

**City Plan Commission
Monday, January 9, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 1/9/12

1. File No. 111041. A substitute ordinance relating to the change in zoning from Industrial Heavy to Industrial Mixed, for redevelopment of the building, on lands located on the north side of West Pierce Street, east of South 16th Street, in the **12th Aldermanic District**. This zoning change was requested by Sherman Associates, and will allow for residential redevelopment of the existing building.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve conditionally*

By Commr: Gould

Second by: Jacquart

Approve Conditionally: Gould, Jacquart, Najera (Chair prevails, motion passes)

Opposed: Bloomingdale, Gamboa, Rodman

*traffic study; neighborhood meeting(s)

Zoning – Public Hearing 1:40 PM 1/9/12

2. File No. 111044. A substitute ordinance relating to the change in zoning from Institutional to Local Business, for future redevelopment, on land located on the northwest corner of West Center Street and North 35th Street, in the **15th Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will allow for flexibility in future redevelopment of the site, which is along a commercial corridor.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Jacquart

Zoning – Public Hearing 1:45 PM 1/9/12

3. File No. 111040. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development known as Friendship Gardens, for residential development, on lands located on the south side of West Vliet Street, between North 37th Street and North 37th Place, in the **15th Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will allow for the development of a 39-unit residential building by the United Methodist Children's Services and the Hmong American Friendship Association, Inc.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Jacquart

Second by: Rodman

Zoning – Public Hearing 1:55 PM 1/9/12

4. File No. 111043. A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for residential development, on lands located on the west side of North Buffum Street, north of East Center Street, in the **6th Aldermanic District**. This zoning change was applied for by Heartland Housing, Inc., and will allow for the two subject lots to be combined with four lots to the south, for future residential development.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Rodman

Zoning – Public Hearing 2:15 PM 1/9/12

5. File No. 111112. A substitute ordinance relating to the change in zoning from Detailed Planned Development to General Planned Development, and approval of the Third Amendment to the General Planned Development known as Kilbourn Square, to permit future residential development, on land located on the southwest corner of West State Street and North 23rd Street, in the **4th Aldermanic District**. This zoning change was applied for by City on a Hill, and will permit future duplex and townhome development on an existing surface parking lot.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Jacquart

Zoning – Public Hearing 2:25 PM 1/9/12

6. File No. 111111. A substitute ordinance relating to the change in zoning from General Planned Development to Industrial Light, to restore original zoning, on land located on the east side of North Teutonia Avenue and north of West Mill Road, in the **1st Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will restore the original industrial zoning, consistent with the zoning of adjacent sites.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Rodman

Zoning – Public Hearing 2:30 PM 1/9/12

7. File No. 111036. A substitute ordinance relating to the change in zoning from Industrial Office and Local Business to Industrial Mixed, on lands located on the east side of North Teutonia Avenue, north of West Green Tree Road, in the **1st Aldermanic District**. This zoning change was applied for by Leader Towing, and upon review, the City of Milwaukee expanded the proposed zoning change boundary to allow for several existing, non-conforming uses to become permitted, and to expand the list of permitted uses for those properties.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Gould

Zoning – Public Hearing 2:40 PM 1/9/12

8. File No. 111039. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the **3rd Aldermanic District**. This zoning change was applied for by Dermond Property Investments, and will allow for the construction of a four-story, 34-unit residential building.

Staff Recommendation: Approve

Motion to: Close public hearing
hold one cycle

By Commr: Bloomingdale
Opposed: Gould, Jacquart, Rodman, Najera

Second by: Gamboa

(new) Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Opposed: Bloomingdale, Gamboa

Zoning 1/9/12

9. Resolution approving the site plan and building elevations for the construction of a 4-story residential building on the south side of West Winnebago Street, east of North 9th Street in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as the Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Rodman

Meeting Adjourned At: 4:35 PM

By Commissioner: Rodman

**Attendance: Gould, Rodman, Gamboa, Najera, Bloomingdale,
Jacquart (arrived at 1:40 PM)**

**City Plan Commission
Monday, February 6, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Comprehensive Planning 2/6/12

1. File No. 101123. Resolution approving Amendment No. 5 to the Redevelopment Plan for the Park East Redevelopment Project, in the **3rd Aldermanic District**. Adoption of this resolution will remove Block 19 from the Park East Redevelopment Plan boundary to support construction of a soccer stadium for Milwaukee School of Engineering (MSOE).

