



Legislation Details (With Text)

**File #:** 080738      **Version:** 1

**Type:** Ordinance      **Status:** Placed On File

**File created:** 9/16/2008      **In control:** ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**On agenda:**      **Final action:** 10/29/2008

**Effective date:**

**Title:** Substitute ordinance relating to the change in zoning from Industrial Light to General Planned Development for construction of 90 cottage-style apartments for seniors on land located at 8500 and 8501 North Pfeil Street, in the 9th Aldermanic District.

**Sponsors:** ALD. PUENTE

**Indexes:** ELDERLY HOUSING, ZONING, ZONING DISTRICT 09

**Attachments:** 1. Exhibit A as of 10-13-08.pdf, 2. Exhibit A Continued as of 10-13-08.pdf, 3. Affidavit for Zoning Change.pdf, 4. Silverstone Economic Impact Statement.pdf, 5. Proposed Zoning Change Map.jpg, 6. City Plan Commission Letter.pdf, 7. Sign-In Sheets for City Plan Commission, 8. Fairway Place Petition.pdf, 9. Fairway Place - Oppose.pdf, 10. Friedman Tobacco - Oppose.pdf, 11. Gerry Andrea Frodermann - Oppose.pdf, 12. Kohls Photo Studio - Oppose.pdf, 13. Mark Sara Wagner - Oppose.pdf, 14. Midwestern Anodizing - Oppose.pdf, 15. PR Engineering and Manufacturing, inc. - Oppose.pdf, 16. Reginald Lawrence - Oppose.pdf, 17. Semco Products - Oppose.pdf, 18. Shiron Keith Posley - Oppose.pdf, 19. Letter from Silverstone Partners, Inc. dated 10/17/08, 20. Notice List, 21. Notice Published on 10-6-08 and 10-13-08

| Date       | Ver. | Action By                                     | Action                          | Result | Tally |
|------------|------|---|---------------------------------|--------|-------|
| 9/16/2008  | 0    | COMMON COUNCIL                                | ASSIGNED TO                     |        |       |
| 9/19/2008  | 0    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | REFERRED TO                     |        |       |
| 9/30/2008  | 1    | CITY CLERK                                    | DRAFT SUBMITTED                 |        |       |
| 10/6/2008  | 1    | CITY CLERK                                    | PUBLISHED                       |        |       |
| 10/10/2008 | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT            |        |       |
| 10/14/2008 | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT            |        |       |
| 10/15/2008 | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT            |        |       |
| 10/16/2008 | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | HEARING NOTICES SENT            |        |       |
| 10/21/2008 | 1    | ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE | RECOMMENDED FOR PLACING ON FILE | Pass   | 5:0   |
| 10/29/2008 | 1    | COMMON COUNCIL                                | PLACED ON FILE                  | Pass   | 12:0  |

080738  
SUBSTITUTE 1

ALD. PUENTE  
Substitute ordinance relating to the change in zoning from Industrial Light to General Planned Development for construction of 90 cottage-style apartments for seniors on land located at 8500 and 8501 North Pfeil Street, in the 9th Aldermanic District.  
This zoning change was requested by Silverstone Housing Partners, LLC and will allow for

the construction of 90 two-bedroom, one bath cottage-style apartments for seniors. 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) (a).0048.

(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 area bounded and described as follows:

Lot 2 of Certified Survey Map No. 7143 and Parcel 4 of Certified Survey Map No. 6691, from Industrial Light (IL1) to 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:AJF:ajf  
09/30/08