



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

October 18, 2022

To the Honorable Members of the  
Zoning, Neighborhoods, and Development Committee  
City of Milwaukee  
City Hall, Room 301-B

Dear Committee Members:

File number 220627 relates to the First Amendment to the Detailed Planned Development known as River House to allow changes to the previously approved Phase 2 multi-family residential development located at 1801-1881 North Water Street, on the west side of North Water Street, north of East Pearson Street extended, in the 3rd Aldermanic District.

The applicant and owner, Water Street Realty Partners LLC, is ready to move forward with Phase 2 of the development and is requesting an amendment to DPD to allow an additional 15 units for a total of 222 units in the final 2 buildings. The building designs will also be approved as part of the file. The two buildings in the second phase are proposed to be 46 feet tall and have U-shaped footprints, wrapping around interior courtyards and opening up to the river, consistent with the Phase 1 building designs. Minor changes were made to the previously approved Riverwalk and pedestrian connections, including the removal of a gabion wall that is unnecessary for retention and the addition of a green space for dogs. This file also reflects the updated pedestrian connection between the northern edge of the subject site and 1887 N. Water Street as a result of the grade difference between the two sites.

The City Plan Commission held a public hearing for this item at its regular meeting on October 17, 2022. At the time, no members of the public provided testimony on this item. The developer and architect presented on the details of Phase 2, and answered questions regarding unit mix, property management, building massing and materials. Since the proposal for Phase 2 of this development is substantially compliant with the previously approved plans for the site, the City Plan Commission recommended approval of the subject file on October 17, 2022.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