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Zoning – Public Hearing 1:30 PM 2/6/12

2. File No. 101184. A substitute ordinance relating to the change in zoning from Redevelopment District to a Detailed Planned Development, for a mixed-use facility and park, on lands located within Blocks 18 and 19 of the Park East Redevelopment Area, in the block bounded by North Water Street, North Broadway, East Knapp Street, and future North Market Street extended, in the **3rd Aldermanic District**. This zoning change was requested by the Milwaukee School of Engineering, and will allow for construction of a combined soccer, parking and retail facility with a publicly accessible park.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Close public hearing
Approve
Second by: Gould

Zoning – Public Hearing 1:30 PM 2/6/12

3. File No. 101465. A substitute ordinance relating to the change in zoning from Redevelopment District to a Detailed Planned Development, for a staging area and surface parking lot, on lands located within Block 16 of the Park East Redevelopment Area, in the block bounded by North Water Street, East Knapp Street, and future North Market Street extended, in the **3rd Aldermanic District**. This zoning change was requested by BMO Harris Bank (f/k/a M&I Bank), and will allow for a staging area during the construction of the adjacent MSOE soccer stadium and parking facility. After the completion of the MSOE soccer stadium and parking facility, the property will be converted to an interim open space for 5 to 10 years. After five years, a surface parking lot with landscape screening may be constructed until future development occurs on the site.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Close public hearing
Approve
Second by: Gould

Land Division 2/6/12

4. File No. 101261. Resolution approving a final Certified Survey Map for property located on the north side of East Knapp Street and west of North Broadway within the Park East Redevelopment Area, which will create three lots and dedicate land for public purposes, in the **3rd Aldermanic District**. This resolution approves a final Certified Survey Map that creates three lots to allow for future development of a park and mixed-use soccer, parking, and retail facility, and dedicates land for public right-of-way purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Zoning – Public Hearing – 1:50 PM 2/6/12

5. File No. 111181. An ordinance relating to the change in zoning from Industrial Light to Detailed Planned Development, for residential development, on lands located on the north side of East Keefe Avenue, east of North Holton Street, in the **6th Aldermanic District**. This ordinance will allow for a 260 unit multi-family residential development.

Staff Recommendation: Deny and Place on File

Motion to: Close public hearing
Deny and Place on File

By Commr: Stokes

Second by: Gould

Zoning 2/6/12

6. File No. 111299. Resolution relating to a minor modification to the Detailed Planned Development known as St. Luke's Medical Center, Phase 1, for facade modifications, on lands located on the north side of West Oklahoma Avenue, west of South 27th Street, in the **8th Aldermanic District**. This minor modification was requested by Aurora St. Luke's, and will permit renovation of the existing Knisely building facade to replace degraded materials with new materials that integrate with the entire campus.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Bloomingdale

Second by: Gould

Zoning 2/6/12

7. File No. 111297. Resolution relating to a minor modification to a Detailed Planned Development (DPD), to clarify uses and signage standards, located on the south side of East Conway Street and east of South Kinnickinnic Avenue, in the **14th Aldermanic District**. This minor modification was requested by 2452 KK, LLC, and will clarify the permitted uses and signage standards for the commercial space of the existing building.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gamboa

Second by: Bloomingdale

Meeting Adjourned At: 4:05 PM

By Commissioner: Gould

Attendance: Rodman, Gould, Gamboa, Stokes (left after Item 5), Bloomingdale

**City Plan Commission
Monday, February 27, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 2/27/12

1. File No. 111300. Ordinance relating to the Third Amendment to the Detailed Planned Development known as Southgate Marketplace, for commercial development, on land located on the west side of South 27th Street, north of West Morgan Avenue, in the **11th Aldermanic District**. This zoning change was requested by Southgate Outlet LLC, and will allow for commercial development on a portion of the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gamboa

Second by: Gould

Zoning – Public Hearing 1:40 PM 2/27/12

2. File No. 110584. An ordinance relating to the change in zoning from Single-Family Residential to Multi-Family Residential on a portion of excess highway lands, located on the south side of West Layton Avenue, east of Interstate I-94, in the **13th Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will allow for expansion of parking for the adjacent Islamic Center.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Zoning – Public Hearing 1:40 PM 2/27/12

3. File No. 110585. An ordinance relating to the change in zoning from Single-Family Residential to Local Business on a portion of excess highway lands, located on the south side of West Layton Avenue, west of Interstate I-94, in the **13th Aldermanic District**. This zoning change was initiated by the City of Milwaukee, and will allow for future commercial development on the site, consistent with the zoning on the north side of West Layton Avenue.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Zoning – Public Hearing 1:50 PM 2/27/12

4. File No. 111295. An ordinance relating to the change in zoning from Industrial Heavy to General Planned Development, and approval of the Second Amendment to the General Planned Development known as Forest County Potawatomi Legacy District, to facilitate future development, on land located on the south side of West Canal Street, west of South 16th Street, in the **8th Aldermanic District**. This zoning change was requested by Forest County Potawatomi Community, and will add 1611 West Canal Street to the Planned Development boundary, as well as add hotel as a permitted use to facilitate future development of a hotel and parking structure.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gamboa

