



September 15, 2025

To: City of Milwaukee - City Plan Commission

Re: Application for Approval of Project w/in Overlay (Riverwalk SPROZ)

Permit #: COM-ALT-25-00569

MVP Arena Lot LLC ("Owner") wishes to obtain approval from the City Plan Commission for a project ("Project") located within fifty (50) feet landward of the existing Milwaukee River dock wall, within the Riverwalk Site Plan Review Overlay Zone (SPROZ). The land is part of 1124 N. Dr. Martin Luther King Jr. Drive ("Property"). The purpose of this project is to construct an ADA compliant ramp, stairs, and railings to facilitate access to MVP's tenant, Milwaukee Boat Line LLC ("Tenant"). This project will meet all requirements of SPS Chapter SPS 321 of Wisconsin Administrative Code ("Wis. Code"), and the Americans with Disabilities Act ("ADA").

Project will provide MBL's customers, crew, & vendors safe access to MBL's dock and vessels. Project will integrate with the existing private cement sidewalk (Riverwalk) running through Owner's property, and connect to an existing fixed wood deck structure. This existing deck structure is located shoreward of the Milwaukee River west bank. Project will be located at least ten (10) feet shoreward of the River bank. On Property, the Riverwalk runs along the eastern edge of the parking lot, approximately 30 feet west of the Milwaukee River, and transitions back along the river at the building. This scope of work is entirely on private property and will be accessible from the Riverwalk.

Pedestrian access to Project will be via the existing concrete sidewalk that serves as the Riverwalk through the site. Illumination will be provided by the existing Milwaukee Harp style lighting poles located to the east of the Riverwalk. The ramp will have a maximum slope of 1:16, thus exceeding ADA requirements by approximately 25% (maximum slope allowed for an ADA ramp is 1:12). The stairs will have a tread depth of 12", and a riser height of 6.5", thus also exceeding ADA requirements.

The railings will be durable, safe, and extremely weather resistant. As such, the railings and fittings will be constructed of 6061 aluminum alloy and 535.0 aluminum-magnesium alloy. All fasteners will be constructed of 316L or 304L stainless steel.

The appearance of the railings will be modern, purposeful, and minimal. The railings and fittings will have a brushed or mill finish in bare aluminum. By avoiding paint and powder coatings, the railings will be much more aesthetically resistant to the wear and tear of tens of thousands of passengers, vendors, and crew annually. By integrating the ramp into the existing sloped grass berm, elevation changes are small enough to avoid bulky guards and infill panels and still remain fully compliant with Wis. Code SPS §321.045.

Landscaping beds will be located within the upper and lower ramp sections. Plants will emphasize native, pollinating species and include lavender, coneflower, and milkweed. Bedding will be cedar bark mulch. Landscaping will also emphasize plant species which provide year-round interest.

Please find attached the following:

- Plans: Detail Plan, Land Survey (Selection)
- Photo & Illustrations: Site Photo, Stair & Handrail Illustration, Typical Sections
- Hollaender Mfg. Co.: ADA Railing Sample Drawing, Certificate of Compliance

