

Exhibit A
File No. 220627
Detailed Planned Development known as River House
1801-1881 N. Water St.
September 20, 2022

Previous File History

A Detailed Planned Development (DPD) known as River House was approved for 1775-1881 N. Water Street in 2015 as File No. 141437 to allow a 2-Phase, 450-unit residential development within 4 buildings. A Riverwalk and associated pedestrian connectors will also be constructed as part of this development. Phase 1 has been completed, and consists of 2 4-story buildings with a total of 243 residential units and associated indoor parking. The owner is now ready to proceed with Phase 2 development, and an amendment to the DPD zoning is being proposed to:

- Allow an additional 15 residential units in the Phase 2 buildings, for a total of 222 units.
- Approve the building designs of the Phase 2 buildings.
- Allow other minor changes to the previously approved site and Riverwalk plans.

Project Summary

Water Street Realty Partners LLC ("Developer") has acquired the former Gallun Tannery site located at 1775-1881 N. Water Street and more particularly described on the attached Exhibit A (the "Site"). The Site consists of approximately 5.685 acres and includes approximately 1,047 feet of frontage along the Milwaukee River. At its widest point, the Site spans 250 feet between Water Street and the Milwaukee River. The Site also slopes with more than 20 feet of grade change. This Site configuration creates significant use and design challenges.

The Site's historic tannery use also presents challenges. All structures previously housing tannery operations on the Site were demolished by a previous owner.

More importantly, however, the Site has attracted years of Wisconsin Department of Natural Resources ("WDNR") oversight and has necessitated costly and time-consuming environmental remediation. The letter dated January 8, 2015 from WDNR that is part of the original DPD file summarizes the environmental condition of the Site at the time the DPD was approved. Of note, WDNR requires that development of the Site incorporate features to address all potential contaminant pathways of concern. Such development restrictions preclude on-Site stormwater infiltration to limit water infiltration through impacted material which could create adverse groundwater or surface water impacts.

For context, the Site is bounded by a Milwaukee Metropolitan Sewerage District maintenance building to the north, the Holton Street Marsupial Bridge/"Swing Park" to the south, the Milwaukee River to the west and Water Street to the east (with a bar/restaurant immediately across Water Street). The Site is just north of Downtown and just south of the Brady Street neighborhood. The Beerline B neighborhood lies west of the Site across the Milwaukee River.

The Site was previously zoned Industrial Light (IL2). The Site is located within the City's Northeast Side Comprehensive Plan, which places a focus on establishing stronger river connections through completing unfinished sections of the riverwalk, particularly in the Downtown Riverwalk District, of

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which the Site is a part. The River House development will extend the riverwalk along the Site's entire Milwaukee riverfront, in two phases, including adding new connections from Water Street to the riverwalk. In addition, consistent with the Northeast Side Comprehensive Plan, native plantings are proposed along the riverwalk.

Lands nearest the Site are being redeveloped for residential uses. The property located northeast and adjacent to the Site, for instance, was recently rezoned to Detailed Planned Development to facilitate the development of 87 apartments on .944 acres. The property located southwest and adjacent to the Site is zoned Mixed Activity (C9G).

The DPD zoning was approved to develop four multi-family residential buildings with up to 450 units, and related improvements on the Site (the "Project"). Each building will consist of four upper stories of residential units and two lower stories of parking. Given physical Site challenges and WDNR requirements, the final numbers of units, parking spaces and square footages may vary. The development was not to exceed 450 units and will maintain not less than 640 parking spaces.

- A total of 243 units were constructed as part of Phase 1.
- A total of 207 units are allowed as part of Phase 2.
- As part of this amendment, the total number of units for Phase 2 will be increased by 15 for a total of 222 units in 2 buildings. (465 total units for Phases 1 and 2)
- A total of 367 parking spaces were constructed as part of Phase 1.
- A total of 295 parking spaces will be constructed as part of Phase 2, for a total of 662 in all 4 buildings.