Second by: Jacquart

Zoning – Public Hearing 1:50 PM 2/27/12

5. File No. 111296. An ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development, and approval of the First Amendment to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, to facilitate future development, on land located on the south side of West Canal Street, west of South 16th Street, in the **8th Aldermanic District**. This zoning change was requested by Forest County Potawatomi Community, and will add 1611 West Canal Street to the Planned Development boundary, as well as permit the construction of a hotel and parking structure.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Gamboa

Second by: Jacquart

*Canal Street traffic analysis and work with staff on final building design

Streets & Alleys 2/27/12

6. File No. 111392. Resolution to vacate a portion of public frontage along the south side of East Thomas Avenue, between North Cramer Street and North Murray Avenue, in the **3rd Aldermanic District**. This vacation was requested by the Milwaukee Department of City Development for the redevelopment of the East Library parcel.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Gould

Second by: Jacquart

*map and coordinated report on fees

Real Estate 2/27/12

7. File No. 111405. Resolution authorizing a Purchase, Sale and Redevelopment Agreement for the East Library at 1910 East North Avenue with HSI Properties, LLC, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gamboa

Second by: Jacquart

Meeting Adjourned At: 2:50 PM

By Commissioner: Gamboa

Attendance: Rodman, Gould, Jacquart, Gamboa

**City Plan Commission
Monday, March 19, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Agenda**

Zoning – Public Hearing 1:30 PM 3/19/12

1. File No. 111382. An ordinance extending the expiration date of zoning code regulations relating to off-premise automatic changeable message signs.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Jacquart

Zoning – Public Hearing 1:40 PM 3/19/12

2. File No. 110685. An ordinance relating to the creation of the LB3 local business zoning District.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Bloomingdale

Second by: Rodman

Zoning – Public Hearing 2:05 PM 3/19/12

3. File No. 111424. An ordinance relating to the change in zoning from Industrial Office to Industrial Heavy, for business expansion, on lands located on the south side of West Kinzie Street, west of North Teutonia Avenue, in the **1st Aldermanic District**. This zoning change was requested by Teutonia Avenue Property Holding, LLC, and will facilitate the sale of 5435 North Teutonia Avenue to an adjacent property owner, Novozymes, to accommodate their future expansion needs.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Bloomingdale

Zoning – Public Hearing 2:15 PM 3/19/12

4. File No. 111404. An ordinance relating to a change in zoning from Single-Family Residential to General Planned Development, and approval of the First Amendment to the General Planned Development known as Growing Power, for expansion of the boundary, on land located on the north side of West Silver Spring Drive and west of North 55th Street, in the **9th Aldermanic District**. This amendment was requested by Growing Power, Inc., and will add 5532 West Silver Spring Drive to the GPD boundary.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Bloomingdale

Zoning – Public Hearing 2:25 PM 3/19/12

5. File No. 111039. A substitute ordinance relating to the change in zoning from Local Business to Detailed Planned Development, for residential development, on lands located on the northwest corner of North Jackson Street and East Pleasant Street, in the **3rd Aldermanic District**. This zoning change was applied for by Dermond Property Investments, and will allow for the construction of a five-story, 36-unit residential building.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Opposed: Bloomingdale

Comprehensive Planning 2:35 PM 3/19/12

6. File No. 111481. Resolution approving the 30th Street Corridor Economic Development Master Plan and amending the Near North Side, Fond du Lac and North, Near West Side and Washington Park Comprehensive Area Plans to include said Plan as part of Milwaukee's Overall Comprehensive Plan, in the **1st, 6th, 7th and 15th Aldermanic Districts**. This resolution approves the 30th Street Corridor Economic Development Master Plan and amends the Near North Side, Fond du Lac and North, Near West Side and Washington Park Comprehensive Area Plans to include said Economic Development Plan, as part of the City's Overall Comprehensive Plan, and directs City departments and agencies to work toward implementation of the Plans, as amended.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Stokes

Streets & Alleys 3/19/12

7. File No. 111069. Resolution to vacate the north-south and east-west alleys in the block bounded by East Keefe Avenue, East Nash Street, North Palmer Street, and North 1st Street in the **6th Aldermanic District**. This vacation was requested by Medo LLC in order to consolidate land for the north, west and south-abutting industrial facility known as Medovations.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Rodman

Meeting Adjourned At: 4:00 PM

By Commissioner: Stokes

Attendance: Najera, Stokes, Jacquart, Rodman, Bloomingdale

Excused: Gould, Gamboa

**City Plan Commission
Monday, April 23, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 4/23/12

1. File No. 111486. A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, for business expansion, on lands located on the east side of North Humboldt Avenue, south of East Brady Street, in the **3rd Aldermanic District**. This zoning change was requested by Vella Real Estate Holdings LLC, and would allow for expansion of an existing business.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve substitute ordinance
amending boundary

