



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

June 9, 2026

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 252190 relates to the change in zoning from General Planned Development to a new Detailed Planned Development to allow a multi-family residential development on the property located at 234 South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

In 2019, a DPD known as Admiral's Wharf was approved for the subject site to allow construction of an 11-story mixed-use residential building with limited first floor commercial space. That project did not move forward and a new developer, Kaeding Development Group, is proposing to rezone the site to a new DPD to allow a new development that entails a 12-story, 200-unit multi-family residential building with 198 indoor parking spaces, along with a new Riverwalk segment.

A public hearing was held on Monday, June 8, 2026 at the regularly scheduled City Plan Commission meeting. Three people provided testimony on the file. One person asked whether the boat slips will be available to non-residents. Two people spoke in opposition to the file, noting concerns regarding the building height and density, removal of existing trees, and an increase in traffic and associated pedestrian safety, among other items. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file conditioned on the applicant providing updated plans that reflect staff comments regarding bike parking, resident access stair at the Riverwalk, loading zone locations, landscaping, and materials; and working with staff on the final selection of glazing for the windows.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Ald. Pérez

