

File No. 220627. A substitute ordinance relating 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.



File No. 220627. Site context.



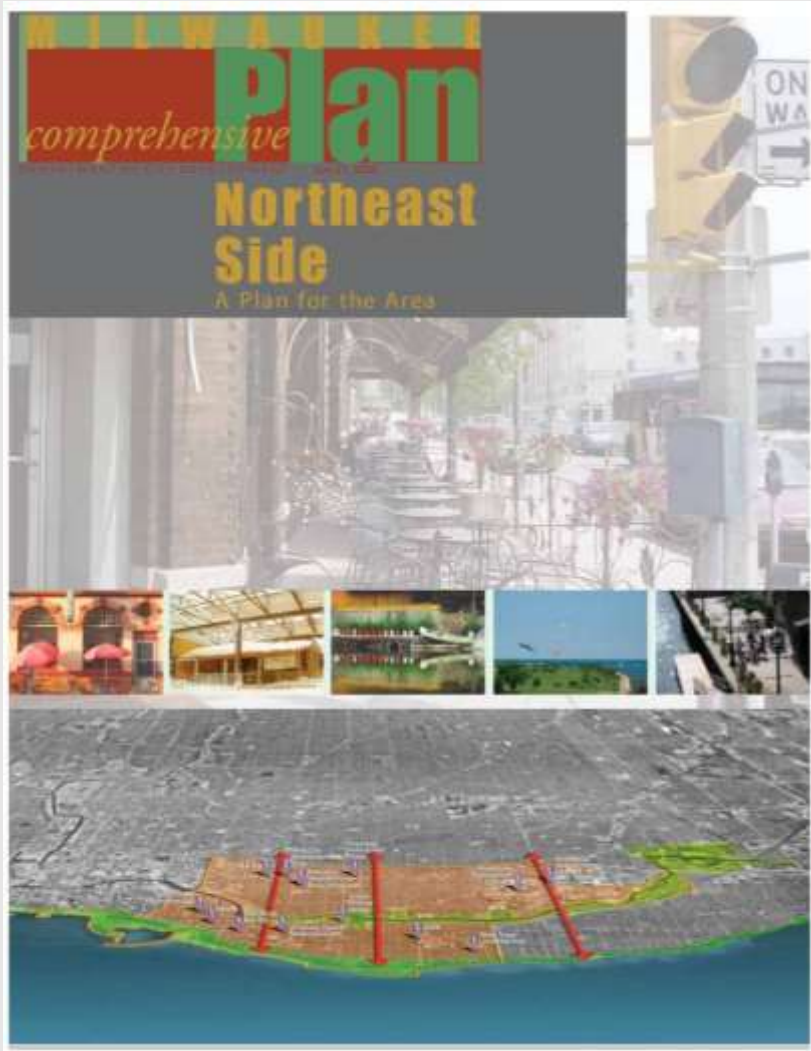
Aerial view looking southeast



View from Water Street looking north



View from Water Street looking southwest



Northeast Side Area Plan

- Emphasizes completing unfinished sections of the Milwaukee Riverwalk and identifies this site as a key redevelopment opportunity
- Phase 2 of this development will fill in a missing piece of the Riverwalk and establish new public connections to the river
- Proposed massing and design remain similar to earlier phases of the development
- The proposed amendment is consistent with the area plan.

**City of Milwaukee
Plan Commission**

***River House Phase 2
Gallun Tannery Redevelopment***

October 17, 2022



Atlantic Residential

Corporate Introduction

- Developer of completed River House Phase 1
- Significant Midwest activity in Chicago and Milwaukee metros
- Specialize in Residential & Mixed-Use Development
- Owner/Developer of Reserve at Wauwatosa, Mayfair Reserve, and Brookfield Reserve



River House



River House

River Context



River House Phase 2

Design

- Phase 2 design will mimic Phase 1
 - 2 additional U-shaped buildings to maximize river views & courtyard overlooks
 - 4 stories on Water St & 6 stories on River side (Parking below)
 - Two amenity courtyards with direct access to Riverwalk
- Amendments from Phase 1 zoning approval
 - Add 15 units to Phase 2 bringing Phase 2 total to 222 units
 - Modify Riverwalk connection point and remove section of gabion wall
- Approve building design for Phase 2 buildings

