



## Legislation Details (With Text)

**File #:** 141437 **Version:** 1  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/16/2014 **In control:** COMMON COUNCIL  
**On agenda:** **Final action:** 6/2/2015  
**Effective date:**

**Title:** A substitute ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development for multi-family development at the former Gallun Tannery site, 1775-1881 North Water Street, located on the west side of North Water Street, north of East Pearson Street extended, in the 3rd Aldermanic District.

**Sponsors:** ALD. KOVAC

**Indexes:** ZONING DISTRICT 03

**Attachments:** 1. City Plan Commission Letter, 2. Narrative as of 04-24-15, 3. Exterior Elevations as of 05-20-15, 4. Updated First Floor Plans as of 5-26-15, 5. Floor Plans for Building 1 as of 05-20-15, 6. Civil Drawings as of 05-20-15, 7. Landscape Plan as of 05-20-15, 8. Riverwalk Details as of 05-20-15, 9. Riverwalk Holton St Access as of 05-20-15, 10. Building Details as of 05-20-15, 11. Materials, 12. Zoning Change Boundary Map, 13. Affidavit for Zoning Change, 14. Traffic Impact Analysis, 15. Atlantic Realty Partners Presentation, 16. John Tranetzki OPPOSE, 17. Hearing Notice List, 18. Notice Published on 5-13-15 and 5-20-15, 19. Notice Published on 6-18-15

Date	Ver.	Action By	Action	Result	Tally
12/16/2014	0	COMMON COUNCIL	ASSIGNED TO		
12/18/2014	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
4/2/2015	1	CITY CLERK	DRAFT SUBMITTED		
5/4/2015	1	CITY PLAN COMMISSION	RECOMMENDED FOR PASSAGE AND ASSIGNED	Pass	7:0
5/13/2015	1	CITY CLERK	PUBLISHED		
5/20/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/20/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/20/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/20/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
5/28/2015	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	5:0
6/2/2015	1	COMMON COUNCIL	PASSED	Pass	12:0
6/11/2015	1	MAYOR	SIGNED		
6/18/2015	1	CITY CLERK	PUBLISHED		

141437  
SUBSTITUTE 1

ALD. KOVAC

A substitute ordinance relating to the change in zoning from Industrial-Light to a

Detailed Planned Development for multi-family development at the former Gallun Tannery site, 1775-1881 North Water Street, located on the west side of North Water Street, north of East Pearson Street extended, in the 3rd Aldermanic District.

This zoning change was requested by Water Street Realty Partners LLC, and it will permit development of four multi-family buildings.

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)(c).0211.

(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 property located at 1775-1881 North Water Street, Tax Key No. 354-0914-100, from Industrial-Light (IL2) 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. 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:Vanessa.Koster:kdc

04/02/15