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BUILDING WITH PURPOSE

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Riverwalk SPROZ Project Narrative – The Everett Multifamily

File No. 260085

May 1st, 2026

General Description

Kaeding Development Group will construct a new segment of the riverwalk extending the full length of the parcel at 234 South Water Street along the Milwaukee River, including a connection beneath the Pittsburgh Avenue bridge to the adjacent property to the north. There will be pedestrian connections to the new Riverwalk segment from both Oregon Street to the South and East Pittsburgh Avenue to the North. The project will include approximately 4,790 square feet of riverwalk over the river and 3,294 square feet on land, for a total of approximately 8,084 square feet of new riverwalk. The new riverwalk will consist of approximately 299'-0" of lineal frontage along the length of the property with an additional approximately 57'-0" of lineal frontage along Oregon Street. All areas will be ADA-compliant and open for public use.

The upper, lower, and ramped portions of the riverwalk will consist of stamped, cast-in-place concrete. Sections extending over the new sheet pile wall will be constructed with concrete on a metal deck and steel framing system. The portion of the riverwalk connecting the neighboring property to the north, running beneath the Pittsburgh Avenue bridge to the lower riverwalk level, will be constructed with 1-inch wood planking on pressure-treated 2x framing supported by a steel frame.

Guards and handrails will be fabricated from painted steel with horizontal spindles and/or cable infill. Refer to the riverwalk renderings and images for conceptual design.

Connections and Handicapped Access

The proposed riverwalk segment along this property will connect at the northwest beneath the existing Pittsburgh Avenue bridge and extend to South Water Street via the new East Oregon Street at the southeast corner of the site. Pedestrian access along East Oregon Street will be provided by new public sidewalks.

The riverwalk will also be accessible from the existing grade at East Pittsburgh Avenue and will continue along the building to the southeast corner of the site. A series of ADA-compliant ramps will accommodate the approximately 8'-0" grade change between the north and south ends of the site. The incorporation of ramping eliminates the need for stairs or elevators.

Activation and Gathering Space

The riverwalk will include expanded areas at both ends designed for public use and gathering. The upper portion will feature concrete planters and benches and will extend over the new sheet pile wall. The lower portion will include concrete planters, swings, and seating located beneath a metal canopy extending from the building.

The section connecting the upper and lower portions will incorporate a series of tiered, ramped segments with integrated concrete planters, benches, and select lookout points.



Dimension of Spaces

The upper portion of the riverwalk, located adjacent to the building, will have an average width of 11'-2", varying at ramped and seating areas. The lower portion, which extends beneath and connects under the Pittsburgh Avenue bridge, will have a width of 8'-0" at the ramped sections and will widen to approximately 10'-0" toward the north.

Expanded gathering and seating areas at both the north and south ends will range in width from approximately 21'-6" to 23'-7". Refer to the Riverwalk Plans on Sheet A1.14, as well as Sheets C103 and C104, for additional dimensions and spot elevations.

Landscaping

The riverwalk will incorporate a series of cast-in-place concrete planters with seasonal plantings. These planters will be integrated with seating at the north and south gathering areas, as well as along the ramped portion of the riverwalk adjacent to the building.

An automatic irrigation system will be installed to maintain healthy and growing plants.

Lighting

Ambient lighting for the riverwalk will be consistent with that implemented in other Third and Fifth Ward riverwalk segments. Path lighting will be integrated throughout, utilizing recessed fixtures within walls and walking surfaces, as well as surface-mounted fixtures along the new sheet pile wall.

Supplemental building-mounted lighting along the façade will also provide illumination for the adjacent riverwalk.

Boat Piers

Floating boat piers, accessible from the lower Riverwalk, will be installed to maintain the existing total pier square footage. A total of nine (9) piers will provide eighteen (18) boat rental slips, which will be available for lease to building residents.