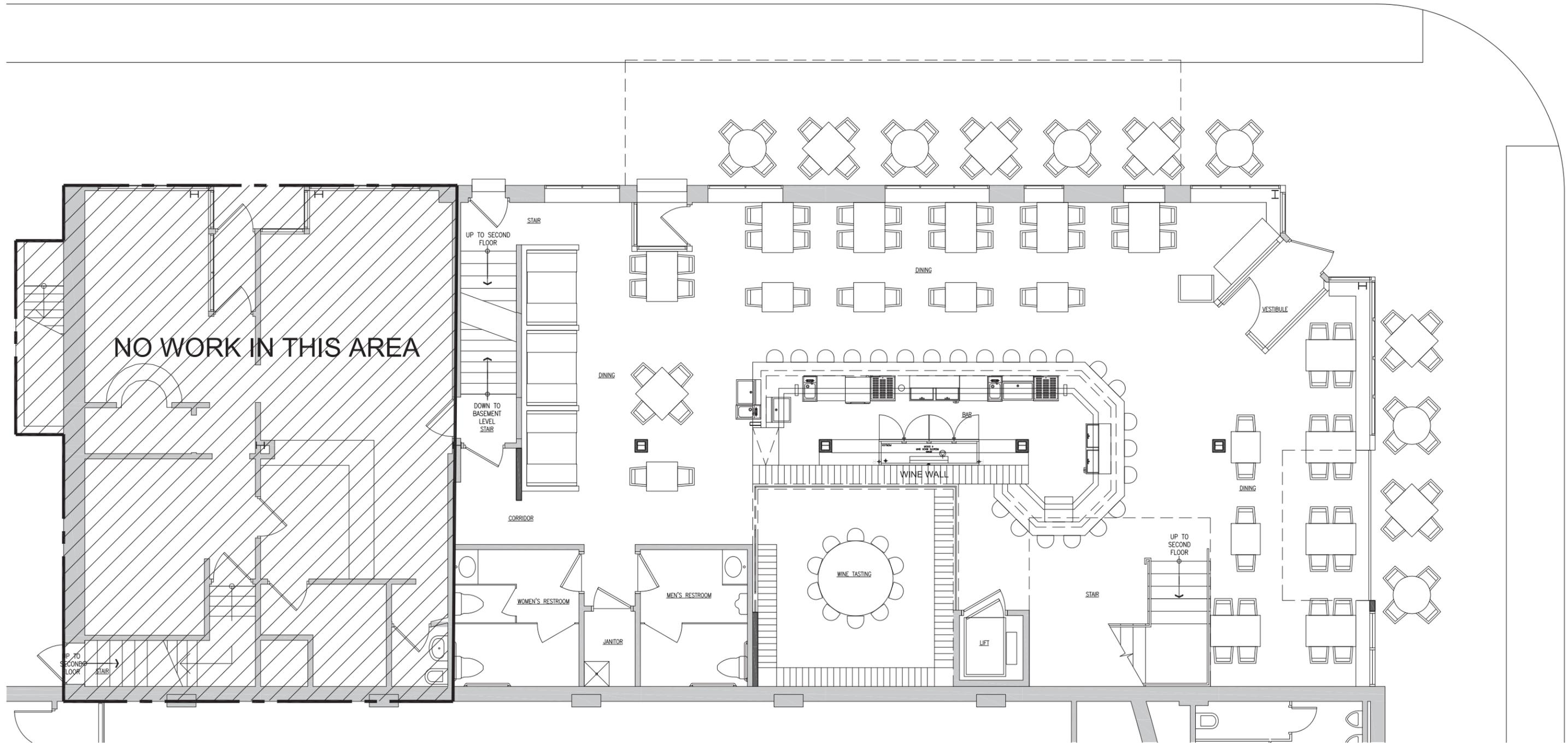




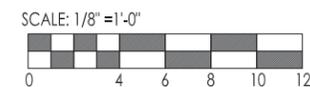
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