



**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

## **CITY PLAN COMMISSION --**

Resolution approving an updated site plan and river-facing elevations for a proposed mixed-use development, and changes to the existing Riverwalk at 1005 North Edison Street, and changes to the existing Riverwalk connectors at 1001 and 1027 North Edison Street, on the east side of the Milwaukee River, west of North Edison Street, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

- Analysis -

This resolution approves changes to the existing Riverwalk and adjacent connectors, site plan, and river-facing facade of the proposed mixed-use building located at 1005 North Edison Street, on the east side of the Milwaukee River, west of North Edison Street.

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

Whereas, On August 23, 2021, the City Plan Commission approved a Riverwalk site plan and associated drawings for improvements to the existing Riverwalk, site plan, and river-facing building facades for the proposed development of a 13-15 story mixed-use residential building with enclosed parking; and

Whereas, The development scope has changed, and now includes a 32-story mass timber mixed-use residential building with enclosed parking along with improvements to the existing Riverwalk and connectors; and

Whereas, The uses along the river-facing facades of the building will be active and include residential lobby space and retail tenant space, and the first floor of the building consists substantially of clear glass to allow activity from the building to carry through to the Riverwalk; and

Whereas, The proposed improvements to the existing Riverwalk, which was constructed in the early 1990's, include stepping the lobby of the building down to match the contour of the site and expanding the Riverwalk to cover the gap currently between the river wall and the Riverwalk, maintaining the lighting, guardrail and fascia and improving them with additional lighting and cleaning, and upgrading the access to the Riverwalk to include a new 13' wide concrete stair, a new 8' wide concrete ADA accessible ramp to the south and a new 16' wide ADA accessible wood ramp to the north; and

Whereas, the new Riverwalk surface will be Accoya wood decking with linear wood benches providing separation from the retail deck and pre-weathered steel edging along the Riverwalk, as well as new bollards and park lighting throughout; and

Whereas, The Common Council approved a long term lease with the development team for the adjacent City-owned land to the north and south so that site improvements can be made to the entire block; and

Whereas, the Board of Zoning Appeals approved a dimensional variance to allow the building to exceed the allowable floor-area-ratio; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the changes to the existing Riverwalk at 1005 North Edison Street and adjacent connectors at 1001 and 1027 North Edison Street, and the site plan and river-facing facades for the proposed mixed-use residential building located within the Riverwalk SPROZ boundary for the property are consistent with the Riverwalk SPROZ standards and are hereby approved conditioned on the applicant continuing to work with staff to explore improvements to the street crossing where the Riverwalk meets State Street as well as alternative design solutions to re-locate or screen the transformers proposed for the State Street frontage to improve the open space along State Street; and, be it

Further Resolved, That the owner, or its 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.

**CPC 03/25/24 CONDITIONALLY APPROVED**