

Exhibit A
File No. _252190_
Detailed Planned Development known as _ The Everett Multifamily _
234 South Water Street
June 22nd, 2026

Previous File History

This project site has been zoned Detailed Planned Development (DPD) since around 1999 for several different development proposals that were not constructed. Most recently, the site was rezoned to a new DPD known as Admiral’s Wharf in 2019 (File No. 190784), which expired and defaulted to a General Planned Development (GPD) on November 26, 2024.

Project Summary

The site is currently vacant and used as parking for boat trailers, trailers, and minimum daily parking. The existing use may continue to operate until the site is developed in accordance with this DPD. The project consists of a new multifamily residential building with structured parking, multiple resident amenities, and a continuation of Milwaukee’s Riverwalk. See File No. 260085 for the Riverwalk Site Plan Review Overlay Zone (SPROZ) file relating to this site.

Kaeding Development Group requests that the zoning for the property located at 234 South Water Street, Milwaukee, WI be changed to a new Detailed Planned Development (DPD) in agreement with this submittal.

The proposal entails a 12-story building with 200 residential units and 198 indoor parking spaces. There will be indoor and outdoor resident amenity spaces as described below and shown on the plans, and units include a private outdoor balcony or Juliette balcony. Due to the grade differential between Pittsburgh Avenue and Oregon Street, the building’s first floor is partially below grade at the north end of the site and at grade level at the south end. As a result, the primary entry and street-level program are located on the second floor, slightly elevated above the adjacent sidewalk.

As part of the proposal, the E. Oregon St. stub end at the south end of the site will be constructed and will include public sidewalks that will also serve as a Riverwalk pedestrian connection. Final sidewalk widths will be determined as part of the final street design. Additional project details are below.

District Standards (s. 295-907):

Uses:	The development is for the new construction of a 12-story, 200-unit multifamily residential building. Accessory and incidental uses outside of the residential component include indoor resident parking, co-working space for residents, building service uses, and a marina – including boat slips available for lease. The current property is an unmaintained parking lot for boat trailers, trailers, and minimal daily parking. This use may continue to operate as-is until the proposed development occurs.
Design standards:	The proposed building is a 12-story building with four floors of parking, and eight floors of residential units. Parking levels take up the majority of the first four floors with active uses including the resident lobby and amenity space on the second floor (street level). Resident units line the building on the north side of the building above the lobby and amenity space to conceal the parking.

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	The exterior of the building follows the boundary of the site at the base/podium levels with building step-backs occurring at the fifth floor. The step-backs help offer relief and dimension at both the river-side and Water Street-sides of the building. The twelfth floor has a series of insets for recessed patios and a rooftop resident lounge. The building has a distinct hierarchy of base-middle-top. The exterior building materials are primarily white/light gray precast architectural concrete, dark brick, dark bronze metal ribbed paneling, dark bronze fiber cement paneling, and dark bronze storefront and fiberglass glazing systems. Metal balconies are hung on all sides of the building and will be painted/powder-coated dark bronze to match adjacent façade materials. Where louvers are required for mechanical venting, these will be painted to match the adjacent building material and align within the meter of the façade.
Density (sq. ft. of lot area/dwelling unit):	See site statistics below.
Space between structures:	There is only one structure being proposed on this site.
Setbacks (approximately):	The proposed setbacks are the property/lot lines. Below are the approximate setbacks of the proposed building: North (Pittsburgh Ave) = 2" South (Oregon St) = 1" West (Water St) = 2" East (Milwaukee River) = 11'-0" (Proposed building is within the Ordinary High Water Mark)
Screening:	The screening proposed for this project is roof top screening in two locations for mechanical equipment. Rooftop screening will consist of metal paneling to match that used in the building facades.
Open space:	Within the expansive riverwalk and its ramping, there will be gathering spaces provided with plantings and integrated seating. Seating is provided at the upper and lower portions of the riverwalk along with some seating at along the riverwalk ramping. An outdoor amenity area for residents is provided on the Water Street side on the fifth floor. This area consists of turf gathering and seating space along with an outdoor pool. Outdoor patios are also provided on the river elevation side on the fifth floor for residents occupying those units. An outdoor lounge will be provided on the twelfth floor at the corner of Pittsburgh Avenue and the Milwaukee River. This is a common amenity for building residents consisting of various types of seating, grills and fire pits. Building units have either an outdoor balcony or Juliette balcony.
Circulation, parking and loading:	Pedestrian Entrances: The primary residential entry and lobby will be located at the corner of Water Street and Pittsburgh Avenue. The building entry enters at-grade to the second floor with a combination of ADA ramping and stairs (due to challenging site grades). There is an additional building entrance on the river side for building residents.

