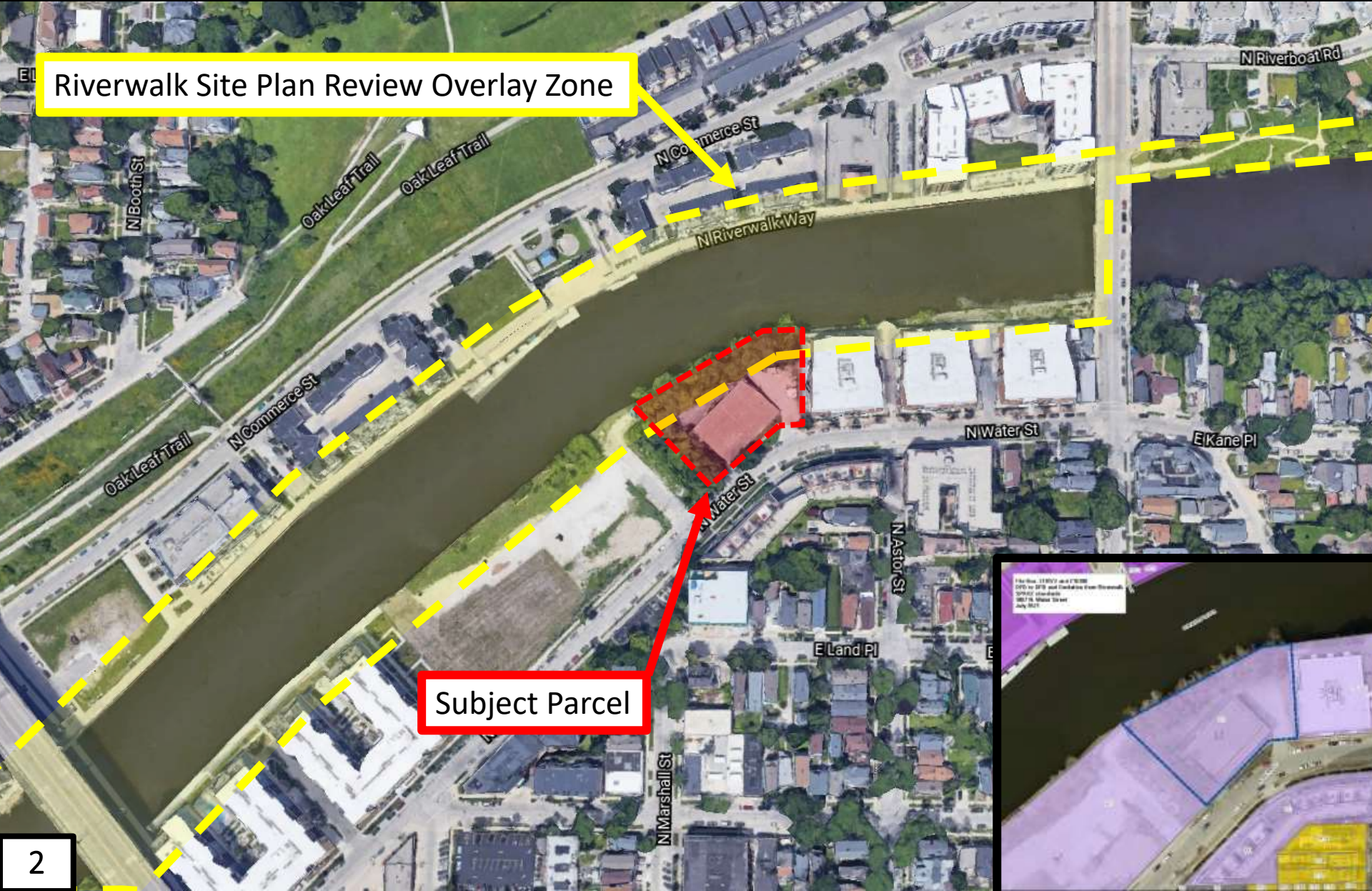


File No. 210172. A substitute ordinance relating to the change in zoning from Detailed Planned Development to a new Detailed Planned Development known as Eighteen87 on Water for a multi family residential development located at 1887 North Water Street, on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District.



Riverwalk Site Plan Review Overlay Zone

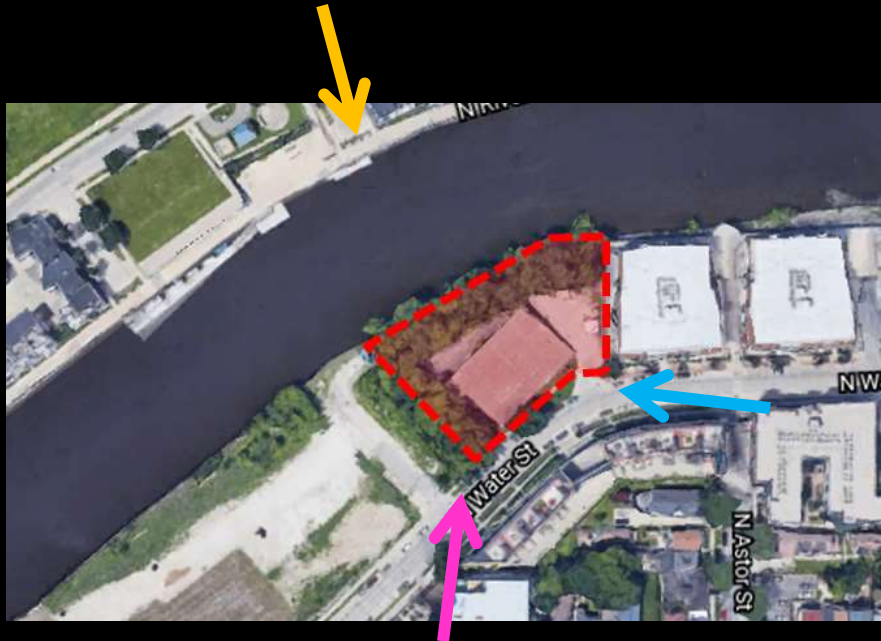
Subject Parcel

File No. 210172 and 210173
CIPD by DPD and Candidates from Riverwalk
CIPD/210172 candidates
2021 10. 10. 2021
July 2021

File No. 210172. Site Context Photos.