By Commr: Bloomingdale

Second by: Gamboa

Zoning – Public Hearing 1:40 PM 4/23/12

2. File No. 111583. An ordinance relating to the change in zoning from Local Business to Two-Family Residential, for land consolidation purposes, on lands located on the southeast corner of East North Avenue and North 1st Street, in the **6th Aldermanic District**. This zoning change was requested by St. Marcus Evangelical Lutheran Church, and would allow the parcel at 101 East North Avenue to be combined with the rest of the church campus, which is zoned RT4.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Zoning – Public Hearing 1:45 PM 4/23/12

3. File No. 111606. An ordinance relating to the change in zoning from Two-Family Residential to Multi-Family Residential, for residential development, on lands located on the southeast corner of South 43rd Street and West Howard Avenue, in the **11th Aldermanic District**. This zoning change was requested by David Stainbrook, and would allow for the construction of a three-unit residential structure.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Zoning – Public Hearing 2:00 PM 4/23/12

4. File No. 111586. An ordinance relating to the change in zoning from Industrial Office to Industrial Mixed, for future development, on lands located on the south side of West Harrison Avenue, west of South 5th Street, in the **14th Aldermanic District**. This zoning change was requested by Van Buren Management, and would allow for future development of the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Gamboa

Zoning – Public Hearing 2:05 PM 4/23/12

5. File No. 111381. A substitute ordinance relating to the change in zoning from Industrial Office to Industrial Mixed, to expand permitted uses, for lands located on the west side of South 13th Street, south of West Cleveland Avenue, in the **14th Aldermanic District**. This zoning change was requested by the Alex Torbica and the Maric Family Trust, and would allow for an increase in permitted uses for an existing, multi-story building located at 2745 South 13th Street.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gamboa

Second by: Jacquart

Zoning – Public Hearing 2:10 PM 4/23/12

6. File No. 111483. An ordinance relating to the change in zoning from Industrial Heavy to Industrial Mixed, to expand permitted uses, on lands located on the northwest corner of South 12th Street and West Pierce Street, in the **12th Aldermanic District**. This zoning change was requested by 1236 West Pierce Street LLC, and will allow for an expanded list of uses to be permitted in the existing, multi-story building.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Gamboa

Zoning 4/23/12

7. File No. 111581. Resolution relating to a minor modification to the Detailed Planned Development known as Park Place - Stage 17, for additional signage, on lands located on the south side of West Liberty Drive, east of West Park Place, in the **5th Aldermanic District**. This minor modification was requested by Liberty Property Trust, and will permit one additional tenant wall sign.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Jacquart

Second by: Bloomingdale

Zoning 4/23/12

8. File No. 111611. Resolution relating to a minor modification to the Detailed Planned Development known as Concordia Trust – Phase II, for site plan and facade modifications, on lands located on the north side of West State Street, east of North 33rd Street, in the **4th Aldermanic District**. This minor modification was requested by Forest County Potawatomi Community, and will allow for modifications in building footprint, elevations and parking layout.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Jacquart

Zoning 4/23/12

9. File No. 111582. Resolution relating to a minor modification to the Detailed Planned Development known as Central Greens (f/k/a Story Hill Place), for facade modifications, on land located on the south side of West Bluemound Road and east of North 51st Street, in the **10th Aldermanic District**. This minor modification was requested by Story Hill Investments, LLC, and will allow for changes to the north elevation of the greenhouse that faces Bluemound Road.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Jacquart

Zoning 4/23/12

10. File No. 111588. Resolution relating to a minor modification to the Detailed Planned Development known as United Methodist Children's Services, to clarify permitted uses, on land located North of West Lisbon Avenue and West of North 39th Street, in the **15th Aldermanic District**. This minor modification was requested by the United Methodist Children's Services to clarify the list of permitted uses in the community-serving portion of the building.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Jacquart

Zoning 4/23/12

11. Resolution approving modifications to the site plan and elevations of a new single-tenant commercial building (previously approved as a multi-tenant building) at the Foster Pontiac site (known as Wilson Creek Crossing), on the east side of South 27th Street and north of West Howard Avenue, in the **13th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as South 27th and Howard, established by Section 295-1007.0018 of the Milwaukee Code.

Staff Recommendation: Approve conditionally
By Commr: Jacquart

Motion to: Approve conditionally*
Second by: Gould

*Applicant will work with staff to finalize building design and building materials.

