



## Legislation Text

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**File #: 180946, Version: 1**

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180946

SUBSTITUTE 1

171211, 180945

ALD. PEREZ AND ZIELINSKI

Substitute resolution establishing design standards for the Harbor District Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2) (b) of the Milwaukee Code of Ordinances.

This substitute resolution creates specific standards for the Harbor District Riverwalk Site Plan Review Overlay Zone located along the Kinnickinnic River in the Harbor District.

Whereas, The City of Milwaukee ("City") has placed a great emphasis on the full utilization and appreciation of its rivers, including the Kinnickinnic River ("River"); and

Whereas, The City also prepared numerous plans and studies of the potential of Milwaukee's waterways, including the Riverlink Guidelines and the Harbor District Water and Land Use Plan, which Plan was adopted by Common Council as part of the City of Milwaukee Comprehensive Plan on February 6, 2018 as File No. 171211; and

Whereas, The Harbor District Water and Land Use Plan identified improving the waterfront within the District, including through the development of the Harbor District Riverwalk connected to Milwaukee's larger Riverwalk network, as a catalytic project that will advance the revitalization of the Harbor District; and

Whereas, Environmentally sensitive development of the river's edge for this part of the River will constitute a significant improvement of an underutilized resource within the City; and

Whereas, The growing Riverwalk network in the City has become a tremendous asset and amenity for all citizens of Milwaukee and has contributed to the improvement of Milwaukee's natural resources and built environment; and

Whereas, Through the efforts of the City and Harbor District Inc., a document with Harbor District Riverwalk design standards has been prepared that recognize the unique character of this area; and

Whereas, Section 295-1009(2) (b) of the Milwaukee Code of Ordinances requires the establishment of design standards for a Site Plan Review Overlay Zone; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the design standards identified as Exhibit A, a copy of which is attached to this Common Council File, are established and shall apply to all portions of property located in the Harbor District Riverwalk Site Plan Review Overlay Zone as established by Common Council File No. 180945, 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; and, be it

Further Resolved, That the City Plan Commission is authorized to grant deviations from

these design standards, on a case-by-case basis, when development in strict accordance with the design standards would cause a hardship or practical difficulty and there are unusual circumstances or conditions which apply to a property. Any deviation granted shall be consistent with the intent of the Harbor District Riverwalk design standards and shall not create substantial detriment to adjacent property nor materially impair its development and all deviations shall be brought before the City Plan Commission.

DCD:Samuel.Lleichtling:spl

11/07/18