



Legislation Details (With Text)

File #:	210171	Version:	1
Type:	Resolution	Status:	Passed
File created:	5/25/2021	In control:	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE
On agenda:		Final action:	7/27/2021
Effective date:			
Title:	Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Nova to allow changes to the glazing pattern at the previously approved mixed-use building's southeast corner and the second floor balconies on the east facade, located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.		
Sponsors:	ALD. BAUMAN		
Indexes:	PLANNED DEVELOPMENT DISTRICTS, ZONING DISTRICT 04		
Attachments:	1. Exhibit A, 2. Exhibit A Continued, 3. Affidavit for Zoning Change, 4. City Plan Commission Letter, 5. PowerPoint Presentation, 6. Hearing Notice List		

Date	Ver.	Action By	Action	Result	Tally
5/25/2021	0	COMMON COUNCIL	ASSIGNED TO		
5/28/2021	0	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	REFERRED TO		
7/9/2021	1	CITY CLERK	DRAFT SUBMITTED		
7/12/2021	0	CITY PLAN COMMISSION	RECOMMENDED FOR ADOPTION AND ASSIGNED	Pass	6:0
7/20/2021	1	ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE	RECOMMENDED FOR ADOPTION	Pass	5:0
7/27/2021	1	COMMON COUNCIL	ADOPTED	Pass	15:0
8/5/2021	1	MAYOR	SIGNED		

210171
SUBSTITUTE 1
201143
ALD. BAUMAN

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Nova to allow changes to the glazing pattern at the previously approved mixed-use building's southeast corner and the second floor balconies on the east facade, located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

This Minor Modification was requested by Nova, LLC and will allow the reconfiguration of the glazing pattern at the building's southeast corner and changes to the second floor balconies along Van Buren.

Whereas, Section 295-907-2(i) of the Milwaukee Code of Ordinances ("MCO") permits minor modifications to planned developments after approval of the Common Council of the City of Milwaukee ("Common Council"); and

Whereas, The detailed plan for a planned development ("DPD") known as Nova, located on the west side of North Van Buren Street, north of West Juneau Avenue, was approved by the Common Council on March 23, 2021 under File No. 201143; and

Whereas, The minor modification to Nova to allow minor design changes 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 MCO, Section 295-907-2(i).

DCD:Samuel.Lleichtling:kdc

07/09/21