



## Legislation Text

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**File #: 081568, Version: 1**

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081568  
SUBSTITUTE 1

ALD. KOVAC, COGGS AND HAMILTON

A substitute ordinance creating the Milwaukee River Greenway Site Plan Review Overlay Zone, generally located North of the former North Avenue Dam to the City Limits at East Silver Spring Drive in the 1st, 3rd and 6th Aldermanic Districts.

This substitute ordinance creates a zoning overlay zone for properties within 50 feet of the Milwaukee River Primary Environmental Corridor. Properties within this zone will comply with additional design standards, as well as tree protection and storm water management regulations, that balance environmental protection and promote high-quality, sustainable development.

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

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

Section 295-1009.0002. The zoning map is amended to establish the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) for the following properties within the City of Milwaukee:

Tax Key Number, Address

2801696000, 1335 East Randolph Court  
2801700000, 1337 East Randolph Court  
2801701000, 1339 East Randolph Court  
2801702000, 1339 East Randolph Court  
2801704000, 1339 East Randolph Court  
2801706000, 1327 East Randolph Court  
2801707000, 1327 East Randolph Court  
2801708000, 1327 East Randolph Court  
2801709000, 1329 East Randolph Court  
2801710000, 1329 East Randolph Court  
2801712000, 1329 East Randolph Court  
2801713000, 1331 East Randolph Court  
2801622000, 3472 North Dousman Street  
2801714000, 1331 East Randolph Court  
2801716000, 1331 East Randolph Court  
2801717000, 1319 East Randolph Court  
2801719000, 1319 East Randolph Court  
2750152000, 1225 East Vienna Avenue  
2750153000, 1225 East Vienna Avenue  
2750154000, 1225 East Vienna Avenue  
2801624000, 3472 North Dousman Street  
2801625000, 3476 North Dousman Street  
2801627000, 3476 North Dousman Street  
2801629000, 3480 North Dousman Street  
2801720000, 1319 East Randolph Court  
2801721000, 1321 East Randolph Court

2801723000, 1321 East Randolph Court  
2801724000, 1321 East Randolph Court  
2801631000, 3480 North Dousman Street  
2801632000, 3480 North Dousman Street  
2801726000, 1323 East Randolph Court  
2801727000, 1323 East Randolph Court  
2801728000, 1323 East Randolph Court  
2801729000, 1311 East Randolph Court  
2801730000, 1311 East Randolph Court  
2801636000, 3456 North Dousman Street  
2801640000, 3460 North Dousman Street  
2801641000, 3464 North Dousman Street  
2801732000, 1311 East Randolph Court  
2801733000, 1313 East Randolph Court  
2801735000, 1313 East Randolph Court  
2801736000, 1313 East Randolph Court  
2801642000, 3464 North Dousman Street  
2801643000, 3464 North Dousman Street  
2801644000, 3464 North Dousman Street  
2801645000, 3436 North Dousman Street  
2801739000, 1315 East Randolph Court  
2801740000, 1315 East Randolph Court  
2801742000, 1231 East Randolph Court  
2801743000, 1231 East Randolph Court  
2801648000, 3436 North Dousman Street  
2801649000, 3446 North Dousman Street  
2801651000, 3446 North Dousman Street  
2801652000, 3446 North Dousman Street  
2801744000, 1231 East Randolph Court  
2801745000, 1235 East Randolph Court  
2801747000, 1235 East Randolph Court  
2801748000, 1235 East Randolph Court  
2801749000, 1239 East Randolph Court  
2801654000, 1212 East Randolph Court  
2801655000, 1212 East Randolph Court  
2801656000, 1212 East Randolph Court  
2801659000, 1234 East Randolph Court  
2801750000, 1239 East Randolph Court  
2801751000, 1239 East Randolph Court  
2801752000, 1239 East Randolph Court  
2801660000, 1234 East Randolph Court  
2801661000, 1300 East Randolph Court  
2801663000, 1300 East Randolph Court  
2801664000, 1300 East Randolph Court  
2801811000, 3277 North Gordon Place  
2801666000, 1308 East Randolph Court  
2801667000, 1308 East Randolph Court  
2801668000, 1308 East Randolph Court  
2801670000, 1328 East Randolph Court  
2801671000, 1328 East Randolph Court  
2801812000, 3279 North Gordon Place  
2801821000, 3234 North Cambridge Avenue  
2801823000, 3234 North Cambridge Avenue  
2801824000, 3234 North Cambridge Avenue  
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2801674000, 1332 East Randolph Court  
2801675000, 1332 East Randolph Court  
2801676000, 1332 East Randolph Court

