



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

November 10, 2015

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

Dear Committee Members:

File No. 141842 relates to a change in zoning from a Detailed Planned Development known as Rivianna to a Detailed Planned Development (DPD) for the property located at 234 (f/k/a 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

This zoning change was requested by 236 S. Water, LLC, and will permit construction of a mixed-use, multi-family residential building on the site. The proposed "S"-shaped building is will be a twelve story tower with 164 residential units and 1,270 square feet of commercial space. Three stories of residential infill will be located along the river and three-stories of retail space will be located along South Water Street. Approximately 225 indoor parking spaces will be provided on the site for residents. Additionally, a Riverwalk will be constructed along the entire length of the site abutting the Milwaukee River. The exterior building materials are primarily smooth metal panels in four colors - three custom variations of a "rust" color and black, and a black aluminum and glass window system. There is also a small amount of painted cast-in-place concrete at the lower level parking garage. Metal and glass guardrails will be used at the residential balconies, the undersides of which will be exposed, smooth architectural concrete. There is a dark gray undulating wall of interlocked metal panels over the retail space on South Water St. punctuated with indirectly lit vertical colored strips. This treatment wraps the parking at the second and third stories of the building.

The primary residential entry and lobby will be located on South Water Street. The ground floor commercial area will have pedestrian entries along South Water Street. Vehicular access for building tenants will be from the "Unnamed" Street to the South. While not part of the zoning change boundary, staff has provided comments with respect to the stub end design, including opportunities to add additional landscape at the ends of the stub end to green it consistent with the Walker's Point Strategic Action Plan recommendations. Additionally, DPW has requested consideration for placing a bike share station within public right-of-way on or near the site.

On November 9, 2015, a public hearing was held and at that time, two people spoke in opposition to the proposal. Both people live in the condo building on the north side of the river and stated that the proposed building is too high and will compromise views and light into their building, and change the feel of the river along this section. Several people signed in as supportive of the file, and one person stated that he relocated his business headquarters to this area and feels that this development will substantially contribute to the vibrancy of the area. Since the proposed development is consistent with the Walker's Square Strategic Action Plan recommendations, the City Plan Commission at its regular meeting on November 9, 2015 recommended approval of the subject file, conditioned on providing updated elevations and narrative to address DCD staff comments, and providing material samples of the proposed building materials.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jose Perez