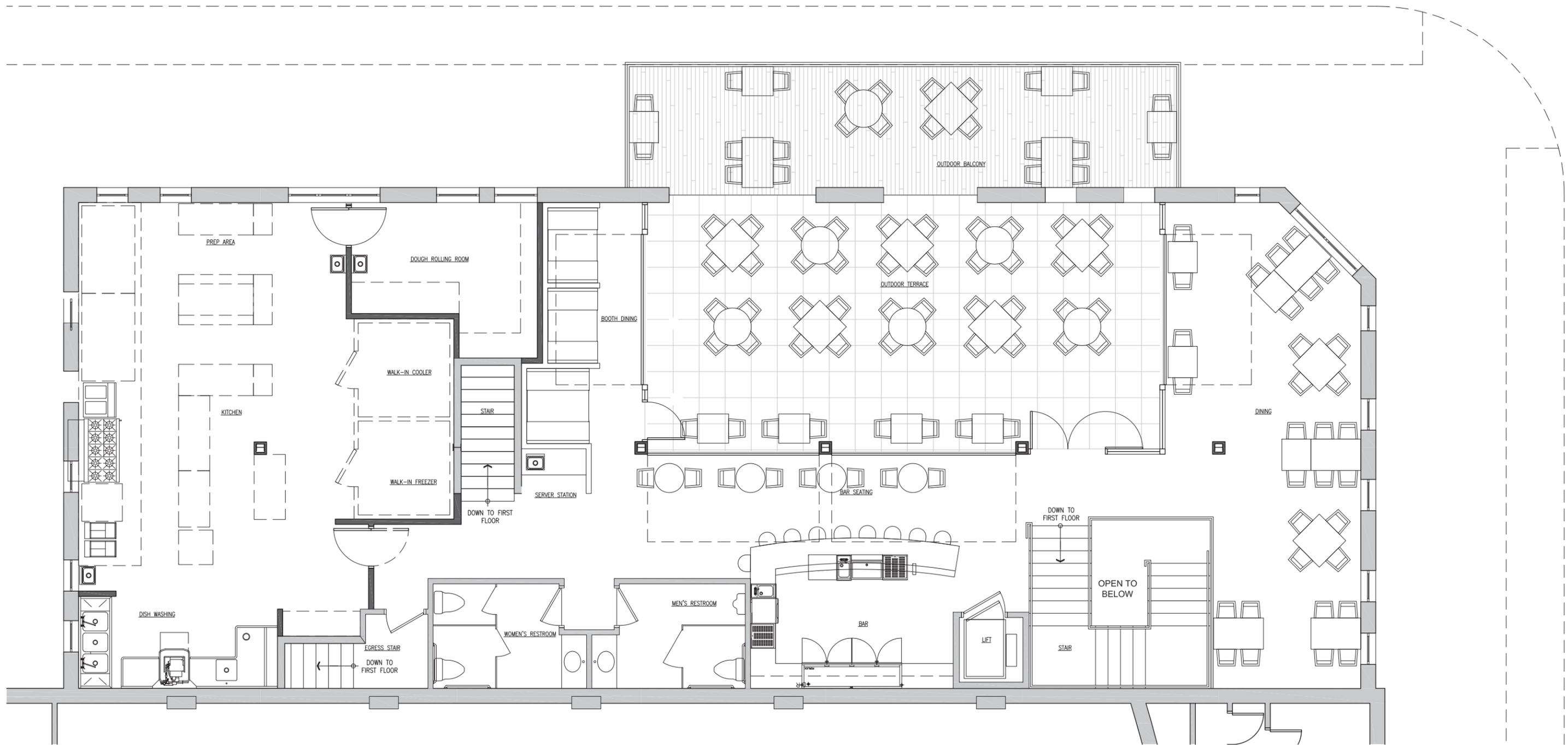
E. BELLEVIEW PLACE



N. DOWNER AVENUE



E. BELLEVIEW PLACE (BELOW)



N. DOWNER AVENUE (BELOW)

