

# 1887 North Water Street Apartments Detailed Planned Development

## Project Description and Owner's Statement of Intent

File No. 120999

### I. Components of Detailed Plan and Supporting Materials

HSI Properties, LLC (Project Developer) requests on the behalf of Tomich Riverfront Properties, LLC (Land Owner) that the property at 1887 N. Water St. be granted approval for a Detailed Planned Development (DPD) in accordance with this statement.

This DPD proposes that the existing 1 story metal industrial building and parking lot be demolished and replaced with a 4-story, market rate apartment building with up to 87 units and a minimum of 87 to a maximum 100 private parking spaces below grade. The total square footage of the proposed project is 120,853 SF, including the lower level parking.

These statements, together with the accompanying plan sheets and related materials identified below constitute and support the Detailed Planned Development:

DPD Sheet 000	Title Sheet/Location Map
DPD Sheet 001	Site Survey (Sht. C001)
DPD Sheet 002	Site Preparation and Erosion Control Plan (Sht. C002)
DPD Sheet 003	Site Plan (Sht. C100)
DPD Sheet 004	Grading Plan (Sht. C200)
DPD Sheet 005	Utility Plan (Sht. C300)
DPD Sheet 006	Erosion Control Details (Sht. C400)
DPD Sheet 007	Landscape Plan (Sht. L100)
DPD Sheet 008	Location Plan (Sht. A000)
DPD Sheet 009	Floor Plans (Sht. A100)
DPD Sheet 010	Elevations (Sht. A200)
DPD Sheet 011	Exterior Images (Sht. A201)
DPD Sheet 012	Exterior Images (Sht. A202)
DPD Sheet 013	Riverwalk Expansion Option A (Sht. A300)
DPD Sheet 014	Site Photos (A400)

### II. Description of the Development

CONTEXT: The proposed project is located along the east side of the Milwaukee River with the Beerline B neighborhood to the North and the Brady Street neighborhood to the South. The proposed market rate, 87 unit, 4-story apartment building fits into the current neighborhood in terms of trending use, scale and quality. Historically the land adjacent to this portion of the Milwaukee River has been allocated for an industrial use, but with the introduction of the Beerline B neighborhood, the old

industrial building have been giving way to newer residential uses. The scale of the adjacent buildings range from 2 to 6 stories. The Riverbridge project located on the Eastern edge of the site is a 4 story condominium.

**BUILDING HEIGHT AND SETBACKS:** The U-shaped building wraps around a courtyard that opens up to the river, allowing for views of the river. This U-shaped building will be 48' tall from the Water Street level. On the Water Street (south) side, the building completes the street edge by building up to the property line. On the West side the below grade parking is built out to the property line and the building is set back approximately 12'. The pedestrian access from Water Street to the Riverwalk on the west side will be located in this 12' setback area, on top of the parking level. On the East side, the below grade parking and building are set back approximately 12' from the property line to provide for a pedestrian ramp for access to the Riverwalk from the east and from Water Street. On the river (north) side, the setback varies from 9.21' at the West to 3.24' at the East. The building stays out of the Fema Zone that runs along the 3.95 foot contour. The below grade parking has been notched along the river to avoid blocking an MMSD manhole which provides access to the Deep Tunnel. The Riverwalk is 12' wide, and the building and courtyard area abuts the Riverwalk.

**RIVERWALK:** The existing Riverwalk that was constructed along the adjacent Riverbridge project to the northeast will be extended along the length of the site. The Riverwalk will provide pedestrian access to Water Street on the east and west sides of the project. On the east side, a ramp (designed to ADA requirements) brings pedestrians down approximately 8 feet from the existing Riverbridge Riverwalk height. The Riverwalk will be 12' wide, with the Milwaukee River to the north and the building's courtyard adjacent to the Riverwalk. The courtyard is set 5 feet higher than the Riverwalk level to give some visual privacy to the courtyard. Planters with landscape plantings will provide ample vegetation along the Riverwalk and the courtyard. The Riverwalk will also have the traditional Milwaukee Harp lights and benches. There will be a set of stairs located at the Northeast corner of the site to provide a physical connection between the courtyard and Riverwalk.

**PARKING:** Parking for the proposed project is underground. The entrance to the parking is located on the Southeast corner off of Water Street near the existing curb cut. Loading and move in's will happen in the parking level. There will be ample parking available for bicycles in the garage.

**BUILDING MATERIALS:** The building is constructed of high quality materials with brick masonry at the base and metal panel above. Recessed balconies are located along Water Street and projecting balconies are located on the riverside.

### III. Compliance with Standards

The proposed DPD development complies with the standard prescribed by section 295-907 of the Milwaukee Code of Ordinances.

- a. Uses (295-907 3. A.) Multi Family Residential

- b. Space between Buildings (295-907 3. D.) The building will be setback approximately 12 feet from the east and west property line to conform to the allowable percentage of openings allowed in the Uniform Building Code. The underground parking will be built to the property line on the south, north and west sides.
- c. Setbacks (295-907 3. E.) The site is less than one Acre. The building will be built to the property lines on the South side of the property. On the North side the setback varies from 9.21' at the West to 3.24' at the East. The underground parking will be built to the property line on the west side, with the building setback approximately 12' from the property line. The building is setback approximately 12' form the East property line.
- d. Screening (295-907 3. F.) Screening will not be required.
- e. Open Space (295-907 3. G.) The courtyard that opens up to the river will be designed with ample plantings. Maintenance will be provided by the apartment management.
- f. Circulation, Parking, and Loading (295-907 3. H.) Vehicular access to the below grade parking is located on the South east corner off of Water Street near the existing curb cut. Loading will happen in the parking level, below grade. The Riverwalk provides for pedestrian access around the entire project. The Riverwalk will be compliant with ADA requirements. Garbage will be collected and removed from the below grade parking level. Pedestrian access to the residential portion of the building will be along Water Street.
- g. Landscaping (295-907 3. I.) Site Landscaping will conform to section 295-405, Milwaukee Code of Ordinances.
- h. Lighting (295-907 3. J.) Exterior lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. Standard Milwaukee Harp Street Lights will be used to provide safe lighting of the Riverwalk without causing glare. Additional lighting will be provided in the courtyard, at the pedestrian entry and at the parking entry.
- i. Utilities (295-907 3. K.) All utilities will be installed underground.
- j. Sign (295-907 3. L.) One project identifying sign with the name and address of the project will be provided adjacent to the entrance of the building in accordance to the standards specified in 295-907 3. L-1. The sign will not exceed 32 square feet.

IV. Project Statistics

Gross Land Area	41,104 SF	100%
Land Covered by Principal Building	36,218 SF	88%
Land for Drives and Walks	1,933 SF	5%
Open Space	2,954 SF	7%
Density	92.1 / Acres	
	Approx. 472	
sq ft/dwelling unit for 87 units		
Proposed Number of Buildings	1	
Max. # of Units per Building	87	

Bedrooms per Unit	(21) Studios, (38) 1BR (10) 1BR/D, (18) 2BR	1.2BR/Unit
Min. Covered Parking Spaces	87	1.0 Cars/Unit