

ORDINANCE NO. 2266**AN ORDINANCE TO AMEND THE ZONING CODE OF THE CITY OF SOUTH MILWAUKEE TO
CREATE A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT AT MONROE COURT
SUBDIVISION, MONROE AVENUE & 7TH AVENUE**

WHEREAS, Janssen-Bruckner, LLC (the “Applicant”) has applied for a zoning change of the Monroe Court Subdivision from R-B Residential Zone District to a residential Planned Development District for eight single-family homes and two outlots on vacant land, and;

WHEREAS, the Monroe Court Subdivision Final Plat was approved by the Common Council April 2, 2024 and the developer continues to solidify home designs; and

WHEREAS, the City’s Plan Commission has reviewed the application and recommended creation of a Residential Planned Development District on May 28, 2024, pursuant to Sec. 62.23(7)(d), Wis. Stats, and staff has reviewed the application;

WHEREAS, the Plan Commission supports the use of the property and has determined that the unique shape of the original parcel at 2001 7th Avenue and the restrictions of the Milwaukee County Oak Creek Parkway Primary Environmental Corridor use restrictions, to allow residential units together with site improvements will support the City’s redevelopment goals and complies with the intent of the Comprehensive Plan; and

WHEREAS, a public hearing on the Plan Commission’s recommendation to rezone the property was held by the Common Council on July 16, 2024, duly noticed and published by law; and

WHEREAS, creation of a Planned Development District zone will serve to prevent blight and is in the best interests of the neighborhood, the city and its residents; and

WHEREAS, the proposed redevelopment cannot be achieved under the current R-B Residential zoning.

NOW THEREFORE, at the July 16, 2024 meeting of the South Milwaukee Common Council, a quorum being present and a majority of the Council voting in favor, it is hereby ordained that the application for zoning change from R-B Residential Zone to Residential Planned Development District for the property described in the application is approved after making the following findings and the conditions listed herein:

SECTION I. Findings. The Plan Commission and Common Council find that the creation of this Residential Planned Development District will not be detrimental to present and potential surrounding uses, will not adversely affect neighboring property values or be incompatible with the character of the surrounding area, and will have an overall beneficial effect which could not be achieved under other zoning districts.

SECTION II. Section 15.035(94) of the municipal code is hereby created to read as follows:

15.035(94) Rezoned area:

The following land, shown on Exhibit A heretofore, zoned R-B Residential Zone, is hereby rezoned to Residential Planned Development District:

- A. The land formally known as 2001 7th Avenue, described as Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Outlot One (1), and Outlot Two (2) in Township of South Milwaukee, Northeast ¼ and part of the SE ¼ of Section 11, Town 5 North, Range 22 East, in the City of South Milwaukee, County of Milwaukee, State of Wisconsin.

1. Zoning

- | | |
|-----------------------------|--|
| a) Permitted use | Single family |
| b) Front yard setback | 25 feet |
| c) Side yard setback | 5 feet |
| d) Corner side yard setback | 5 feet |
| e) Rear yard setback | 15 feet |
| f) Driveways | May not exceed 1.5 feet in width beyond the width of a garage entrance and may be accessed from the front or rear yards of Lots One through Four |

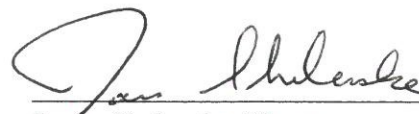
Zoning regulations of R-B Residential Zone shall apply to all other applicable zoning requirements not described in this ordinance or provided in the exhibit.

- B. Restrictions and regulations provided in the Declaration of Restrictions and Easements and Establishment of a Homeowners Association for Monroe Court Subdivision and the Monroe Court Final Subdivision Plat on file with the City of South Milwaukee and recorded with the Milwaukee County Register of Deeds shall be adhered to and enforced in this Residential Planned Development District.

SECTION III. All ordinance or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION IV. This ordinance shall take effect and be in force from and after its passage and publication.

Approved and adopted by the Common Council of the City of South Milwaukee this 16th day of July, 2024.


James Shelenske, Mayor

Attest:


Sandra L. Wesolowski, City Clerk

Date Published: _____