



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

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

## **CITY PLAN COMMISSION – SUBSTITUTE RESOLUTION**

Substitute resolution approving the Riverwalk, site plan, and river-facing elevations for a proposed 5-story, 79 unit multi-family residential development, and the request for deviation from the design standards established by the Riverwalk Site Plan Review Overlay Zone for the property located at 1887 North Water Street, in the 3<sup>rd</sup> Aldermanic District.

- Analysis -

This substitute resolution approves the Riverwalk, site plan and river-facing facades relative to the Riverwalk Site Plan Review Overlay Zone, and the request for deviation from two overlay design standards on the site located at 1887 North Water Street.

Whereas, The City of Milwaukee has established design standards for the review of new developments as well as any site work for portions of properties located within a Site Plan Review Overlay Zone, generally located 50 feet landward of the Milwaukee River and established by Section 295-91.0012 of the former Milwaukee Code; and

Whereas, The applicant, Rule Enterprises LLC, has submitted a Riverwalk plan, site plan, and associated drawings for the construction of a multi-family building located within the overlay zone, and the proposed plans meet the overlay standards with two exceptions relating to the width of the Riverwalk at certain segments and providing a mid-site connection to the future Riverwalk to the west; and

Whereas, The applicant has requested a deviation from two design standards set forth by the overlay, which requires a minimum Riverwalk width of 12 feet and for the segment of Riverwalk to be designed to connect to future portions of the Riverwalk; and

Whereas, The proposed Riverwalk will have a reduced width of 9 feet at the northeast and west segments and will not have a mid-site connection along the west side to connect to the future Riverwalk to the west, but will instead return pedestrians to Water Street; and

Whereas, The applicant is requesting a deviation from these design standards to accommodate the placement of the building and the grade challenges associated with the site and the Riverwalk connection to the existing Riverwalk segment east of the site; and

Whereas, The applicant is continuing to explore options to accommodate a future connection to the west of the site; and

Whereas, Aside from the requested deviations, the Riverwalk, site plan and building design are generally consistent with the established design standards; and therefore, be it



Resolved, By the City Plan Commission of Milwaukee that the Riverwalk, site plan and building elevations for the proposed multi-family building, and the requested deviation from the design standards of the Riverwalk Site Plan Review Overlay Zone are hereby approved conditioned on the following 12 items:

1. Decking material: providing material specifications for proposed composite resin decking that demonstrate long term durability of the material proposed for sections of the Riverwalk.
2. MMSD Easement area: provide verification that MMSD has approved the construction of the proposed Riverwalk in the portion of the site where MMSD maintains an easement.
3. West façade: make adjustments to west facing façade consistent with the diagram provided to applicant by DCD on July 2, 2021 regarding minimizing the appearance of a blank wall on this prominent facade. These adjustments include re-inserting openings into the garage at this location with opening coverings with a finished quality detailing, adjusting masonry pattern on side bay, and adjusting the corner detail design element.
4. North Façade: make adjustments to North façade to include the recessed elements shown on the upper portion of the two-story blank brick wall in the renderings presented at the June 23 neighborhood meeting to provide additional articulation.
5. Adjustments to Exhibits: make the technical corrections and adjustments to DPD submittal documents as communicated by DCD to applicant via memorandum on July 2, 2021.
6. Submit updated exhibits and plan sets to reflect the adjustment of the location of the building moving 4 feet to the west, expanding the east side setback to a minimum of 9 feet and the width of the Riverwalk along the west side of the property to 12 feet.
7. Submit an executed easement to the Register of Deeds for recording from the property owner at 1775-1881 N Water St. that allows construction of a portion of the proposed Riverwalk on the western side of 1887 N Water to be constructed on a portion of the neighboring property consistent with approved plans, and secure any required updated zoning approvals related to the construction of this Riverwalk on the adjacent property.
8. Adjust the placement of the gate/fence at the northeastern section of the building to relocate it to the corner of the building to increase safety for residents and neighbors.
9. Adjust Riverwalk lighting on east side of building to match quality/character of lighting on west side.
10. Adjust proposed parking lot opening covering grates along Riverwalk on west façade. This could include a more attractive finished quality covering, or raised bed planters along the Riverwalk to screen the grates (that maintain the 8 foot unobstructed path requirement).
11. Continue to explore opportunities to incorporate play areas into the development; and be it

Further Resolved, That the owner, or his assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.

**CPC 07/12/21 CONDITIONALLY APPROVED.**