

**CITY PLAN COMMISSION --**

Resolution approving the Riverwalk and pedestrian connection, site plan, and river-facing elevations of a proposed office building at 1421 and 1433-75 North Water Street, the former Laacke & Joys site located on the west side of North Water Street, north of East Cherry Street relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 3rd Aldermanic District.

- Analysis -

This resolution approves Riverwalk plans and a pedestrian connection, site plan, river-facing building elevations for a proposed office building, and a landscape plan for a temporary surface parking lot for the property located at 1421 and 1433-75 North Water Street, on that portion of the site located within the site plan overlay district.

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

Whereas, The architect has prepared and submitted a Riverwalk and pedestrian connection design, site plan, river-facing building elevations for a proposed office building and a landscape plan for a temporary surface parking lot at the former Laacke and Joys site; and

Whereas, The river-facing elevations for the proposed office building, and Riverwalk and pedestrian connection are generally consistent with the established Riverwalk design guidelines, and

Whereas, The temporary parking lot is permitted by the Park East Redevelopment zoning, and is limited to two years, and

Whereas, After such time, the parking lot must either be developed into a land use that complies with the zoning, or the parking lot must be returned to a seeded or sod condition and landscaped, with the exception of the access drive to the office building on the southern portion of the site, and

Whereas, The landscaping along the parking lot adjacent to the Riverwalk is located within the Riverwalk Site Plan Review Overlay Zone; therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the Riverwalk and pedestrian connection, site plan, river-facing elevations of a proposed office building, and landscape plan for a temporary surface parking lot for the property located at 1421 and 1433-75 North Water Street are hereby approved, conditioned on working with DCD staff on the final drawings and narrative; and, be it

Further Resolved, That the owner, or his 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 and signage of said plans deemed necessary that are consistent with the approved

design guidelines and the Milwaukee Code.

**CONDITIONALLY APPROVED ON 03/14/16.**