



Legislation Details (With Text)

**File #:** 230879      **Version:** 1  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/10/2023      **In control:** COMMON COUNCIL  
**On agenda:**      **Final action:** 7/30/2024

**Effective date:**

**Title:** A substitute ordinance relating to the Fourth Amendment to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) to allow a Phase 3 mixed-use residential development to occur on Lot 4 of Freshwater Plaza, located at 200 East Greenfield Avenue, on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** ALD. PEREZ

**Indexes:** PLANNED DEVELOPMENT DISTRICTS

**Attachments:** 1. Exhibit A, 2. Exhibit A Continued - updated 07.11.24, 3. Exhibit A Continued, 4. Attachment 1 - WE Energies - Plat 682, 5. Affidavit for Zoning Change, 6. Map, 7. DPW Comments, 8. City Plan Commission Letter, 9. CPC Staff Report, 10. CPC Public Hearing Notice, 11. ZND Presentation, 12. Hearing Notice List, 13. Notice published 7/8 and 7/15/2024, 14. Notice published 8/16/2024

Date	Ver.	Action By	Action	Result	Tally
10/10/2023	0	COMMON COUNCIL	ASSIGNED TO		
10/16/2023	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
6/17/2024	0	CITY PLAN COMMISSION	APPROVED CONDITIONALLY	Pass	5:0
6/17/2024	0	CITY PLAN COMMISSION	REFERRED TO	Pass	5:0
6/28/2024	1	CITY CLERK	DRAFT SUBMITTED		
7/8/2024	1	CITY CLERK	PUBLISHED		
7/16/2024	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/16/2024	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/23/2024	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	4:0
7/30/2024	1	COMMON COUNCIL	PASSED	Pass	15:0
7/31/2024	1	MAYOR	SIGNED		
8/16/2024	1	CITY CLERK	PUBLISHED		

230879  
SUBSTITUTE 1  
141111, 141113, 150462, 161713, 170499, 171270, 180044, 180435, 220987, 240162  
ALD. PEREZ

A substitute ordinance relating to the Fourth Amendment to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) to allow a Phase 3 mixed-use residential development to occur on Lot 4 of Freshwater Plaza, located at 200 East Greenfield Avenue, on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

This amendment was requested by Rule Enterprises, LLC and will allow a mixed-use multi-family residential building to be developed on 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 ("Code") a new section to read as follows:

(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 amended 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 the property located at: 200 East Greenfield Avenue, Tax Key No. 431-1304-000 (subject parcel) for the 4th Amendment to the Detailed Planned Development ("DPD"). 1320 South 1st Street, Tax Key No. 431-1303-000; 1288 South 1st Street, Tax Key No. 431-1332-000; 1212 South 1st Street, Tax Key No. 431-1331-000; and 135 East Scott Street, Tax Key No. 431-1301-000 are also located within the DPD boundary but are not impacted by this subject amendment.

(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:Samuel.Leichtling:kdc  
06/28/24