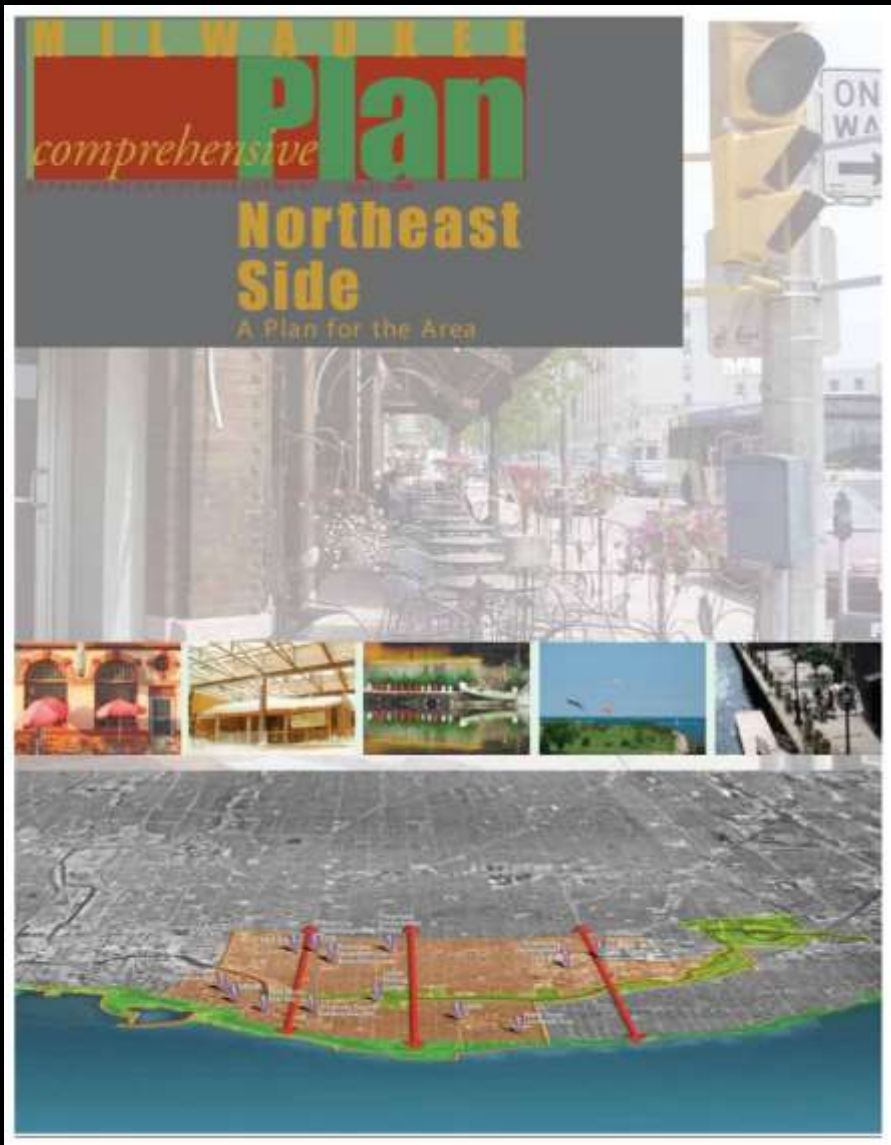
View from across the Milwaukee River looking south



View from N. Water Street looking north



View from N. Water Street looking west



Northeast Side Plan

- Adopted in 2009.
- Land Use Policies and Strategies:
 - Calls for even distribution of affordable housing throughout the metro area.
 - Recommends new development projects minimize the amount of parking.
- Located in Lower East Side sub-area:
 - Promotes family-friendly high density development that supports walkable neighborhoods
- Height and density appropriate for the context.
- **The proposed DPD and extension of the Milwaukee Riverwalk is consistent with the Northeast Side Area Plan.**

Eighteen87 on Water

Multifamily Development

ZONING, NEIGHBORHOODS, AND DEVELOPMENT
COMMITTEE MEETING

JULY 20, 2021

Agenda

1. Introductions
2. Project Overview
3. Design
4. Discussion
5. Next steps

Rule Enterprises

Rule Enterprises specializes in strategic investing, and we use property development as our primary driver. Everything we do is rooted in Equity, Equality, and Dignity. We believe in solving problems that no one else may know exists all while creating high-caliber, distinctive development projects.



Movin' Out's Mission

Movin' Out, in partnership with people with disabilities and their allies, creates and sustains community-integrated, safe, affordable housing solutions.



Who is Movin' Out?

- ❖ Movin' Out is a state-wide nonprofit affordable housing organization. Our mission is to provide safe, affordable, community-integrated homes for households that include a family member with a permanent disability.
- ❖ Movin' Out is a HUD-approved housing counseling agency with services that include assisting households to create and carry out tailored housing plans.
- ❖ Movin' Out has developed 18 multi-family apartment projects with a total of over 1,000 apartments. Of those, about 250 are designated as supportive units: community-integrated, affordable, barrier free rental housing.
- ❖ Movin' Out is committed to permanent affordability, preserving public investment for long-term community impact.
- ❖ All residents are supported by Movin' Out's Resident Service Coordination program.