Parking will be located on the lower two stories of each building. Entrances to inbuilding parking will be on-Site, between buildings. Ample bicycle racks also will be provided, as more particularly detailed below.

The Project will be enhanced with many amenities and upgraded features. Each building will encircle a courtyard laced with walkways, lounging areas and programmed spaces for residents. Areas in courtyards and between buildings will be heavily landscaped.

In addition, a riverwalk will be developed along the entire Milwaukee River frontage. The riverwalk will be open to the public and provide public access to Water Street at the north, south and middle of the Site. At each public access point, a ramp will be installed in compliance with the Americans with Disability Act standards. Despite significant grade differentials, the riverwalk on the Site will be designed to accommodate connections to riverwalks to the north and south at a mid-level grade. Varied and colorful native plantings are proposed to enhance both the riverwalk and the public access points.

- In conjunction with the approved DPD for 1887 N. Water Street, a final location for the north Riverwalk connector has been shifted closer to Water Street as shown in the plans.

To preserve the integrity of grades, building foundations and dock walls, the proposed Project and the riverwalk extension will be developed in two phases. The southern two buildings (Phase 1) and the corresponding portion of the riverwalk, including pedestrian connections to the north of the second building and under the marsupial bridge, were developed in an initial phase. The first two buildings were

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constructed at the same time. The east connection (east of building 2 was constructed as part of Phase 1. The northern two buildings and the remaining portion of the riverwalk (including the associated pedestrian connections) will be developed as part of Phase 2, which is the subject of this amendment. Some minor changes are being proposed to the previously approved Riverwalk and associated connections for Phase 2, including:

- Removal of the gabion along the Building 4 Riverwalk, as it is not needed for retention purposes because the building is at grade.
- Acknowledgment of the final placement of the north pedestrian connection.
- Use of one section of greenspace between Building 4 and the Riverwalk as an outdoor dog gathering space. The dog space will be a mulch bed bordered by a 6” containment curb and backless 2-sided bench seating.

District Standards (s. 295-907):

Uses:	The Site will be used exclusively for multifamily residential and related purposes.
Design standards:	<p>The two buildings in the second phase are proposed to be U-shaped, wrapping around each courtyard and opening up to the river. Views of the river will be maximized both for residents occupying the buildings and for members of the general public afforded view corridors between the buildings. Consistent with nearby buildings, the proposed buildings will be approximately 46 feet high from finished floor. The buildings will be located approximately six to eight feet off the property line along Water Street to avoid disrupting existing retaining walls and buttresses placed along Water Street. The buildings will be constructed with high quality materials, including platinum and black ice brick along Water Street and masonry and architectural metal panels along other facades. Cement board will be used in balcony recesses and terrace areas, as shown on the elevations. Building frontages onto the Milwaukee River will appear to be "carved away" from the highest elevation fronting on Water Street to expose balconies of various sizes and to enhance the interaction between the Site's buildings and its riverwalk. Each building carve out will expose a new jeweled color tone to create visual interest from the Milwaukee River.</p> <p>The Developer will implement multiple sustainability measures in connection with the proposed development. Reuse of a contaminated former tannery is itself very sustainable. As noted above, the Site has required significant environmental remediation. Through completion of the Project, the cleanup/encapsulation effort required by the WDNR will be completed at the Site. In addition, the Project proposes to reuse portions of the cream city brick rubble that is currently scattered on the Site from the demolition of the old</p>

