



## Legislation Text

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**File #: 080269, Version: 1**

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080269  
SUBSTITUTE 1

ALD. DONOVAN

Substitute ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as City Lights, Phase 1, on lands located South of West Greves Street and East of North 25th Street for professional office space at 200 North 25th Street, in the 8th Aldermanic District.

This zoning change was requested by Zimmerman Architectural Studios and will allow for the renovation of the historic Retort Building located at 200 North 25th Street for use as professional offices.

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 295-907(2)(c).0134.

(1) In accordance with the provisions of Section 295-907(2) of the Code relating to the procedures and 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 that part of the Southwest 1/4 of Section 30, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, more fully described as:

Commencing at the South 1/4 corner of said Section 30; thence North 01°11'19" West, along the east line of the Southwest 1/4 of said Section 30, a distance of 573.00 feet; thence South 88°40'41" West, a distance of 555.57 feet to the point of beginning of the hereinafter described lands; thence continue South 88°40'41" West along said line, a distance of 51.11 feet; thence North 01°19'19" West, a distance of 32.19 feet; thence South 88°25'25" West, a distance of 209.66 feet; thence South 00°52'13" East, a distance of 31.26 feet; thence South 88°40'41" West, a distance of 219.14 feet; thence North 01°13'46" West, a distance of 186.18 feet; thence South 88°41'25" West, a distance of 108.23 feet; thence South 01°23'08" East, a distance of 79.60 feet; thence South 82°00'39" West, a distance of 115.51 feet; thence North 07°59'21" West, a distance of 38.51 feet; thence South 82°00'39" West, a distance of 104.69 feet; thence North 07°59'21" West, a distance of 146.00 feet; thence North 82°00'39" East, a distance of 189.00 feet; thence South 07°59'21" East, a distance of 72.80 feet; thence North 88°40'28" East, a distance of 158.71 feet; thence North 01°17'36" West, a distance of 114.74 feet to the south right-of-way of the Chicago Milwaukee St. Paul and Pacific Railroad Company; thence North 84°59'58" East, along said south right-of-way, a distance of 85.71 feet; thence North 88°56'12" East, along said south right-of-way, a distance of 531.34 feet; thence South 00°49'35" East, a distance of 161.24 feet; thence South 89°16'27" West, a distance of 142.62 feet; thence South 01°26'01" East, a distance of 172.04 feet to the point of beginning. Said lands contain 213,268 square feet (4.90 acres).

(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.

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11/17/08