



Legislation Details (With Text)

**File #:** 220490      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/28/2022      **In control:** COMMON COUNCIL  
**On agenda:**      **Final action:** 11/1/2022  
**Effective date:**

**Title:** A substitute ordinance relating to the change in zoning from General Planned Development, GPD, to a Detailed Planned Development, DPD, known as Block 3-Arena Master Plan, Phase 1 for development of a music venue and associated elements on a portion of 1001 North Vel R. Phillips Avenue, on the west side of North Vel R. Phillips Avenue, north of West State Street, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

**Indexes:** PLANNED DEVELOPMENT DISTRICTS, ZONING DISTRICT 04

**Attachments:** 1. DCD PowerPoint, 2. FPC Presentation ZND 10.25.22, 3. City Attorney Memo 10.24.22, 4. Davis & Kuelthau Response 10.24.22, 5. Wirth Memo Request to Send Back to CPC, 6. Exhibit A as of 10.18.22, 7. Exhibit A Continued 1 as of 10.18.22, 8. Exhibit A Continued 2 as of 10.18.22, 9. Exhibit A as of 09.14.22, 10. Exhibit A Continued 1 as of 09.14.22, 11. Exhibit A Continued 2 as of 09.14.22, 12. Map, 13. Affidavit for Zoning Change, 14. DPW Comments, 15. City Plan Commission Letter, 16. Cover Letter and Preliminary Safety Analysis, 17. Traffic Study, 18. CPC Staff Report, 19. CPC Public Hearing Notice, 20. Amrozewicz Oppose, 21. Armstrong Oppose, 22. Beavers Oppose, 23. Belomoina Oppose, 24. Boeder Oppose, 25. Brauer Support, 26. Building Advantage Support, 27. Bukiewicz Support, 28. Camp Bar Support, 29. Campbell Support, 30. CARW Support, 31. Cherry Support, 32. Cream City Concepts Support, 33. Crusey Oppose, 34. T. Dahlstrom Oppose, 35. W. Dahlstrom Oppose, 36. Damiani Support, 37. David Support, 38. Fendt Support, 39. Findley Hold Request, 40. Garski Support, 41. GoodCity Brewing Support, 42. Halbrooks Submission to CPC 1 - Store Slide, 43. Halbrooks Submission to CPC 2 - Venue Slide, 44. Hefler Support, 45. Henderson Oppose, 46. HNTB Support, 47. Holland Support, 48. Hughes Oppose, 49. Hughes Oppose 2 with Attachments, 50. Jacobs Support, 51. Julius Support, 52. Kaczmarek Oppose, 53. Knudson Oppose, 54. Kujawa Oppose, 55. Luevano Support, 56. Macco Oppose, 57. Madison Fire Dept Support, 58. Madison Police Dept Support, 59. Mayrhofer Support, 60. Milwaukee Turners Oppose, 61. Milwaukee Turners Request to Hold, 62. MMAC Support, 63. Moody Support, 64. Paniagua Oppose, 65. Pattee Group Support, 66. Paupore Oppose.pdf, 67. Perkins Support, 68. Peterman Exhibits for ZND 10.25.22, 69. Peterman Submission to CPC, 70. Peterson Submission to CPC 1 - Video, 71. Peterson Submission to CPC 2, 72. Pinter Support, 73. Radke Oppose, 74. Ramirez Support, 75. Reamer Oppose, 76. Reilly Support, 77. Riewer Oppose, 78. Rodgers Oppose, 79. Roebke Oppose, 80. Save MKE's Music Scene Public Opposition Cover Letter, 81. Save MKE's Music Scene Petition to Oppose, 82. Schaefer Support, 83. Schmid Oppose, 84. Schmidt Oppose, 85. Seeds of Health Oppose, 86. Settle Down Tavern Support, 87. Sherman Support, 88. Smurawa Oppose 1, 89. Smurawa Oppose 2, 90. Strupp Oppose, 91. Strusz Oppose, 92. Sydra Support, 93. The Tinsmith Support, 94. Thompson Support, 95. Tinder Support, 96. Tullis Oppose, 97. Vintage Brewing Support, 98. Wahlen Support, 99. Wallace Oppose, 100. Walton Support, 101. Warsh Support, 102. Weatherly Support, 103. Wirth Memo 10.12.22, 104. Wirth Submission to CPC, 105. WRA Support, 106. Hearing Notice List, 107. Notice published 10/10 and 10/17/2022, 108. Opposition Emails via OneClickPolitics, 109. proof of publication

Date	Ver.	Action By	Action	Result	Tally
7/28/2022	0	COMMON COUNCIL	ASSIGNED TO		
8/2/2022	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		

9/26/2022	0	CITY PLAN COMMISSION	APPROVED CONDITIONALLY	Pass	3:2
9/26/2022	0	CITY PLAN COMMISSION	REFERRED TO	Pass	3:2
9/30/2022	1	CITY CLERK	DRAFT SUBMITTED		
10/10/2022	1	CITY CLERK	PUBLISHED		
10/18/2022	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/18/2022	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/25/2022	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	5:0
11/1/2022	1	COMMON COUNCIL	PASSED	Pass	10:0
11/7/2022	1	MAYOR	SIGNED		
11/18/2022	1	CITY CLERK	PUBLISHED		

220490  
SUBSTITUTE 1  
150726, 220489  
ALD. BAUMAN

A substitute ordinance relating to the change in zoning from General Planned Development, GPD, to a Detailed Planned Development, DPD, known as Block 3-Arena Master Plan, Phase 1 for development of a music venue and associated elements on a portion of 1001 North Vel R. Phillips Avenue, on the west side of North Vel R. Phillips Avenue, north of West State Street, in the 4th Aldermanic District.

This zoning change was requested by Marquee Ventures MKE, LLC and will allow the development of a music venue and associated elements on a portion of the subject site. 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 ("MCO") a new section to read as follows:

(1) In accordance with the provisions of Section 295-907 of the MCO relating to the establishment of planned development districts, the Common Council approves the subject Detailed Planned Development, which is restricted to the time limit of 5 years from the effective date of this ordinance unless the criteria per s.295-907-2-c-11 are met as referenced in Exhibit A, a copy of which is attached to this Common Council File 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 a portion of the property located at 1001 North Vel R. Phillips Avenue, Tax Key No. 392-2371-110 (Lot 1, Outlot 1 and Outlot 2 of CSM DCD #3354) from General Planned Development to Detailed Planned Development.

(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 MCO.

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:Samuel.Lleichtling:kdc

09/30/22