

**City of Milwaukee
Zoning, Neighborhoods and
Development Committee**

River House

May 28, 2015



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PARTNERS

Atlantic Realty Partners

Corporate Introduction

- Atlanta-Based Development Company
- Significant Midwest activity in Chicago and Milwaukee metros
- Specialize in Residential & Mixed-Use Development
- Owner/Developer of The Reserve at Wauwatosa
- Acquired the Gallun Tannery site in August 2014



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Background

- Last of three tanneries originally at this location
- Over 10 years of site demolition, environmental evaluation and remediation
- Currently finalizing DNR Remedial Action Plan
- Residential redevelopment on all surrounding sides
- Extensive Riverwalk improvements already complete nearby



River House

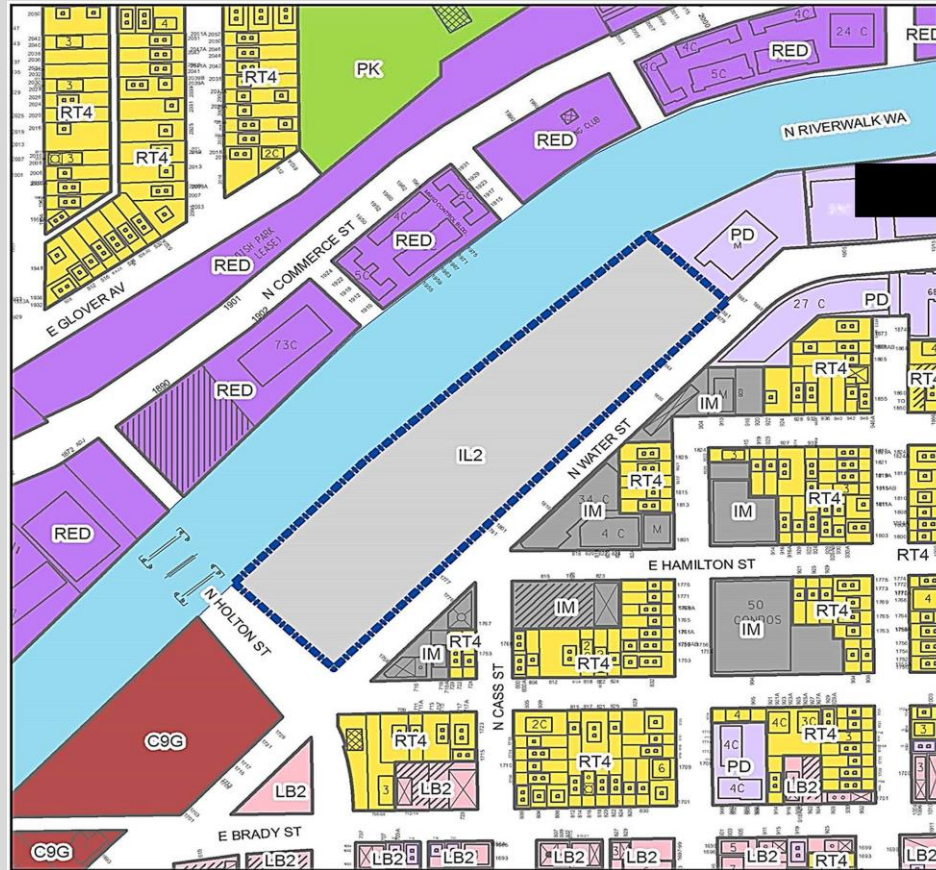
Existing Conditions

- 5.5 acres, 0.5+- acre is Utility Easement for MMSD
- Grade at River is roughly 25' below Water Street
- Other adjacent redevelopments are primarily residential with 4-6 story heights
- River frontage is ideal for residential
- Visibility and access constraints minimize retail options



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Current Zonings



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Zoning Considerations

- Current Zoning is IL2
- Northeast Side Comp Plan: Residential
- Proposed Zoning to Detailed Plan Development
 - Regulatory Control of Design by Common Council
 - Redevelops an Environmentally challenged site
 - Continues redevelopment of Downtown and East Side
 - Significantly expands Riverwalk and Public Access
 - Residential Use has low impact on Peak Hour traffic
 - Consistent & Complimentary to existing uses, heights, & densities



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A collaboration of HGA Architects & HKM Architects



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Design Metrics

- Design Intent
 - Differentiate Water Street & Riverside Character
 - Scale and Density to co-exist with other Old & New
- Buildings
 - 4 @ U-shape to maximize river views & courtyard overlooks
 - Each Bldg average 112 units and average 170 parking spaces
 - Not less than 640 parking spaces total (both phases), which includes onsite parking for all residents and guests
 - 2 phases of 2 buildings: 243 units & 207 units
 - 4 stories on Water St & 6 stories on Riverside (Parking below)
- Product
 - Extensive Amenities Inside & Out
 - Finishes emulate high-end condo



