

Exhibit A
Site Plan Review Overlay Zone (SPROZ)
Design Standards
Part of 6000 South 6th Street
File No. 181538

Site Plan Review Overlay zones provide an opportunity for adding design standards over and above those required in the base zoning, including improved landscape buffers. This Site Plan Review Overlay Zone (SPROZ) is generally located along the east side of South 6th Street north of West College Avenue. The Overlay Zone is 50 feet wide measured from the west property line of the subject site, north of the existing access drive (see attached map).

The subject site has been vacant and zoned multi-family residential since at least October 2002. The properties located to the north and east, and for the most part, west are zoned Industrial Light (IL1). There are two single-family residences to the west of the site, across South 6th Street and adjacent to the land that is petitioned to be rezoned to IL1. There is residential zoning (RM1 and RS2) south of the subject site. The frontage of the site along South 6th Street has a significant slope, and substantial vegetation and an existing berm/hill that increases in height from the southern end of the overlay limits to the northern end. While the rezoning of the northern portion of 6000 South 6th Street to IL1 is consistent with the adjacent context and comprehensive area plan land use recommendations, it is appropriate to maintain the existing vegetation and berm/hill along 6th Street north of the access drive to provide additional screening from the future light industrial uses. The purpose of this overlay is to reduce or eliminate potential adverse effects and nuisances often associated with light industrial uses, particularly as these activities and structures impact surrounding residents and maintain the existing berm and landscaping that is unique to this site.

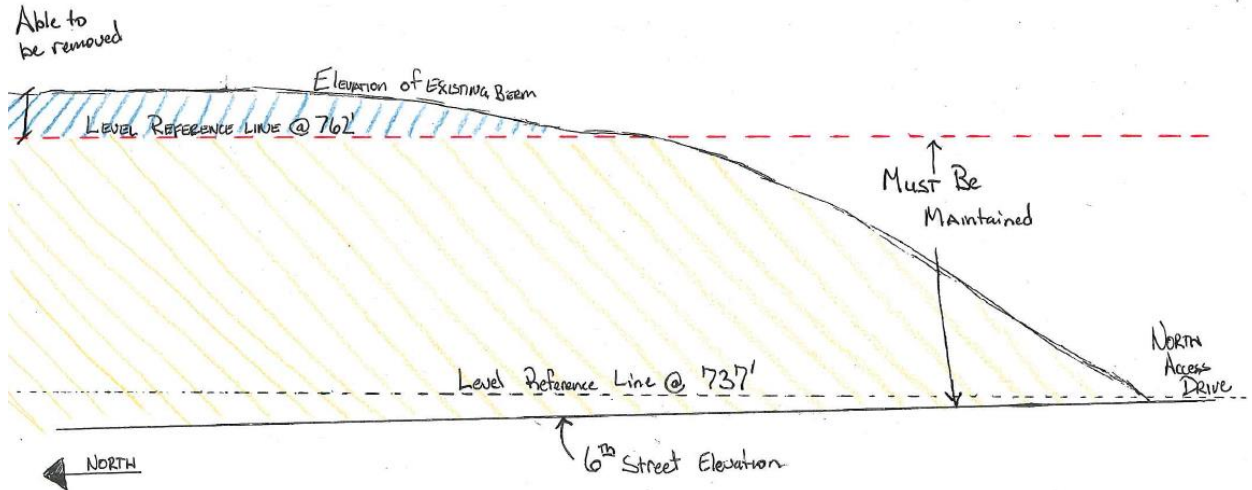
Following are the standards (adopted by File Number 181538) that have been approved by the City of Milwaukee Common Council as part of the 6000 South 6th Street Site Plan Review Overlay Zone (created by File Number 181536).

1. In the IL1 zoning district, a residential buffer is required when an industrial building site is adjacent to or across a street or alley from a residential, park or non-industrial planned development district when the site is used for a storage, recycling or wholesale trade use, a transportation use or an industrial use, either principal or accessory, and is adjacent to or across a street or alley from a residential, institutional, parks or non-industrial planned development district. The required buffer includes a minimum 50 foot setback with one evergreen tree placed every 5 feet along the lineal feet of alley, street frontage or shared property line with a residential district. Trees are to be spaced in 2 staggered rows with trees a maximum of 10 feet on center in each row, and trees shall be a minimum of 6 feet in height at time of planting.

This overlay requires that there is a 50 foot wide buffer along 6th Street north of the access drive for any uses on the site, and specifically regulates what must be within that buffer area along 6th Street in order to screen unsightly activities or buildings from the residences located on the west side of 6th Street.

- A. The buffer area shall include the existing vegetation and berm/hill as shown in the site photos attached to this document.

