



Legislation Text

File #: 191898, Version: 0

191898

ORIGINAL

180945, 180946, 181704

ALD. PEREZ

Resolution amending the 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 resolution updates the design 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 the city's rivers, including the Kinnickinnic River ("River"); and

Whereas, The City has 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 ("WaLUP"); and

Whereas, Environmentally sensitive development of the river's edge within the Overlay Zone will provide significant environmental, recreational, and economic benefits to this area of the City; and

Whereas, The City's growing Riverwalk network has become a tremendous asset and amenity for riverfront property owners as well as all citizens and visitors of Milwaukee; and

Whereas, On December 18, 2018, the Common Council of the City of Milwaukee ("Common Council") established an initial set of general design standards for the Harbor District Riverwalk through the adoption of File No. 180946; and

Whereas, The Common Council subsequently adopted File No. 181704 directing the Department of City Development ("DCD") to partner with Harbor District, Inc. ("HDI") to develop detailed Riverwalk design standards and concepts unique to the Harbor District to replace the initial general design standards for the Harbor District Riverwalk Site Plan Review Overlay Zone ("SPROZ"); and

Whereas, DCD has collaborated with HDI to engage a design team to prepare updated Harbor District Riverwalk design standards, a copy of which are attached to this Common Council File as Exhibit A; and

Whereas, The proposed Harbor District Riverwalk design standards were crafted to advance the recommendations of the WaLUP, which is a part of the City of Milwaukee Comprehensive Plan; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the updated Harbor District Riverwalk design standards shall replace those standards approved via File No.

180946 and shall apply to all portions of property located in the Harbor District Riverwalk SPROZ, as established by Common Council File No. 180945, located along the west side of the River extending from the confluence of the Milwaukee and Kinnickinnic Rivers south to Lincoln Avenue and along the eastern side of the River south of the South Channel of the Bay View Grand Trunk Wetland south to Lincoln Avenue; and, be it

Further Resolved, That Milwaukee's 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 such 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 said City Plan Commission.

DCD:Samuel.Leichtling:spl
03/24/20/A