



Legislation Details (With Text)

File #: 170293 **Version:** 1
Type: Resolution **Status:** Passed
File created: 5/31/2017 **In control:** COMMON COUNCIL
On agenda: **Final action:** 7/31/2017
Effective date:

Title: Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, to permit changes to the existing building at 2650 North Downer Avenue to allow for a retail and coffee shop, with adjacent patio, on land located on the east side of North Downer Avenue, south of East Park Place, in the 3rd Aldermanic District.

Sponsors: ALD. KOVAC

Indexes: ZONING DISTRICT 03

Attachments: 1. Exhibit A, 2. Exhibit A Continued, 3. Affidavit for Zoning Change, 4. DPW Comments, 5. City Plan Commission Letter, 6. PowerPoint Presentation, 7. Hearing Notice List

Date	Ver.	Action By	Action	Result	Tally
5/31/2017	0	COMMON COUNCIL	ASSIGNED TO		
6/1/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
7/17/2017	0	CITY PLAN COMMISSION	RECOMMENDED FOR ADOPTION AND ASSIGNED	Pass	5:0
7/19/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/19/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/19/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
7/20/2017	1	CITY CLERK	DRAFT SUBMITTED		
7/25/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
7/31/2017	1	COMMON COUNCIL	ADOPTED	Pass	15:0
8/9/2017	1	MAYOR	SIGNED		

170293
SUBSTITUTE 1
070963
ALD. KOVAC

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, to permit changes to the existing building at 2650 North Downer Avenue to allow for a retail and coffee shop, with adjacent patio, on land located on the east side of North Downer Avenue, south of East Park Place, in the 3rd Aldermanic District.

This zoning change was requested by Stone Creek Coffee and will approve changes to the existing Mulkern building and associated outdoor space.

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 II, located on the east side of North Downer Avenue, south of East Park Place, was approved by the Common Council of the City of Milwaukee on February 26, 2008 under File No. 070963; and

Whereas, The minor modification to Downer Avenue Redevelopment, Phase II, to permit changes to the existing building and site is 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

07/19/17