



Legislation Text

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180945

SUBSTITUTE 1

171211, 180946

ALD. PEREZ AND ZIELINSKI

A substitute ordinance establishing the Harbor District Riverwalk Site Plan Review Overlay Zone for certain properties adjacent to the Kinnickinnic River, in the 12th and 14th Aldermanic Districts.

This substitute ordinance creates a zoning overlay for properties within 50 feet of the Kinnickinnic River as measured from the ordinary high-water mark or bulkhead line. The overlay is generally located along the west side of the Kinnickinnic River extending from the confluence of the Milwaukee and Kinnickinnic Rivers south to Lincoln Avenue and along the eastern side of the Kinnickinnic River south of the South Channel of the Bay View Grand Trunk Wetland south to Lincoln Avenue. Properties within this overlay will comply with additional design standards that support and complement the construction of a future Riverwalk system in the Harbor District.

Resolved, That the Mayor and Common Council of the City of Milwaukee, do ordain as follows:

Part 1. There is hereby added to the Milwaukee Code of Ordinances a new section to read as follows:

Section 295-1009. The zoning map is hereby amended so as to establish a Site Plan Review Overlay Zone for the area bounded and described as follows:

The Harbor District Riverwalk Site Plan Review Overlay Zone includes those properties with a riverward property line located within 50 feet of the ordinary high-water mark or bulkhead line of the Kinnickinnic River along the west side of the Kinnickinnic River extending from the confluence of the Milwaukee and Kinnickinnic Rivers south to Lincoln Avenue and along the eastern side of the Kinnickinnic River south of the South Channel of the Bay View Grand Trunk Wetland south to Lincoln Avenue.

The properties located at: 900-954 South Water Street, Tax Key No. 429-0059-111; 125 West Becher Street, Tax Key No. 467-1591-000; 218 West Becher Street, Tax Key No. 467-1572-000; 401-ADJ East Greenfield Avenue, Tax Key No. 463-9988-110; 1966 South 4th Street, Tax Key No. 467-1582-000; 600-602 South Water Street, Tax Key No. 429-0037-000; 600 East Greenfield Avenue, Tax Key No. 430-9996-000; 748 South Water Street, Tax Key No. 429-0052-000; 910-R South Water Street, Tax Key No. 429-0055-111; 2122 South 4th Street, Tax Key No. 467-1522-000; 2156 South 4th Street, Tax Key No. 467-9977-100; 254 West Lincoln Avenue, Tax Key No. 467-1401-100; 138 East Becher Street, Tax Key No. 467-0103-100; 2005 South Kinnickinnic Avenue, Tax Key No. 466-1155-000; 2112 South 4th Street, Tax Key No. 467-1521-000; 830 South Water Street, Tax Key No. 429-0054-000; 301 East Washington Street, Tax Key No. 430-9998-000; 2000 South 1st Street, Tax Key No. 467-8001-000; 2166-2168 South 4th Street, Tax Key No. 467-9976-000; 820 South Water Street, Tax Key No. 429-0053-000; 1964 South Kinnickinnic Avenue, Tax Key No. 466-8001-000; 2217 South 1st Street, Tax Key No. 467-9994-111; 700 South Water Street, Tax Key No. 429-0040-100; 401-R East Greenfield Avenue, Tax Key No. 463-9994-000; 2008 South Kinnickinnic Avenue, Tax Key No. 466-1106-100; 138-ADJ East Becher Street, Tax Key No. 467-0105-000; 401 East Greenfield Avenue, Tax Key No. 463-9995-100; 1955 South Hilbert Street, Tax Key No. 466-1522-100; 1941 South Kinnickinnic Avenue, Tax Key No. 466-1157-100; 1982 South Hilbert Street, Tax Key No. 466-1601-000; 2018-R South 1st Street, Tax Key No. 467-0104-111; 2018

South 1st Street, Tax Key No. 467-0101-110; 1933 South 1st Street, Tax Key No. 467-9992-230; 1958-ADJ South 1st Street, Tax Key No. 467-9989-113; 2003-R South Kinnickinnic Avenue, Tax Key No. 466-1156-000; 311 East Greenfield Avenue, Tax Key No. 463-9995-200; 2000 South 4th Street, Tax Key No. 467-1583-000; 1933-R South 1st Street, Tax Key No. 467-9992-220; 2078 South 4th Street, Tax Key No. 467-9982-100; 1958-1970 South 1st Street, Tax Key No. 467-9990-110; 230 West Becher Street, Tax Key No. 467-0006-200; 2011-2029 South 1st Street, Tax Key No. 467-1561-000; 222 West Becher Street, Tax Key No. 467-1571-000, and future combinations and divisions thereof resulting in the assignment of new tax key numbers shall be included in the Harbor District Riverwalk Site Plan Review Overlay Zone.

For properties included within the Harbor District Riverwalk Site Plan Review Overlay Zone, the portion of the properties that is 50 feet landward of any riverward property lines shall be subject to the Harbor District Riverwalk Site Plan Overlay Zone Design Standards.

For any property located within or partially within the Overlay Zone, a Riverwalk that complies with the Design Standards of this Overlay Zone shall be constructed at the time of any new construction or substantial improvement of a principal structure on the property. This requirement shall apply even in cases where the principal structure itself is not located within the Overlay Zone.

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