



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

Ald. Bauman
4th Ald. District

CITY PLAN COMMISSION ZONING REPORT

File No: [250970](#)

Location: 1124 N. Martin Luther King Jr. Drive; west of the Milwaukee River; east of N. Martin Luther King Jr. Drive and south of West Juneau Avenue

Applicant/Owner: MVP Arena Lot LLC (owner/applicant)

Current Zoning: Redevelopment (RED – Park East) and within the Riverwalk Site Plan Review Overlay Zone (SPROZ)

Proposal: Milwaukee Boat Line (MBL), a tenant of MVP Arena Lot LLC, docks its vessels on the Milwaukee River along the west portion of 1124 N. Martin Luther King Jr. Drive, which is within the Riverwalk Site Plan Review Overlay Zone (SPROZ). A sidewalk that runs north-south through the site serves as the Riverwalk, and is approximately 30 feet west of the Milwaukee River. An existing wood deck structure is located shoreward of the Milwaukee River west bank, and the owner of Milwaukee Boat Line LLC is proposing to construct an ADA-compliant ramp, stairs and railings in the space between the Riverwalk and river to facilitate access to MBL's vessels.

The new ramp and stairs will be located at least 10 feet shoreward of the river bank, fully on private property, and will be accessed from the Riverwalk. Illumination will be provided by the existing Milwaukee Harp style light poles located to the east of the Riverwalk. The ramp will have a maximum slope of 1:16, thus exceeding ADA requirements by approximately 25% (maximum slope allowed for an ADA ramp is 1:12). The stairs will also exceed ADA requirements. The railings will be constructed of aluminum alloy and aluminum-magnesium alloy, and will be durable, safe, and weather resistant. Landscaping beds will be located within the upper and lower ramp sections, and plantings will emphasize native, pollinating species.

Staff has reviewed this proposal and concludes that it meets all of the applicable Riverwalk SPROZ standards with respect to increasing accessibility and connectivity to the river, and utilizing native plantings that will provide year-round interest.

Adjacent Land Use: The property to the north of the site is a five-story hotel zoned Redevelopment (RED). To the site's south is a five-story building with commercial uses on the ground floor zoned Redevelopment (RED – Park East). Several businesses, including a café, pizza restaurant, bowling alley, and bar, are to the west and zoned Redevelopment (RED – Park East), Planned Development (PD), and Warehousing and Light Manufacturing (C9H). To the east, across the Milwaukee River, properties zoned for Civic Activity (C9D(A)).

Consistency with Area Plan: The project is within the boundaries of the Downtown Area Plan, Connecting MKE: Downtown Plan 2040. The Downtown Area Plan recommends ensuring that all streets and public spaces are welcoming and accessible to all, including persons with disabilities. The proposed improvements enhance accessibility at the property and are consistent with the Downtown Area Plan.

Previous City Plan Action: None.

Previous Common Council Action: None.

Recommendation: Since the proposed plans are consistent with the applicable Riverwalk SPROZ standards and will allow enhanced, accessible pedestrian access to the Milwaukee Boat Line vessels, staff recommends approval of the subject file.