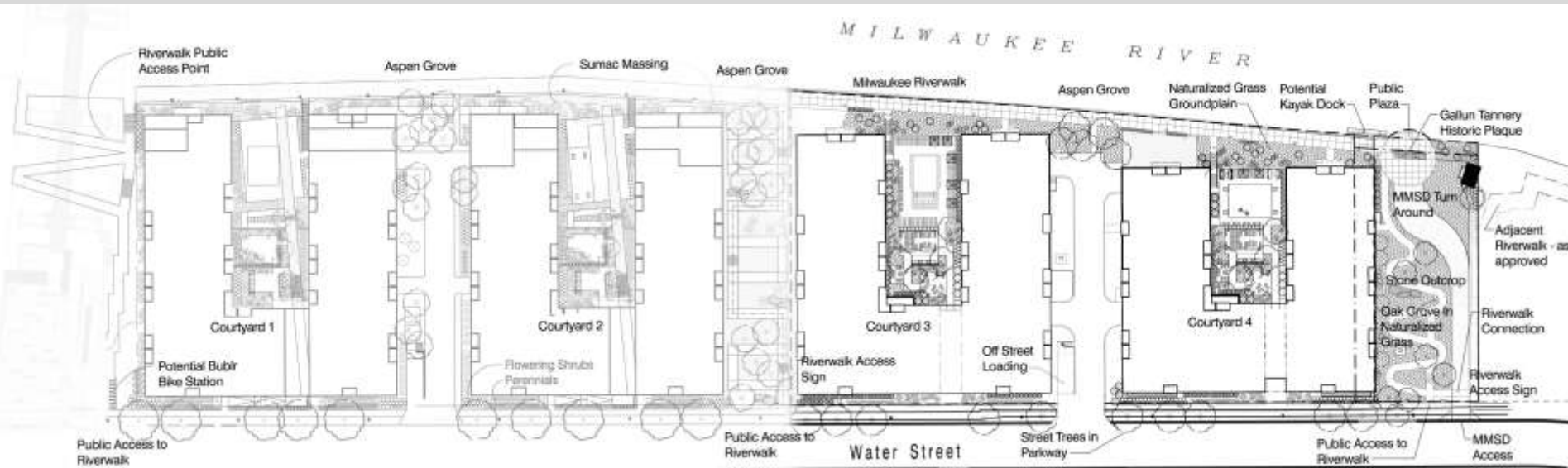
River House

Massing Context



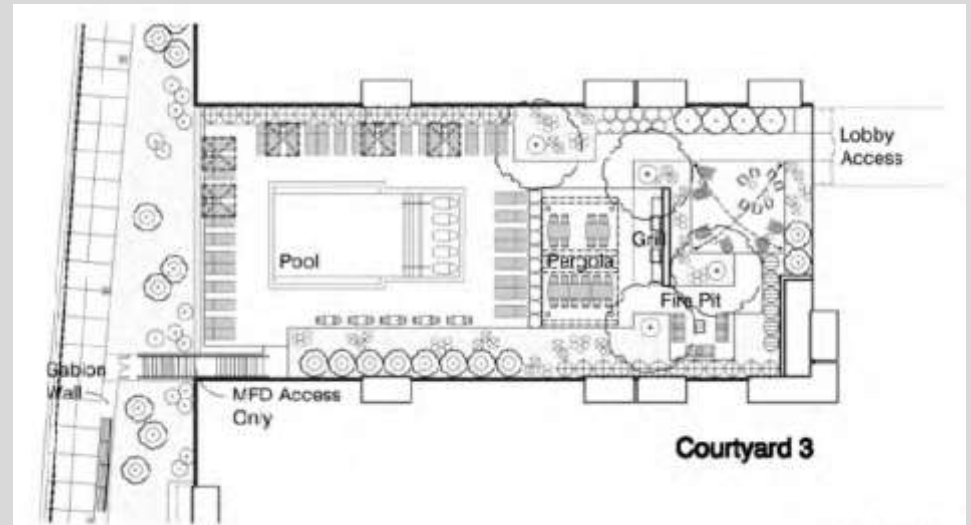
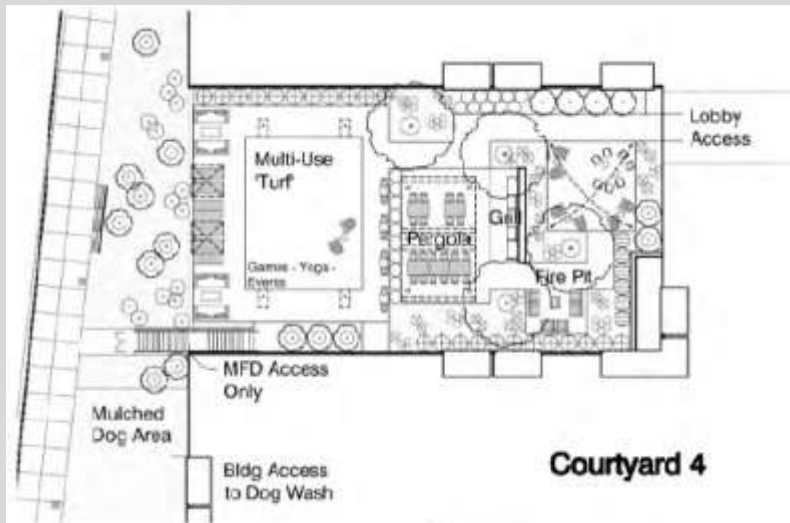
River House Phase 2

