



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

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October 21, 2019

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

Dear Committee Members:

File No. 190784 relates to the change in zoning from a Detailed Planned Development (DPD) to a new Detailed Planned Development 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, requested by Admiral's Wharf LLC, would now allow for the construction of an 11-story mixed-use building with 133 residential units and approximately 3,300 square feet of commercial space. A Riverwalk will also be constructed along the north side of the site as part of the development. In 2015, the Common Council approved a DPD for the site to allow the development of a 12-story mixed-use building with 164 residential units and a Riverwalk. That project did not move forward. Currently, the property is an unmaintained parking lot for boat trailers and minimal daily parking.

The proposed 11-story building consists of three floors of parking and eight floors of residential. On the grade levels of the parking floors, commercial space (anticipated to be shared office and retail uses) is also proposed. The building will be constructed with large format stone masonry at the base and stair towers and metal panel elsewhere. Approximately 138 indoor parking spaces will be provided for the residents, and access to the parking will be from a new Oregon stub end street.

On October 21, 2019, a public hearing was held and at that time representatives from the development team spoke about their plans. Ryan Bedford from Bedford Development explained the construction technique and how it increased their energy efficiency. Commissioner Nemec asked for clarification about multiple aspects of the development including the external materials and the maintenance of the green screen plantings along the Riverwalk. The applicants said they were willing to include language about the ongoing of the maintenance of the green screen plantings. When asked about whether they considered an affordable component of the development, the applicant said that it was not feasible given land and construction costs.

A few neighbors in attendance expressed concern over the pressures that the proposal would place on street parking. Commissioner Bloomingdale expressed sympathy for their flooding in the building and encouraged the developers to further explore a valet service, as well as increasing more glazing in the parking element of the west elevation along Water Street.



Since the proposed Detailed Planned Development is consistent with the Water and Land Use Plan and the Equitable Growth Through Transit Oriented Development plan, the City Plan Commission at its regular meeting on October 21, 2019 recommended approval of the subject file conditioned on the applicant submitting final exhibits related to aspects of building design, and Riverwalk lighting and Riverwalk green screen plant maintenance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Perez