Street & Alley Vacation 4/23/12

12. File No. 111399. Resolution to vacate the unimproved north-south alley in the block bounded by West Manitoba Street, West Oklahoma Avenue, South 10th Street, and South 11th Street, in the **14th Aldermanic district**. This vacation was requested by the Milwaukee Department of Public Works, since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Jacquart

Motion to: Approve
Second by: Gamboa

Street & Alley Vacation 4/23/12

13. File No. 111397. Resolution to vacate the unimproved portion of north-south alley in the block bounded by South Chase Avenue, West Hayes Avenue, South 3rd Street extended, and South 4th Street in the **14th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Gamboa

Motion to: Approve
Second by: Jacquart

Street & Alley Vacation 4/23/12

14. File No. 111395. Resolution to vacate the unimproved north-south alley in the block bounded by East Bottsford Avenue, South Lenox Street, South Pine Street, and East Van Norman Avenue extended in the **13th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Gamboa

Motion to: Approve
Second by: Bloomingdale

Meeting Adjourned At: 3PM

By Commissioner: Gamboa

Attendance: Gamboa; Gould; Najera; Jacquart; Bloomingdale

**City Plan Commission
Monday, May 21, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 5/21/12

1. File No. 111482. Substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Park Place - Stage 14, for installation of a transmission structure and satellite dishes, on land located on the north side of West Calumet Road, east of West Park Place, in the **5th Aldermanic District**. This amendment was requested by Milwaukee Television LLC, and will allow for installation of a television relay link structure and approximately 8 ground level satellite dishes on the site.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Close public hearing/Approve
Second by: Stokes

Zoning – Public Hearing 1:40 PM 5/21/12

2. File No. 111711. An ordinance relating to the Eighth Amendment to the General Planned Development known as Milwaukee Metro Center, to change signage standards, on lands located south of West Good Hope Road between West Fond du Lac Avenue and US Highway 41/45, in the **5th Aldermanic District**. This amendment was requested by Russ Darrow Group, and will increase the maximum height of freestanding signs for 11212 West Metro Boulevard (Russ Darrow Nissan) from 14 feet to 18 feet 6 inches.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Close public hearing/Approve
Second by: Gould

Zoning – Public Hearing 1:40 PM 5/21/12

3. File No. 111712. An ordinance relating to the Third Amendment to a Detailed Planned Development known as Metro Center Phase 2, for site changes, on land located on the north side of West Metro Boulevard and west of North 107th Street, in the **5th Aldermanic District**. This amendment was requested by Russ Darrow Group, and will permit several revisions to the previously approved plan, including the addition of parking to an area on the site that was previously noted as future public right-of-way, changes to the freestanding signs and site access.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Close public hearing/Approve
Second by: Gould

Zoning – Public Hearing 1:50 PM 5/21/12

4. File No. 111713. An ordinance relating to the change in zoning from Two-Family Residential to Multi-Family Residential, for consolidation of land, on lands located on the east side of North 25th Street, north of West Kilbourn Avenue, in the **4th Aldermanic District**. This zoning change was initiated by the City of Milwaukee to allow for 924 North 25th Street to be joined with 940 North 25th Street, which is zoned RM6. The City of Milwaukee sold 924 North 25th Street to the owner of 940 North 25th Street to be used as greenspace for the existing residential building.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Close public hearing/Approve
Second by: Gamboa

Zoning – Public Hearing 1:55 PM 5/21/12

5. File No. 111738. Substitute ordinance relating to the change in zoning from Local Business, LB2, to Local Business, LB3, for some properties generally located in the East Side Business Improvement District, on the north and south sides of East North Avenue, east and west of North Oakland Avenue, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing/hold one cycle

By Commr: Bloomingdale
Oppose holding one cycle: Stokes; Gould
Chair Najera voted to hold one cycle
Motion to hold one cycle passes

Second by: Gamboa

Zoning – Public Hearing 2:00 PM 5/21/12

6. File No. 120034. An ordinance relating to the change in zoning from Local Business, LB2, to Local Business, LB3, on land located on the north side of East North Avenue and east of North Cramer Avenue, in the **3rd Aldermanic District**. Adoption of this ordinance will support the East Side library mixed use development.

Staff Recommendation: Approve

Motion to: Close public hearing/Approve

By Commr: Gould

Second by: Stokes

Street & Alley Vacation 5/21/12

7. File No. 111584. Substitute resolution to vacate the alley in the block bounded by East Garfield Avenue, East North Avenue, North Palmer Street, and North 1st Street in the **6th Aldermanic District**. This vacation was requested by St. Marcus Evangelical Lutheran Church for the consolidation of lands.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gamboa

Street & Alley Vacation 5/21/12

8. File No. 111401. Resolution to vacate the unimproved north-south alley in the block bounded by West Cleveland Avenue, West Harrison Avenue, South 10th Street and South 11th Street in the **12th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works since said alley is not needed for public purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Street & Alley Vacation 5/21/12

9. File No. 111613. Substitute resolution to vacate the unimproved portion of the alley in the block bounded by West Bolivar Avenue, West Plainfield Avenue, South 5th Place and South 6th Street, in the **13th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works since said alley is not needed for public purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Street & Alley Vacation 5/21/12