Site & Landscape Plan



River House Phase 2

Courtyards



River House Phase 2

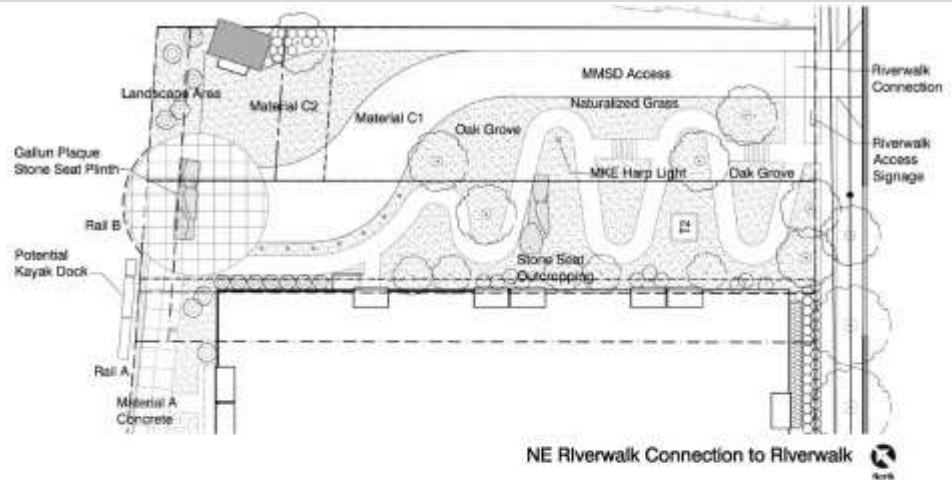
Riverwalk & Access



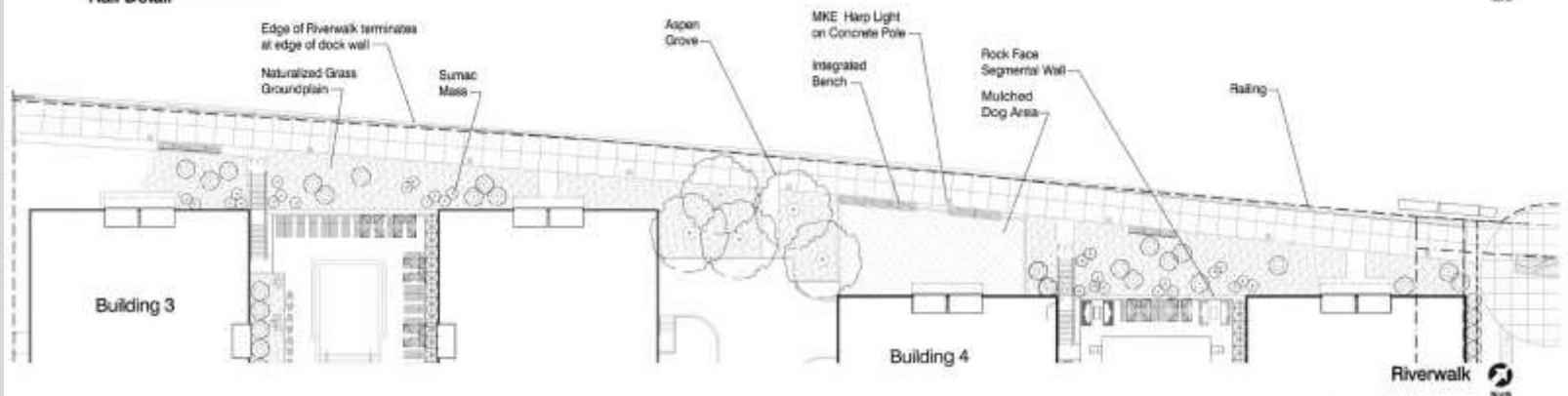
Riverwalk



Rail Detail

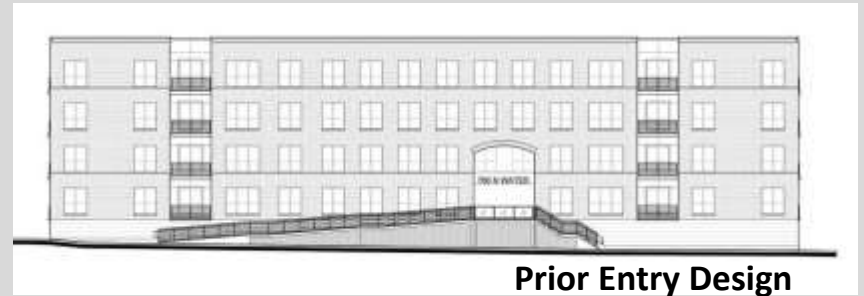


NE Riverwalk Connection to Riverwalk



River House Phase 2

Typical Water St Elevation



Prior Entry Design



River House Phase 2

Building Materials



Interstate Platinum
– Utility 4" x 12"



Fiber cement panel siding - smooth



Interstate Black Ice
– Super Emperor
8" x 16"