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	<p>tannery buildings undertaken by the Site's previous owner, as fill in gabion cages for landscape retaining walls on the Site. Each building will be a light wood frame construction, which has a low environmental impact compared to other commonly available construction types. The platinum and black ice brick cladding proposed along Water Street is a long lasting and durable building material with a low/modest carbon impact. The steel galvalume cladding proposed on the buildings' wings will incorporate recycled steel products. All windows on the Project will use state of the art glass coatings which will reflect unwanted solar heat in summer months and keep heat inside of the buildings in colder months. High-efficiency gas furnaces and low volatile organic compound (VOC) paints and coatings will also be utilized for the Project.</p>
<p>Density (sq. ft. of lot area/dwelling unit):</p>	<p>The project will consist of up to 465 residential units, approximately 81-units per acre. This will be, on average, approximately 533 square feet of lot area per dwelling unit. The dimensions of each unit vary depending on whether the unit is a studio, one bedroom, two bedroom or three bedroom unit.</p> <p>An additional 15 units will be added to the Phase 2 buildings for a total of 222 units. This updates the density to 533 square feet of lot area per dwelling unit when using the entire DPD property for the calculation (staying consistent with the original DPD)</p>
<p>Space between structures:</p>	<p>Spaces between structures shall not be less than that required by applicable provisions of the City's current building code. Buildings also shall be designed to accommodate fire and emergency access from Water Street and through building courtyards. Courtyard dimensions will be approximately as shown attached hereto.</p>
<p>Setbacks (approximately):</p>	<p>Buildings on the Site will be setback six to eight feet from Water Street, consistent with the historic placement of buildings on the Site. On-Site buildings shall be separated by not less than 50 feet. At least five feet of open space shall be maintained between the Site's lot lines and its buildings on the north and south sides of the Site.</p> <p><u>Building 3</u> North: 28'-0" (56' TOTAL BETWEEN BUILDINGS) South:29' East: 8' West:19'-10" TO 33'-9"</p> <p><u>Building 4</u> North: 80' South:28'-0" (56' TOTAL BETWEEN BUILDINGS) East:8' West:23'-9" TO 41'-8"</p>

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<p>Screening:</p>	<p>The walls of buildings on the Site shall serve to provide privacy for residents. In addition, all mechanical equipment and dumpsters will be screened. There will be one garbage room in each of the buildings, as shown on the upper level floor plan. Dumpsters will be stored inside the buildings at the upper basement level and brought outside to a flat area immediately outside the garage doors to be easily picked up by trucks. Brick parapets along Water Street will be utilized to screen rooftop equipment, as shown attached hereto.</p>
<p>Open space:</p>	<p>All open spaces will be landscaped and programmed consistent with the Landscape Plan. With the riverwalk, public access points and resident courtyards, the Project will create some of the most substantial recreational spaces in its immediate neighborhood.</p>
<p>Circulation, parking and loading:</p>	<p>Pedestrian access: There will be pedestrian access for residents of the buildings along Water Street and also along the riverwalk.</p> <p>Automobile access and parking: Parking for the buildings is located on the first two stories of each building, which will be below grade. Level 2 of Building 4 is partially above grade due to the slope of the site. On average, approximately one parking space will be provided for each bedroom in the one and two-bedroom units. On average, approximately two parking spaces will be provided for each three-bedroom unit. Entrances to parking floors shall be provided from driveways between buildings.</p> <p>Bicycle parking: Ample bicycle racks also will be provided both inside the buildings in the lower levels and in the front of the buildings along Water Street: each building will have four exterior public bike stalls and room in the interior of Building 3 for 32 bike spaces and room in the interior of Building 4 for 26 bike spaces. This satisfies the provisions of the current zoning code (s. 295-404).</p> <p>Loading: The Developer has designed the access point at the north edge of the Site in cooperation with the Milwaukee Metropolitan Sewerage District and City of Milwaukee Department of Public Works to ensure access for existing MMSD facilities. The Developer will continue to work with City of Milwaukee staff to ensure safe access and loading from the Site onto Water Street. Residents will have vehicular access to the buildings' parking and loading areas from Water Street, as shown on the site plan. All move-in loading space will be provided on-Site.</p>
<p>Landscaping:</p>	<p>Proposed Landscaping: The Landscape Plan for the Site generally depicts the location, number, size and type of proposed plantings.</p> <p>With the riverwalk, public access points and resident courtyards, the Project will create some of the most substantial recreational spaces in its immediate neighborhood.</p>

