



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

CITY PLAN COMMISSION --

Resolution approving plans for a Riverwalk and multi-family residential development known as The Everett at 234 South Water Street relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, located on the west side of the Milwaukee River, east of South Water Street and south of East Pittsburgh Avenue, in the 12th Aldermanic District.

- Analysis -

This resolution approves the Riverwalk, site plan and river-facing elevations of a proposed new 12-story multi-family residential building on that portion of the site located within the SPROZ.

Whereas, The City of Milwaukee has established design standards for the review of new and modified developments and Riverwalk segments as well as site work for portions of properties located within the Riverwalk SPROZ, generally located 50 feet landward of the Milwaukee River and established by Section 295-91.0012 of the Milwaukee Code; and

Whereas, A Detailed Panned Development known as The Everett Multifamily is proposed for the subject site at 234 South Water Street as File No. 252190 to allow the construction of a 12-story, 200-unit residential building; and

Whereas, The applicant has prepared and submitted plans inclusive of a Riverwalk design and pedestrian connections as part of the proposed multi-family residential development; and

Whereas, The Riverwalk, pedestrian connections, site plan and building design are generally consistent with the established Riverwalk SPROZ design standards; and, be it

Resolved, By the City Plan Commission of Milwaukee that the Riverwalk, site plan and building design for that portion of the site located within the SPROZ are hereby approved conditioned on the following items:

1. Applicant provides updated plans that reflect revised locations of the short-term bike parking (in coordination with DPW if locations are within the right-of-way), the revised condition of the Riverwalk entrance at E. Pittsburgh Ave. and adjacent resident entrance/stair, and a loading zone along S. Water St. at Pittsburgh Ave.
2. Applicant provides an updated landscape plan that includes additional native plantings within the Riverwalk SPROZ that provide year-round interest.
3. Applicant continues to work with DCD staff on final selection of the tinted and spandrel glazing on the ground floor and plinth levels of the building.
4. Applicant provides updated elevations that reflect the glazing types at all areas of the building.
5. Applicant adds a building materials page to the DPD and Riverwalk drawings exhibit; and, be it

Further Resolved, That the owner, or their assignee, is responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications and signage of said plans deemed necessary that are consistent with the approved design standards and the Milwaukee Code.