

March 8, 2001

To the Honorable Common Council  
Zoning, Neighborhoods and  
Development Committee  
City of Milwaukee

Dear Committee Members:

Attached is File No. 001432, being an ordinance approving the rezoning from Industrial (I/A/125) to Detailed Planned Development (DPD) known as Water Street Lofts for the former Melco Building, located on the east side of South Water Street and north of East Pittsburgh Avenue, in the 12th Aldermanic District.

The first phase of the development will permit the conversion of the existing Melco building into 48 to 54 residential units. The existing building contains three stories and a fourth story penthouse will be added. There will be a mix of one and two bedroom units that will range in size from 690 to 1600 square feet. The existing exterior of the building consists of brick with large window openings. Eighty indoor parking spaces will be provided in the existing building and proposed addition.

The second phase will allow for the construction of a 7-story addition with another 30 residential units. These units will range in size from 670 to 1060 square feet. The addition will adjoin the existing building structure in the basement and penthouse levels. The 7-story addition of the building will be constructed of masonry and limestone to complement the MIAD building across the river. At this time, no building signage or exterior lighting is proposed. All future signage and lighting will be submitted as a minor modification to the detailed plan.

A Riverwalk will be constructed by the developer as part of this project. The existing marina will be retained and will provide 22 boat slips for the residents. The developer is also proposing a water taxi stop. The City Plan Commission at its regular meeting on January 22, 2001, recommended approval of the resolution approving building elevations and the Riverwalk conditioned on working with staff regarding the final design.

On January 22, 2001, a public hearing was held and at that time representatives from the Great Lakes Towing Company and Jungen raised concerns regarding the industrial use of their businesses being adjacent to a residential development. While they comply with all federal regulations, Great Lakes Towing's tugboats do make noise at all hours of the day. They felt that the owners of the condominiums would complain of this noise and attempt to have their businesses relocated. Staff suggested that the developer add statements into the condominium documents regarding the nature of the neighborhood where there are many different industries and land uses and that as an owner of a condominium unit, they are committed to living in harmony with these neighboring land uses. The developer of this project and the representatives of these companies agreed to meet to discuss their issues and concerns. Since the proposed

zoning change meets the intent of City plans for this area, the City Plan Commission at its regular meeting on January 22, 2001 recommended approval of the attached ordinance conditioned on working out details of the building elevations with staff.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Sanchez  
Maria Prioletta, Project Manager  
Chris Rute, Plan Examination