2801826000, 3234 North Cambridge Avenue  
2801831000, 3268 North Cambridge Avenue  
2801678000, 1336 East Randolph Court  
2801681000, 1342 East Randolph Court  
2801682000, 1342 East Randolph Court  
2801683000, 1342 East Randolph Court  
2801684000, 1342 East Randolph Court  
2801685000, 1344 East Randolph Court  
2801686000, 1344 East Randolph Court  
2801687000, 1344 East Randolph Court  
2801688000, 1344 East Randolph Court  
2801689000, 1346 East Randolph Court  
2801691000, 1346 East Randolph Court  
2801692000, 1346 East Randolph Court  
2801694000, 1335 East Randolph Court  
2801695000, 1335 East Randolph Court  
3151503000, 2904 North Cambridge Avenue  
3151505000, 2904 North Cambridge Avenue  
3151506000, 2904 North Cambridge Avenue  
3151507000, 2904 North Cambridge Avenue  
3151508000, 2904 North Cambridge Avenue  
3151510000, 2905 North Newhall Street  
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3551818000, 2121 North Cambridge Avenue  
3551822000, 2121 North Cambridge Avenue  
3551823000, 2121 North Cambridge Avenue  
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2801734000, 1313 East Randolph Court  
2801646000, 3436 North Dousman Street  
2801650000, 3446 North Dousman Street

2801746000, 1235 East Randolph Court  
2801658000, 1234 East Randolph Court  
2801665000, 1308 East Randolph Court  
2801669000, 1328 East Randolph Court  
2801822000, 3234 North Cambridge Avenue  
2801677000, 1336 East Randolph Court  
2801834000, 3274 North Cambridge Avenue  
2801680000, 1336 East Randolph Court  
2801693000, 1335 East Randolph Court  
2801699000, 1337 East Randolph Court  
2801703000, 1339 East Randolph Court  
2801711000, 1329 East Randolph Court  
2801718000, 1319 East Randolph Court  
2801626000, 3476 North Dousman Street  
2801722000, 1321 East Randolph Court  
2801630000, 3480 North Dousman Street  
2801635000, 3456 North Dousman Street  
3151504000, 2904 North Cambridge Avenue  
3151509000, 2905 North Newhall Street  
3551782000, 2121 North Cambridge Avenue  
3551797000, 2121 North Cambridge Avenue  
3551801000, 2121 North Cambridge Avenue  
3551804000, 2121 North Cambridge Avenue  
3551813000, 2121 North Cambridge Avenue  
3551819000, 2121 North Cambridge Avenue  
3551824000, 2121 North Cambridge Avenue  
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2801731000, 1311 East Randolph Court  
2801737000, 1315 East Randolph Court  
2801741000, 1231 East Randolph Court  
2801653000, 1212 East Randolph Court  
2801672000, 1328 East Randolph Court  
2801690000, 1346 East Randolph Court  
3551808000, 2121 North Cambridge Avenue  
3551812000, 2121 North Cambridge Avenue  
3551816000, 2121 North Cambridge Avenue  
2801705000, 1327 East Randolph Court  
2801621000, 3472 North Dousman Street  
2801628000, 3476 North Dousman Street  
2801639000, 3460 North Dousman Street  
2801647000, 3436 North Dousman Street  
2801738000, 1315 East Randolph Court  
2801657000, 1234 East Randolph Court  
2801662000, 1300 East Randolph Court  
2801833000, 3272 North Cambridge Avenue  
2801679000, 1336 East Randolph Court  
3551791000, 2121 North Cambridge Avenue  
3551796000, 2121 North Cambridge Avenue  
3551820000, 2121 North Cambridge Avenue  
2801698000, 1337 East Randolph Court  
2801715000, 1331 East Randolph Court  
2801725000, 1323 East Randolph Court  
2801637000, 3460 North Dousman Street  
2801825000, 3234 North Cambridge Avenue  
2801832000, 3270 North Cambridge Avenue  
3551799000, 2121 North Cambridge Avenue