Project Team



Rule Enterprises, LLC
Developer



Movin' Out, Inc.
Developer



The Sigma Group
Environmental & Civil
Engineer



Continuum Architects
Architect



Catalyst Construction
General Contractor

Project Overview

LEVEL 02



LEVEL 01



LEVEL 04



LEVEL 03







continum
ARCHITECTS + PLANNERS



SOUTH PERSPECTIVE

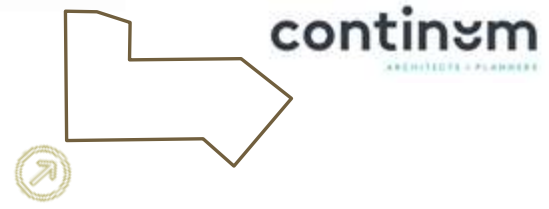


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ARCHITECTS + PLANNERS



SOUTH PERSPECTIVE

SOUTH PERSPECTIVE/DAY





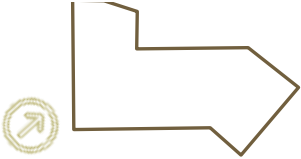
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ARCHITECTS + PLANNERS



SOUTH PERSPECTIVE/NIGHT



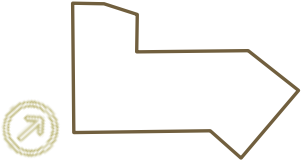
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ARCHITECTS + PLANNERS



WEST PERSPECTIVE/DAY



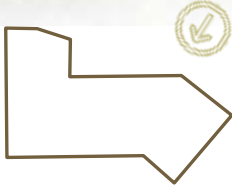
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ARCHITECTS + PLANNERS



WEST PERSPECTIVE/NIGHT



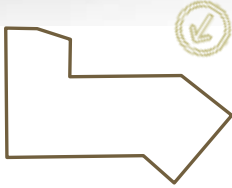
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ARCHITECTS + PLANNERS



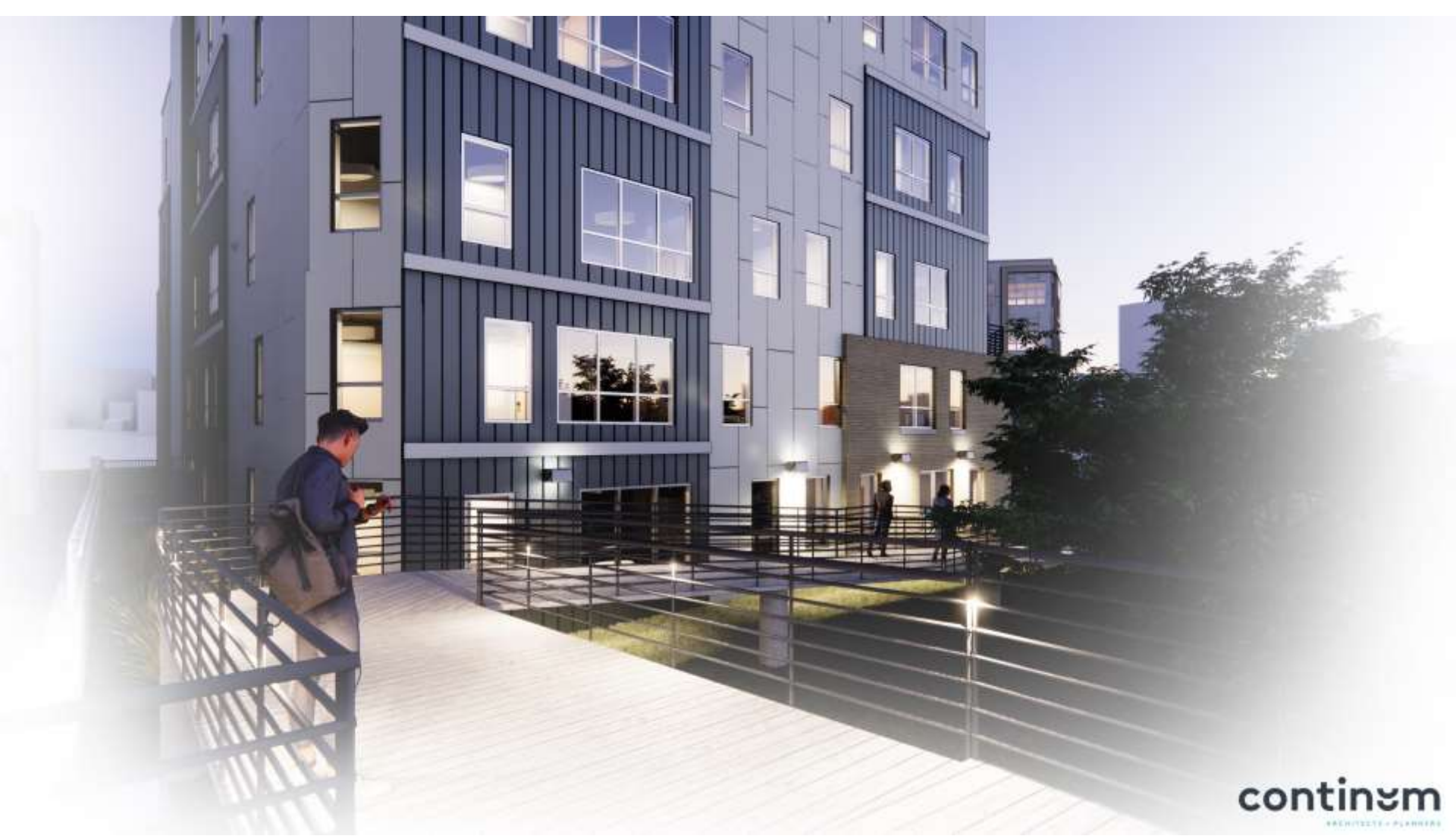
NORTH PERSPECTIVE/DAY



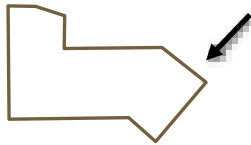
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ARCHITECTS + PLANNERS