Respectfully,



Jake Chianelli



The H

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N Riverwalk Way

N Riverwalk Way

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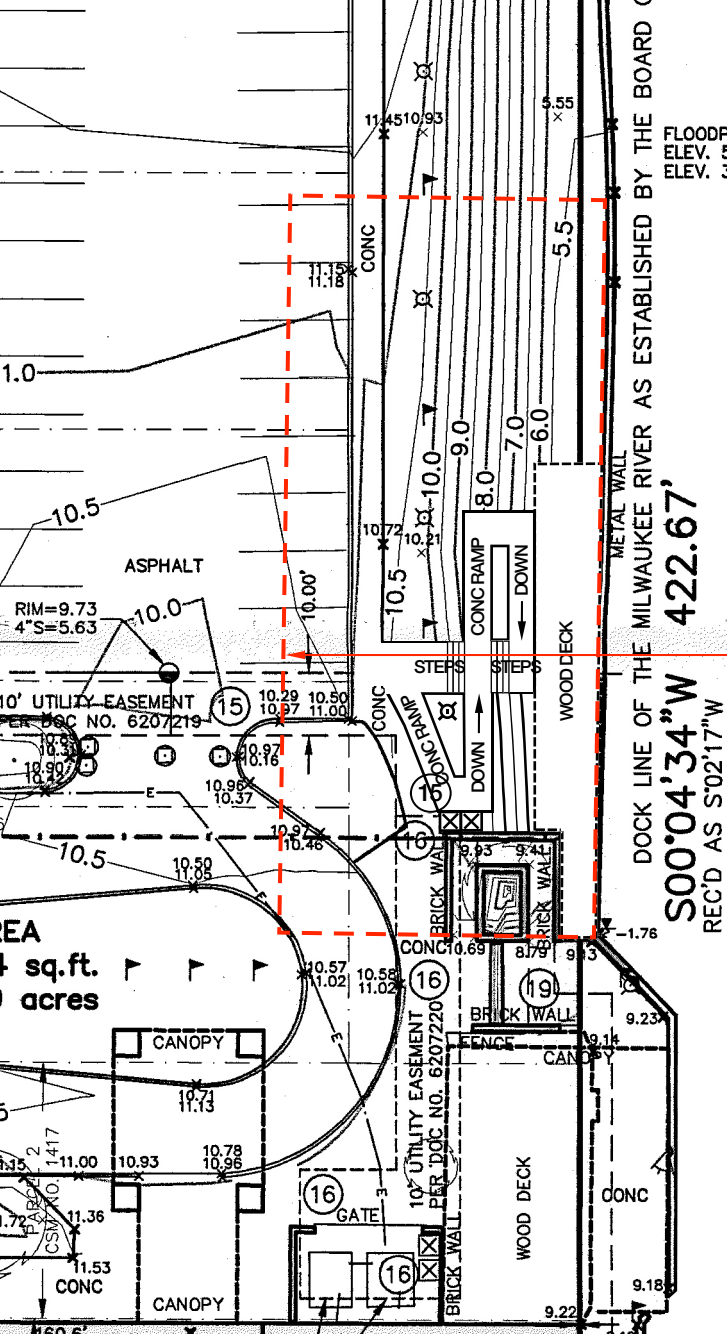
