



Legislation Details (With Text)

File #: 170601 **Version:** 1
Type: Ordinance **Status:** Passed
File created: 7/31/2017 **In control:** COMMON COUNCIL
On agenda: **Final action:** 10/17/2017
Effective date:

Title: A substitute ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a Detailed Planned Development known as Welford Sanders Lofts for the site located at 2801-2821 North 4th Street, 414 West Hadley Street and 2834 North 5th Street, on the north side of West Hadley Street, west of North 4th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Indexes: PLANNED DEVELOPMENT DISTRICTS, ZONING DISTRICT 06

Attachments: 1. Exhibit A, 2. Exhibit A Continued, 3. Affidavit for Zoning Change, 4. Zoning Change Boundary Map, 5. City Plan Commission Letter, 6. DCD PowerPoint, 7. Hearing Notice List, 8. Welford Sanders Statue Fund, 9. Notice Published on 09-25-17 and 10-02-17, 10. Notice Published 11-2-17

Date	Ver.	Action By	Action	Result	Tally
8/1/2017	0	COMMON COUNCIL	ASSIGNED TO		
8/1/2017	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
9/20/2017	0	CITY CLERK	DRAFT SUBMITTED		
9/20/2017	1	CITY CLERK	PUBLISHED		
10/2/2017	0	CITY PLAN COMMISSION	RECOMMENDED FOR PASSAGE AND ASSIGNED	Pass	6:0
10/4/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/5/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/5/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	HEARING NOTICES SENT		
10/10/2017	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR PASSAGE	Pass	5:0
10/17/2017	1	COMMON COUNCIL	PASSED	Pass	14:0
10/25/2017	1	MAYOR	SIGNED		
11/2/2017	1	CITY CLERK	PUBLISHED		

170601
SUBSTITUTE 1
141107
THE CHAIR

A substitute ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a Detailed Planned Development known as Welford Sanders Lofts for the site located at 2801-2821 North 4th Street, 414 West Hadley Street and 2834 North 5th Street, on the north side of West Hadley Street, west of North 4th Street, in the 6th Aldermanic District.

This zoning change was requested by Welford Sanders Lofts LLC and will allow all uses within the building to be permitted. Some existing uses require special use approval from

the Board of Zoning Appeals under the current zoning.

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: 2801-2821 North 4th Street and 414 West Hadley Street, Tax Key No. 313-1916-110, and 2834 North 5th Street, Tax Key No. 313-0410-000, from Local Business (LB2) and Two-Family Residential (RT4) 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

09/18/17