

HARBOR DISTRICT RIVERWALK OVERLAY- DESIGN STANDARDS CHECKLIST

[Link to Harbor District Standards](#)

NOTE: The standards in this checklist are not inclusive of all standards and requirements within the Harbor District Riverwalk Site Plan Review Overlay Zone. It is only meant to compliment the [Harbor District Riverwalk Design Standards](#) document, which you must be fully aware of and in compliance with.

Fill out the fields below. Please note if you believe a field is not applicable to your project.

1. Project Information

Project Address(s): 300 W Lincoln Ave, Milwaukee WI 53207

Contact Name: Jason Wilke

Contact Phone Number: 414-283-4768

Total Riverwalk square footage: 20,979

Linear footage of river frontage: 851

Type of Project (land use): Public Park

River dependent use:

Yes No

River dependent uses include, but are not limited to: Bulk material operations that ship or receive materials by barge; Marinas; Recreational and commercial boating facilities; Waterfront dock and port facilities for commercial, cargo, or passenger uses; Bridge abutments; Waterfront recreational amenities such as kayak and canoe launches; and, other uses that require waterborne transportation on the river (Page 6).

Describe your overall project (summarize your proposal):

One kayak launch at southern edge of property. It includes access to water's edge, no structures protruding into water.

2. Site Specific Considerations (Pages 14-15)

Existing seawalls?:

Yes No

Repair or replacement may be needed.

Existing concrete bulkheads?:

Yes No

Existing concrete bulkheads are not required to be removed, but should be incorporated into the Riverwalk Trail design or, at a minimum, accommodate the Design Standards set forth.

Contaminated soils:

Yes No

Will require a Phase I and II Environmental Assessment to determine the extent of the contamination. Management plans are required.

Is your site adjacent to a Public Access Point? (Page 11):

Yes No

Identity and/or Directional Signage shall be provided where the multiuse path intersects with streets or other public access points. Informational signage is recommended to be placed along the Riverwalk at primary accesspoints and other major pedestrian and bicycle access points (Page 42-43). Further discussion with City staff may be required.

Is your site adjacent to a Public Right-of-Way Connection? (Page 30-31):

Yes No

Public right-of-way connections serve to connect the Riverwalk Trail back to the street network and are designed to support connectivity, ease of access, accessibility, and safety. Certain design standards are required and referenced on Page 30.

3. Riverwalk Typology/Width

Required trail typology is determined by the system map on page 11 as well as the land use adjacent to the Riverwalk being developed.

Check one box:

	Riverwalk Typology on Map (Page 11)	
	Multi-Use	Urban
Pedestrian Activated First-Floor*	<input checked="" type="checkbox"/> 25 feet	<input type="checkbox"/> 15 feet
Non-Pedestrian Activated First-Floor**	<input type="checkbox"/> 25 feet	<input type="checkbox"/> 25 feet

If both typologies occur on the site, please explain:

Public park adjacent, no commercial, residential, or non-pedestrian uses adjacent.

**Pedestrian activated 1st floor uses: commercial and active residential uses (see page 18).*

***Non-pedestrian activated 1st floor uses: manufacturing, transportation, storage and wholesale trade uses, parking lots, storage yards, and other similar uses, unless meeting the exceptions on page 18.*

4. Pavement Materials & Compliance (Page 32-33)

Riverwalk Trail construction shall consist of paving materials that ensure adequate strength, accessibility, and safety to users, including emergency vehicles. All Riverwalk segments are required to be inclusive and accessible. ADA-compliant ramps shall connect public walkways and points of public access to the Riverwalk. Whenever possible, paving materials should comply with green infrastructure and stormwater management objectives. All paving materials should utilize neutral colors, primarily in gray or earth-tones.

Figure 19. Pavement Materials

Materials	Poured-in-Place Concrete	Wood Decking	Steel Grating	Asphalt*	Decomposed Aggregate	Permeable Pavers	Wood Block Pavers
Primary	X	X	X*	X†	X‡		
Secondary	X	X	X	X	X		
Supplemental / Accent	X	X	X	X	X	X	X

**Steel grating may be used as a primary material only in transition zones such as bridges or over-water segments.*

†Asphalt is a primary material for the Multi-Use Typology, but is not permitted as a primary material for the Urban Typology.