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River Context



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Urban Character



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Typical Entry Portal



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Typical Elevations



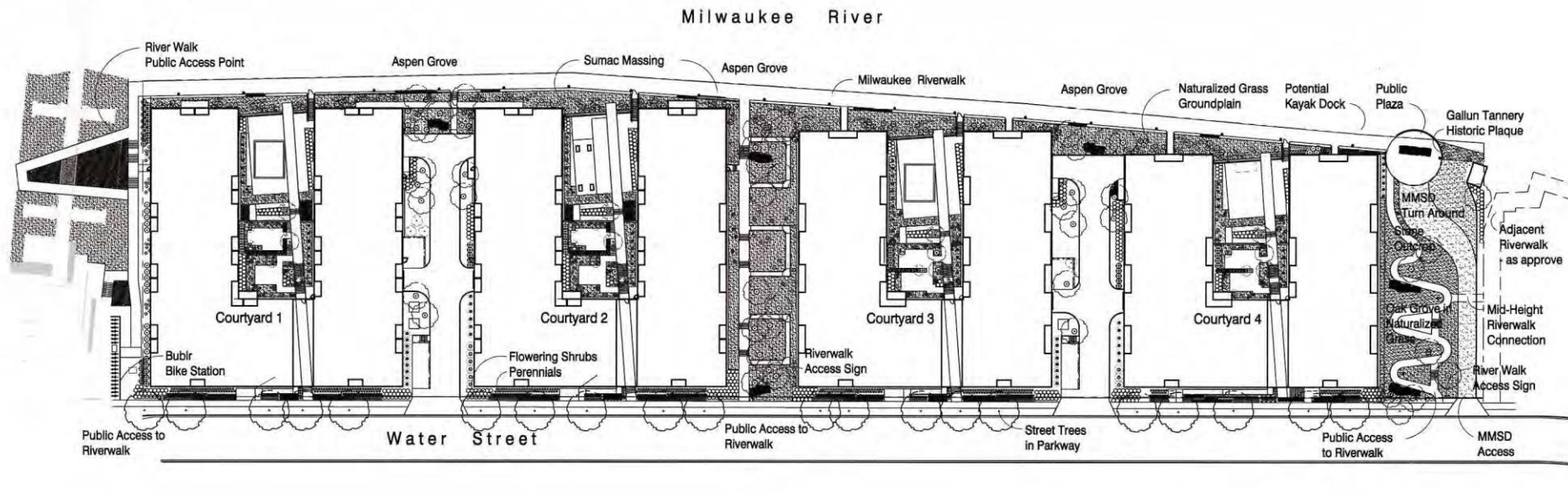
11 - EAST ELEVATION



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Site & Landscape Plan



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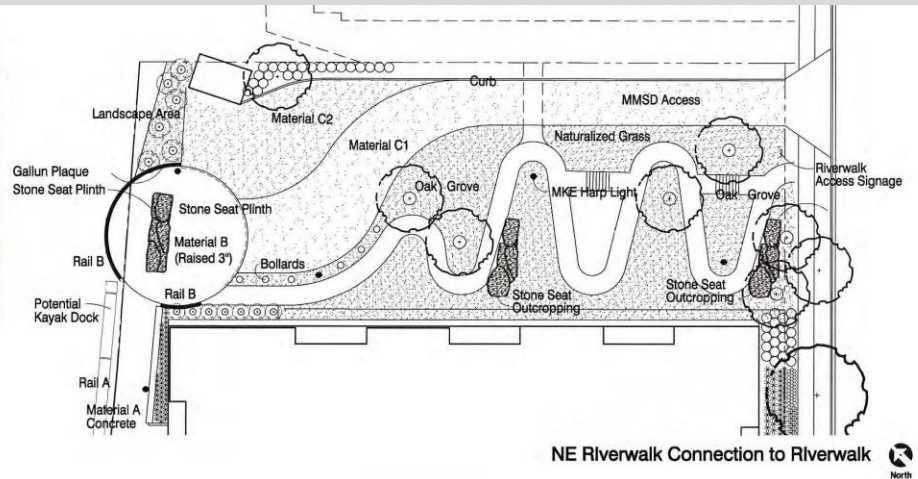
Riverwalk & Access