- B. Maintain existing berm/hill height, width and vegetation along South 6th Street. Modifications to the existing berm/hill should not reduce the buffer width to less than 50', overall berm/hill height to less than 25' (indicated by 762' on the interactive county topography map shown on page 9, and shown in the sketch below), or create a new slope that has a run to rise ratio of greater than 2:1. Sloped surfaces should be maintained and stabilized with densely planted vegetation. If modifications to the height of the berm/hill are necessary to provide stability to the berm/hill, then a survey clearly showing the changes shall be submitted to the Depts. of Neighborhood Services, Public Works, and City Development for review prior to commencement of any modifications to the existing buffer.



- C. Plantings in the overlay zone must be maintained. Additional plantings may be added to this buffer zone, but not be reduced. Any plantings that require removal due to failing shall be replaced with similar species.
- D. Where possible along the southern limits of the overlay where the berm/hill is much lower in height and existing vegetation consists mostly of deciduous trees, evergreen trees shall be placed every 5 feet in two staggered rows with trees a maximum of 10 feet on center in each row to fill in the voids where activity on the site may be visible from 6th Street.
- E. Any changes to the berm/hill and vegetation located in the public right-of-way must be approved by DPW and a DPW permit must be acquired prior to performing the work. In addition, any future plantings that may be proposed to be located in the public right-of-way must be approved by DPW and a DPW permit must be acquired prior to performing the work.
2. Outdoor storage shall not be visible from South 6th Street.
 3. No curb cuts are permitted within the overlay zone. At the time this overlay was established, just one access point/curb cut exists on the site and is south of the overlay zone, as shown on the attached map.
 4. All existing vegetation and berm/hill that are located in the buffer area shall not be removed without review and approval by the City Plan Commission, other than the reduction of the

height of the berm/hill as noted in 1B or replacement of failed shrubs and trees with similar species.

5. All other required buffers adjacent to residential uses on the site, where required per zoning, should follow the IL1 zoning standards. All other regulations of the Milwaukee Code of Ordinances shall be followed.

CERTIFIED SURVEY MAP NO.

NW COR. OF SE 1/4
SEC 32-6-22
FND. CONC. MONU
W/ BRASS CAP
N 348.610.93
E 2,557,068.38



A DIVISION OF PARCEL ONE (1) OF CERTIFIED SURVEY MAP NO. 4735, BEING A DIVISION OF LANDS IN THE NORTHWEST ONE-QUARTER (1/4) AND SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP SIX (6) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

TAX KEY NO.: 6870751000

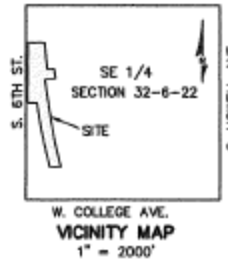
ZONING: RM1 MULTI FAMILY

- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 32-06-22, AS N 00°36'07" W, WISCONSIN STATE PLAIN COORDINATE SYSTEM. (DATUM DATE: FEB. 2018)