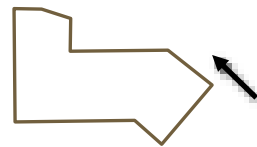
NORTH PERSPECTIVE/NIGHT



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ARCHITECTS + PLANNERS

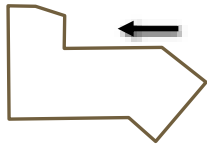


RIVERWALK VIEW





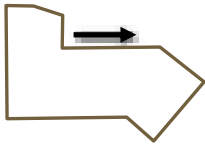
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ARCHITECTS + PLANNERS



RIVERWALK VIEW



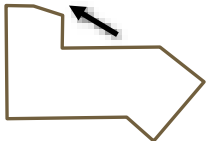
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RIVERWALK VIEW



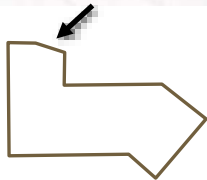
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RIVERWALK VIEW



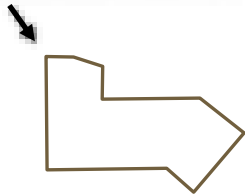
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ARCHITECTS + PLANNERS



RIVERWALK VIEW



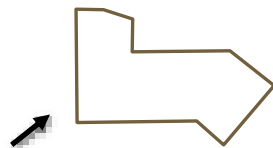
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ARCHITECTS + PLANNERS



RIVERWALK VIEW



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ARCHITECTS + PLANNERS

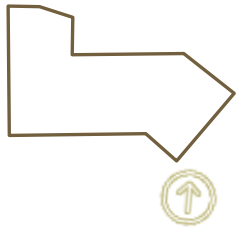


RIVERWALK VIEW

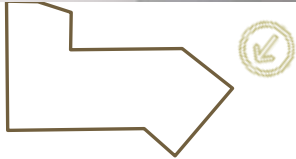




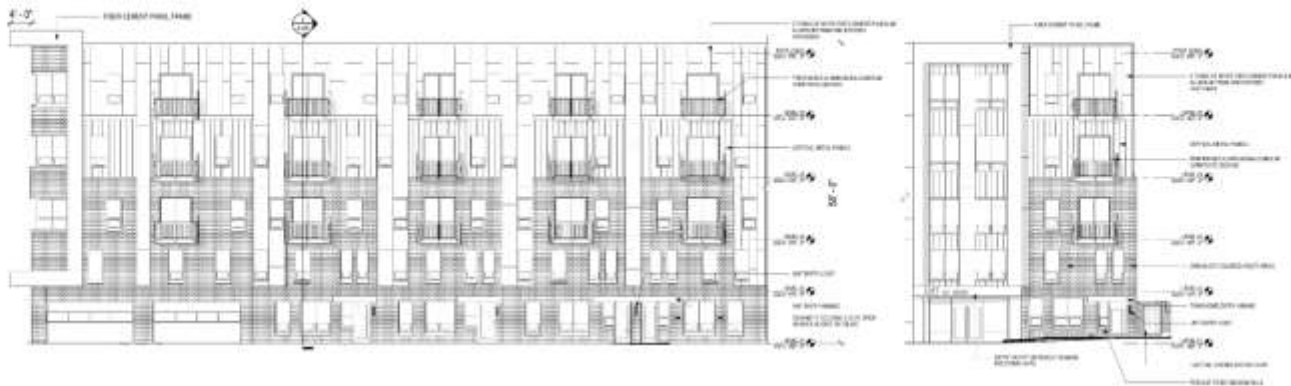
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ARCHITECTS + PLANNERS



