

Approved Conditionally by CPC on 7/15/2019

"Collaborate with staff and Harbor District, Inc. on integration of design with Riverwalk landscaping"

## CITY OF MILWAUKEE

### APPLICATION FOR SITE PLAN REVIEW OVERLAY ZONE

#### KOMATSU SOUTH HARBOR CAMPUS – NARRATIVE

Komatsu Mining Corporation (KMC) is in the planning stages of a new Headquarters facility at the east end of Greenfield Avenue on the south side of the street opposite the UWM School of Freshwater Science. The proposed development has views of the Kinnikinnic River to the east and is defined by active railway tracks to the west and railroad tracks that intersect the site thus creating two distinct parcels. The site is comprised as two properties – the City owned parcel at 401 E. Greenfield Avenue and the western parcel – commonly known as the Solvay Coke site – currently owned by We Energies at 311 E. Greenfield Avenue.

KMC has selected the team of EUA, Graef-USA and Hunzinger Construction to lead the design and construction of this new facility – otherwise referred to as the “South Harbor Campus”. This new corporate campus will about the future City of Milwaukee Riverwalk and portions of the South Harbor Campus are within the 50’ wide Riverwalk Site Plan Review Overlay District and subject to the Harbor District Riverwalk Design Standards.

#### **Office Building – 401 E. Greenfield**

Approximately 5’ of the KMC property is within 50’ of the landward side of the existing dockwall and subject to the Harbor District Riverwalk Design Standards. Property edge plantings consisting of a native perennial/grass seed mix is planned to be placed within the area as detailed on the landscape plan. A decorative fence meeting the Harbor District Riverwalk Design Standards is planned to be adjacent to this area but it is just outside the 50’ setback.

#### **Manufacturing Building – 311 E. Greenfield**

Approximately 20’ of the KMC property is within 50’ of the landward side of the existing dockwall and subject to the Harbor District Riverwalk Design Standards. A decorative metal security fence is proposed within this area, however it also needs to comply with Foreign Trade Zone requirements, as directed by the office of Homeland Security. We will petition the office of Homeland Security to allow for a fence that meets the Harbor District Riverwalk Design Standards, and the office of Homeland Security, with a decorative metal fence with bent pickets at the top. A native perennial/grass seed mix is planned to be placed within the remaining subject area as detailed on the landscape plan. A small portion of the subject area within the overlay zone will be asphalt paving that is part of the access drive around the manufacturing building.

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