



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

12th Ald. District
Ald. Perez

CITY PLAN COMMISSION
ZONING REPORT

Ordinance File No. [220954](#)

Location: 311 & 615 East Greenfield Ave

Applicant/
Owner: The Redevelopment Authority of the City of Milwaukee (RACM) & Wisconsin Gas LLC

Current
Zoning: Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ)

Proposal: This file relates to the approval of the Riverwalk, public access connector and site elements along 311 and 615 East Greenfield Avenue, on the west side of the Kinnickinnic River, south of East Greenfield Avenue, relative to the Harbor District Riverwalk Site Plan Review Overlay Zone, in the 12th Aldermanic District.

The Redevelopment Authority of the City of Milwaukee (RACM) is proposing to construct a nearly 3,000 linear foot stretch of Riverwalk along the Kinnickinnic River located adjacent to the Komatsu Global Mining Headquarters. The proposed Riverwalk design is roughly 123,000 square feet in area, providing new public spaces and connections to the river.

The proposed design is subject to the standards of the Harbor District Riverwalk SPROZ. On December 18, 2018, the Common Council adopted a resolution approving and creating the Harbor District Riverwalk SPROZ as well as a resolution establishing preliminary design standards for the SPROZ. The design standards were subsequently amended in 2019 and replaced with detailed design standards that were developed specially for the portion of the Milwaukee Riverwalk that will be developed within the Harbor District.

RACM contracted with the Harbor District, Inc. (HDI) to engage residents of the Near South Side neighborhoods adjacent to the Harbor District to ensure their goals and input were reflected and prioritized in the final Riverwalk Design. To accomplish this, HDI conducted a comprehensive survey for initial input into the desired elements associated with the Riverwalk. Based on the design concepts

developed from the initial survey, HDI then hosted two events, for community and business/employer input on the concepts. RACM hired SmithGroup to design the Riverwalk segment and related amenity spaces to carry out the vision and goals for this area.

Overall

Site Design:

The 25 foot Riverwalk zone will include a 14 foot wide multi-use trail with a landscape buffer on the landside edge and approved benches at intermittent locations. There are three locations along the proposed stretch that include larger public spaces. At the northern most end, the Riverwalk will connect to the existing Harbor View Plaza and include an expanded wood decking structure, integrated seating elements, space for picnic tables, a relocated kayak launch and a shipping container structure for restrooms and events. Further south, there is an access path to the water with habitat elements. At the inlet, there is a bridge with a designed canopy structure and retaining wall seating, a shade structure, and picnic tables at the south landing.

Design Standards:

Overlay Standard	Project Proposal
<i>Site Specific Considerations</i>	
<i>Public Access Points:</i> Identity and/or Directional Signage shall be provided where the multiuse path intersects with streets or other public access points.	Public access points are located at South Kinnickinnic with identity signage and East Greenfield with a plaza and placemaking elements.
<i>Public Right-of-Way Connection:</i> Minimum of 12' wide, connects directly to the Riverwalk and sidewalk.	Both public access points have 14 ft wide trails connecting to public right of way.
<i>Riverwalk Typology & Width</i>	
<i>Riverwalk Typology:</i> Width of Riverwalk Zone depends on the type of path and the adjacent land use.	The Riverwalk is a Multi-use Typology and the Riverwalk Zone is 25 ft wide for this site.
<i>Pavement Materials</i>	
<i>Primary Materials</i> listed in the design standards shall be used for the primary Riverwalk Path.	Primary materials include asphalt and concrete at the elevated deck locations.
<i>Supplementary / Accent Materials</i> are permitted for plazas and gathering spaces along the Riverwalk. These materials shall not be used for the primary route of travel. ADA accessibility should be considered when designing gathering spaces.	Secondary materials include poured-in-place concrete, wood decking, steel grating, and concrete unit pavers. These materials are used at gathering spaces and terraces.
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	The proposed trails meet this standard.

