



Legislation Text

File #: 981435, Version: 1

981435
SUBSTITUTE 1

THE CHAIR

Substitute ordinance relating to the change in zoning from Single-Family Residence (R/F-3/40) and Site Plan Review Overlay District (SPROD) to Detailed Planned Development (DPD) known as Paragon at Granville Estates, on land located on the Southwest corner of West Bradley Road and North Granville Road, in the 15th Aldermanic District.

- Analysis -

This substitute ordinance will change the zoning of this site to allow for an elderly community living center. 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 295-810(2)(b).0117.

(1) In accordance with the provisions of Section 295-810(1) 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 commencing at the Northwest corner of the Northeast 1/4 of said Section; thence North 87 deg. 08 min. 36 sec. East along the centerline of West Bradley Road and the north line of the Northeast 1/4 of said Section 648.17 feet to a point in the centerline of North Granville Road; thence Southeasterly along the centerline of North Granville Road 473.51 feet on the arc of a curve whose center lies to the West and whose radius is 5729.60 feet to a point of compound curve; thence Southwesterly along the centerline of said road 811.19 feet on the arc of a curve whose center lies to the West whose radius is 750.00 feet and whose chord bears South 13 deg. 29 min. 39 sec. West 772.22 feet to a point; thence South 44 deg. 28 min. 45 sec. West along the centerline of said road 141.36 feet to a point; thence North 45 deg. 31 min. 15 sec. West 234.67 feet to a point; thence North 00 deg. 10 min. 56 sec. East 222.91 feet to a point; thence North 89 deg. 49 min. 04 sec. West 359.42 feet to a point on the west line of said 1/4 Section; thence North 00 deg. 10 min. 57 sec. West along the west line of said 1/4 Section 876.22 feet to the point of commencement.

(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 accord with the provisions of Section 295-815 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:vlo
02/23/99