



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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June 6, 2017

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File Nos. 170043 and 170044 relate to establishing the Valley Riverwalk Site Plan Review Overlay Zone and design standards for properties within the boundary generally measured from the ordinary high water mark or bulkhead line extending 50 feet landward for the properties immediately adjacent to the Menomonee River, generally extending from the confluence of the Milwaukee River and the Menomonee River westerly to Three Bridges Park, in the 4th, 8th and 12th Aldermanic Districts.

The City of Milwaukee has placed a great emphasis on achieving the full potential and value to citizens of the Menomonee River Valley, with the Hank Aaron State Trail and Menomonee River as focal points. A continuous system of Riverwalks on both sides of the Menomonee River, connecting with and overlapping the Hank Aaron State Trail will be a great asset and amenity for all citizens of Milwaukee. The overlay zone is for the easterly portion of the Menomonee River extending from the existing Milwaukee Riverwalk Site Plan Review Overlay District westward to Three Bridges Park (S. 27th Street).

Within this Menomonee River overlay zone, the City Plan Commission must approve all projects and Riverwalk design located 50 feet landward of an existing dock wall or ordinary high watermark. For any property located within or partially within the overlay zone, a Riverwalk that complies with the requirements of this overlay zone shall be constructed at the time of any new construction or substantial improvement of a principal structure on the property. This requirement shall apply even in cases where the principal structure itself is not located within the zone.

The design standards include, but are not limited to, noting where the Riverwalk shall be placed on a site, preserving natural river banks where they exist, locations of piers and temporary moorings, and acceptable materials and lighting types for the Riverwalk. The standards also note treatment of river-facing building facades and placement of loading docks and outdoor storage.

On June 5, 2017, a public hearing was held and at that time, Corey Zetts from the Menomonee Valley Partners spoke in support of the files. Since the overlay is consistent with the comprehensive plan recommendations and supports of the BID's objectives, the City Plan Commission at its regular meeting on June 5, 2017, recommended approval of the subject files.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman
Ald. Donovan
Ald. Perez