Nexan cable rail - black



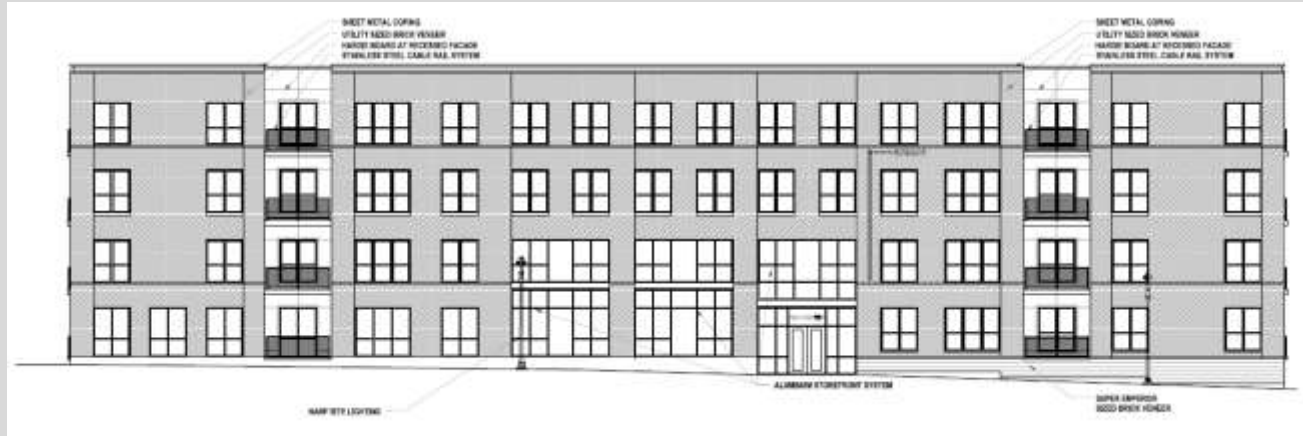
Corrugated Metal Siding



25% acid etch window glazing

River House Phase 2

Building 3 Elevations



River House Phase 2

Building 3 Elevations



River House Phase 2

Building 4 Elevations



River House Phase 2

Building 4 Elevations



North View



West View