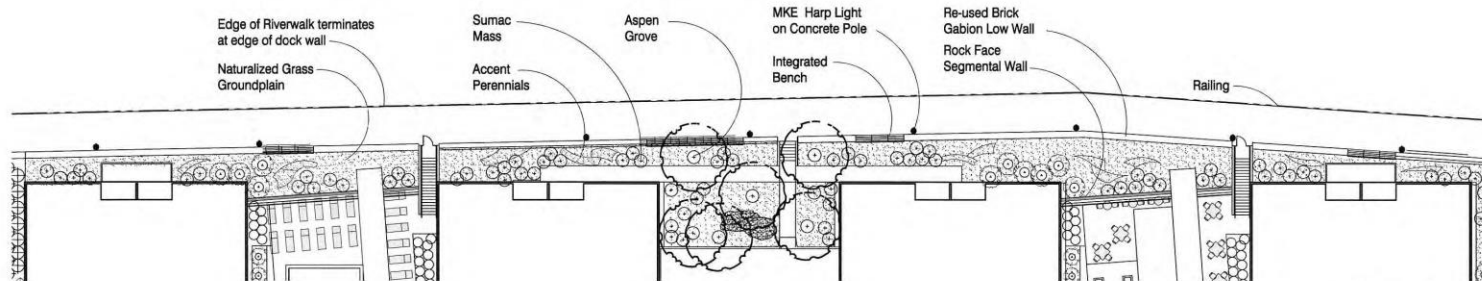
Riverwalk




Rail Detail



NE Riverwalk Connection to Riverwalk 



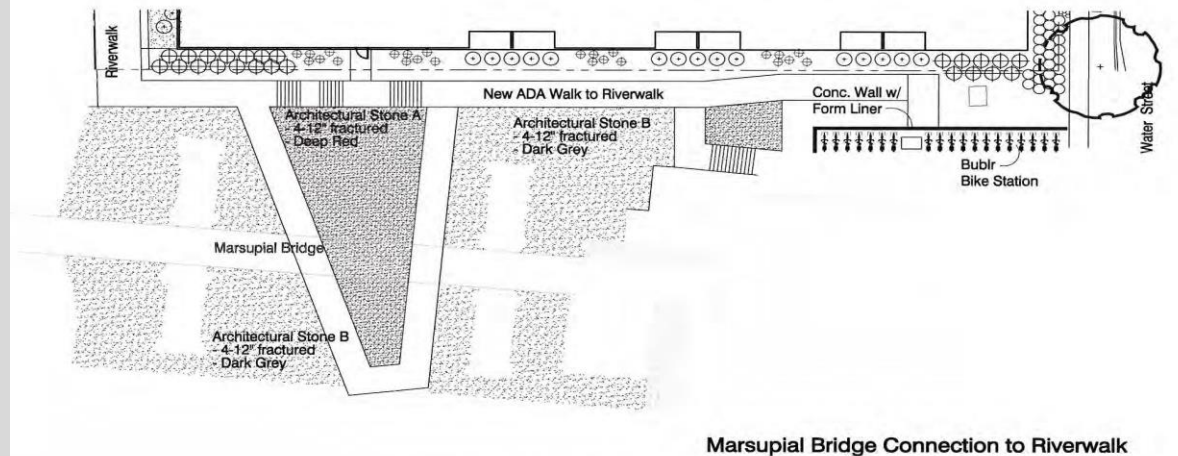
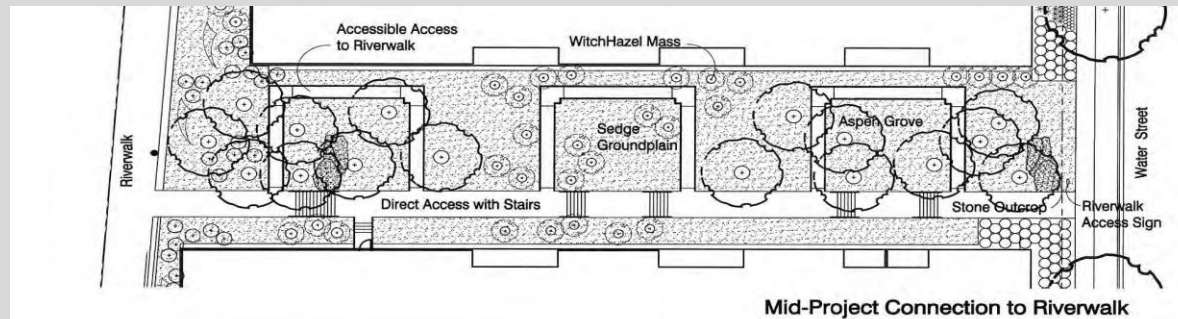
Riverwalk 



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Riverwalk Access



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Meetings and Approvals to Date

- February 10, 2015: Alderman Kovac hosted a Neighborhood Meeting attended by 70 + residents. The Project was favorably received.
- May 4, 2015: Plan Commission recommended approval of the rezoning and the Riverwalk, pedestrian connections, site plan and building design.
- May 21, 2015: Redevelopment Authority recommended approval of an amendment to the Tax Increment Financing District Project Plan.
- Atlantic Realty is working on an ongoing basis with the Department of City Development and the Department of Public Works as to the design of the River House and the Riverwalk improvements.