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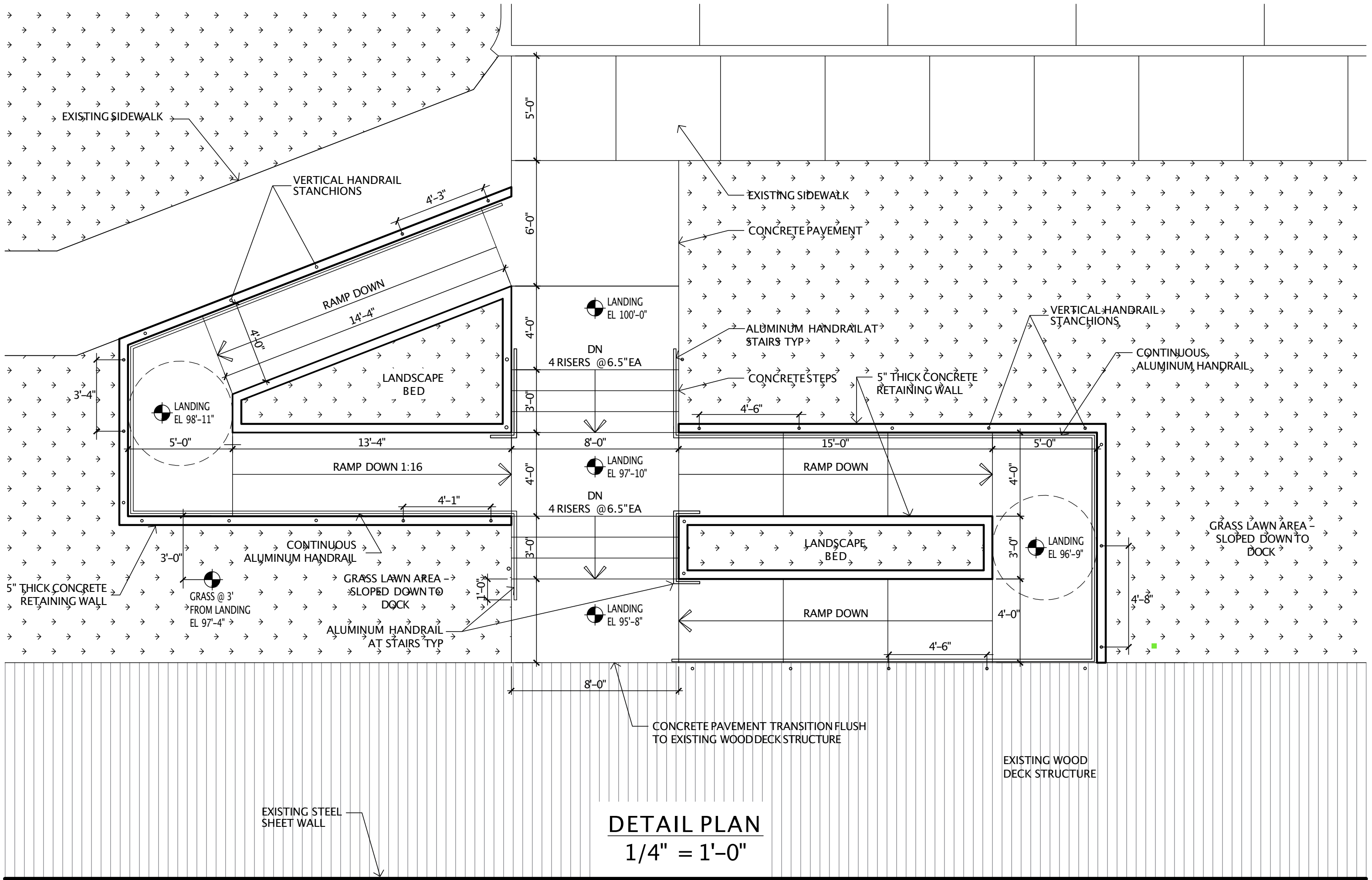
FLOODPLAIN LINE
ELEV. 584.5 USGS DATUM
ELEV. 3.9 CITY OF MILWAUKEE DATUM

