



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

February 19, 2013

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 120999 relates to the change in zoning from Industrial Light (IL2) to Detailed Planned Development (DPD), for housing, on land located on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District.

This zoning change was requested by HSI Properties, LLC, and would permit a 4 story, up to 87 unit multi-family residential development at 1887 North Water Street. The 48 foot tall, U-shaped building wraps around a courtyard that opens up to the Milwaukee River. Below grade parking, which will include approximately 90 spaces for residents, will be accessed from the southeast corner of the building, along Water Street. A Riverwalk will be constructed along the north end of the site in conjunction with the development, and will include pedestrian links from Water Street on the east and west sides of the site and a connection to the existing Riverwalk to the northeast.

High quality materials used on the building include brick masonry at the base and metal panel above. Recessed balconies are located along Water Street and projecting balconies are located on the riverside. An outdoor pool may be added to the plaza level as a resident amenity.

On January 28, 2013, a public hearing was held and at that time nobody spoke in opposition. One resident to the east expressed concern regarding the relatively small setback from the proposed building to the existing building to the northeast, and how it would affect natural light entering his residence. In response, a shadow study was conducted by the architect, and is part of the official file. Since the proposed change is consistent with the surrounding context and the recommendations of the Northeast Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 28, 2013 recommended approval of the subject file, conditioned on removing Riverwalk Option C from the DPD drawing set as it has been deemed not feasible by MMSD; finalizing the owner's written narrative; adding locations of the enclosed parking vents on the elevations, addressing the shadow study, clarifying setbacks, and providing locations for bicycle parking and storage.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Nik Kovac

