

# 1887 North Water Street Apartments Detailed Planned Development

## Project Description and Owner's Statement of Intent

### I. Components of Detailed Plan and Supporting Materials

HSI Properties, LLC (Project Developer) requests on the behalf of Tomich Riverfront Properties, LLC (Land Owner) that the property at 1887 N. Water St. be granted approval for a Detailed Planned Development (DPD) in accordance with this statement.

This DPD proposes that the existing 1 story metal industrial building and parking lot be demolished and replaced with a 4 story 87 unit market rate apartment building with 97 private parking spaces below grade. The total square footage of the proposed project is 120,853 SF including the lower level parking.

These statements, together with the accompanying plan sheets and related materials identified below constitute and support the Detailed Planned Development:

DPD Sheet 000	Title Sheet/Location Map
DPD Sheet 001	Site Survey (Sht. C001)
DPD Sheet 002	Site Preparation and Erosion Control Plan (Sht. C002)
DPD Sheet 003	Site Plan (Sht. C100)
DPD Sheet 004	Grading Plan (Sht. C200)
DPD Sheet 005	Utility Plan (Sht. C300)
DPD Sheet 006	Erosion Control Details (Sht. C400)
DPD Sheet 007	Landscape Plan (Sht. L100)
DPD Sheet 008	Location Plan (Sht. A000)
DPD Sheet 009	Floor Plans (Sht. A100)
DPD Sheet 010	Elevations (Sht. A200)
DPD Sheet 011	Exterior Images (Sht. A201)
DPD Sheet 012	Exterior Images (Sht. A202)
DPD Sheet 013	Riverwalk Expansion Option A (Sht. A300)
DPD Sheet 014	Site Photos (A400)

### II. Description of the Development

The proposed project is located along the Milwaukee River with the Beerline B neighborhood to the North and the Brady Street neighborhood to the South. The proposed market rate, 87 unit, 4 story apartment building, fits into the current neighborhood in terms of trending use, scale and quality. Historically the land adjacent to this portion of the Milwaukee River has been allocated for an industrial use, but with the introduction of the Beerline B neighborhood the old industrial

building have been giving way to newer residential uses. The scale of the adjacent buildings range from 2 to 6 stories. The Riverbridge project located on the Eastern edge of the site is a 4 Story Condominium. Parking for the proposed project is hidden underground. On the river side of the building a courtyard opens up to the river allowing for views down the river. On the street side the building completes the street edge by building up to the property line. The riverwalk that has been established at Riverbridge has been extended onto the proposed site allowing for public access along the river as well as along each side of the site. This allows for multiple connections from Water Street to the riverwalk and gives flexibility to future expansion of the riverwalk to the West. The building is constructed of high quality materials with brick masonry at the base and metal panel above. Recessed balconies are used along the street faced with projecting balconies on the riverside.

During the planning process the Design team has met with members of the City of Milwaukee planning department on a number of occasions to assure that the project will fit into the neighborhood. On December 11<sup>th</sup> a neighborhood meeting was held at the Lakefront Brewery to address concerns of the neighbors.

### III. Compliance with Standards

The site is Zoned "IL2".

a. Use: Table 295-803-1

The proposed Multi-Family Dwelling is not a permitted use under this zoning district.

b. Setbacks: Table 295-805-2

There are no setback requirements for IL2.

c. Height: Table 295-805-2

There are no height restrictions for IL2.

d. Sign: Table 295-805-5

All signage will Comply with Table 295-805-5.

e. Statistical Information:

Statistical Information		
	Area	% of Total Tract
Gross Land Area	41,104 SF	100%
Land Covered by Principal Building	36,218 SF	88%
Land for Drives and Walks	1,933 SF	5%
Open Space	2,954 SF	7%
Total SF of Building	120,853 SF	

Number of Units	87	
Parking Spaces	97	
Parking Ratio	1.11 per unit	