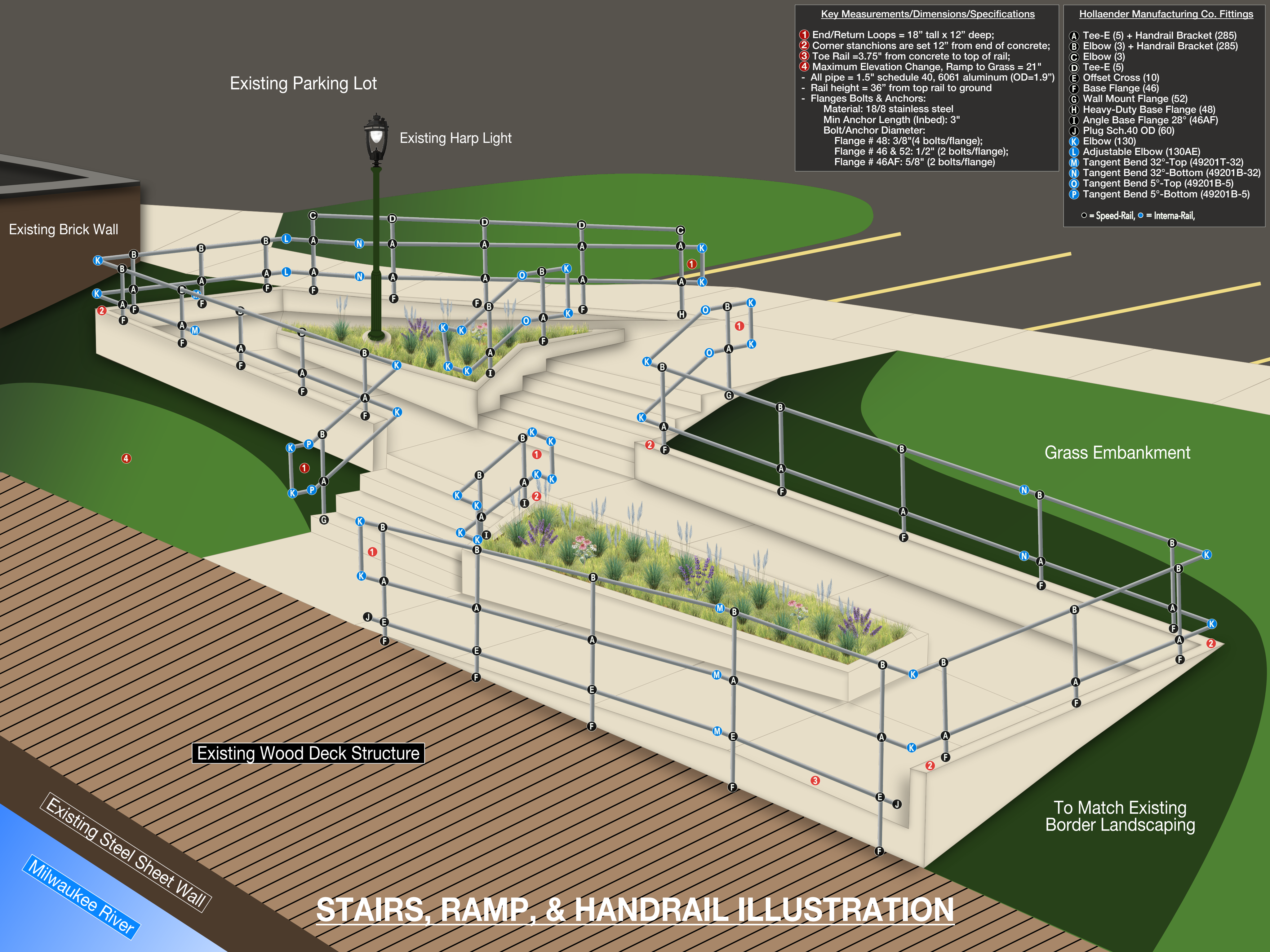
MILWAUKEE RIVER

DOCK LINE OF THE MILWAUKEE RIVER AS ESTABLISHED BY THE BOARD OF
422.67'
S00°04'34\"W
REC'D AS S02°17\"W

NOTE 1: ADAPTED LAND TITLE SURVEY
7-22-29-1-0206 TO ADD: PROPOSED
CONCRETE RAMP AND STEPS, EXISTING
WOOD DECK STRUCTURE, PURSUANT TO
SEPT 2025 SPROZ APPLICATION.

NOTE 2: RIVERWALK OVERLAY. AREA IS
50 FEET LANDWARD OF THE EXISTING
DOCK WALL.





