



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

4th Ald. District
Ald. Bauman

CITY PLAN COMMISSION ZONING REPORT

File No. [230281](#)

Location: 103 West Clybourn Street, on the south side of West Clybourn Street, east of North Plankinton Avenue and on the west side of the Milwaukee River

**Applicant/
Owner:** Wisconsin Department of Transportation (owner), Run PKG, Inc. (lessee)

**Current
Zoning:** Downtown – Mixed Activity (C9G), Historic Third Ward Riverwalk Site Plan Review Overlay Zone (SPROZ)

Proposal: This site is located within the Historic Third Ward Riverwalk SPROZ, which includes land south of Clybourn Street on the east and west sides of the Milwaukee River. The Riverwalk SPROZ standards apply to the Riverwalk and pedestrian connections, and land within the 50 foot overlay zone. The base zoning (C9G) standards apply to the remainder of the site. The subject file relates to the approval of the Riverwalk, pedestrian connections, and the site plan and design of a proposed dog park on the property located at 103 West Clybourn Street.

This proposal for a new dog park (known as the MKE Dog Park) is being led by a non-profit coalition entailing Milwaukee Downtown BID #21 and the Historic Third Ward BID #2, and will activate a currently underutilized site below the I-794 freeway overpass, adjacent to the Milwaukee River. The area within the dog park will be covered with synthetic pet turf and will consist of a 3,500 sf small dog run and 18,100 sf large dog run through a gated vestibule surrounded by a 5-foot tall black ornamental metal fence. Other areas will have cedar fencing, and the WE Energies equipment will also be screened with a nonflammable enclosure. DCD staff recommends the cedar board enclosure as opposed to the iron coated option. Other amenities within the park include human/dog drinking fountains, benches, lighting and trash receptacles. Landscaping along the Riverwalk has been designed to provide year-round visual interest and will include a variety of native trees, shrubs, perennials, and ornamental grasses. The river will be buffered from the Riverwalk with riparian plantings and two bioswales.

Additionally, large granite boulders and rip-rap stone will be placed in specific spots along the river's edge to assist in stabilizing the heavily planted edge condition.

Design elements within the 50' overlay zone include a 12' wide concrete pathway, typical Milwaukee Riverwalk style guardrails, decorative fencing, trash and recycling receptacles, benches, and landscaping. Pedestrian access will be on the north and south sides of the site.

A pedestrian plaza is proposed to the south of this site on vacated alley land. This plaza will be constructed of pavers and blend the MKE Dog Park to the north and Foxtown Landing site to the south. Occasionally, the plaza will serve as a space for activation, community programming and pop-up events. Limited authorized vehicular access will be allowed to serve both developments for activities such as garbage collection, snow removal, WE Energies and WISDOT access for scheduled inspections, landscape maintenance and Foxtown Landing delivery vehicles accessing their loading area. The half circle extension shown on the plans will require the approval of the Dept. of Natural Resources, as it will be a permanent structure placed in the bed of the river.

Adjacent Land Use:

Properties surrounding the site are zoned as Downtown – Mixed Activity (C9G). Properties to the south include various commercial uses, and the site directly west has off- and on-ramps to Interstate 794. The site is bound to the east by the Milwaukee River, and to the north by a vacant site which hosts a I-794 overpass.

Consistency with Area Plan:

The proposed development of the MKE Dog Park at 103 W. Clybourn Street is within the Downtown Area Plan area. This parcel is directly adjacent to the Third Ward Area Plan area. The Downtown Area Plan was adopted in 2010 and an amendment is underway to be adopted this year. The 2010 Area Plan includes recommendations focused on improving the quality of connecting spaces and creating a world-class waterfront “place” and create and improving plazas and parks in downtown (p. 55). The Plan outlines support for a mix of uses along the river and Riverwalk system (p. 74).

The final draft of the Downtown Area Plan Update – Connecting MKE: Downtown Plan 2040 is anticipated to be adopted in 2023. The final draft includes the goal of investing in the public realm by improving streets, parks, and other public spaces in ways that encourage a more vibrant, inclusive, and resilient Milwaukee (p. 20). Recommendation 34, “[p]rovide the amenities needed to support enjoyment of the public realm, and ensure that streets and public spaces are welcoming and accessible to all” – includes a supporting strategy to identify locations for dog runs in public space and consider the needs of people with pets when designing streets and public spaces (p. 104). Furthermore, the Plan includes investment in parks and gathering spaces as a “Big Idea” (p. 110) and includes this proposed dog park as a priority project, along with the Riverwalk connection (p. 114).

The proposed project on 103 W. Clybourn Street is consistent with the Downtown Area Plan, and the adjacent Third Ward Area Plan.

**Previous City
Plan Commission**

Action:

11/2000 – Approval of an amendment to create new design guidelines for the portion of the Riverwalk Site Plan Review Overlay District located in the Historic Third Ward. ([FN 990968](#))

**Previous Common
Council Action:**

12/15/2000 – The Common Council approved an amendment to create new design guidelines for the portion of the Riverwalk Site Plan Review Overlay District located in the Historic Third Ward. ([FN 990968](#))

Staff

Recommendation:

This proposal will provide significant activation and public benefit to an underutilized site. Since the proposed site plan and design of the dog park are consistent with the Historic Third Ward Riverwalk overlay standards and the recommendations of the Downtown Plan, staff recommends that the City Plan Commission approves the file conditioned on the applicant submitting final exhibits that incorporate DCD staff comments, including:

1. Providing additional details on the lighting plan for the site.
2. Removing the metal “alternative” iron enclosure option for the WE Energies equipment (cedar fence is preferred).
3. Identifying additional opportunities for landscaping, particularly along the fence line closest to the Riverwalk.