10. File No. 111610. Substitute resolution to vacate the unimproved alley in the block bounded by West Plainfield Avenue, West Waterford Avenue, South 5th Place and South 6th Street, in the **13th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Street & Alley Vacation 5/21/12

11. File No. 111608. Substitute resolution to vacate the unimproved alley in the block bounded by West Norwich Street, West Waterford Avenue, South 5th Place and South 6th Street, in the **13th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gamboa

Street & Alley Vacation 5/21/12

12. File No. 111605. Substitute resolution to vacate the unimproved alley in the block bounded by West Howard Avenue, West Norwich Street, South 5th Place and South 6th Street, in the **13th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Street & Alley Vacation 5/21/12

13. File No. 111601. Resolution to vacate the unimproved alley in the block bounded by West Garfield Avenue, West Lloyd Street, North 12th Street and North 14th Street, in the **15th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gamboa

Street & Alley Vacation 5/21/12

14. File No. 111603. Resolution to vacate the unimproved alley in the block bounded by West Garfield Avenue, North Hi-Mount Boulevard, West Lloyd Street and North 49th Street, in the **15th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Street & Alley Vacation 5/21/12

15. File No. 111599. Resolution to vacate the unimproved alley in the block bounded by West Roberts Street, West Walnut Street, North 37th Street and North 38th Street, in the **15th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works since said alley is not needed for public purposes.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Street & Alley Vacation 5/21/12

16. File No. 111179. Resolution to vacate the east-west alley located east of South Barclay Street between East Mineral Street and East Washington Street, in the **12th Aldermanic District**. This vacation was requested by Mill Valley Recycling LLC for the consolidation of lands on the north and south sides of the alley.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gamboa

Meeting Adjourned At: 2:50 PM

By Commissioner: Stokes

Attendance: Gould; Najera; Gamboa; Stokes; Bloomingdale

**City Plan Commission
Special Meeting
Wednesday, May 30, 2012
1PM Start Time
City Hall, 200 E Wells Street
Room 301-A
Minutes**

Zoning 5/30/12

File No. 111738. Substitute ordinance relating to the change in zoning from Local Business, LB2, to Local Business, LB3, for some properties generally located in the East Side Business Improvement District, on the north and south sides of East North Avenue, east and west of North Oakland Avenue, in the **3rd Aldermanic District**. This substitute ordinance removes the properties north of Thomas Avenue from the proposed zoning change boundary and allows for future development of property within portions of the East Side BID in accordance with the new LB3 district standards.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gamboa

Meeting Adjourned At: 1:15 PM

By Commissioner: Gould

Attendance: Gould, Torres, Gamboa, Jacquart, Stokes

**City Plan Commission
Monday, June 18, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 6/18/12

1. File No. 120089. An ordinance relating to deviations from performance or design standards in an overlay zone. This ordinance provides that a deviation from a performance or design standard of an established neighborhood conservation, development incentive and site plan review overlay zones may be approved by the City Plan Commission. The ordinance also describes the application submittal and review procedure, including the criteria that the plan commission is to use when reviewing a request for a deviation.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Bloomingdale

Second by: Gould

Zoning – Public Hearing 1:35 PM 6/18/12

2. File No. 120109. An ordinance relating to zoning regulations for nonconforming structures. This ordinance revises certain provisions of the zoning code relating to nonconforming structures to reflect 2011 Wisconsin Act 170, an act relating to certain ordinances that regulate the repair and expansion of nonconforming structures.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Gamboa

Comprehensive Planning 6/18/12

3. Communication file from DCD Planning regarding the Third Ward/Downtown Brighten the Passage design competition.

Staff Recommendation: Place on File

Motion to: Place on File

By Commr: Bloomingdale

Second by: Gamboa

Land Division 6/18/12

4. File No. 120265. Resolution approving a preliminary plat known as Concordia Homes, located on the south side of West Concordia Avenue and west of North 37th Street, in the **7th Aldermanic District**. This resolution approves a plat that creates ten buildable lots for single-family residential construction by Concordia Homes LLC.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Gamboa

Election of CPC Officers 6/18/12

5. Chair: Patricia Najera
Vice Chair: Gaurie Rodman
Executive Secretary: Rocky Marcoux
Deputy Executive Secretary: Martha Brown
-