Existing Parking Lot

Existing Harp Light

Existing Brick Wall

Grass Embankment

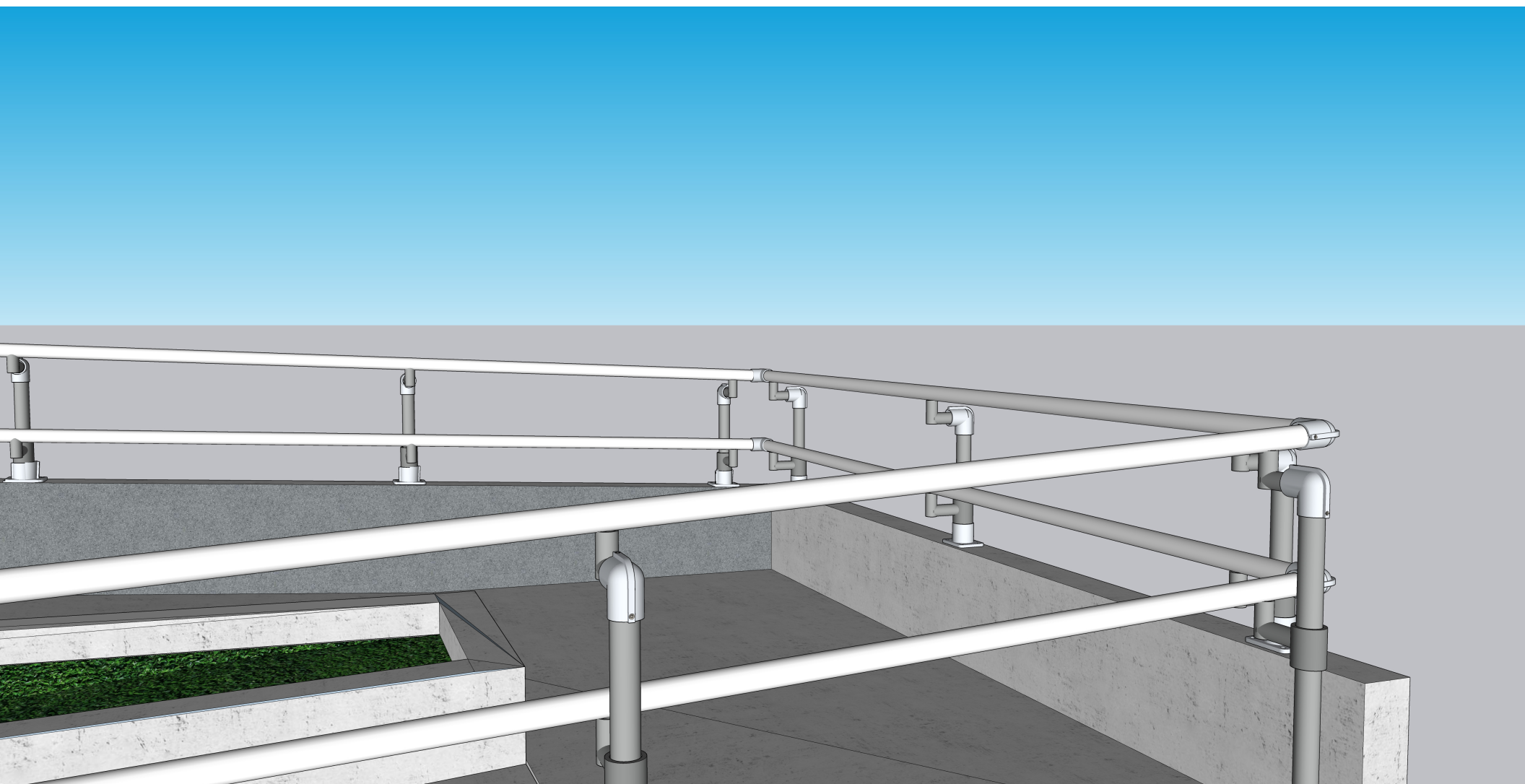
Existing Wood Deck Structure

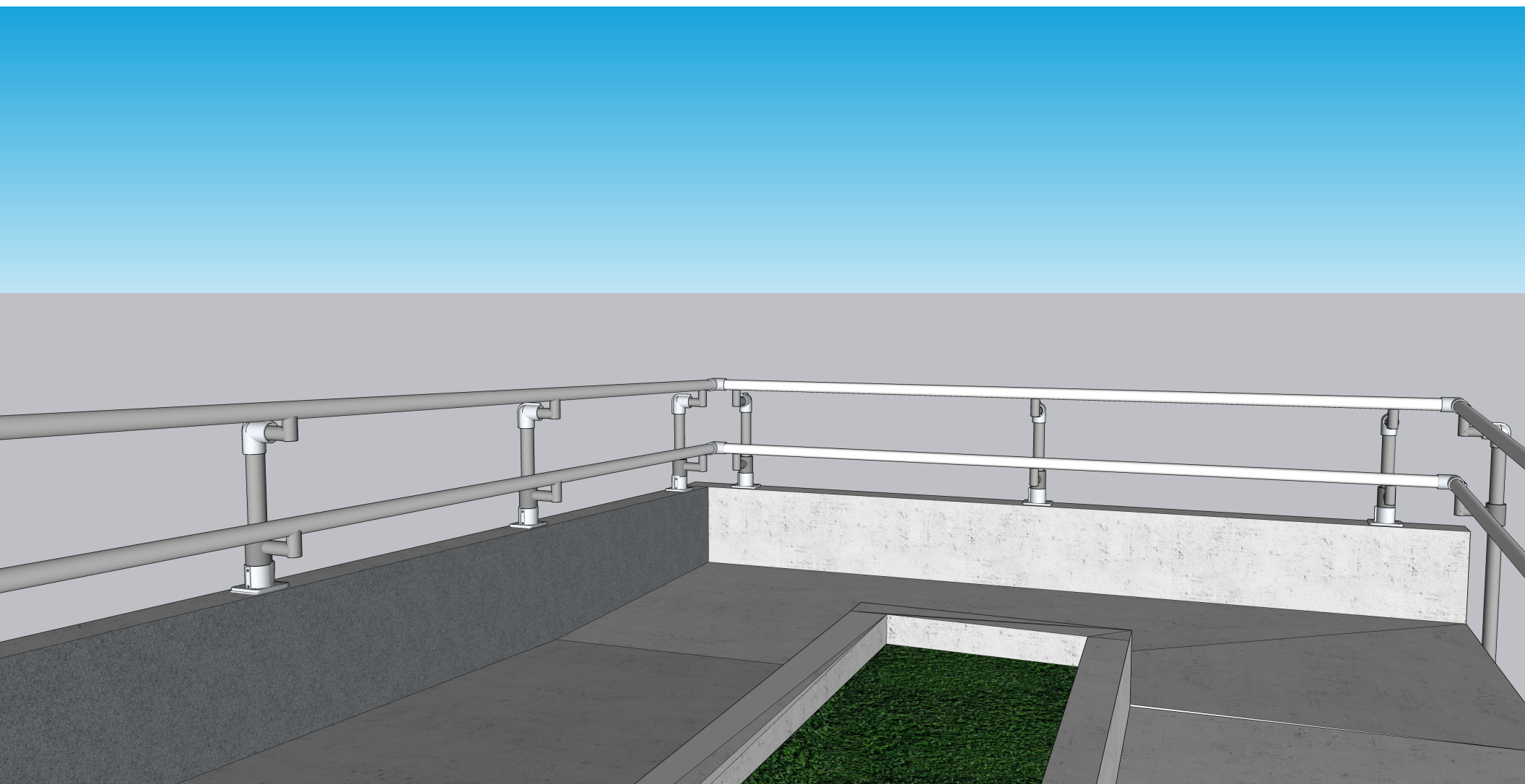
To Match Existing
Border Landscaping

STAIRS, RAMP, & HANDRAIL ILLUSTRATION

- Key Measurements/Dimensions/Specifications**
- 1 End/Return Loops = 18" tall x 12" deep;
 - 2 Corner stanchions are set 12" from end of concrete;
 - 3 Toe Rail = 3.75" from concrete to top of rail;
 - 4 Maximum Elevation Change, Ramp to Grass = 21"
 - All pipe = 1.5" schedule 40, 6061 aluminum (OD=1.9")
 - Rail height = 36" from top rail to ground
 - Flanges Bolts & Anchors:
 - Material: 18/8 stainless steel
 - Min Anchor Length (Inbed): 3"
 - Bolt/Anchor Diameter:
 - Flange # 48: 3/8" (4 bolts/flange);
 - Flange # 46 & 52: 1/2" (2 bolts/flange);
 - Flange # 46AF: 5/8" (2 bolts/flange)

- Hollaender Manufacturing Co. Fittings**
- A Tee-E (5) + Handrail Bracket (285)
 - B Elbow (3) + Handrail Bracket (285)
 - C Elbow (3)
 - D Tee-E (5)
 - E Offset Cross (10)
 - F Base Flange (46)
 - G Wall Mount Flange (52)
 - H Heavy-Duty Base Flange (48)
 - I Angle Base Flange 28° (46AF)
 - J Plug Sch.40 OD (60)
 - K Elbow (130)
 - L Adjustable Elbow (130AE)
 - M Tangent Bend 32°-Top (49201T-32)
 - N Tangent Bend 32°-Bottom (49201B-32)
 - O Tangent Bend 5°-Top (49201B-5)
 - P Tangent Bend 5°-Bottom (49201B-5)
- = Speed-Rail, ● = Interna-Rail,