South View



East View



Courtyard North View



Courtyard East View



Courtyard South View

Supporting Documents

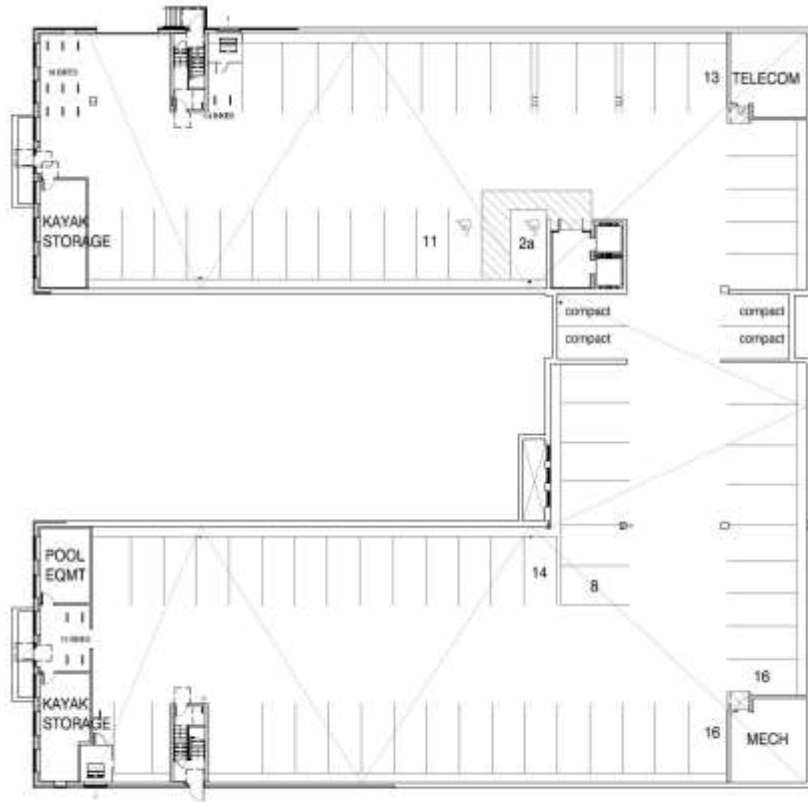
River House Phase 2

Color Comparison

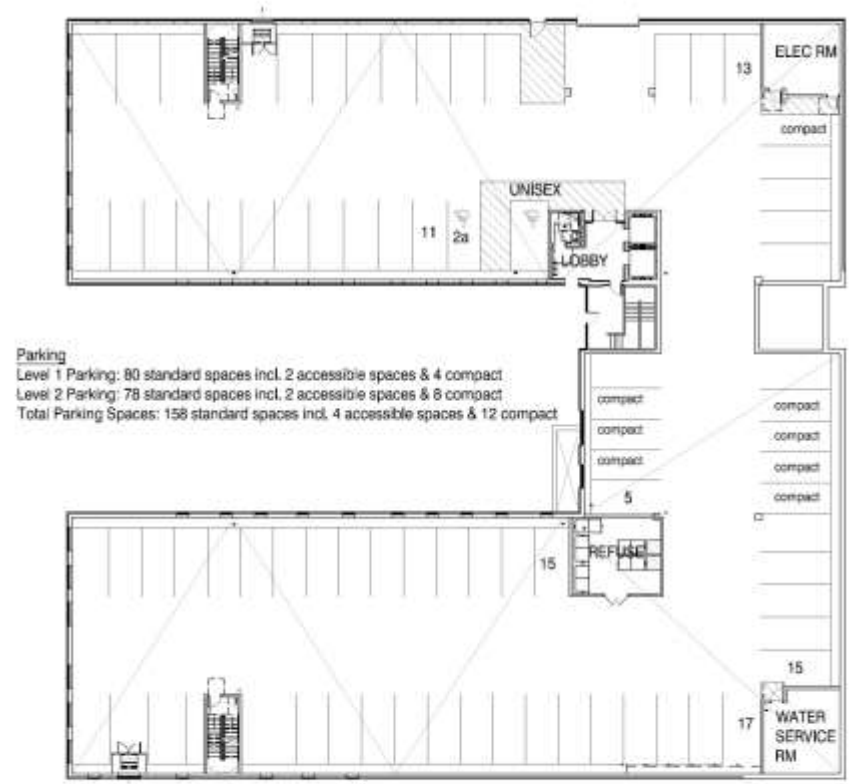


River House Phase 2

Building 3 Floor Plans



Level 1



Parking