EAST PERSPECTIVE/ DAY

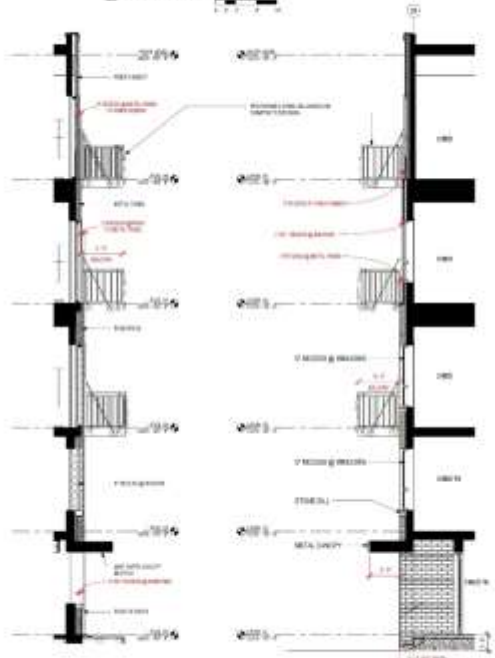


EAST PERSPECTIVE/ DAY



2 SOUTH ELEVATION

1 SOUTH ELEVATION - ENTRY



5 WALL FINISHES DEPTHS

4 UNIT ENTRY SECTION



ELEVATION KEY PLAN



3 WEST ELEVATION

10000 BROADWAY
 10000 BROADWAY, SUITE 1000
 FORT WORTH, TEXAS 76132
 TEL: 817.339.1111
 WWW.10000BROADWAY.COM

PROJECT: 10000 BROADWAY
 DATE: 08/20/2024
 DRAWING NO.: A-400

DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

DATE: 08/20/2024



1000 LEXINGTON BL.
FARMINGTON, CT 06030
PH: 860.639.1100



4 NORTH ELEVATION



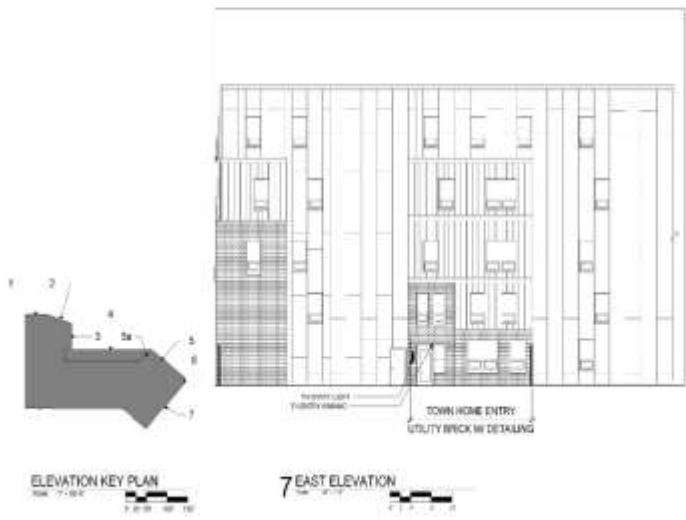
3 EAST ELEVATION - NORTH WING



2 NORTH WING ANGLED WALL

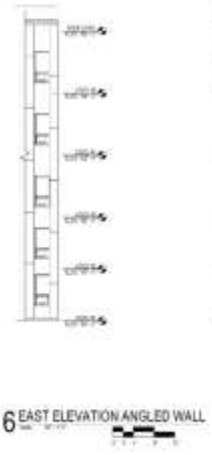


1 NORTH WING ELEVATION



ELEVATION KEY PLAN

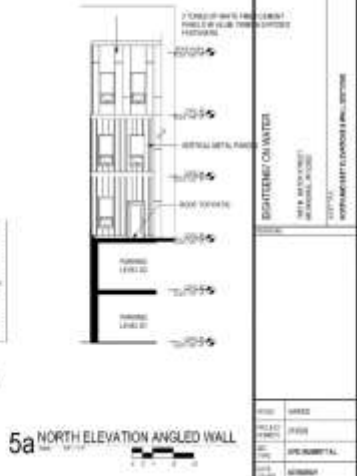
7 EAST ELEVATION



6 EAST ELEVATION ANGLED WALL

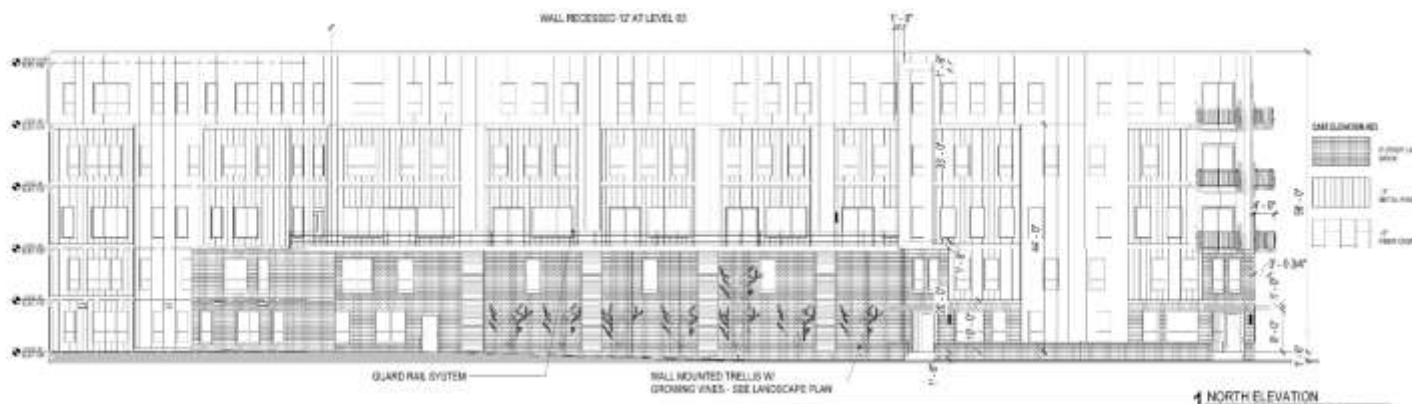


5 NORTH ELEVATION ANGLED WALL



5a NORTH ELEVATION ANGLED WALL

<p>1000 LEXINGTON BL. FARMINGTON, CT 06030 PH: 860.639.1100</p>	
<p>1000 LEXINGTON BL. FARMINGTON, CT 06030 PH: 860.639.1100</p>	
<p>1000 LEXINGTON BL. FARMINGTON, CT 06030 PH: 860.639.1100</p>	
DATE:	1/20/20
SCALE:	AS SHOWN
PROJECT:	1000 LEXINGTON BL.
CLIENT:	1000 LEXINGTON BL.
ARCHITECT:	1000 LEXINGTON BL.
ENGINEER:	1000 LEXINGTON BL.
CONTRACTOR:	1000 LEXINGTON BL.
OWNER:	1000 LEXINGTON BL.
PROJECT NO.:	A-401



1 401.202.8841
121 W. Jefferson St.
Suite 202
Portland, WI 53201

MELORE CONSTRUCTION
121 W. Jefferson St.
Suite 202
Portland, WI 53201

EIGHTH/16th WATER
121 W. JEFFERSON ST.
PORTLAND, WI 53201

ARCHITECT	MELORE CONSTRUCTION
OWNER	MELORE CONSTRUCTION
DATE	08/14/2024
PROJECT	EIGHTH/16th WATER
SCALE	AS SHOWN
DATE	08/14/2024
PROJECT	EIGHTH/16th WATER

