



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

File created: 11/3/2009 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:** 12/22/2009

Effective date:

Title: A substitute ordinance relating to a change in zoning from a General Planned Development to a Detailed Planned Development, known as Empowerment Village, for affordable housing with supportive services, on land located South of West Lincoln Avenue and East of South 5th Place, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Indexes: HOUSING, PLANNED UNIT DEVELOPMENTS, ZONING, ZONING DISTRICT 14

Attachments: 1. Proposed Zoning Change Map.jpg, 2. Affidavit for Zoning Change.pdf, 3. Exhibit A-Part 1 as of 12-9-09.pdf, 4. Exhibit A-Part 2 as of 12-9-09.pdf, 5. Exhibit A-Part 3 as of 12-9-09.pdf, 6. Rendering 1.pdf, 7. Rendering 2.pdf, 8. Rendering 3.pdf, 9. Petition Page 1.pdf, 10. Petition Page 2.pdf, 11. Oppose-Lincoln Village Business Association.pdf, 12. Cardinal Capital Response Letter.pdf, 13. Cardinal Capital Attachment to Response Letter.pdf, 14. Oppose Addendum-Lincoln Village Business Association.pdf, 15. City Plan Commission Letter.pdf, 16. Hearing Notice List, 17. Notice Published on 1-8-10

Date	Ver.	Action By	Action	Result	Tally
11/3/2009	0	COMMON COUNCIL	ASSIGNED TO		
11/5/2009	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
11/19/2009	1	CITY CLERK	DRAFT SUBMITTED		
11/30/2009	1	CITY CLERK	PUBLISHED		
12/8/2009	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/8/2009	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/9/2009	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/15/2009	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	4:0
12/22/2009	1	COMMON COUNCIL	PASSED	Pass	14:0
1/5/2010	1	MAYOR	SIGNED		
1/8/2010	1	CITY CLERK	PUBLISHED		

090877
SUBSTITUTE 1

THE CHAIR
A substitute ordinance relating to a change in zoning from a General Planned Development to a Detailed Planned Development, known as Empowerment Village, for affordable housing with supportive services, on land located South of West Lincoln Avenue and East of South 5th Place, in the 14th Aldermanic District.

This zoning change was requested by Cardinal Capital Management, Inc. and will allow for the construction of a four-story structure for 30 one-bedroom residential units as a low income housing tax credit development with supportive services. The first floor will contain offices, residential units and related common areas and the upper three floors will contain residential units.

The Mayor and Common Council of the City of Milwaukee ("Common Council"), do ordain as follows:

Part 1. There is added to the Milwaukee Code of Ordinances ("Code") a new section to read as follows:

Section 295-907(2)(c).0150.

(1) In accordance with the provisions of Section 295-907 of the Code relating to the establishment of planned development districts, the Common Council approves the subject Detailed Planned Development, a copy of which is attached to this Common Council File as Exhibit A which is on file in the office of the City Clerk and made a part as though fully set forth herein.

(2) The zoning map is amended to change the zoning for the area described and bounded by Lots 4 and 5 in Block 3 in T. Kuczynsky's Subdivision No. 2 being a subdivision of a part of Block 3 in Dr. E. Chase's Subdivision of part of the Northeast 1/4 of Section 8, in Township 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin, from General Planned Development (GPD) to Detailed Planned Development (DPD).

(3) The requirements set forth in said detailed plan attached to this Common Council File as Exhibit A, constitute the zoning regulations for the area contained in such planned development district described, provided further, that the effect of the approval of such detailed plan is that such plan shall limit and control construction, location, use and operation of all land and structures included within the detailed plan to all conditions and limitations set forth in such detailed plan.

Part 2. Any persons, firm, company or corporation owning, controlling or managing any building or premises wherein or whereon there shall be placed or there exists anything in violation of the terms of this ordinance; or who shall build contrary to the plans or specifications submitted to and approved by the Commissioner of the Department of City Development, or any person, firm, company or corporation who shall omit, neglect or refuse to do any act required in this ordinance shall be subject to the penalties provided in Section 200-19 of the Code.

Part 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions. The Common Council declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase or portion irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases or other portions be declared void or invalid.

DCD:AJF:ajf

11/18/09