3551821000, 2121 North Cambridge Avenue  
2801634000, 3456 North Dousman Street  
2750151000, 1225 East Vienna Avenue  
3151511000, 2905 North Newhall Street  
2040050000, 5190 North Milwaukee River Parkway  
2340061200, 300 West Deluxe Parkway  
2419989120, 4200 North Humboldt Boulevard  
2750121000, 1170 East Singer Circle  
2750009000, 1126 East Vienna Avenue  
2750011000, 1134 East Vienna Avenue  
2750013000, 1206 East Vienna Avenue  
2750016000, 1226 East Vienna Avenue  
2801293100, 3417 North Newhall Street  
2809978000, 3276 North Gordon Place  
2801299100, 1504 East Newport Avenue  
2759999000, 3832 North Humboldt Boulevard  
2801050000, 3118 North Cambridge Avenue  
2801266000, 3330 North Cambridge Avenue  
2801269000, 3340 North Cambridge Avenue  
2801272000, 3354 North Cambridge Avenue  
2801087000, 3278 North Cambridge Avenue  
2801286100, 3443 North Newhall Street  
2809975000, 3246 North Gordon Place  
3150342000, 2924 North Cambridge Avenue  
3150024000, 2946 North Cambridge Avenue  
3150443000, 3006 North Cambridge Avenue  
3150444000, 3010 North Cambridge Avenue  
3151501000, 2914 North Cambridge Avenue  
3150501110, 1321 East Locust Street  
3151110110, 3074 North Gordon Circle  
3159966111, 2828 North Humboldt Boulevard  
3150206110, 1134 East Center Street  
3201609000, 2502 North Gordon Court  
3201613000, 1224 East Clarke Street  
3550139110, 1431 East North Avenue  
3550150000, 2057 North Cambridge Avenue  
3550157120, 1354 East Boylston Street  
1960015110, 5233 North Milwaukee River Parkway  
2801270000, 3344 North Cambridge Avenue  
2801275000, 1501 East Newport Avenue  
2801080000, 3242 North Cambridge Avenue  
2801081000, 3248 North Cambridge Avenue  
2750015000, 1220 East Vienna Avenue  
3150029000, 2972 North Cambridge Avenue  
3151040000, 3040 North Cambridge Avenue  
3150448000, 3032 North Cambridge Avenue  
3550147000, 2075 North Cambridge Avenue  
1960012100, 5259 North Milwaukee River Parkway  
2749999100, 3868 North Humboldt Boulevard  
2809988112, 3310 North Dousman Street  
2801801000, 1229 East Concordia Avenue  
3550151100, 2047 North Cambridge Avenue  
3150801110, 2901 North Cambridge Avenue  
3550148000, 2069 North Cambridge Avenue  
2750010000, 1130 East Vienna Avenue  
2809996100, 1301 East Concordia Avenue  
2759998000, 3700 North Humboldt Boulevard  
2801267000, 3334 North Cambridge Avenue

3201257100, 1311 East Wright Street  
1960016111, 5201 North Milwaukee River Parkway  
2340061100, 300 West Deluxe Parkway  
2419989111, 810 East Capitol Drive  
2801274000, 3364 North Cambridge Avenue  
2801079100, 3238 North Cambridge Avenue  
2801082000, 3254 North Cambridge Avenue  
3150027000, 2960 North Cambridge Avenue  
3151109100, 3066 North Gordon Circle  
3159966110, 2730 North Humboldt Boulevard  
3159993000, 1300 East Park Place  
3209948113, 1436 East North Avenue  
3550144100, 2201 North Cambridge Avenue  
3551605000, 1400 East Boylston Street  
2801053100, 3134 North Cambridge Avenue  
2801290110, 3429 North Newhall Street  
2801273000, 3358 North Cambridge Avenue  
2801077000, 3226 North Cambridge Avenue  
2749992000, 3874 North Humboldt Boulevard  
2801268000, 3336 North Cambridge Avenue  
2801284100, 3449 North Newhall Street  
3150344000, 2936 North Cambridge Avenue  
3151047000, 1503 East Kenwood Boulevard  
3209990000, 2660 North Humboldt Boulevard  
3550158000, 1354 East Boylston Street  
2801609000, 3342 North Gordon Place  
3151045000, 3066 North Cambridge Avenue  
2750014000, 1216 East Vienna Avenue  
1950065000, 1701 West Lawn Avenue  
2809950000, 3145 North Cambridge Avenue  
2801285100, 3447 North Newhall Street  
2809976000, 3254 North Gordon Place  
3151041000, 3046 North Cambridge Avenue  
3151106000, 3055 North Gordon Circle  
3209939120, 1417 East Park Place  
3550140000, 2215 North Cambridge Avenue  
2809960000, 3201 North Cambridge Avenue  
2059981100, 4700 North Green Bay Avenue  
2429998000, 4353 North Richards Street  
2801264000, 3320 North Cambridge Avenue  
2801076000, 3222 North Cambridge Avenue  
2801288100, 3437 North Newhall Street  
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3150026000, 2956 North Cambridge Avenue  
3151042000, 3050 North Cambridge Avenue  
3151046000, 3070 North Cambridge Avenue  
3201259000, 2440 North Gordon Place  
3209989000, 2650 North Humboldt Boulevard  
3550154000, 2027 North Cambridge Avenue  
2801263000, 3318 North Cambridge Avenue  
2801261000, 3310 North Cambridge Avenue  
2809971200, 1301 East Auer Avenue  
3150449000, 3038 North Cambridge Avenue  
3159982100, 1314 East Chambers Street  
1950067100, 5332 North Green Bay Avenue  
2429997000, 4353 North Richards Street  
2750109110, 1200 East Singer Circle  
2801292100, 3421 North Newhall Street

