

June 17, 2002

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

Dear Committee Members:

Attached is File No. 011719, being a substitute ordinance relating to the change in zoning Industrial (I/B/85) and Local Business (L/A/85) to 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.

Riverbridge will include 3, 4-story residential buildings with 39 condominiums in each building, for a total of 117 units. There is a total of 42, 1-bedroom units and 75, 2-bedroom units. The exterior of the building will be clad in masonry with a hammered stone veneer base. The units will also feature balconies and outside deck areas.

The plan also includes a riverwalk extending west from North Humboldt Avenue and with public access from North Water Street via the former North Astor Street.

On May 20, 2002, a public hearing was held at the City Plan Commission. At that time, there was no opposition to the amendment to the planned development. Since the proposed change in zoning meets the intent of the City's plans for the area, the City Plan Commission at its regular meeting on May 20, 2002, recommended approval of the attached substitute ordinance conditioned on the following:

1. Provide detailed site plan, including all setback dimensions.
2. Provide detailed landscape plan including planting specifications.
3. Provide detailed elevations for all 3 buildings including material and color information.
4. Provide section/elevation drawing at the pedestrian access along unimproved North Astor Street and enlarged site plan of this area detailing materials, dimensions, porch areas, etc.
5. Provide details/specification of decorative fencing at patio areas.
6. Provide details of corner element of N. Humboldt Avenue and N. Water Street. This portion of the site needs to be included in elevation drawings.
7. Provide photographs of the existing historic building.
8. Historic Preservation Commission approval.

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The first seven conditions have been met and the Historic Preservation Commission will be meeting on Monday, June 17, 2002 for recommendation on this proposal for the First Ward site.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. D'Amato