A402

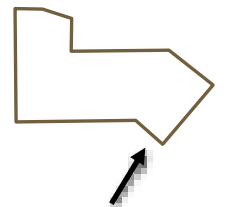
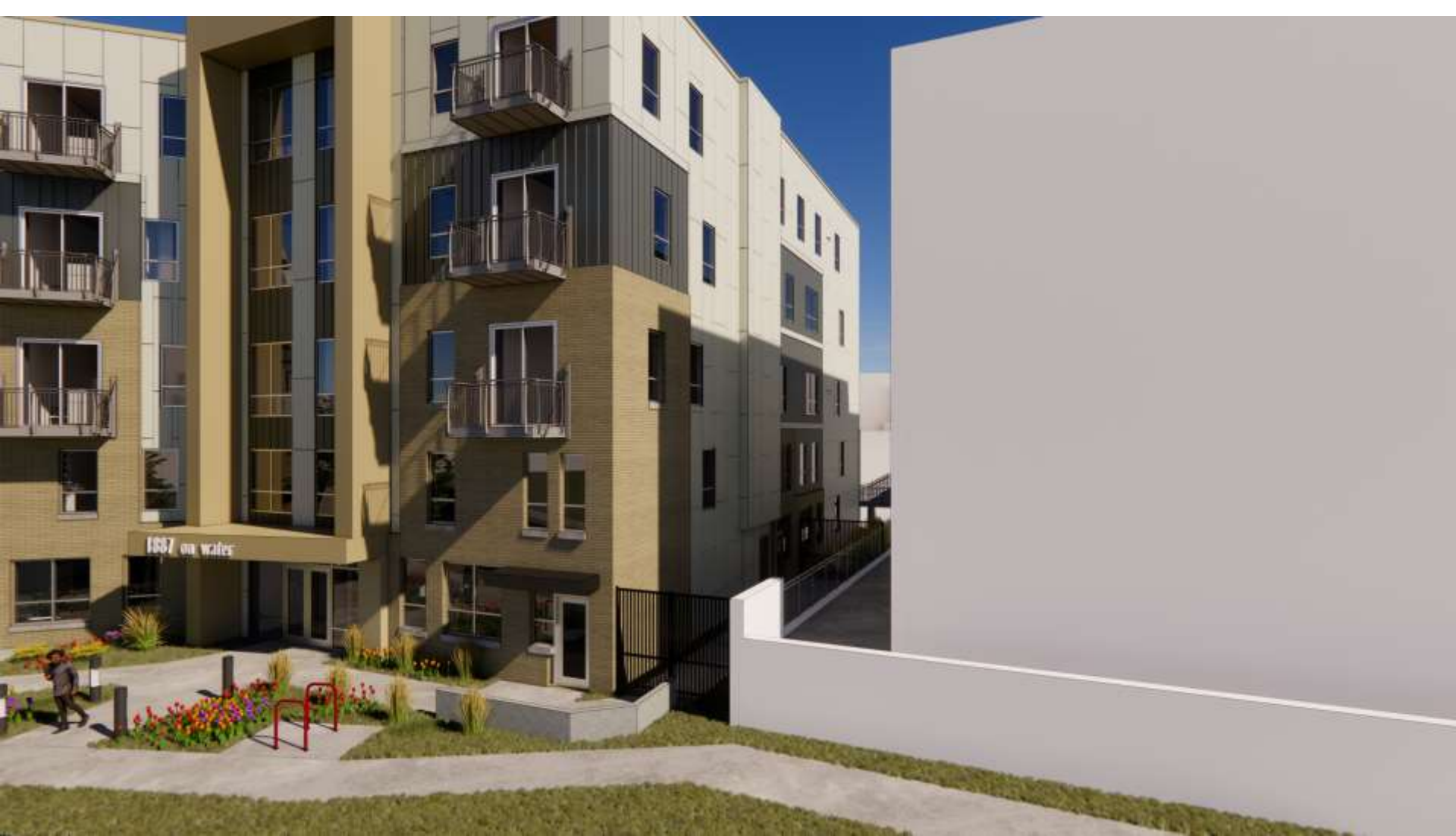
THANK YOU!

Send questions and comments to:

