



Legislation Text

File #: 060578, Version: 1

..Number

060578

..Version

Substitute 1

..Reference

..Sponsor

THE CHAIR

..Title

Substitute resolution approving a public-private cost sharing policy for future Riverwalk development within Riverwalk Site Plan Overlay Districts.

..Analysis

This substitute resolution establishes the level of City funding for construction of Riverwalk segments and associated dock wall. This cost-sharing policy shall not affect Riverwalk Development Agreements previously approved by the Common Council nor does it obligate the City of Milwaukee to pay for any portion of future Riverwalk segments.

..Body

Whereas, The City of Milwaukee ("City") has fostered greater utilization and appreciation of the Milwaukee River by partnering with private developers to build a continuous system of Riverwalks on both sides of the River; and

Whereas, In 1994, the City formally adopted the Riverwalk Site Plan Review Overlay District ("SPROD") and the Milwaukee River Design Guidelines ("Design Guidelines") requiring that Riverwalk segments be built on all sites adjacent to the Milwaukee River to create a publicly accessible Riverwalk System with a generally uniform design; and

Whereas, The SPROD and Design Guidelines impose upon private developers certain responsibilities with respect to the construction, maintenance and repair of Riverwalk segments and, in exchange, the City may fund a portion of the Riverwalk construction costs, contingent upon available funds; and

Whereas, In consideration of City funding for a portion of the eligible construction costs of Riverwalk segments, developers are required to convey non-exclusive, permanent, public-access easements upon and across the entire length of the Riverwalk to allow for pedestrian access; and

Whereas, Since 1994, public-private cost sharing has facilitated construction of more than 12,000 linear feet of Riverwalk segments, with an average public contribution of 70 percent of the cost of construction; and

Whereas, To foster a predictable and equitable development process, the City desires to set a formal policy that defines the City's cost sharing formula for all future Riverwalk segments in which City funds are utilized; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that when the City provides funds for a portion of construction of Riverwalk segments on private property, the cost share shall be established at 70 percent of Riverwalk construction costs up to \$2,000 per linear foot and 50 percent of the dock wall costs up to \$800 per linear foot (adjusted annually based on the Consumer Price Index, as reported by the Bureau of Labor Statistics, or a comparable industry index using 2006 as the Base Year), contingent upon available funds; and, be it

Further Resolved, That this cost sharing formula shall be reflected in development agreements in which the City is participating in the funding for Riverwalk segments built on any site within a Riverwalk SPROD, including land adjacent to the Milwaukee, Menomonee and Kinnickinnic Rivers that may in the future fall within the boundaries of such a district; and, be it

Further Resolved, That when this public-private cost sharing formula is invoked, developers must award at least 18 percent of the contract value involved in constructing the Riverwalk segment and associated dock wall to Emerging Business Enterprises as defined in Chapter 360, Milwaukee Code of Ordinances; and, be it

Further Resolved, That the proper City officials are directed to comply with the Riverwalk cost sharing policy as stated herein.

..Drafter

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09/08/06