

Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) Checklist

MRGSPROZ website:

<http://city.milwaukee.gov/MilwaukeeRiverGreenwaySitePlanReviewOverlayZone.htm>

(NOTE: Checklist must be completed and submitted with City Plan Commission application for new multi-family, commercial, and industrial development of properties located within the overlay)

1. Submit a current plat of survey (within the past 2 years) that includes the following:
 - Primary Environmental Corridor (PEC) line clearly labeled
 - Contour lines with 1-foot contour interval
 - Top of bluff (TOB) clearly labeled
 - Critical tree root zones clearly labeled
 - Calculation of radii for critical tree root zones (repeat for each existing tree at the PEC line)
 - _____ diameter at breast height x 1.5 = _____ radius
 - Existing development with distance from PEC and TOB
 - Proposed development with distance from PEC and TOB
 - Property lines

2. Site plan that includes the following:
 - PEC line clearly labeled
 - Top of bluff clearly labeled
 - Proposed development location with dimensions
 - Dimension of principal building setback from top of bluff

If principal building setback is closer than 50', the site plan must also indicate:

- Dimension of length of river-side of building
- Square footage of principal building encroaching the 50' setback area
- Total square footage of principal building (gross floor area)
- Calculation demonstrating square footage of encroachment is less than or equal to 50% of total building square footage
 - _____ sf building encroachment / sf total building sf _____ %
 - (must be less than or equal to 50%)
- Clearly labeled pervious surface areas and materials
- Square footage of pervious area greater than or equal to square footage of principal building encroachment
- Calculation demonstrating square footage of pervious area equals or exceeds square footage of building encroachment
 - _____ sf of pervious footage >= _____ sf of building encroachment
- Clearly labeled green roof or low-albedo roof areas and materials

3. Landscape plan that includes the following:

Parking

- Square footage of surface parking
- Square footage of interior parking landscape (if applicable)
- Calculation demonstrating compliance with interior parking landscape percentages

- _____ sf surface parking x _____ (0, 5, 7.5 or 10% from Table 3) = _____ sf
- Landscape plan for surface parking
 - No parking space greater than 50' away from center of a tree
 - Each interior parking island measures at least 160 sf and contains at least one tree, one shrub and ten groundcovers / perennials
 - _____ quantity of interior parking islands
 - _____ quantity of trees for interior parking islands
(must be greater or equal to number of interior parking islands)
 - _____ quantity of shrubs for interior parking islands
(must be greater or equal to number of interior parking islands)
 - _____ quantity of groundcovers/perennials for interior parking islands
(must be greater or equal to 10 times number of interior parking islands)

If principal building is setback closer than 50', the landscape plan must also indicate:

- Square footage of green roof or low-albedo roof
 - Calculation demonstrating green roof or low-albedo roof is at least 90% of square footage of building encroachment
 - _____ sf of green/high-albedo roof / sf of building encroachment = _____ %
(Must be at least 90%)
 - Labeled landscaped planting strip on river-side façade of building
 - Length of landscape strip is at least the length of river-side façade of building
 - Landscape planting plan does not contain any known invasive species
 - Landscape plan must be stamped by a licensed landscape architect
4. Building elevations that include the following:
- Height of existing and proposed buildings
 - Distance of proposed buildings to TOB
 - Building materials and glazing types
(Note: If using Exterior Insulation and Finish Systems (EIFS), simulated stucco, or concrete masonry units, include percentage of coverage on the river-facing façade)
 - Proposed sign locations, types and dimensions