



## Legislation Details (With Text)

**File #:** 061141 **Version:** 1

**Type:** Ordinance **Status:** Passed

**File created:** 12/12/2006 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**On agenda:** **Final action:** 2/27/2007

**Effective date:**

**Title:** Substitute ordinance relating to the change in zoning from Industrial Heavy to General Planned Development, on land located on the South Side of West Mount Vernon Avenue and West of North 16th Street, in the 8th Aldermanic District.

**Sponsors:** ALD. DONOVAN

**Indexes:** ZONING, ZONING DISTRICT 08

**Attachments:** 1. City Plan Commission Letter, 2. City Plan Commission Hearing Notice, 3. Exhibit A.pdf, 4. Exhibit A Revised as of 2-5-07.pdf, 5. Exhibit A Revised as of 2-16-07.pdf, 6. Exhibit A Revised as of 2-20-07.pdf, 7. Proposed Zoning Change Map.jpg, 8. Site Photos.pdf, 9. Menomonee Valley Partners Letter of Support.pdf, 10. Notice published on 2-6-07 and 2-13-07.PDF, 11. Notice Published on 3-15-07.PDF

Date	Ver.	Action By	Action	Result	Tally
12/12/2006	0	COMMON COUNCIL	ASSIGNED TO		
12/13/2006	0	CITY CLERK	REFERRED TO		
1/30/2007	1	CITY CLERK	DRAFT SUBMITTED		
2/6/2007	1	CITY CLERK	PUBLISHED		
2/9/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/9/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/9/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
2/21/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	5:0
2/27/2007	1	COMMON COUNCIL	PASSED	Pass	15:0
3/8/2007	1	MAYOR	SIGNED		
3/15/2007	1	CITY CLERK	PUBLISHED		

061141  
SUBSTITUTE 1

ALD. DONOVAN

Substitute ordinance relating to the change in zoning from Industrial Heavy to General Planned Development, on land located on the South Side of West Mount Vernon Avenue and West of North 16th Street, in the 8th Aldermanic District.

This substitute ordinance allows for the development of office, retail, industrial and manufacturing uses.

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) (a).0032.

(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 described and bounded by the zoning line within that part of the Southwest 1/4 of Section 30, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast Corner of said 1/4 Section 30; thence North along the east line of said 1/4 Section, 573.00 feet to a point; thence South 89 deg. 52 min. 00 sec. West 288.27 feet to the place of the beginning of the land to be described; thence continuing South 89 deg. 52 min. 00 sec. West 874.04 feet to a point; thence South 83 deg. 15 min. 17 sec. West 643.35 feet to a point; thence Northwesterly 37.30 feet along the arc of a curve whose center lies to the East, with a radius of 825.83 feet and a chord of 37.30 feet bearing North 12 deg. 32 min. 34 sec. West to a point; thence North 45 deg. 47 min. 24 sec. East 53.62 feet to a point; thence North 07 deg. 38 min. 34 sec. West 40.00 feet to a point; thence North 50 deg. 40 min. 03 sec. West 56.72 feet to a point; thence North 05 deg. 08 min. 18 sec. West 56.59 feet to a point; thence North 00 deg. 34 min. 20 sec. East 82.47 feet to the South Right-of-Way of the Chicago Milwaukee St. Paul and Pacific Railroad Co.; thence Northeasterly 685.32 feet along the arc of a curve whose center lies to the East, with a radius of 2831.825 feet and a chord of 683.65 feet, bearing North 78 deg. 36 min. 31 sec. East to a point; thence South 26.99 feet to a point; thence North 86 deg. 11 min. 17 sec. East 210.58 feet to a point; thence South 89 deg. 52 min. 29 sec. East 656.73 feet to a point; thence South 326.96 feet to the place of beginning, from Industrial Heavy (IH) to General Planned Development (GPD).

(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. 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  
01/30/07