



**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

**3<sup>rd</sup> Ald. District**

**CITY PLAN COMMISSION  
ZONING REPORT**

**Ordinance File No.**      [220627](#)

**Location:**                      1801 – 1881 N. Water Street (DPD boundary is 1775 – 1881 N. Water Street)

**Applicant/  
Owner:**                          Water Street Realty Partners, LLC (owner)

**Current  
Zoning:**                              Detailed Planned Development (DPD) known as River House

**Proposed  
Zoning:**                              First Amendment to the River House DPD

**Proposal:**                          This file 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.

A 2-Phase DPD was approved for 1775-1881 N. Water Street in 2015 to allow up to 450 residential units in 4 buildings. The first phase is complete and entails 243 units in 2 buildings (Buildings 1 and 2). The applicant and owner, Water Street Realty Partners LLC, is ready to begin Phase 2 construction and is requesting an amendment to DPD to allow an additional 15 units for a total of 222 units in the final 2 buildings (Buildings 3 and 4). The building designs will also be approved as part of the file.

The Riverwalk and pedestrian connections were approved as part of the original file and remain substantially unchanged. Minor changes being proposed include removal of the gabion wall along the Riverwalk adjacent to Building 4, as it is not needed for retention, and utilizing a portion of the greenspace between Building 4 and the Riverwalk as an outdoor dog space. The north connection between the subject site and 1887 N. Water Street reflects the updated pedestrian connection point based on the grade differences between the two sites. Upon completion of Phase 2, the Riverwalk will be built out for this site.

**Building Design:**

The two buildings in the second phase are proposed to be U-shaped, wrapping around each courtyard and opening up to the river, consistent with the Phase 1 buildings. 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 brick, masonry block, and architectural metal panels. Cement board will be used in balcony recesses and terrace areas. The river-facing facades will feature tiered massing, where sections that appear “carved” out of the building will have siding in different color tones.

**Circulation, Parking and Loading:**

The first two floors of each building have parking for residents, totaling 295 spaces for all of Phase 2. Level 2 of Building 4 is partially above grade due to the slope of the site. Entrances to parking floors will be located off of the driveways between the buildings.

Pedestrian access will be provided for residents from Water Street and along the Riverwalk. Bicycle racks 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, 32 spaces inside Building 3, and 26 spaces inside Building 4.

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.

**Signage:**

The Phase 2 proposal includes one monument sign, two wall-mounted building blade signs, and additional wayfinding signs. The monument sign will match the existing sign at the Phase 1 development and will be 5 ft wide by 6 ft tall with integrated illumination. Each building will have one internally illuminated blade sign. Temporary banner signs will be used to promote leasing the building units.

**Adjacent Land Use:**

A multi-family residential development is under construction to the north, and commercial and multi-family residential buildings are to the east. The Milwaukee River is to the west, and Swing Park/the marsupial bridge is to the south.

**Consistency with Area Plan:**

The project site is located within the boundary of the Northeast Area Plan. The area plan emphasizes completing unfinished sections of the Milwaukee Riverwalk, and identifies the site as a key redevelopment opportunity. This final

phase of redevelopment at the former Gallun Tannery site will fill in a missing piece of the Riverwalk and establish new public connections to the river. The proposed massing and design remain similar to earlier phases of the development. The proposed minor modification is consistent with the area plan.

**Previous City  
Plan Commission**

**Action:**

5/4/15 – City Plan Commission recommended approval of the change in zoning from Industrial Light (IL2) to a Detailed Planned Development (DPD) for multi-family development and approved the Riverwalk plans at the former Gallun Tannery site, 1775-1881 North Water Street, located on the west side of North Water Street, north of East Pearson Street extended, in the 3<sup>rd</sup> Aldermanic District. (FN [141437](#))

**Previous Common  
Council Action:**

6/2/15 – Common Council approved the change in zoning from Industrial Light (IL2) to a Detailed Planned Development (DPD) for multi-family development at the former Gallun Tannery site, 1775-1881 North Water Street, located on the west side of North Water Street, north of East Pearson Street extended, in the 3<sup>rd</sup> Aldermanic District. (FN [141437](#))

**Staff**

**Recommendation:**

Since the proposed plans for Phase 2 are substantially compliant with the previously approved zoning parameters for the site, staff suggests that the City Plan Commission recommends approval of the subject file.