



Legislation Details (With Text)

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File created: 9/6/2006 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

On agenda: **Final action:** 2/26/2008

Effective date:

Title: Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development, on land located on the North Side of East Webster Place and East of North Stowell Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Indexes: PLANNED UNIT DEVELOPMENTS, ZONING, ZONING DISTRICT 03

Attachments: 1. City Plan Commission Hearing Notice, 2. Exhibit A, 3. Elevations and Drawings, 4. Aerial Photo, 5. DCD Analysis of Project, 6. Notice Published on 12-21-06 and 12-28-06.PDF, 7. Notice Published on 1-12-07 and 1-19-07.PDF, 8. Support Letter from Judith Steininger.pdf, 9. Support Letter from Peggy Morsch, 10. Support Letter from Richard Aster, 11. Support Letter from Mathieu Reichardt, 12. Support Letter from John Koethe.pdf, 13. Support Letter from David Schmidt.pdf, 14. Support Letter from Tom Lacy.pdf, 15. Support Letter from Greg Fait.pdf, 16. Support Letter from Jane Lacy.pdf, 17. Support Letter from Laura Richard.pdf, 18. Support Letter from Mary Louise Mussoline and Jim Cope.pdf, 19. Objection Letter from Committee for Balanced Development, 20. Objection Letter from Michael Fleet, Pam Frautschi and Ed Olson, 21. Summary of Objection Letter from Michael Fleet, Pam Frautschi and Ed Olson, 22. Objection Letter No. 2 from Fleet Frautschi Olson.pdf, 23. Objection Letter from Miceli Family, 24. Objection Letter from Jean Fleet, 25. Objection Letter from John H. Pflaum, 26. Objection Letter Roxanne Kupfer, 27. Objection Letter from Schoenbeck and Zimmer, 28. Objection Letter from Dawn McCarthy and Jeff Loss, 29. Objection E-Mail from Dawn McCarthy, 30. Objection Letter from William Hanrahan, 31. Objection Letter from Dale Borneman.pdf, 32. Objection Letter from Cambridge Woods Neighborhood Association.pdf, 33. Objection Letter from Cristina Miller.pdf, 34. Objection Letter from Jennifer Smith.pdf, 35. Objection Letter from Karen Hagen.pdf, 36. Objection Letter from Nancy Lee Davis.pdf, 37. 2nd Objection Letter from Nancy Davis.pdf, 38. Objection Letter from Belleview Barber Shop.pdf, 39. Objection Letter from DeRosa Corporation.pdf, 40. Objection Letter from Downer True Value Hardware.pdf, 41. Objection Letter from Pamela Dorris.pdf, 42. Objection Letter from Tony Sendik's Market Inc.pdf, 43. Objection Letter from Ann Baer.pdf, 44. Objection Letter from Barbara Collignon.pdf, 45. Objection Letter from Bell White.pdf, 46. Objection Letter from Deborah Fears.pdf, 47. Objection Letter from Denise Schmitt.pdf, 48. Objection Letter from Donna Burdge.pdf, 49. Objection Letter from Ellen Bonlender.pdf, 50. Objection Letter from Janet Carr.pdf, 51. Objection Letter from Jennifer Neibor.pdf, 52. Objection Letter from Jennifer White.pdf, 53. Objection Letter from Mary and Francis Wasielewski.pdf, 54. Objection Letter from Michael Flanagan.pdf, 55. Objection Letter from Naomi Cobb.pdf, 56. Objection Letter from Patricia Oblatz.pdf, 57. Objection Letter from Peter Kovac.pdf, 58. 2nd Objection Letter from Thea and Peter Kovac.pdf, 59. 3rd Objection Letter from Peter Kovac.pdf, 60. 4th Objection Letter from Kovac.pdf, 61. Objection Letter from Scott Koehler.pdf, 62. Objection Letter from Donna Neal.pdf, 63. Objection Letter from Gail Fitch.pdf, 64. Objection Letter from Jane Stroebel.pdf, 65. Objection Letter from Sue Haislmaier.pdf, 66. Objection Letter from Francis Ford.pdf, 67. Objection Letter from Michael Fleet.pdf, 68. Objection Letter from Janet Toter.pdf, 69. Objection Letter from Kathleen and Michael Chaney.pdf, 70. Objection Letter from Mary Harrison.pdf, 71. Objection Letter from Stephen and Barbara Usinger Becker.pdf, 72. Objection Letter from Troy Freund.pdf, 73. Objection Letter from Stephanie Bartz.pdf, 74. Objection Letter from John George, 75. Objection Letter Gail Fitch.pdf, 76. Objection Letter from Sara Todd.pdf

Date	Ver.	Action By	Action	Result	Tally
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9/6/2006	0	COMMON COUNCIL	ASSIGNED TO		
9/7/2006	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
12/15/2006	1	CITY CLERK	DRAFT SUBMITTED		
12/20/2006	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
12/21/2006	1	CITY CLERK	PUBLISHED		
12/26/2006	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/4/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/4/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/4/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/4/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
1/9/2007	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	NOT ACTED ON		
1/12/2007	1	CITY CLERK	PUBLISHED		
2/18/2008	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PLACING ON FILE	Pass	5:0
2/26/2008	1	COMMON COUNCIL	PLACED ON FILE	Pass	14:0

060575
SUBSTITUTE 1

THE CHAIR

Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development, on land located on the North Side of East Webster Place and East of North Stowell Avenue, in the 3rd Aldermanic District.

This substitute ordinance allows for the development of an 11-story, 84-unit condominium building.

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)(b).0103.

(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 the centerline of East Webster Place, the centerline of North Stowell Avenue, a line 162.70 feet North and parallel to the north line of East Webster Place, and a line 130 feet East and parallel to the east line of North Stowell Avenue, 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. In accordance with the provisions of Section 295-907 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:AJF:ajf
12/14/06