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	There are two at-grade entries on the first floor to the parking garage and south stair tower off of Oregon Street. Pedestrian traffic will have access to all four sides of the building via sidewalks and/or the Riverwalk. All building entries are ADA accessible. Vehicular Access: Vehicular access for building tenants will be off of Oregon Street to the south. Parking will be located within the structure. Bicycle Parking: Indoor bicycle parking is provided within the parking structure for all building tenants and will be consistent with the applicable provisions of s. 295-404 of the zoning code. For this project, a minimum of 50 indoor parking spaces will be provided. Exterior bicycle racks will be provided for use by tenants and the public for short-term parking and will be consistent with the applicable provisions of s. 295-404 of the zoning code. For this project, a minimum of 14 outdoor spaces will be provided. Other: Package and mail delivery will take place via the main entrance at the corner of Water Street and Pittsburgh Avenue. Loading and unloading of trucks or vehicles for move-in/move-outs will take place via the loading zone at the South end of the building in the designated loading zone on Oregon Street, subject to DPW approval. See site plan; Sheet C102. Building dumpsters will be stored in the Trash Room located within the first level of the parking garage and will be pulled out of the structure via the overhead door for pickup. No dumpsters will be located outside of the building.
Landscaping:	See Landscaping Plan on Sheets L101 and L102. Landscaping shall consist of sidewalk gardens along Water Street. Oregon Street shall have landscaping on the East end along with street bump-outs on the north and south sides of the street. The riverwalk will have concrete planters with annual plantings. An automatic irrigation system will be installed to maintain healthy and growing plants. Existing site or interim conditions will be maintained in an orderly fashion consistent with the zoning standards of the site prior to the rezoning of the DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1st and March 1st) for the subject DPD.
Lighting:	Up-lighting shall be provided at the building façade as appropriate with the design. Exterior lighting, down-lighting, up-lighting, and wall sconces shall be provided and building piers and entrances and exits as appropriate.

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	Pathway lighting shall also be provided recessed into the wall and/or ground at the Riverwalk. No light source will be visible from an adjoining property line or public right-of-way. Maximum illumination at the property line shall be 5 foot candles. Up-lighting shall be provided at the building façade as appropriate with the design.
Utilities:	See Civil drawings; Sheet C105. All utilities will be underground. All overhead utilities in the adjacent rights-of-way on South Water Street will be adjusted as required for the construction of the building, with the plans approved by both the developer and the public utility. Generators, transformers, and substations shall be installed in the parking structure.
Signs (type, square footage, quantity and placement):	See exterior elevations drawings; Sheets A4.01 – A4.04. All signage will be either Type A wall signage or projecting signage. Signage shall be furnished and installed at the garage parking entry. Signage in this location will have a maximum dimension of approximately 1'-0" x 10'-0". Entry signage will be furnished and installed at the entry of the building at the corner of Water Street and Pittsburgh Avenue (separate signage facing each street). Signage in this location will have a maximum dimension of approximately 1'-8" x 16'-0". Building signage will be furnished and installed on the riverwalk side of the building near the corner of Pittsburgh Avenue and the Milwaukee River as well as the corner of the Milwaukee River and Oregon Street. Signage in this location will be projecting (blade) signage with a maximum dimension of approximately 4'-0" x 4'-0". Temporary construction signs will be furnished and installed for the building; one sign limited to 48 square feet for the construction of the building and one sign limited to 36 square feet for the leasing of the residential units will be provided. Minor adjustments may be made to the anticipated signage and submitted for staff approval prior to the issuance of permits. Permanent signage will be illuminated; the source of the illumination shall not be visible or intermittent.

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Site Statistics:

Gross land area:	32,588 SF
Maximum amount of land covered by principal buildings (approx.):	~28,000 SF (~86%)
Maximum amount of land devoted to parking, drives and parking structures (approx.):	~105 SF (< 1%)
Minimum amount of land devoted to landscaped open space (approx.):	~4,588 SF (~14%)
Max. dwelling units:	200 units
Max. proposed dwelling unit density (lot area per dwelling unit):	163 SF of land per dwelling unit
Proposed number of buildings:	Principal - (1) one Accessory - (0) zero
Bedrooms per unit (unit mix):	Anticipated mix of units: Studio = (56) 1 BR = (100) 2 BR = (43) 3 BR = (1)
Parking spaces provided (approx.):	Parking spaces provided and ratio per unit = 0.99 parking spaces per unit (200 residential units, 198 parking spaces) Bicycle parking: Long term = 50 indoor spaces (located on parking levels 1-4) Short term = 14 outdoor spaces Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404)

Time Limit on Zoning:

Per s. 295-907-2-c-12, for new and amended DPDs, the DPD zoning designation shall be null and void after (5) years from the effective date of the ordinance amending the zoning map to create the DPDs, and the zoning of the property shall be changed to a GPD (General Planned Development) zoning district at that time, unless the criteria identified in 295-907-c-12-a and -b are met. The time period specified pursuant to subd. 12 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.