Meeting Adjourned At: 2:05 PM

By Commissioner: Gamboa

Attendance: Gould; Bloomingdale; Najera; Gamboa

**City Plan Commission
Monday, July 9, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 7/9/12

1. File No. 120299. An ordinance relating to zoning regulations for off-premise electronic and tri-vision automatic changeable message signs. Currently, the zoning code's regulations for automatic changeable message signs contain special provisions for off-premise electronic and tri-vision automatic changeable message signs. Included is a provision allowing the display area of an off-premise sign, other than a time and temperature display, to be changed not more frequently than once every 8 seconds (the standard for other automatic changeable message signs is 30 seconds). Under Common Council Files 070548 and 111382, the special provisions for off-premise automatic changeable message signs are null and void after September 30, 2012. This ordinance repeals the null-and-void clause, thereby making the special provisions permanent.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing 1:35 PM 7/9/12

2. Resolution approving the request for deviation from the design standards established by the Bay View/South Shore Drive Neighborhood Conservation Overlay Zone (NC), for the property located at 2718 South Shore Drive, in the **14th Aldermanic District**. The deviation would allow for a small addition to an existing garage with a flat roof, which is prohibited in the NC overlay zone.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing 1:40 PM 7/9/12

3. File No. 120314. Substitute ordinance relating to the change in zoning from Industrial Light to Multi-Family Residential, on lands located on the south side of West Cleveland Avenue and east of South 31st Street in the **8th Aldermanic District**. This zoning change would permit the proposed elementary school, along with other residential uses.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Gamboa

Second by: Stokes

*DPW's review of applicant's Traffic Impact Analysis

Zoning - Public Hearing 1:45 PM 7/9/12

4. Resolution approving a site plan and outdoor merchandise sales facility use for the property located at 3804 South 27th Street, on the east side of South 27th Street and north of West Howard Avenue, in the **13th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as South 27th and Howard, established by Section 295-1007.0018 of the Milwaukee Code.

Staff Recommendation: Oppose

Motion to: Close public hearing
Oppose

By Commr: Gould
Recused: Gamboa

Second by: Stokes

Zoning – Public Hearing 1:50 PM 7/9/12

5. File No. 120124. An ordinance relating to the change in zoning from Two-Family Residential to Detailed Planned Development, for residential development, on lands located on the west side of North Jackson Street, north of East Lyon Street, in the **3rd Aldermanic District**. This zoning change was requested by Dominion Properties, LLC, and would allow for multi-family development at 1509 North Jackson Street.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Gould

*DPW Sanitation approval of the garbage pickup arrangement; removal of signage on the sides of the building; finalize design details with staff (geothermal and solar sustainability, building materials, bike racks)

Zoning 7/9/12

6. Resolution relating to a minor modification to the Detailed Planned Development known as Bishop's Creek Phase II, for inclusion of a residential care center, on lands located on the west side of North 32nd Street, south of West Hampton Avenue, in the **1st Aldermanic District**. This minor modification was requested by the Bishop's Creek Community Development Corporation, and will allow a portion of the dormitory to include a residential care center.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Street & Alley Vacation 7/9/12

7. File No. 110871. Resolution to vacate the unimproved pedestrian way located in the block between North 98th Street and North Menomonee River Parkway, north of West Center Street in the **5th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said pedestrian way is not needed for public purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gamboa

Land Division 7/9/12

8. File No.120265. Resolution approving a final plat known as Concordia Homes, located on the south side of West Concordia Avenue and west of North 37th Street, in the **7th Aldermanic District**. This resolution approves a plat that creates ten buildable lots for single-family residential construction by Concordia Homes LLC.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Gamboa

*DPW review and approval

Miscellaneous 7/9/12

9. File No. 120085. An ordinance granting an air space lease to Northwestern Mutual Life Insurance Company for a pedestrian bridge to span N. Van Buren Street between 733 N. Van Buren Street and 720 E. Wisconsin Avenue for the premises at 733 N. Van Buren Street, in the 4th **Aldermanic District**.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Miscellaneous 7/9/12

10. File No. 120272. Resolution authorizing dedication of portions of City-owned property at 401 and 401 Adjacent East Nash Street for public right-of-way and authorizing conveyance of the remaining property to Compo Steel Products, Inc., in the **6th Aldermanic District**. This resolution permits the City of Milwaukee to execute a quit claim deed to dedicate land for public right-of-way and to convey the remaining remnant to the adjoining property owner.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gamboa

Meeting Adjourned At: 3:35 PM

By Commissioner: Stokes

Attendance: Gould, Najera, Gamboa, Stokes, Jacquart

**City Plan Commission
Monday, August 6, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning 8/6/12

1. Resolution approving the site plan and building elevations for a new office building on the northeast corner of North 11th Street and West Juneau Avenue, which is currently vacant, in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as the Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Gamboa

*Gorman needs to provide sustainability checklist, signed by Zilber, to staff; architect/developer needs to provide design details and material selection to staff.

