



## Legislation Details (With Text)

**File #:** 161714 **Version:** 1  
**Type:** Ordinance **Status:** Passed  
**File created:** 3/28/2017 **In control:** COMMON COUNCIL  
**On agenda:** **Final action:** 11/28/2017  
**Effective date:**

**Title:** A substitute ordinance relating to the change in zoning from Local Business, LB2, to a Detailed Planned Development for a mixed-use development at 2900 and 2914 North Oakland Avenue, located on the northeast corner of North Oakland Avenue and East Locust Street, in the 3rd Aldermanic District.

**Sponsors:** ALD. KOVAC

**Indexes:** ZONING DISTRICT 03

**Attachments:** 1. Exhibit A, 2. Exhibit A Continued, 3. Civil and Landscape Plans, 4. Affidavit for Zoning Change, 5. Zoning Change Boundary Map, 6. DPW Comments, 7. DCD PowerPoint, 8. Developer PowerPoint, 9. Hearing Notice List, 10. Hatala Oppose Letter, 11. Mehail Oppose Letter, 12. Mehail Enclosure 1, 13. Mehail Enclosure 2, 14. Mehail Enclosure 3 (Video), 15. Simkin Oppose Letter, 16. Oppose - John Miller, 17. City Plan Commission Letter, 18. Oppose - Jennifer Mikulay, 19. Oppose - Bernard Zinck, 20. Notice Published on 11-6-17 and 11-13-17, 21. Notice Published on 12-14-17

Date	Ver.	Action By	Action	Result	Tally
3/28/2017	0	COMMON COUNCIL	ASSIGNED TO		
3/29/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
10/23/2017	0	CITY PLAN COMMISSION	RECOMMENDED FOR PASSAGE AND ASSIGNED	Pass	3:2
10/30/2017	1	CITY CLERK	DRAFT SUBMITTED		
11/6/2017	1	CITY CLERK	PUBLISHED		
11/14/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/15/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/15/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
11/21/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	5:0
11/28/2017	1	COMMON COUNCIL	PASSED	Pass	15:0
12/6/2017	1	MAYOR	SIGNED		
12/14/2017	1	CITY CLERK	PUBLISHED		

161714  
SUBSTITUTE 1

ALD. KOVAC

A substitute ordinance relating to the change in zoning from Local Business, LB2, to a Detailed Planned Development for a mixed-use development at 2900 and 2914 North Oakland Avenue, located on the northeast corner of North Oakland Avenue and East Locust Street, in the 3rd Aldermanic District.

This zoning change was requested by Klein Development and will permit a mixed-use building on the subject sites.

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 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 properties located at 2900 North Oakland Avenue, Tax Key No. 316-0808-100, and 2914 North Oakland Avenue, Tax Key No. 316-1872-000, from Local Business (LB2) 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  
10/30/17