‡Decomposed aggregate may be used as a primary material for the 2' shoulders alongside trail in the Multi-Use Typology

Primary Materials:

- Poured-in-Place Concrete
- Wood Decking
- Steel Grating
- Asphalt
- Decomposed Aggregate
- Other, describe: _____

Secondary Materials:

- Poured-in-Place Concrete
- Wood Decking
- Steel Grating
- Asphalt
- Decomposed Aggregate
- Other, describe: _____

Supplemental/Accent:

- Poured-in-Place Concrete
- Wood Decking
- Steel Grating
- Asphalt
- Decomposed Aggregate
- Permeable Pavers
- Wood Block Pavers
- Other, describe: Existing natural dirt path being maintained within 50' zone

The Riverwalk Trail has no more than a zero (0) to five (5) percent longitudinal slope and no more than a 1.5% cross-slope to comply with all relevant and current codes, standards, and regulations (page 17)

- Yes
- No (justify below)

Describe your overall Riverwalk pavement plan:

The Riverwalk extends from the south property to north property line, meets existing grades at both locations, and maintains less than 5% slope and less than 1.5% cross slope throughout. It maintains a 14' widths throughout the property. The location of the path is set at the top of existing slope to minimize erosion and impacts to established plants, at times leading it out of the 50' setback. A supplemental dirt path exists today as a 'desire path' and will be maintained in the new design as a way for pedestrians to get closer to the river if they choose.

5. Furnishings (Page 34-37)

Appropriate furnishings and fixtures shall be provided throughout the length of the Riverwalk to make it attractive and functional for users. Site furnishings should prioritize environmentally and socially responsible choices that are easily maintained and fit within the context of the Riverwalk, as well as create a unified aesthetic for the Riverwalk. Aesthetic and material choices demonstrated in this section were selected through a comprehensive community engagement process, and aim to embody the industrial, rustic Harbor District brand.

The property owner shall maintain site furnishings, including trash receptacles and lighting. Final furnishings and materials are subject to review and approval by the City Plan Commission.

Benches:

Linear footage of river frontage: 851

Number of benches: 4

Materials: MKE Rec standard, metal, color: blue

Location(s): along Riverwalk

Benches/seating shall be included in every Riverwalk segment, and no more than 200 feet apart.

Tables and Chairs

Number of tables: 3

Materials: MKE Rec standard, metal, color: blue

Location(s): along Riverwalk

Tables and chairs are encouraged throughout the Riverwalk, especially at public access points which are encouraged to feature larger seating and gathering areas. Other examples of appropriate placement include parks, unique viewing areas, and plazas. These sites should be strategically located along the Riverwalk.

Trash and Recycling Receptacles:

Number of trash receptacles: 7

Number of recycling receptacles:

Materials: MKE Rec standard, metal, color: blue

Location(s): along Riverwalk

Trash receptacles shall be placed along with tables and seating areas.

Railings and Guardrails:

Linear footage of railings and/or guardrails: 0

Materials:

N/A

Railings along naturalized/soft edging shall be installed at the discretion of site owners and design professionals. Site conditions will dictate the need for railings along soft/ naturalized conditions. Along hard or River-Dependent use edge conditions, railings or guardrails are required where pathways are located within three feet of the water's edge, except where the Riverwalk is adjacent to boat docking or a marine operation area.

Fencing:

Linear footage of fencing: 15

Materials:

vehicular metal gate

N/A

Light Levels

Provide adequate light levels for pedestrian safety and security considering visibility, continuous illumination of vehicular use and other areas, avoidance of dark or un-illuminated areas, etc. Light levels at the property lines should not exceed 1 footcandles (Fc) adjacent to active properties, while light levels should not exceed 0.5 Fc at non-active property lines. Light levels and uniformity ratios should not exceed recommended values, per Illuminating Engineering Society of North America (IESNAiesna) RP-33 or 20. For more information see: darkskysociety.org/handouts/LightingPlanGuidelines.pdf

Dark Sky

Luminaries should be dark-sky compliant and be equipped with shields so that light does not shine into adjacent residential or institutional areas or negatively affect wildlife. Specifications and/or product data sheets, specifically highlighting the color temperature, light fixture height, and shield is required for review and approval.

Describe your overall Riverwalk lighting plan, and any standards which you believe are not applicable. If your lighting fixtures meet the intent of these standards but are slightly different, please explain:

Light fixtures have been chosen to follow typical Milwaukee Rec selections in other park locations. Color is black.

7. Landscaping (Page 38-39)

Total Riverwalk square footage: 20,979

Linear footage of river frontage: 851

Required landscaped areas. At least 10% of the total square footage of the required Riverwalk Zone must consist of landscape elements as described on pages 38-39:

- 10% or greater. Exact %: 33
 Less than 10%. Exact %: _____

Number of trees: 22

Species of trees:

7 existing trees, in good condition. Existing tree species include Black Walnut and Hackberry. 15 proposed trees include Catalpa, Bald Cypress, Shingle Oak, Swamp White Oak, Redpointe Maple, Heritage River Birch.

Turf grass is located within 25' zone of Riverwalk at playfield only. Low-mow grass is located elsewhere along the riverwalk to promote use of the park for recreation, without using sod.

There shall be one shade tree per 40 feet of Riverwalk frontage. Trees are not required to be placed at regular intervals and can be placed in groupings to comply with this requirement.

Each tree shall be provided with a four (4) foot width of exposed soil at the ground surface. If soil quality is of particular concern, soil chemistry tests should be conducted to inform any mitigation needed. Soil compaction should be evaluated to determine the need for tilling or soil amendment. A minimum of 24 inches of engineered soil media layer depth is required.

Review the Harbor District Landscaping Design Standards on pages 37 and 38 and affirm below that you have met each of the following standards.

Check all standards that you have been able to meet:

- Plant Sourcing and Selection

Plants are nursery grown, legally harvested and native or adapted species, with an effort to achieve plant species diversity

- Aesthetics

Aesthetics should relate to the surrounding context, and plants should be selected to promote seasonal interest. Planting along the riverbank should be naturalistic. Four-season interest should be considered when selecting plants.

- No Invasive Species

Exotic and invasive species shall not be permitted along the Riverwalk. Exotic plants are those not native to the United States, while invasive species are those considered both non-native and fastgrowing, able to spread to the point of disrupting native and natural plant communities or ecosystems.

- Minimized Disturbance

To the extent possible, owners should minimize site disturbance and re-vegetated disturbed areas with native and adapted species.

- No Turf Grass:

No turf grass shall be installed within the 15-foot or 25-foot Riverwalk Zones.

Describe your Riverwalk landscaping plan, and any standards which you believe are not applicable:

7 existing trees, in good condition. Existing tree species include Black Walnut and Hackberry. 15 proposed trees include Catalpa, Bald Cypress, Shingle Oak, Swamp White Oak, Redpointe Maple, Heritage River Birch.

Turf grass is located within 25' zone of Riverwalk at playfield only. Low-mow grass is located elsewhere along the riverwalk to promote use of the park for recreation, without using sod.

8. Stormwater Management (Page 44-45)

New impervious area:

- Less than 5,000 square feet
- 5,000 square feet or more

Properties with less than 5,000 square feet do not meet the size thresholds to trigger the Stormwater and Green Infrastructure requirements of either City of Milwaukee Chapter 120 or MMSD Chapter 13

Figure 25. Green Infrastructure Options

	Greenway/Vegetated Buffer	Bioswales	Wetlands	Rain Gardens	Native Landscape	Removal of Structures/Paving	Pervious Pavements/Pavers	Green/Blue Roofs	Disconnect/Redirect Downspouts	Underground/Aboveground Storage
Riverwalk Overlay Zone										
Riverwalk Zone	X	X								
Future Development Properties										
Areas of Low Topography			X	X	X					
Existing Drainage Ditches		X	X							
Existing Property Features						X	X	X	X	X
New Property Features		X					X	X		X
Roadways										
Adjacent Roadways		X					X			

If LESS THAN 5,000 square feet - a minimum of one green infrastructure menu item (page 45 and table below) is required within the 15-foot or 25- foot Riverwalk Zone.

