



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Rocky Marcoux**  
Commissioner  
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Deputy Commissioner  
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April 11, 2017

To the Honorable Members of the  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee  
City Hall, Room 205

Dear Committee Members:

File No. 161713 relates to a Minor Modification to the Detailed Planned Development (DPD) known as 1st and Greenfield - Phase 1 for approval of the water feature at 1320 South 1st Street, located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

This minor modification was requested by Freshwater Plaza Mixed Use, LLC and will approve the design of the water feature along East Greenfield Avenue, adjacent to the mixed-use building at 1320 South 1st Street. As part of Phase I, the project set aside an area along the north side of East Greenfield for a "Future Water Feature". It was indicated that this area will be seeded with low mow fescue until the water feature was ready to be developed. The water feature will consist of 4 pond areas that start with the highest elevation pond on the west side of the site. The water will drain over stone weirs from pond to pond as it flows towards the east. Each pond area will have a corten steel planter box with wetland plants. There will be low concrete walls around the perimeters of the interconnected pond areas, and an accessible bridge that goes across the middle pond and an accessible ramp from the side walk up to the plaza level of the building. Rainwater will be collected on the roof of the residential building and directed to two locations that will provide water to the water feature. The site landscape is based on the use of natural species of low-maintenance.

Since the proposed minor modification is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on April 10, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Perez

