

CITY PLAN COMMISSION --

Resolution approving the Riverwalk and river-facing facade for North End Phase IV at 1501 North Water Street, on the west side of North Water Street, south of North Milwaukee Street and on the east side of the Milwaukee River, relative to a Site Plan Review Overlay Zone established by Section 295-91.0021 of the former Milwaukee Code, in the 3rd Aldermanic District.

- Analysis -

This resolution approves the Riverwalk plans and river-facing (west) facade of a proposed 6-story, 155-unit residential building for 1501 North Water Street, on that portion of the site located within the site plan overlay district.

Whereas, The City of Milwaukee has established design guidelines for the review of new developments as well as any site work for portions of properties located within a Site Plan Review Overlay Zone, generally located 50 feet landward of the Milwaukee River and established by Section 295-91.0012 of the Milwaukee Code; and

Whereas, The architect has prepared and submitted a Riverwalk site plan and west elevation for the project known as North End Phase IV; and

Whereas, The Riverwalk plans are generally consistent with the established design guidelines and the building elevations are consistent with the Park East Redevelopment (RED) zoning requirements, and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the Riverwalk plans and west elevation for the Riverwalk and proposed building at 1501 North Water Street are hereby approved conditioned on continuing to work with DCD Planning staff on development of the space where Edison turns into Broadway, and providing DCD Planning with updated elevations that specifically note building materials as well as details on how the different materials transition; and, be it

Further Resolved, That the owner, or his assignees, are 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 guidelines and the Milwaukee Code.

CPC 06/08/15 APPROVED CONDITIONALLY.