



Legislation Details (With Text)

**File #:** 050579      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 9/7/2005      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE  
**On agenda:**      **Final action:** 10/18/2005  
**Effective date:**

**Title:** Substitute ordinance relating to the change in zoning from Institutional (TL) to a General Planned Development (GPD) known as the Milwaukee County Zoo Bliffert Site, on land located on the East Side of North Mayfair Road and South of West Bluemound Road, in the 10th Aldermanic District.

**Sponsors:** ALD. MURPHY

**Indexes:** PLANNED DEVELOPMENT DISTRICTS, ZONING, ZONING DISTRICT 10

**Attachments:** 1. CPC letter, 2. Exhibit A, 3. Additional Sign Standards as of 10-13-05, 4. ZND Notice Published on 9-26-05 and 10-03-05.PDF, 5. Notice Published 11-03-05.PDF

| Date       | Ver. | Action By                                     | Action                  | Result | Tally |
|------------|------|---|-------------------------|--------|-------|
| 9/7/2005   | 0    | COMMON COUNCIL                                | ASSIGNED TO             |        |       |
| 9/12/2005  | 0    | CITY CLERK                                    | REFERRED TO             |        |       |
| 9/20/2005  | 1    | CITY CLERK                                    | DRAFT SUBMITTED         |        |       |
| 9/26/2005  | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT    |        |       |
| 9/26/2005  | 1    | CITY CLERK                                    | PUBLISHED               |        |       |
| 10/5/2005  | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT    |        |       |
| 10/5/2005  | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT    |        |       |
| 10/11/2005 | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | RECOMMENDED FOR PASSAGE | Pass   | 4:0   |
| 10/18/2005 | 1    | COMMON COUNCIL                                | PASSED                  | Pass   | 15:0  |
| 10/26/2005 | 1    | MAYOR   | SIGNED                  |        |       |
| 11/3/2005  | 1    | CITY CLERK                                    | PUBLISHED               |        |       |

050579  
SUBSTITUTE 1

ALD. MURPHY

Substitute ordinance relating to the change in zoning from Institutional (TL) to a General Planned Development (GPD) known as the Milwaukee County Zoo Bliffert Site, on land located on the East Side of North Mayfair Road and South of West Bluemound Road, in the 10th Aldermanic District.

This substitute ordinance will allow for a hotel and restaurant complex with 200 to 300 rooms with full service amenities such as a restaurant, conference rooms and a water park feature at the Milwaukee County Zoo grounds.

The Mayor and Common Council of the City of Milwaukee, 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) (a).0021.

(1) In accordance with the provisions of Section 295-907(2) of the Code relating to the procedures and establishment of planned development districts, the Common Council approves the subject General 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 bounded and described by that Part of the Southwest 1/4 of Section 29, Town 7 North, Range 21 East, City of Milwaukee, Milwaukee County, Wisconsin, described as follows:

Commencing at the Southwest 1/4 of said Section 29, thence North 88 deg. 28 min. 14 sec. East along the south line of said 1/4 Section, 339.54 feet to the east right-of-way line of the Chicago & Northwestern Transportation Company Railroad; thence North 17 deg. 29 min. 23 sec. West along the east right-of-way line of said Railroad, 49.90 feet to a found pipe and the point of beginning of the following described parcel; thence North 17 deg. 40 min. 34 sec. West along the east right-of-way line of said Railroad, 377.60 feet to a found iron pipe; thence continuing along said east right-of-way line, North 10 deg. 55 min. 02 sec. West 812.59 feet to a found pipe on the east right-of-way line of North Mayfair Road; thence North 14 deg. 55 min. 36 sec. East along the east right-of-way of said road, 129.11 feet; thence North 02 deg. 02 min. 15 sec. West along said right-of-way line, 49.70 feet; thence Northeasterly along the arc of a curve to the right, 38.89 feet, whose radius is 28 feet and whose long chord bears North 54 deg. 55 min. 03 sec. East 35.84 feet to a found iron pipe on the south right-of-way line of West Bluemound Road; thence South 85 deg. 21 min. 49 sec. East along the south right-of-way line of said road, 204.69 feet to a found pipe; thence South 87 deg. 37 min. 53 sec. East along said right-of-way line 78.75 feet to a found iron pipe; thence South 03 deg. 35 min. 18 sec. West, 381.54 feet to a found iron pipe that is 275 feet East as measured at right angles from the Chicago & Northwestern Transportation Company Railroad east right-of-way line; thence South 10 deg. 55 min. 02 sec. East parallel with the east right-of-way line of said Railroad, 759.96 feet; thence South 43 deg. 48 min. 19 sec. West, 282.63 feet to the point of beginning.

(3) The requirements set forth in said general 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 general plan is that such plan shall limit and control construction, location, use and operation of all land and structures included within the general plan to all conditions and limitations set forth in such general 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. In accordance with the provisions of Section 295-907(2) of the Code, the City Clerk shall transmit a certified copy of the action taken by the Common Council to the Department of City Development.

Part 4. 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:JRH:vlk

09/19/05