current codes, standards, and regulations.	
<i>Furnishings</i>	
Benches, tables, and trash receptacles should meet required standards for quantity, placement and product specifications.	28 benches, 7 tables, 10 trash receptacles, and 6 recycling receptacles are proposed to be evenly spaced throughout the Riverwalk.
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.	There are 1,826 linear feet of railings/guardrails proposed in this design. Railings or guardrails will be powder coated steel.
If applicable, the standard for fencing is not limited to a single design type, however quality and durable materials are required.	No new fence proposed, as the adjacent property already has an existing fence.
<i>Lighting</i>	
Lighting should meet required standards for placement, height, fixture specifications and color temperature.	The proposed lighting fixtures meet all the required design standards.
<i>Landscaping</i>	
Design standards require 10% of total square footage to include landscaping elements and 1 shade tree to be provided for every 40 linear feet of frontage.	The total Riverwalk square footage is 27.6% of the total Riverwalk area includes landscaping. 108 trees are proposed (exceeding requirement).
<i>Stormwater Management</i>	
Stormwater management requirements relate to the area of impervious area and specific green infrastructure strategies.	Green infrastructure proposed for the site includes greenways/vegetated buffers, bioswales, and native landscaping.
<i>Upland and Aquatic Habitat</i>	
Riverwalk design must incorporate at least one upland habitat opportunity.	16+ habitat elements are proposed, including multiple different aquatic habitats and landscaped areas for upland habitats.
<i>50' Overlay, Building and Sites</i>	
Buildings and structures are prohibited within the Riverwalk Zone section, except for structures provided for public use.	One structure is proposed and will house accessible bathrooms, vending space, kayak storage and will provide a canopy for public events
High quality façade materials are encouraged, and certain façade materials such as metal building walls,	The shipping container structure will include integrated signage and serve as a wayfinding element, signaling

concrete masonry units and simulated stucco products are restricted for façade walls, both parallel and perpendicular to the river, that occur in the 50-foot Riverwalk Overlay Zone.	the entry to the Riverwalk at E Greenfield Avenue.
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.	The Harbor View Plaza Extension on the north end of the site will have integrated signage that leads users into the space, serving as a portal to the Riverwalk, in accordance with Riverwalk design guidelines.

Adjacent Land Use:

The proposed Riverwalk is adjacent to the Komatsu Mining Corporation’s site along the Kinnickinnic River, which is zoned Industrial Office (IO2). On the other side of the river and surrounding the site are other industrial properties.

Consistency with Area Plan:

The Harbor District Riverwalk is located within the Harbor District Plan Area. The Harbor District Water and Land Use Plan (2017) is the Plan that covers this area. This Riverwalk is significant in the implementation of the Riverwalk catalytic project in the plan (page 122) – a new Riverwalk system to extend along the entire western shore of the Harbor District, from the Broadway Bridge on the Milwaukee River on the north to the Chase Avenue Bridge on the Kinnickinnic River to the south, and mirrored on the eastern shore of the Kinnickinnic River. The Plan specifies that this new Riverwalk system will create a new continuous urban pedestrian route and include amenities and destinations that will allow users to experience the Riverwalk and waterfront in different ways. The Harbor District Riverwalk will also advance the Plan recommendations design and build a new linear waterfront park that extends the length of the East Greenfield Avenue sub-district, and include shared-use paths, a kayak launch, green infrastructure, more active spaces, more natural spaces, wayfinding signage, and educational signage (page 91). The proposed Harbor District Riverwalk is consistent with the Comprehensive Plan.

Previous City Plan Commission

Action:

12/3/2018 – The City Plan Commission recommended approval the establishment of the Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ) and approved design standards for the SPROZ. (FN 180945 & 180946)

5/27/2020 – The City Plan Commission recommended approval of the resolution to amend the Harbor District Riverwalk SPROZ design standards (FN 191898)

Previous Common Council Action:

12/18/2018 – The Common Council approved the establishment of the Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ) and approved design

standards for the SPROZ. (FN 180945 & 180946)

5/27/2020 – The Common Council approved the resolution to amend the Harbor District Riverwalk SPROZ design standards (FN 191898)

Staff

Recommendation:

Since the proposed Riverwalk is consistent with the Harbor District Water and Land Use Plan and the Harbor District Riverwalk design standards, staff recommends approval of the subject file.