Level 1 Parking: 80 standard spaces incl. 2 accessible spaces & 4 compact

Level 2 Parking: 78 standard spaces incl. 2 accessible spaces & 8 compact

Total Parking Spaces: 158 standard spaces incl. 4 accessible spaces & 12 compact

Level 2

River House Phase 2

Building 3 Floor Plans



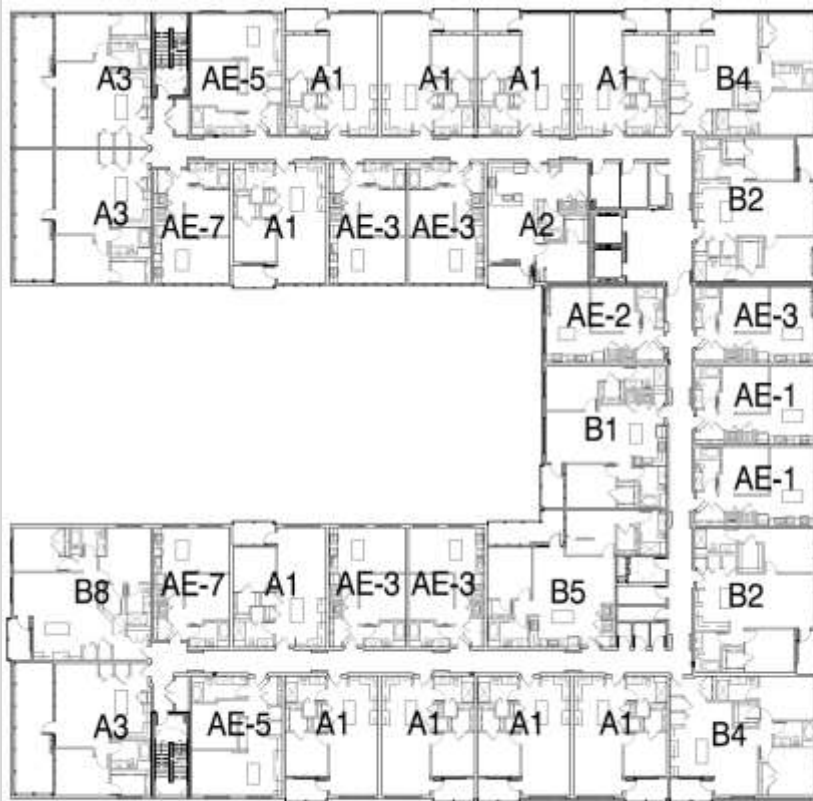
Level 3



Level 4