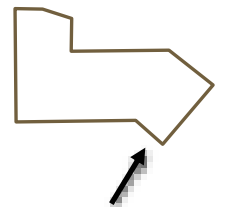
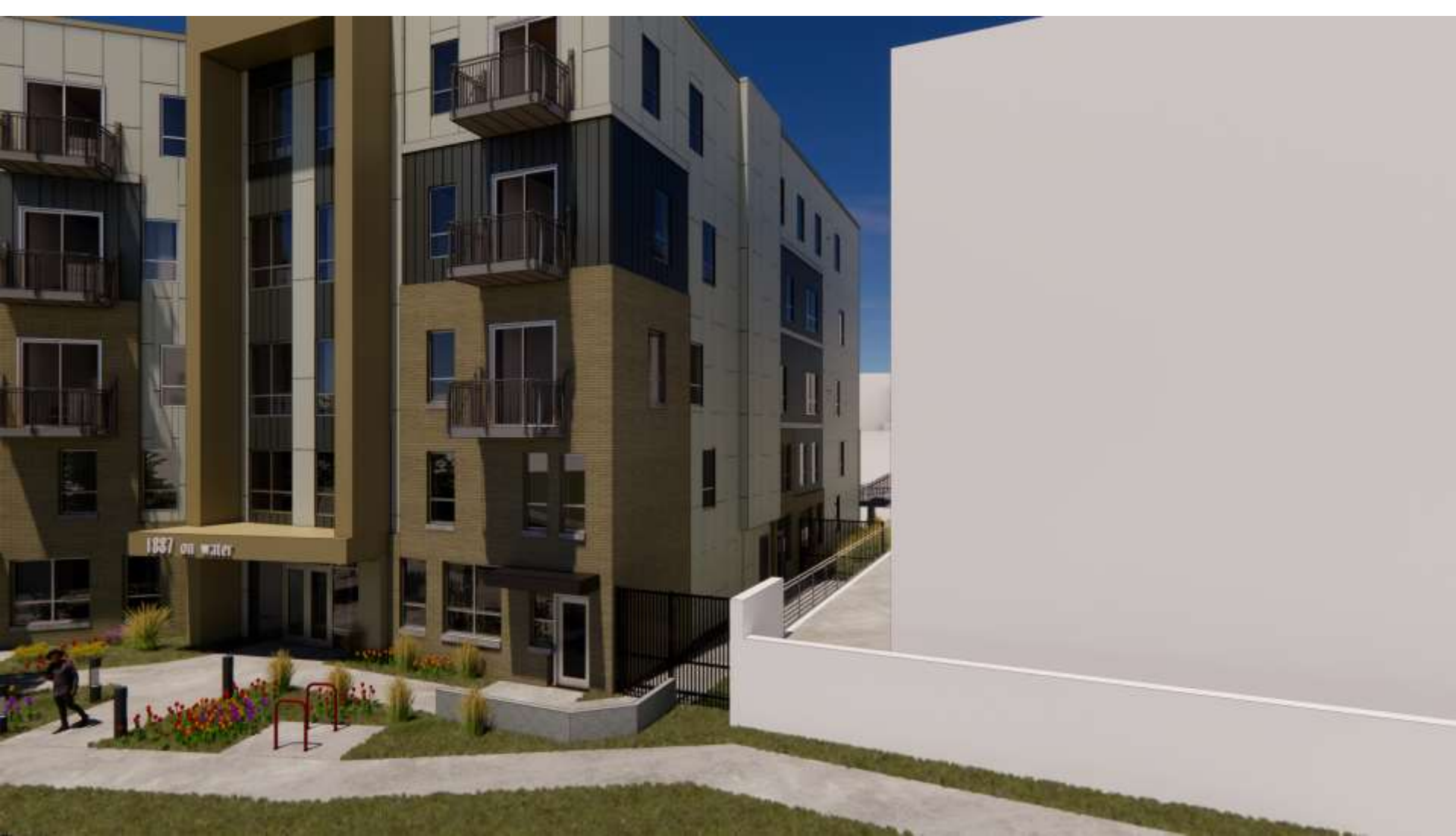
Lenzy@RuleEnterprisesllc.com



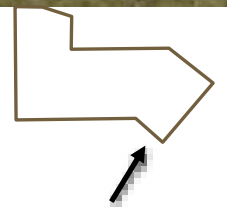




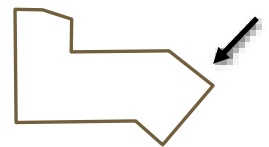
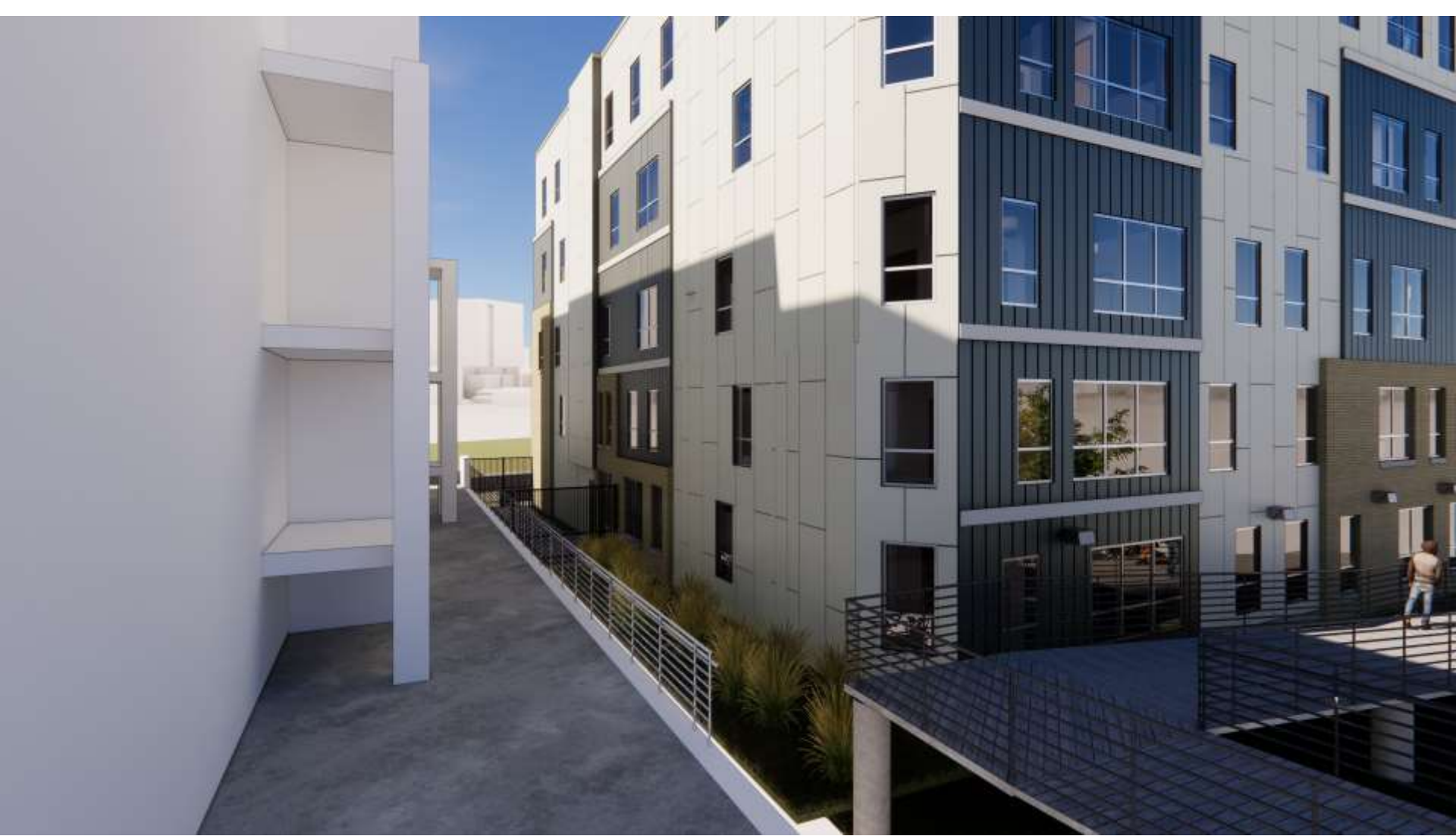
SOUTHEAST VIEW - AM