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	<p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>
Lighting:	Lighting at the Site will comply with applicable City codes and ordinances. The harplights standard along all riverwalks will be incorporated not just along the riverwalk on the Site but at other access points as well.
Utilities:	All utility lines shall be installed underground. Transformers shall be installed within or adjacent to buildings, as shown on the site plan. The Developer will coordinate these locations with WE Energies. City of Milwaukee and MMSD have confirmed that adequate sewer capacity is available to serve the Project.
Signs (type, square footage, quantity and placement):	<p>Two low-profile monument signs, four wall-mounted building identification blade signs (one per building) and approximately one dozen accessory wayfinding signs are proposed to identify the development and buildings as depicted on the site plan and elevations. Sign details are included with this submittal.</p> <p>Freestanding signs (1): 5’ wide by 6’ tall with integrated illumination (same size as phase 1) Building wall signs (2): Blade sign with integrated illumination Temporary signs: (2) “Now Leasing” banner signs Other signs: Temporary feather/flag signs and directional signage for parking and riverwalk access</p>

Site Statistics:

	Original DPD	Amended DPD
Gross land area:	5.685 acres or 247,651 square feet Phase 1: Approximately 2.974 acres or 129,539 square feet (Building 1 and 2). Phase 2: Approximately 2.711 acres or 118,112 square feet (Building 3 and 4).	Unchanged

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Maximum amount of land covered by principal buildings (approx.):	<p>Total: Approximately 2.942 acres or 128,135 square feet. Approximately 51.7% of the Site.</p> <p>Phase 1: Approximately 1.555 acres or 67,728 square feet. Approximately 27.3% of the Site.</p> <p>Phase 2: Approximately 1.387 acres or 60,407 square feet. Approximately 24.4% of the Site.</p>	Unchanged
Maximum amount of land devoted to parking, drives and parking structures (approx.):	<p>Approximately .3581 acres or 15,600 square feet for drives only (all parking will be located under buildings). Approximately 6% of the Site.</p>	Unchanged
Minimum amount of land devoted to landscaped open space (approx.):	<p>Approximately 2.600 acres or 113,256 square feet. Approximately 45.7% of the Site.</p>	Unchanged
Max proposed dwelling unit density (lot area per dwelling unit):	<p>Between approximately 110-125 units per building, on average. On average, approximately 560 square feet of lot area per dwelling unit. The dimensions of each unit vary depending on whether the unit is a studio, one bedroom, two bedroom or three bedroom unit.</p>	<p>Average square feet of lot area per dwelling decreased slightly to 533 square feet from 560 square feet due to addition of 15 units.</p>
Proposed number of buildings:	<p>Total: 4 Phase 1: 2 Phase 2: 2</p>	Unchanged
Max dwelling units:	<p>Total: 450 Phase 1: 243 Phase 2: 207</p>	<p>Total: 465 Phase 1: 243 (unchanged) Phase 2: 222 (15 unit increase)</p>
Bedrooms per unit:	<p>mix of studios, 1, 2 and 3 bedroom units.</p>	Unchanged
Parking spaces provided (approx):	<p>Automobile spaces: Approximately 640 parking spaces total; an average of approximately 160 parking spaces per building. On average, there will be approximately 1.4 parking spaces per dwelling unit.</p> <p>Bicycle spaces: Bicycle parking has been added to the zoning code since the original DPD submittal.</p>	<p>Automobile spaces: Total spaces: 662 Phase 1 spaces: 367 Phase 2 spaces: 295 1.42 parking spaces per dwelling unit</p> <p>Bicycle spaces: 4 exterior spaces at Building 3 4 exterior spaces at Building 4 32 interior spaces at Building 3 26 interior spaces at Building 4</p>

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		The above satisfies the provisions of the zoning code (s. 295-404).
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Time Limit on Zoning:

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to Original DPD at that time unless the criteria identified in 295-907-c-11-a and -b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.