River House Phase 2

Building 3 Floor Plans



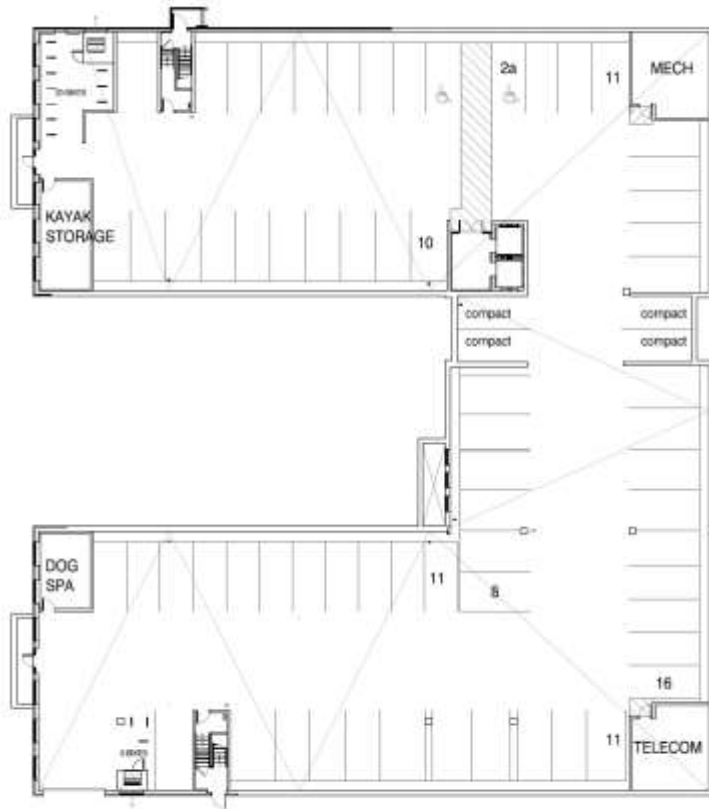
Level 5



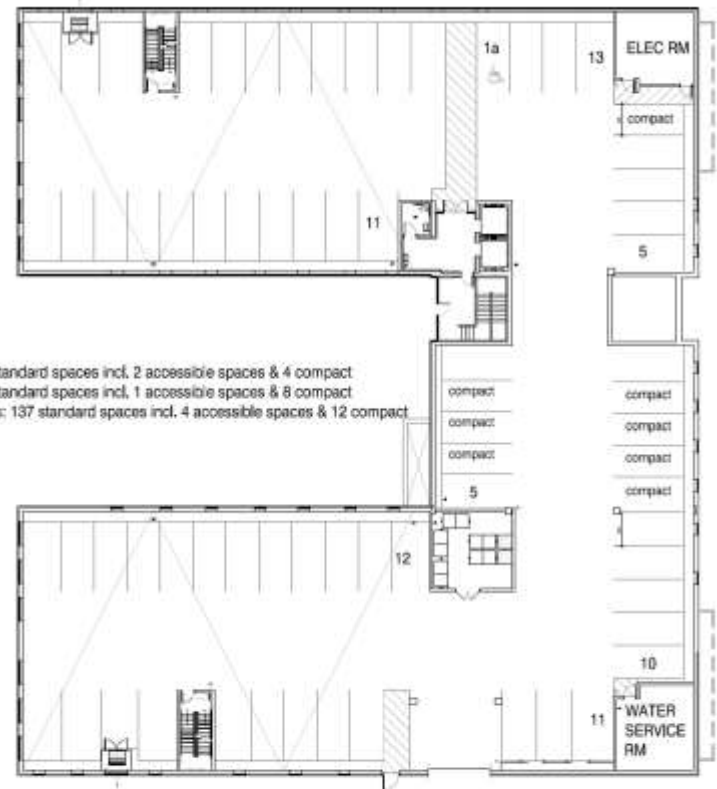
Level 6

River House Phase 2

Building 4 Floor Plans



Level 1



Level 2

Parking

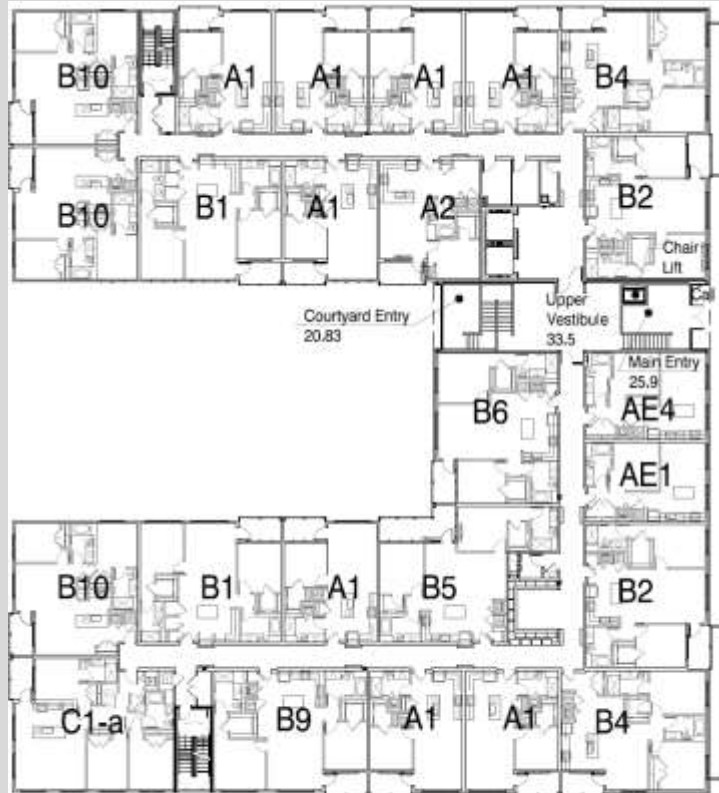
Level 1 Parking: 69 standard spaces incl. 2 accessible spaces & 4 compact

