



## Legislation Details (With Text)

**File #:** 140451 **Version:** 1

**Type:** Resolution **Status:** Passed

**File created:** 6/24/2014 **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**On agenda:** **Final action:** 7/22/2014

**Effective date:**

**Title:** Substitute resolution relating to a minor modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase 1, on land located at 2574-2590 North Downer Avenue, on the east side of North Downer Avenue, south of East Bellevue Place, in the 3rd Aldermanic District.

**Sponsors:** ALD. KOVAC

**Indexes:** PLANNED DEVELOPMENT DISTRICTS, ZONING DISTRICT 03

**Attachments:** 1. Exhibit A as of 6-23-14, 2. Affidavit for Zoning Change, 3. PowerPoint Presentation, 4. City Plan Commission Letter, 5. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
6/24/2014	0	COMMON COUNCIL	ASSIGNED TO		
6/30/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
7/9/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/9/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/9/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/9/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/9/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/11/2014	1	CITY CLERK	DRAFT SUBMITTED		
7/14/2014	0	CITY PLAN COMMISSION	RECOMMENDED FOR ADOPTION AND ASSIGNED	Pass	6:0
7/15/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	4:0
7/22/2014	1	COMMON COUNCIL	ADOPTED	Pass	14:0
7/31/2014	1	MAYOR	SIGNED		

140451

SUBSTITUTE 1

070034, 080929

ALD. KOVAC

Substitute resolution relating to a minor modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase 1, on land located at 2574-2590 North Downer Avenue, on the east side of North Downer Avenue, south of East Bellevue Place, in the 3rd Aldermanic District.

This minor modification was requested by DAPL, LLC and will clarify the list of permitted commercial uses and allowable signage for the existing building.

Whereas, Section 295-907-2(i) of the Milwaukee Code of Ordinances permits minor

modifications to planned developments after approval of the Common Council; and

Whereas, The detailed plan for a planned development ("DPD") known as Downer Avenue Redevelopment, Phase 1, located on the east side of North Downer Avenue, south of East Bellevue Place, was approved by the Common Council of the City of Milwaukee on May 30 2007, under File No. 070034; and

Whereas, The minor modification to clarify the permitted uses and signage for the existing building are consistent with the spirit and intent of the approved plan and will not adversely affect the surrounding 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; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the minor modification:

1. Is consistent with the spirit and intent of the previously approved DPD.
2. Will not change the general character of the DPD.
3. Will not cause a substantial relocation of principal or accessory structures.
4. Will not cause a substantial relocation or reduction of parking, loading or recreation areas.
5. Will not cause a substantial relocation of traffic facilities.
6. Will not increase the land coverage of buildings and parking areas.
7. Will not increase the gross floor area of buildings or the number of dwelling units.
8. Will not reduce the amount of approved open space, landscaping or screening; and, be it

Further Resolved, That the minor modification is approved in accordance with the Milwaukee Code of Ordinances, Section 295-907-2(i).

DCD:Vanessa.Koster:kdc

07/10/14