



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

CITY PLAN COMMISSION --

Resolution approving a Riverwalk and associated plans for a 5-story office building located at 350 South Water Street, and the request to deviate from the performance standards established by the Riverwalk Site Plan Review Overlay Zone established by Section 295-91.0021 of the former code, on the west side of the Milwaukee River, east of South Water Street at East Florida Street, in the 12th Aldermanic District.

- Analysis -

This resolution approves the Riverwalk and related plans relative to the Riverwalk Site Plan Review Overlay Zone, and the request to deviate from two overlay performance standards on the site located at 350 South Water Street.

Whereas, The City of Milwaukee has established design standards 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 former Milwaukee Code; and

Whereas, The applicant, Pontis, LLC, has submitted a Riverwalk plan, site plan, and associated drawings for the construction of a 5-story office building located within the overlay zone, and the proposed plans meet the overlay standards with respect to building design, landscaping, lighting, Riverwalk surface, railing and lighting specifications, and other site elements; and

Whereas, The applicant is requesting a deviation from two performance standards relating to constructing the Riverwalk segment over the entire length of the river frontage and providing 24-hour public access to the Riverwalk; and

Whereas, The southeast portion of the site has a physical encumbrance associated with the existing railroad structure and deeded rights that currently preclude the construction of the Riverwalk along approximately 12 feet of the river frontage; and

Whereas, There are not currently Riverwalk segments to the north and south of the site for the new Riverwalk segment to connect to; and

Whereas, The applicant has stated that temporary railing sections will be installed at the north and south ends of the new Riverwalk segment to provide fall protection at either end until future Riverwalk connections are constructed on adjacent parcels, and this Riverwalk is designed and graded to allow the future physical connections to the north and south when the adjacent properties are developed; and

Whereas, The 5-foot-wide walkway on the north side of the site is proposed to function as an egress-only route and not as a public access route under the conditions at time of building construction,

which include 150-foot-tall decommissioned silos to the north and a mostly vacant façade on the north side of the office building; and

Whereas, The Dept. of City Development (DCD) acknowledges the unique circumstances with this site, including the small size and irregular shape of the parcel as well as existing physical obstructions on the site and the fact that Riverwalk segments do not yet exist on the adjacent sites, and

Whereas, Given the physical obstruction that is on the applicant's property currently blocking Riverwalk construction and connection to the south, DCD recommends that a potential future easement over the north walkway be provided as part of the Riverwalk easement agreement so that it remains an option to provide public access to the Riverwalk in the future, should certain conditions exist; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the Riverwalk and related plans for the proposed 5-story office building, and the requested deviation from the performance standards of the Riverwalk Site Plan Review Overlay Zone are hereby approved conditioned on the following items:

1. Adjustment to Exhibits:
 - a. Applicant adds language to the project narrative that was conveyed to DCD by the applicant's architect via email regarding the grade of the site at the north and south connection points and the additional analysis that was done in order to conclude that future Riverwalk connections to the north and south are feasible from a grade and elevation standpoint. This information supplements the "Elevation Clarification" drawing that was provided by the applicant's architect.
 - b. Prior to City Plan Commission, applicant submits additional information to the file that has been shared with DCD staff verbally and in emails with respect to options that have been explored to provide the required public access to the Riverwalk on site at the time of building construction, and why those were determined to be infeasible.
 - c. Applicant adds language to the deviation narrative that was conveyed to DCD by the applicant's architect via email regarding the grade of the site at the north and south connection points and the additional analysis that was done in order to conclude that future Riverwalk connections to the north and south are feasible from a grade and elevation standpoint. This information supplements the "Elevation Clarification" drawing that was provided by the applicant's architect.
2. Final plans that are submitted for permitting reflect the elevations cited in the applicant's Elevation Clarification exhibit.
3. Limitation of Approval: As noted in the project and deviation narratives, the approval of this project, as it relates to the Riverwalk SPROZ, and the deviation is specific to the building plans and design included in this file. If the building is not constructed as approved, this approval relating to the Riverwalk SPROZ is null and void.

(Conditions 4 & 5 are those recommended by DCD related to the requested deviations)

4. Easement Agreement: Final negotiation and execution of an easement agreement related to future public access to the Riverwalk shall occur prior to the issuance of building permits.
5. Public Access: The deviation from the 24-hour public access requirement is temporary until such time that a Riverwalk segment is constructed to the north or south of the subject property; and, be it

Further Resolved, That the owner, or their 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, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.

CPC 1/26/26