**File #:** 191357, **Version:** 1

191357
SUBSTITUTE 1
171504
ALD. BAUMAN
A substitute ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a General Planned Development to consolidate the zoning and accommodate future mixed-use development on the properties located in the block bounded by West Wisconsin Avenue, North 27th Street, West Michigan Street, and North 28th Street, in the 4th Aldermanic District.
This zoning change was requested by 28th & Michigan LLC and will consolidate the zoning of the subject sites to accommodate future mixed-use development.
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(2) of the Code relating to the procedures and establishment of planned development districts, the Common Council approves the subject General 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: 605 North 27th Street, Tax Key No. 401-0520-100; 625 North 27th Street, Tax Key No. 401-0511-000; 612 North 28th Street, Tax Key No. 401-0513-000; 620 North 28th Street, Tax Key No. 401-0512-000; 626 North 28th Street, Tax Key No. 401-0508-000; 626-R North 28th Street, Tax Key No. 401-0509-000; 626-A and B North 28th Street, Tax Key No. 401-0510-000; 626 North 28th Street, Tax Key No. 401-0510-000; 2718 West Michigan Street, Tax Key No. 401-0519-000; 2730 West Michigan Street, Tax Key No. 401-0516-100; 2734 West Michigan Street, Tax Key No. 401-0515-000; 2736 West Michigan Street, Tax Key No. 401-0514-000; 2701 West Wisconsin Avenue, Tax Key No. 401-0501-000; 2709 West Wisconsin Avenue, Tax Key No. 401-0502-000; 2719 West Wisconsin Avenue, Tax Key No. 401-0504-100; 2727 West Wisconsin Avenue, Tax Key No. 401-0505-000; 2731 West Wisconsin Avenue, Tax Key No. 401-0506-000; 2733 West Wisconsin Avenue, Tax Key No. 401-0507-000, from Local Business, LB2, and Two-Family Residential, RT4, to a General Planned Development, GPD.

(3) The requirements set forth in said general 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 general plan is that such plan shall limit and control construction, location, use and operation of all land and structures included within the general plan to all conditions and limitations set forth in such general 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
01/27/20