



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

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

Dear Committee Members:

File No. 141437 relates to the change in zoning from Industrial Light (IL2) to a Detailed Planned Development (DPD) for multi-family development at the former Gallun Tannery site, 1775-1881 North Water Street, located on the west side of North Water Street, north of East Pearson Street extended, in the 3rd Aldermanic District.

This zoning change was requested by Water Street Realty Partners LLC, and would permit development of four multi-family buildings. Each building will consist of four upper stories of residential units and two lower stories of parking. On average, each building will have between 110-125 residential units and approximately 160 parking spaces per building, for a total of up to 450 residential units and approximately 640 interior parking spaces. Additionally, a Riverwalk will be constructed along the length of the site. Development would occur in two phases, with the two southernmost buildings and Riverwalk connections occurring during the first phase, and the two northernmost buildings and adjacent Riverwalk constructed during the second phase.

Each of the four buildings will be U-shaped with a courtyard opening toward the river, filling in the middle section of the buildings. Each courtyard will contain amenities for the residents. Views of the river from the neighborhood will be maximized through view corridors between the buildings and through the courtyards. Each building will be approximately 46 feet in height from finished floor, and will be set approximately 6-8 feet off of the Water Street property line. High quality building materials will be utilized, including cream city brick along Water Street and masonry and architectural metal panels along other facades. Cement board will be used in the balcony recesses and terrace areas, as shown on the elevations. DCD staff is working with the architect and developer to identify an acceptable metal siding.

Parking for the buildings is located on the first two stories of each building. On average, approximately one parking space will be provided for each bedroom in the one and two-bedroom units and two parking spaces will be provided for each three-bedroom unit. Entrances to the parking floors will be provided from driveways between buildings, and bicycle parking will be available for residents. In addition, the City is installing a BublR bike share station adjacent to the site, in the swing park. All move-in loading space will be provided on-site so as to not obstruct traffic on Water Street. At the request of the Dept. of Public Works, a Traffic Impact Analysis (TIA) has been prepared and submitted. Per the developer's traffic engineer, the TIA identifies existing traffic deficiencies and the proposed development will not worsen traffic conditions. The Dept. of Public Works is in the process of reviewing the findings of the TIA.

On May 4, 2015, a public hearing was held and at that time, partners from the Red Lion Pub (1850 North Water Street) stated that they are in support of the proposal, but asked whether the proposal includes allocating parking for tenants' guests on site so as to not spill over onto the street. The developer stated that approximately 1.5 parking spaces will be provided per unit, on average, and would have parking available for tenants' guests that they may access through a controlled access system. Another person spoke in support of the proposal, stating that several schemes have been proposed for this site in the past, but have not been able



to come to fruition. Prior to the meeting, DCD received one letter of opposition from a neighbor, stating that there are existing parking and traffic circulation concerns that need to be addressed, and that this proposal will exacerbate those conditions. He also noted concern regarding the high number of apartments versus condominiums that have been developed recently, and that overdevelopment could lead to decreased property values and crime. Since the proposed construction of multi-family buildings and associated Riverwalk are consistent with the comprehensive plan recommendations, the City Plan Commission at its regular meeting on May 4, 2015 recommended approval of the subject file, conditioned on working with DCD staff on final building design details, including elevations that face the public Riverwalk connections and construction details including window depths as they are set within the proposed metal material; and working with DCD staff on selection of final building materials, specifically the metal panel, and glazing type along the parking levels of the buildings.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac