

**CITY PLAN COMMISSION --**

Resolution approving the site work and elements for the limited portions of property that are within the Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ) at 311 and 401 East Greenfield Avenue, on the west side of the Kinnickinnic River and south of East Greenfield Avenue, in the 12th Aldermanic District.

- Analysis -

This resolution approves the site work and elements relating to the new Komatsu Mining Corporation headquarters for the limited portions of property that are located within the Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ).

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 within 50 feet of the ordinary high-water mark or bulkhead line of the Kinnickinnic River along the west side of the Kinnickinnic River extending from the confluence of the Milwaukee and Kinnickinnic Rivers south to Lincoln Avenue and along the eastern side of the Kinnickinnic River south of the South Channel of the Bay View Grand Trunk Wetland south to Lincoln Avenue and established by Section 295-1009 of the Milwaukee Code; and

Whereas, A Certified Survey Map (No. 9141, recorded on June 24, 2019 as document number 10882071) created a separate Riverwalk parcel for 311 East Greenfield Avenue and a future Certified Survey Map will create a separate Riverwalk parcel for 401 East Greenfield Avenue, and the design of the Riverwalk will be considered at a future date; and

Whereas, Given the widths of the Riverwalk parcels east of 311 and 401 East Greenfield Avenue, very limited portions of the subject properties fall within the Harbor District Riverwalk SPROZ; and

Whereas, Approximately 5 feet of 401 East Greenfield Avenue is within the SPROZ, and property edge plantings within this zone will consist of a native perennial/grass seed mix, consistent with the design standards; and, be it

Whereas, approximately 20 feet of 311 East Greenfield Avenue is within the SPROZ, and within this zone there will be a decorative metal security fence that is consistent with the overlay design standards and the Foreign Trade Zone requirements, as well as a native perennial/grass seed mix and a small portion of asphalt paving that is part of the access drive around the manufacturing building; and, therefore be it

Resolved, By the City Plan Commission of Milwaukee that the site work and elements on the limited portions of the properties located within the site plan review overlay zone are hereby approved 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 and signage of said plans deemed necessary that are consistent with the approved

design standards and the Milwaukee Code.

**APPROVED ON 07/15/19.**