



## Legislation Text

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**File #: 990097, Version: 1**

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990097

SUBSTITUTE 1

980882

ALD. SCHERBERT

Substitute ordinance relating to the approval of an amended Detailed Planned Development (DPD) for Phase I of a planned development known as Cherokee Point Condominiums, on land located East of South 43rd Street and South of West Morgan Avenue, in the 11th Aldermanic District.

- Analysis -

This substitute ordinance will amend the subject detailed plan to allow for the development of 40 condominium units. It also will revise the number of parking spaces and building and open area statistics.

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 295-810(2)(b).0119.

(1) In accordance with the provisions of Section 295-810(1) of the Code relating to the establishment of planned development districts, the Common Council approves the amended Detailed Planned Development known as Cherokee Point Condominiums (Phase 1), a copy of which is attached to this Common Council File as amended 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 reaffirms the zoning for the area bounded by Parcel 3 of Certified Survey Map No. 5433 together with the East 1/2 of South 41st Street adjoining said property on the West and the South 1/2 of the alley adjoining said property on the North, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 6 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

(3) The requirements set forth in said amended detailed plan attached to this Common Council File as amended 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. In accord with the provisions of Section 295-815 of the Code, the City Clerk shall transmit a certified copy of the action taken by the Common Council to the Department of City Development.

Part 4. 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:JRH:vlk  
04/28/99