Level 2 Parking: 68 standard spaces incl. 1 accessible spaces & 8 compact

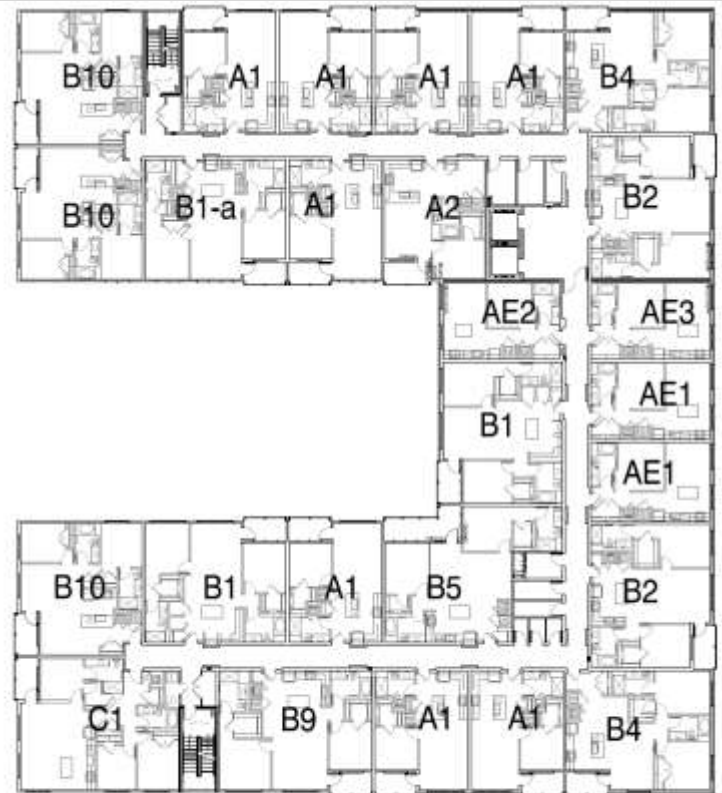
Total Parking Spaces: 137 standard spaces incl. 4 accessible spaces & 12 compact

River House Phase 2

Building 4 Floor Plans



Level 3



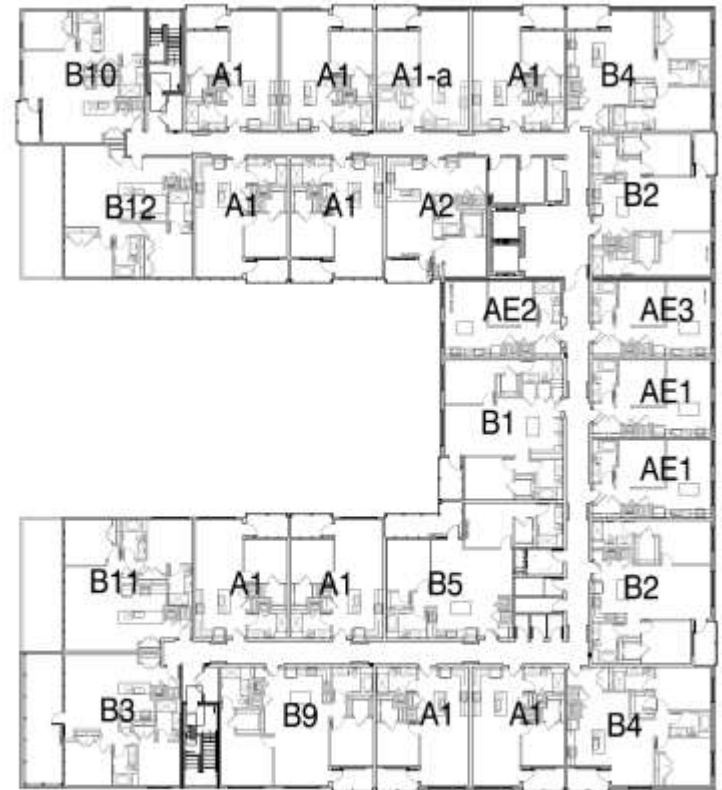
Level 4

River House Phase 2

Building 4 Floor Plans



Level 5



Level 6