Green Infrastructure Included. Check all that are included.

<input checked="" type="checkbox"/> Greenway/Vegetated Buffer	<input checked="" type="checkbox"/> Bioswales	<input checked="" type="checkbox"/> Wetlands
<input checked="" type="checkbox"/> Rain Gardens	<input checked="" type="checkbox"/> Native Landscape	<input type="checkbox"/> Removal of Structures/Paving
<input checked="" type="checkbox"/> Pervious Pavements/Pavers	<input type="checkbox"/> Green/Blue Roofs	<input type="checkbox"/> Disconnect/Redirect Downspouts
<input checked="" type="checkbox"/> Underground/Aboveground Storage		

Describe your stormwater management plan, including the number and placement of the green infrastructure above:

Within the entirety of the park property, stormwater management practices include (4) rain gardens, (2) bioswales, (2) cobble stone groupings to slow water flow, 3900 sf of permeable paving. Of those stormwater measures, 2 bioswales are located within the Riverwalk Zone. The Riverwalk to the water is fully vegetated, incorporating native plantings.

9. Upland and Aquatic Habitats (Page 46-51)

Riverwalk design must incorporate at least one upland habitat opportunity from Page 47. For Riverwalk segments with greater than 600 linear feet of river frontage, selected elements must be installed with a frequency of not less than one per 600 feet (i.e., a 700 foot Riverwalk segment could install at least two bat boxes, or one bat box and one birdhouse. An applicant who elects to provide an aquatic wildlife habitat element described in this chapter along the river at their property is exempt from the requirement to construct an upland habitat element.

Number of selected Habitat Elements:

Linear footage of river frontage: 851

Total habitat elements included (1 per every 600 ft required): 2

Habitat type included:

- Upland habitat element
- Aquatic habitat element
- Both

Upland Habitat Included:

- Increase landscaped areas.
- Butterfly or pollinator gardens.
- Bat boxes.
- Birdhouses or nest boxes.
- N/A

Aquatic Habitat Included:

- Fish habitat hotels.
- Waterside planters.
- Waterfowl connections from water to land.
- Naturalized edge with seawall/sheet pile.
- Enhance existing sheet pile/artificial wetland.
- Dormant woody cuttings and livestaking.
- Coir logs.
- Vegetated geogrids.
- Perforated dockwalls to connect in-stream water to wetland behind dockwall.
- N/A

Describe your Upland and Aquatic Habitat plan (type, location, materials, etc.):

Species are chosen for pollinators and butterflies, including swamp milkweed, purple milkweed, queen of the prairie and aster. The full seed mixes and plug selection can be found in the specifications - appendix B.

10. 50' Overlay, Buildings and Sites (Page 52-54)

Within the 50-foot Riverwalk Overlay Zone, both principal and accessory structures are permitted. Buildings and structures are prohibited within the Riverwalk Zone section, except for structures provided for public use. The river-facing façade of buildings within the Overlay Zone should be designed and treated as a principal façade and should feature the same design elements, materials, building articulation, relief, and other architectural considerations as street-facing façades.

Briefly describe your plan for the buildings, uses, or site elements outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone

The Riverwalk zone includes 33% landscaped area. The buffer between the Riverwalk and water includes species for pollinators and butterflies, including swamp milkweed, purple milkweed, queen of the prairie and aster. The full list of emergent, wet/mesic, savanna, and woodland species included in the seed mixes and plug selection can be found in the specifications - appendix B.

Glazing. When a Riverwalk Zone is allowed to be reduced to a 15-foot width due to an adjacent "pedestrian activated land use," then the Riverwalk level of the building is required to have 60% glazing (measured in a linear manner, consistent in method with 295-605-2-i-3 of the Commercial District chapter) or an equivalent level of wall articulation.

Linear glazing percentage: _____

N/A

Note: Please include a document in your exhibits that shows your linear glazing percentage calculations.

