



City of Milwaukee Common Council

Legislative File Number 990968 (version 4)

..Number

990968

..Version

SUBSTITUTE 4

..Reference

961841

..Sponsor

THE CHAIR

..Title

Substitute resolution amending the design guidelines for the Site Plan Review Overlay District as established by Section 295-91.0021 of the Milwaukee Code of Ordinances for the portions of the Riverwalk located within the Historic Third Ward.

..Analysis

This substitute resolution creates new Riverwalk design guidelines for portions of the Riverwalk Site Plan Review Overlay District located in the Historic Third Ward.

..Body

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

Whereas, The City also prepared numerous studies and evaluations of the River's potential including the Milwaukee Riverlink Guidelines and A Planning Guide for the Middle and Upper Portions of the Milwaukee River; 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 system of riverwalks on both sides of the River have become a tremendous asset and amenity for all citizens of Milwaukee; and

Whereas, The Common Council of the City of Milwaukee has previously amended design guidelines to provide more detailed specifications for the downtown portion of the Riverwalk system; and

Whereas, Through the efforts of the Historic Third Ward Association, a document with Riverwalk design guidelines has been prepared that recognize the unique character of this area; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee that the design guidelines identified in Exhibit A, a copy of which is attached to this Common Council File, are established and shall apply to all portions of the Historic Third Ward located within the Riverwalk Site Plan Review Overlay District as established by File No. 961841 located on the east side of the Milwaukee River extending from the north side of East Clybourn Street to the Lakefront and a portion of the west side of the Milwaukee River extending from the north side of West Clybourn Street extending Southerly to the centerline of the Menomonee River; and, be it

Further Resolved, That the City Plan Commission is authorized to grant variances to these design guidelines on a case-by-case basis when development in strict accordance with the design guidelines would cause a hardship or practical difficulty and there are unusual circumstances or conditions which apply to the property. Any variance granted shall be consistent with the intent of the Riverwalk design guidelines and shall not create substantial detriment to adjacent property nor materially impair its development; and, that all variances for the Historic Third Ward Riverwalk project be brought before the City Plan Commission and Common Council; and, be it

Further Resolved, That the design guidelines included in Exhibit A replace the previously approved design guidelines for only that portion of the Site Plan Review Overlay District established by Section 295-91.0021 of the Milwaukee Code of Ordinances located on the east side of the Milwaukee River extending from the north side of East Clybourn Street to the Lakefront and a portion of the west side of the Milwaukee River extending from the north side of West Clybourn Street extending Southerly to the centerline of the Menomonee River.

..Drafter

DCD:JRH:crr

12/12/00