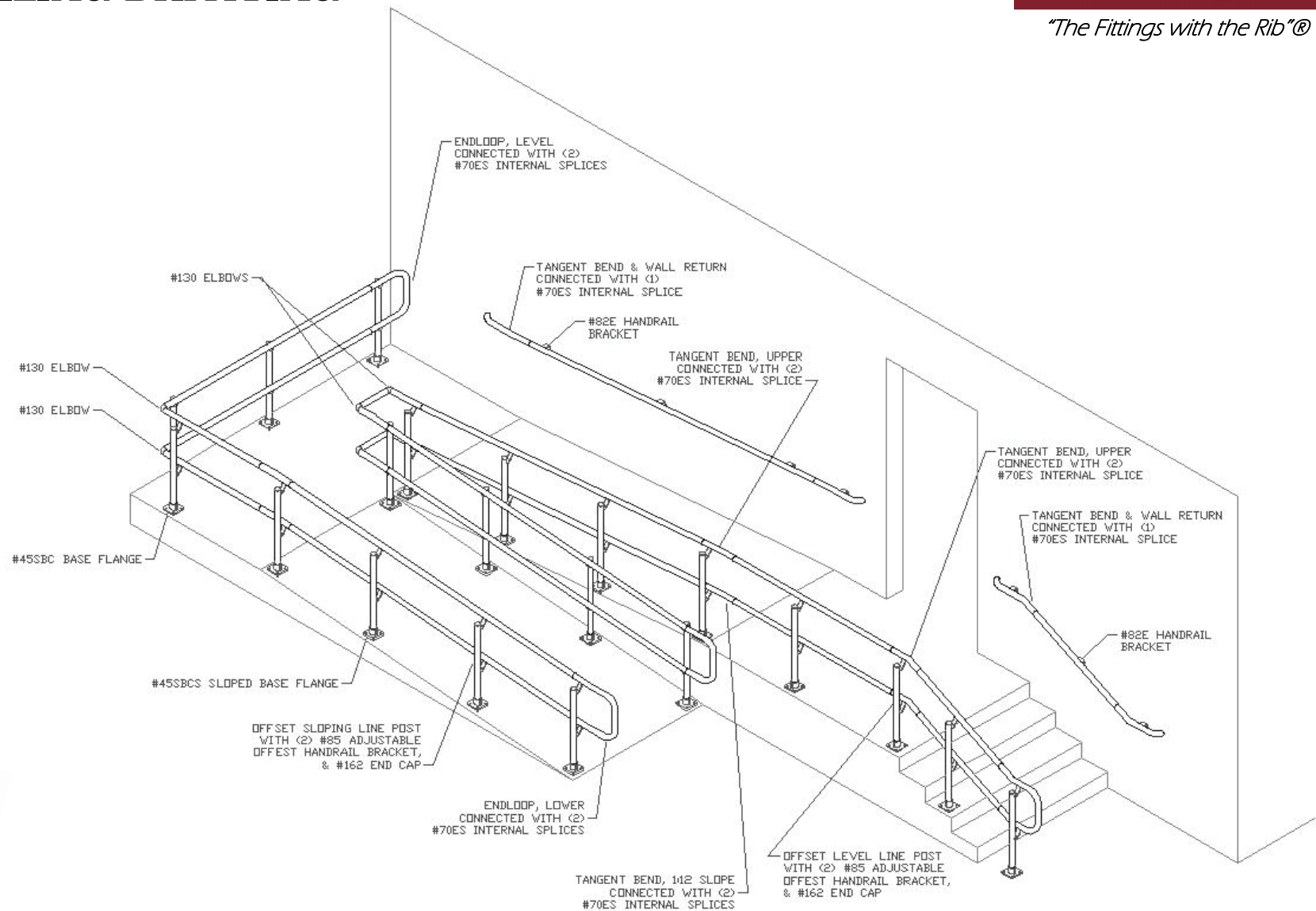




ADA RAILING DRAWING

Hollaender®
Manufacturing Co.

"The Fittings with the Rib"®



Hollaender®
Manufacturing Co.

The Hollaender® Manufacturing Company

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The Hollaender Mfg. Co.

Originators and Manufacturers of:

Speed-Rail®

Nu-Rail®

Rackmaster®

Mend-a-Rail®

Interna-Rail®

Speed-Rail II®

Bumble Bee Safety Rail®

Newman by Hollaender™

Hollaender
Manufacturing Co.

Certificate of Compliance

The Hollaender Mfg. Co. hereby certifies that the products listed below meet or exceed all requirements of the following specifications:

- Product:** Speed-Rail®, Nu-Rail® and Cast Interna-Rail® fittings as manufactured by The Hollaender Mfg. Co.
- Metal:** Fittings cast of aluminum alloy 535
Aluminum ingot complies with ASTM B179
Product cast in accordance with ASTM B26
Special Note: We certify that there are no traces of mercury in this alloy, per the attached standard report and alloy chemical analysis.
- Set Screw:** Forged internal/external knurl cup point set screw with class 3A threads complies with ANSI/ASME B18.3 & FF-S-200A
Standard Screw: Complies with ASTM F912 and plated per ASTM B633 followed by trivalent conversion & JS 600 topcoat. Minimum coating thickness 8 micrometers measured per ASTM B487.
Optional Screw: Stainless Steel 302 alloy set screw complies with ASTM F880
- Testing:** Structural tests have been performed on Hollaender handrail systems and individual components by certified independent laboratories including Space Dynamics Research Corp., Belcan, Pittsburgh Testing Laboratories and University of Dayton Research Institute.
- Design:** Hollaender Structural Fittings, when properly installed per manufacturer recommendations, meets or exceed all applicable requirements as specified by Code of Federal Regulations 1910.29 (OSHA), IBC, BOCA, UBC and SBC.

All products supplied by the Hollaender Mfg. Co. are manufactured completely in the **United States of America.**