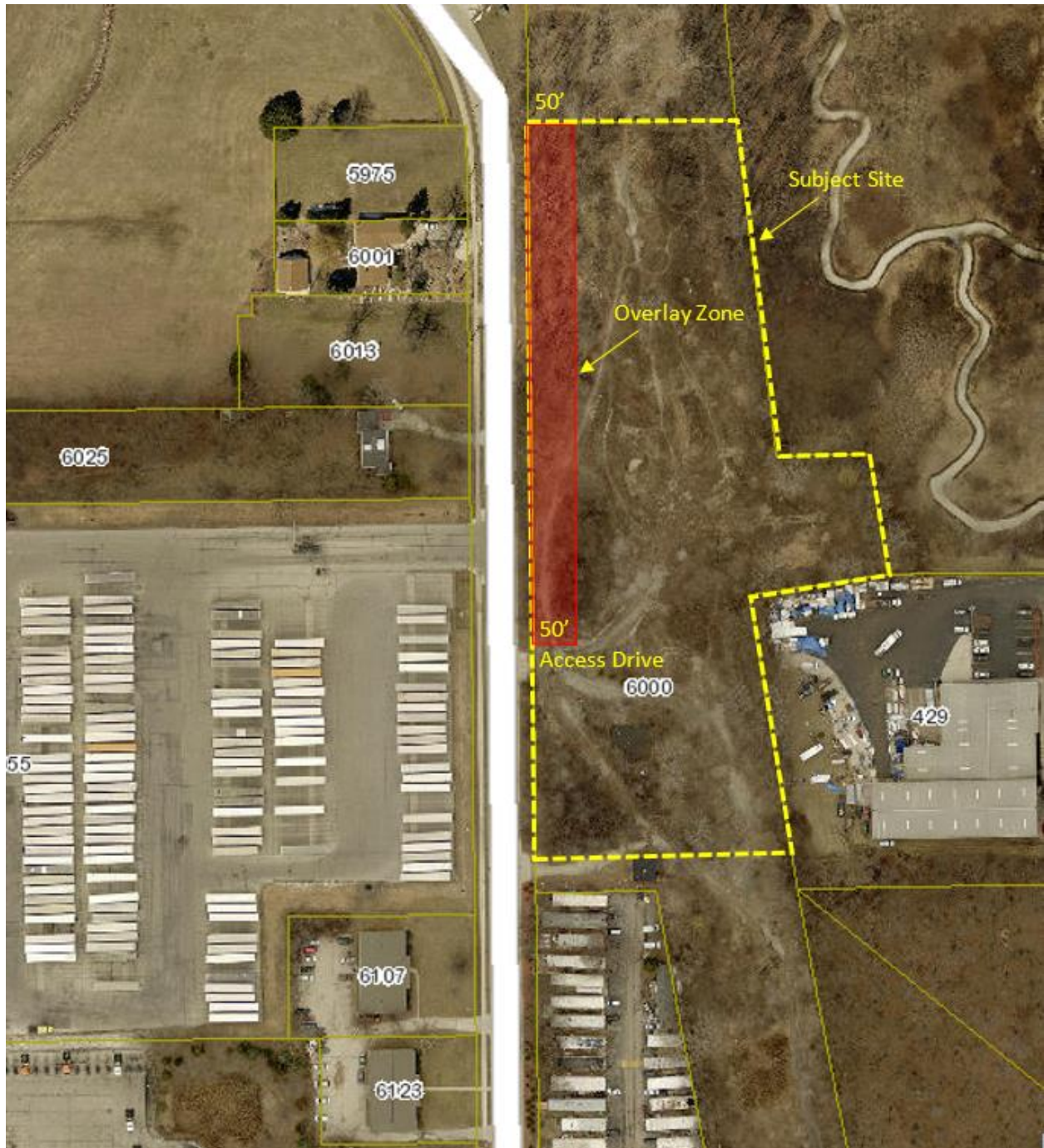
PREPARED FOR:
MKE INDUSTRIAL PARK, LLC
5311 S. 9TH STREET
MILWAUKEE, WI 53221



INTERIOR ANGLES:

- 1 90°28'50"
- 2 95°44'34"
- 3 264°11'36"
- 4 97°28'06"
- 5 89°58'57"
- 6 273°02'00"
- 7 79°33'57"
- 8 101°05'11"
- 9 258°51'36"
- 10 89°35'13"





Existing Site Photos (01/16/19)
South 6th Street looking north:



South 6th Street looking south:



South 6th Street looking south:



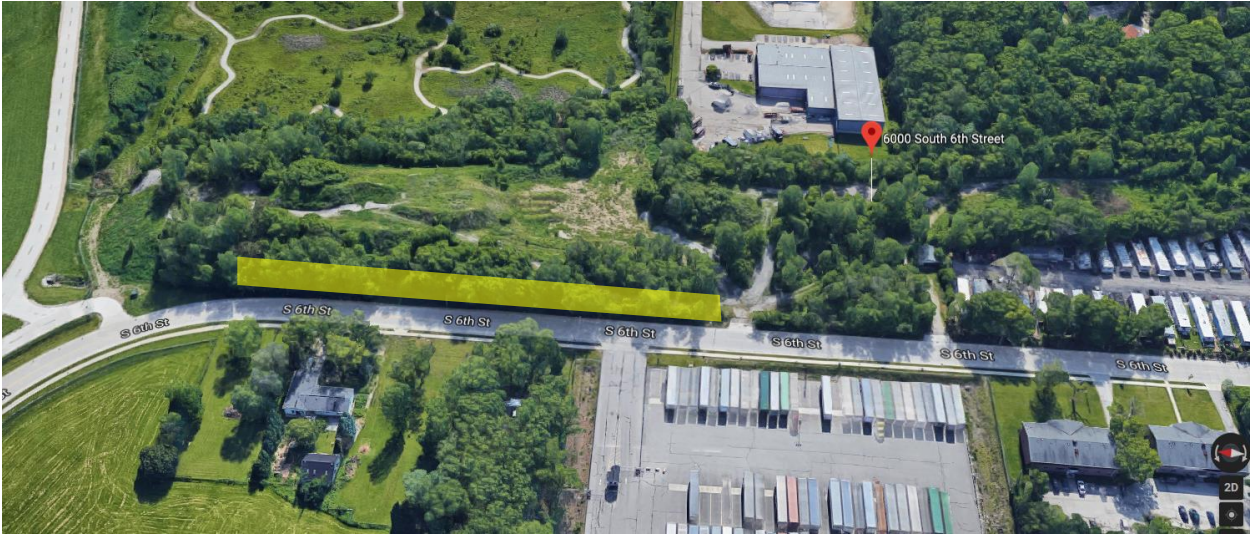
Looking at the subject site from the west side of 6th Street



Taken from a distance. White building in the background is a residence on the west side of 6th Street. The existing berm/hill on the subject site is on the left. This hill must be maintained for a distance of 50 feet from the west property line eastward into the site.



Overlay Zone Boundary:



Topography Map from Milwaukee County Land Information Office – Interactive Mapping Application on 01/29/19:

