

KORB

350 S. Water Street

Riverwalk Site Plan Review Overlay Zone (SPROZ) Standards

Submission Date: 12/16/25

Standard Met By Design	Approved Standards by the City of Milwaukee Common Council:
Yes	<p>1. Buildings areas facing the Milwaukee River should contain architectural features such as doors and windows which improve their appearance and provide a pleasant pedestrian environment.</p> <p>Strategy: Windows and brick articulation are located on the east façade of the building facing the Milwaukee River.</p>
Yes	<p>2. Site features which detract from the use and redevelopment of the river's edge will be discouraged. Features such as blank walls; chain link fencing, barb razor or concertina wire; utility doors and staircases; service drives; loading docks; parking areas; outdoor storage; electrical or mechanical equipment; trash containers or other building maintenance facilities or equipment; ventilator exhausts; and concrete road barriers and guard rails, if required by necessity shall be screened from river areas.</p> <p>Strategy: The project does not position the listed items along the river.</p>
N/A	<p>3. Where a soft river edge still exists along the middle river, preserve natural river banks and historic elements of the built environment.</p>
N/A	<p>4. Where historic buildings exist along the river, preserve those historic elements of the built environment.</p>
Yes	<p>5. Riverwalk landscaping should include native species of trees, plants and shrubs with trees planted, in order of preference, in the ground, in box-outs with protective guards and grates, or in planters.</p> <p>Strategy: Native species will be planted in the ground.</p>
Yes	<p>6. Riverwalk landscaping should emphasize plant species which provide year-round interest.</p> <p>Strategy: Plants with year-round interest are included in the landscape plan.</p>

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Yes	<p>7. Riverwalks should be on the land side of the river where feasible. To provide space for amenities such as benches, planters, light poles, trash containers, trees and railings, Riverwalks should typically be 12 feet wide at a 0 to 5 percent slope with a minimum 8 ft. unobstructed corridor and be open to the general public 24 hours a day at no charge.</p> <p>Strategy: A new dock wall with infill will be constructed at the east end of the property for the riverwalk to not be over the water. The riverwalk meets the minimum dimensions and slope requirements. The riverwalk will be open 24-hours to the public when connected to other future riverwalk segments at adjacent parcels (See Deviation Request).</p>
N/A	<p>8. If land side Riverwalks are not feasible, walkways that float on or extend over the water may be considered if they do not obstruct navigation, and do not have permanent roofs, and match the high quality of permanent Riverwalks.</p>
Yes	<p>9. Special amenity/activity areas are encouraged but shall be limited to a maximum of 3,200 square feet, must be open to the public; shall not block pedestrian movements on the Riverwalk and shall not encroach into navigable waters.</p> <p>Strategy: A stepped seating area to encourage gathering and play will be installed along the riverwalk. It does not block pedestrian movement.</p>
Yes	<p>10. Riverwalks must be passable year-round and be handicapped accessible.</p> <p>Strategy: The riverwalk surface is concrete and meets ADA slope requirements. The riverwalk provides a 5'-0" turning radius and clear area for wheelchair access next to the stepped seating area.</p>
Yes	<p>11. Walkways, seating areas and other high traffic areas should complement adjacent buildings and neighborhoods, be aesthetically pleasing and pedestrian-friendly and should be paved with brick, tile, stone, decorative concrete or other attractive hard material; avoiding large expanses of slab concrete or asphalt.</p> <p>Strategy: The concrete will have a decorative pattern relating to the design of the building and the angle of the adjacent railroad trestle.</p>

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Yes	<p>12. Lighting units shall be the Milwaukee Harp fixtures providing illumination in accordance with standards recommended by the Illuminating Engineering Society of North America (IES) and approved by the Commissioner of Public Works.</p> <p>Strategy: A Milwaukee Harp fixture is proposed for the riverwalk in the northeast corner of the site. .</p>
Yes	<p>13. All segments of the Riverwalk shall be designed to connect to other portions of the Riverwalk system or to connect to adjacent portions of the Riverwalk system if they already exist.</p> <p>Strategy: The proposed Riverwalk segment is designed so as not to preclude or impede future connections to adjacent Riverwalk segments when such segments are constructed. The dock wall incorporates a standard concrete cap detail that allows for straightforward extension of future Riverwalk improvements.</p> <p>The Riverwalk elevation has been set in coordination with the project's civil engineer to reasonably accommodate future connections to adjoining properties based on existing grades and known physical constraints. No adjacent Riverwalk segments currently exist, and the proposed design preserves the ability for future Riverwalk continuity without requiring modification to this segment.</p>
N/A	14. Structures built within 50 feet of bridges must not obstruct bridge maintenance.
N/A	15. Floating Riverwalks will be permitted under bridges if there is a minimum 7 ft. clearance and if the connection will not obstruct navigation or bridge operations.
N/A	16. Finger piers will only be permitted where they will not obstruct navigation or extend more than 40 ft. from the dock line.
N/A	17. Temporary moorings (less than 4 hours) for water taxis and tour boats will be permitted riverward of any amenity/activity area subject to navigation restrictions.

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N/A	18. Parking adjacent to the river is strongly discouraged. Parking areas, service drives, loading docks and outdoor storage areas shall provide an appropriate buffer and/or adequate landscaped setbacks from the river/Riverwalk. Parking areas shall devote at least 3.33 percent of their area to interior landscaping.