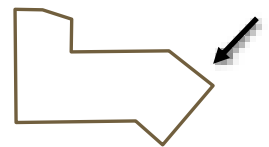
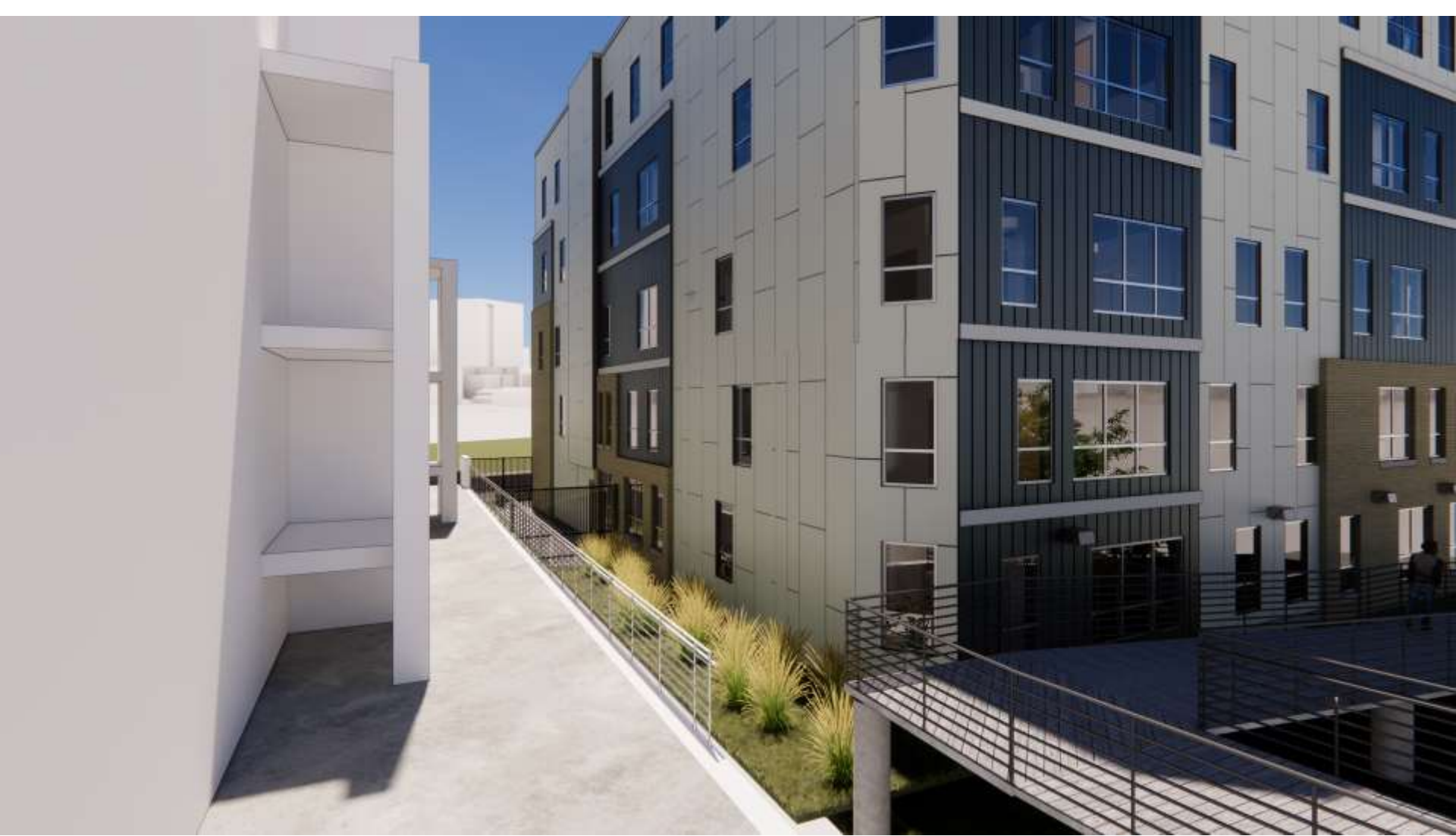
SOUTHEAST VIEW - PM



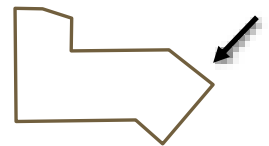
SOUTHEAST VIEW - MID PM



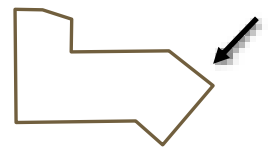
NORTHEAST VIEW - AM



NORTHEAST VIEW - PM



NORTHEAST VIEW - MID PM



NORTHEAST VIEW - MID PM