2801610000, 3330 North Gordon Place  
2801049000, 3112 North Cambridge Avenue  
2801277100, 3477 North Newhall Street  
2801278100, 3471 North Newhall Street  
2801281100, 3461 North Newhall Street  
2809971111, 1250 East Burleigh Street  
2801083000, 3260 North Cambridge Avenue  
2801084000, 3262 North Cambridge Avenue  
2809973110, 1230 East Auer Avenue  
3150025000, 2950 North Cambridge Avenue  
3159994000, 1400 East Park Place  
3201262100, 1306 East Meinecke Avenue  
3200401000, 1420 East Bellevue Place  
3200402000, 1410 East Bellevue Place  
3209979000, 2620 North Humboldt Boulevard  
3209999111, 1201 East Center Street  
2801606000, 3360 North Gordon Place  
3150028000, 2966 North Cambridge Avenue  
2801283100, 3453 North Newhall Street  
2050002000, 1603 West Fairmount Avenue  
3159986200, 1350 East Locust Street  
3200242112, 2566 North Bush Lane  
3209995000, 1137 East Center Street  
3150023000, 2940 North Cambridge Avenue  
1950074000, 1639 West Lawn Avenue  
1960011100, 5271 North Milwaukee River Parkway  
2420218100, 435 West Hampton Avenue  
2801073000, 3204 North Cambridge Avenue  
2801282100, 3457 North Newhall Street  
3209986000, 2628 North Humboldt Boulevard  
2801048000, 3108 North Cambridge Avenue  
2809979000, 3229 North Gordon Place  
2750001000, 3834 North Humboldt Boulevard  
1960013100, 5253 North Milwaukee River Parkway  
2809988111, 3300 North Dousman Street  
2801047000, 3104 North Cambridge Avenue  
3150343000, 2928 North Cambridge Avenue  
3151043000, 3056 North Cambridge Avenue  
3550149000, 2063 North Cambridge Avenue  
2750120100, 1174 East Singer Circle  
2801265000, 3324 North Cambridge Avenue  
2801287100, 3439 North Newhall Street  
3150446000, 3022 North Cambridge Avenue  
3151108100, 3060 North Gordon Circle  
2750002000, 3830 North Humboldt Boulevard  
1960014100, 5245 North Milwaukee River Parkway  
2750122100, 1160 East Singer Circle  
2750031000, 1241 East Vienna Avenue  
2801608000, 3348 North Gordon Place  
2801271000, 3348 North Cambridge Avenue  
2809973210, 3224 North Gordon Place  
2809974000, 3240 North Gordon Place  
2801280100, 3463 North Newhall Street  
3201608000, 2508 North Gordon Court  
2059980000, 5100 North Green Bay Avenue  
2750030000, 1237 East Vienna Avenue  
3200302112, 1514 East Thomas Avenue  
2801607000, 3354 North Gordon Place

2809997000, 3370 North Gordon Place  
2801051000, 3124 North Cambridge Avenue  
2801793112, 3278 North Dousman Street  
2801075000, 3216 North Cambridge Avenue  
2801279100, 3467 North Newhall Street  
3150442000, 3002 North Cambridge Avenue  
3150445000, 3018 North Cambridge Avenue  
3150447000, 3028 North Cambridge Avenue  
3151107100, 3051 North Gordon Circle  
3159985000, 1311 East Chambers Street  
3159995000, 1420 East Park Place  
3209939110, 1449 East Park Place  
3209948115, 1436 East North Avenue  
3209958000, 1307 East Meinecke Avenue  
2750012000, 1200 East Vienna Avenue  
2809998000, 3400 North Gordon Place  
3151044000, 3062 North Cambridge Avenue  
2050001100, 4946 North Green Bay Avenue  
2801289100, 3431 North Newhall Street  
2809977000, 3254 North Gordon Place  
2801262000, 3314 North Cambridge Avenue  
3159971100, 2730 North Humboldt Boulevard  
3200241000, 2546 North Gordon Place  
3200403100, 1400 East Bellevue Place  
3551604000, 1410 East Boylston Street  
2420220000, 233 East Hampton Avenue  
2750008000, 1118 East Vienna Avenue  
2801054000, 3138 North Cambridge Avenue  
2801260000, 1502 East Hartford Avenue  
2809969000, 3301 North Cambridge Avenue  
3150030000, 2976 North Cambridge Avenue  
3159996200, 1632 East Riverside Place  
3209944212, 1518 East Bradford Avenue  
3209957000, 1303 East Meinecke Avenue  
3201606000, 2516 North Gordon Court  
2801074000, 3210 North Cambridge Avenue  
3151048000, 1515 East Kenwood Boulevard  
3159997000, 1401 East Locust Street  
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