Pedestrian Entrance. At least one pedestrian entrance from the pedestrian activated use shall connect to the Riverwalk.

Describe pedestrian entrance connection:

3 pathway intersections connect the Riverwalk to the park property.

N/A

Façade Materials. *High quality façade materials are encouraged, and certain façade materials such as metal building walls, concrete masonry units and simulated stucco products are restricted per requirements found in Commercial Districts, Section 295-605-2-i-6. for façade walls, both parallel and perpendicular to the river, that occur in the 50-foot Riverwalk Overlay Zone.*

Describe façade materials:

N/A

Required Landscaping. *In the case of site features such as parking lots, storage yards, and trash collection areas being located in the 50' Riverwalk Overlay, they shall follow the same landscaping requirements as would be required by ordinance if the condition were along the primary street frontage of a property (Landscape and Screening Requirements per Subchapter 4 Section 295-405 of the Zoning Code of Ordinances). The landscaping that is located in the Riverwalk Zone or in the public right-of-way area is not counted toward this requirement.*

Describe landscaping plan outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone:

The landscape within the 50' Riverwalk Overlay zone is additional habitat - native seed mixes, plugs, and trees.

N/A

Fencing: *For uses required by Chapter 295-405 of the Zoning Code to provide landscaping and screening from public streets, the landward edge of the Riverwalk Path shall be treated in the same manner as a*

primary street property line when determining landscaping and screening requirements. Any fencing required to comply with the requirements of 295-405 shall be placed outside of the minimum required Riverwalk Zone. For security and containment purposes, fencing abutting a Riverwalk can be erected along the Riverwalk using decorative metal. Chain link and barbed wire are not permitted.

Describe any proposed fencing outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone:

N/A

Lighting. Lighting in the overlay zone shall follow requirements and standards of those set forth in the 25' Riverwalk Zone area for permitted fixtures. No high level flood lights are permitted adjacent to the Riverwalk Trail area, including at outdoor storage yards and parking lots.

Describe any proposed lighting outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone:

N/A

Signage. Within all signage categories (wall, free-standing, roof, etc), Type A signage is required for all signs located in the Riverwalk Overlay Zone. These requirements include individual letter wall signs, monument style free-standing signs, and other features associated with higher quality signage as found in Section 295-407 of the Zoning Code of Ordinances. If a free-standing monument sign is located in the Riverwalk Overlay, the design shall be compatible with the character of signs found on page 40.

Describe any proposed signage outside of the Riverwalk Zone but within the 50-foot Riverwalk Overlay Zone:

Identity sigage - small to be located at Riverwalk at Lincoln Ave, 2' inside property line, on river side of pathway, in landscaping. The sign cannot be placed on land side because of kayak launch.

N/A

Review the Buildings and Sites Design Standards on pages 52-54 and affirm below that you have met each of the standards.

Check all standards that you have been able to meet:

Massing and Articulation

Building facades and opaque fencing within the Overlay Zone shall not be blank or unarticulated.

Scale

Long uninterrupted walls beyond 100 feet in length shall have off-sets of at least 2 feet, or other means to create a pedestrian-friendly condition.

Site Elements

Private patios and decks are permitted and encouraged in the overlay area outside the required minimum Riverwalk Zone. Patio and deck surfaces should be finished quality materials that are consistent with materials permitted in the Riverwalk Zone area. Any necessary retaining walls should be finished quality materials such as poured-in-place concrete or finished quality masonry matching the building. Dry stack block retaining wall systems are not permitted.

Storage Yards, Loading Docks and Dumpster Areas

Service areas containing outdoor storage yards, loading docks, and dumpster areas that face the Riverwalk shall be screened using wing walls, or opaque screening or fencing.

Lighting

Lighting in the overlay zone shall follow requirements and standards of those set forth in the 25' Riverwalk Zone area for permitted fixtures. No high level flood lights are permitted adjacent to the Riverwalk Trail area, including at outdoor storage yards and parking lots.

If applicable, describe your plans for any of the five standards above.

There are no buildings or structures within the Riverwalk zone or 50' overlay zone.