

April 20, 2005

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 041594, being an ordinance relating to the Second Amendment to the Detailed Planned Development (DPD) known as Riverbridge. Located on the North side of North Water Street and West of North Humboldt Avenue, in the 3rd Aldermanic District.

This ordinance amends the previously approved detailed plans to allow for design revisions to the new commercial building at the corner of Water Street and Humboldt Avenue. The proposal restores the existing First Ward Yard Office and adapts it to the use of an eat-in quality food and/or retail establishment. An addition south of the existing building is proposed to be used together and connected to the restored Ward Yard building.

The addition consists of two parts: a tall glassy building with a curved roof and a low-slung connector building that ties the new and historic together. The main entry is at the corner of Water and Humboldt. Secondary entries are on Humboldt and the Riverwalk. A service entry is located in the rear via a gated sidewalk. The open space will primarily be hardscaped with reused pavers from the original equipment yard and stamped colored concrete. A slender planter is located in between the sidewalk and addition. The plantings will consist primarily of perennial ornamental grasses. The addition is a single story building with a basement that ties into the existing building. The building is steel framed with extensive glazing on three sides. The west wall and roof consist of a curved standing seam metal roof. The roof is supported by curved wood and metal trusses. In addition to the extensive glazing, the Humboldt façade has three aluminum overhead doors that can be kept open in warmer months. Stained cedar column enclosures, base and soffit frame the bays. The main entry element is also clad with cedar siding and trim. The mechanicals are located on a mezzanine level that is screened from view by perforated metal panels that follow the curve of the roof.

The connector section is a low building that ties into the rear of the original Ward Yard office. It has a low slope roof with metal fascia, storefront, and cedar sided walls. The fire division wall between this project and the neighboring residential building is integral color ground face concrete masonry wall.

On April 18, 2005, a public hearing was held and at that time the Alderman spoke in support of the proposal. Since this proposed amendment is consistent with the City plans for the area and the planned development, the City Plan Commission at its regular meeting on April 18, 2005 recommended approval of the substitute ordinance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato

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