Meeting Adjourned At: 1:50 PM

By Commissioner: Rodman

Attendance: Stokes, Gould, Gamboa, Rodman, Najera, Jacquart

City Plan Commission
Monday, September 10, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning - Public Hearing 1:30 PM 9/10/12

1. File No. 120482. An ordinance relating to the change in zoning from Two-Family Residential to Local Business, for business expansion and parking lot, on lands located on the west side of South 23rd Street, south of West Forest Home Avenue, in the **8th Aldermanic District**. This zoning change was requested by Miguel and Norma Herrera for the properties located at 2253-2263 South 23rd Street. The zoning change would allow the parcel located at 2253 South 23rd Street, currently zoned residential, to be consolidated with the existing auto repair and sales facility at 2301 West Forest Home Avenue, which is zoned local business. Additional parking for the facility would also be added.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gamboa

Second by: Gould

Zoning - Public Hearing 1:35 PM 9/10/12

2. File No. 120426. An ordinance to amend a Development Incentive Zone known as Reed Street Yards, on land located generally west of South 3rd Street and south of the Menomonee Canal, in the **12th Aldermanic District**. This ordinance amends a Development Incentive Zone and approves an amendment to Exhibit B relating to performance standards for interim parking.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Comprehensive Planning - Public Hearing 1:40 PM 9/10/12

3. File No. 120503. Resolution creating Business Improvement District No. 48 (Granville) and approving its first year Operating Plan, in the **9th Aldermanic District**. This resolution establishes a Business Improvement District, pursuant to Wisconsin Statutes, for the area bounded by 60th Street on the East, 95th Street on the West, Glenbrook Road on the North and Good Hope Road on the South.

Staff Recommendation: none

Motion to: Close public hearing
Approve

By Commr: Gamboa

Second by: Bloomingdale

Comprehensive Planning - Public Hearing - 1:45 PM 9/10/12

4. File No. 120602. Resolution creating Neighborhood Improvement District No. 02, 2Parks Juneau and Cathedral Square Parks and approving its first year Operating Plan, in the **4th Aldermanic District**.

Staff Recommendation: none

Motion to: Close public hearing
hold for one cycle

By Commr: Bloomingdale

Second by: Rodman

Comprehensive Planning - Public Hearing - 1:55 PM 9/10/12

5. File No.120603. Neighborhood Improvement District No. 3 Resolution creating Neighborhood Improvement District No. 03, Washington Park Partners and approving its first year Operating Plan, in the **15th Aldermanic District**.

Staff Recommendation: none

Motion to: Close public hearing
Approve

By Commr: Gamboa

Second by: Rodman

Zoning 9/10/12

6. File No. 120617. Resolution relating to a minor modification to the Detailed Planned Development known as Granville Park, for additional signage, on lands located on the west side of North 107th Street, south of West Donna Drive, in the **9th Aldermanic District**. This minor modification was requested by ANEWSTARR Property Management, on behalf of Garden Place Housing LLC, to permit one additional freestanding sign on the site located at 8425 North 107th Street.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Rodman

Street & Alley Vacation 9/10/12

7. File No. 111710. Resolution to vacate the unimproved alley in the block bounded by East Bolivar Avenue, South Lenox Street, South Pine Avenue, and South Whitnall Avenue in the **13th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said alley is not needed for public purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gamboa

Second by: Rodman

Street & Alley Vacation 9/10/12

8. File No. 120134. Resolution to vacate unimproved West James Street, West Kilbourn Avenue, and North 48th Street in the area bounded by West Wells Street, North 49th Street, the Stadium Freeway and the Menomonee River in the **10th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said right-of-way is not needed for public purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gamboa

Second by: Jacquart

Street & Alley Vacation 9/10/12

9. File No. 120136. Resolution to vacate unimproved West Keefe Avenue at vacated North 68th Street in the **10th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said right-of-way is not needed for public purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Jacquart

Miscellaneous 9/10/12

10. File No. 120600. Resolution authorizing right-of-way dedications by the City of Milwaukee and the Milwaukee Metropolitan Sewerage District adjacent to the North 45th Street bridge over the Menomonee River and to authorize conveyance of the remaining City property at 4501 West State Street to the Milwaukee Metropolitan Sewerage District upon completion of the 45th Street bridge rehabilitation, in the **10th Aldermanic District**. This resolution will permit acquisition and dedication of land for public right of way to correct the alignment of the approaches to the 45th Street Menomonee River bridge and to convey property to Milwaukee Metropolitan Sewerage District upon completion of the bridge rehabilitation project.

Staff Recommendation: Approve
By Commr: Gamboa

Motion to: Approve
Second by: Rodman

Miscellaneous 9/10/12

11. File No.120598. Resolution authorizing a Permanent Highway Easement with the Milwaukee Metropolitan Sewerage District at the intersection of South 27th Street and West Loomis Road, in the **13th Aldermanic District**. This resolution will authorize a permanent highway easement.

Staff Recommendation: Approve
By Commr: Jacquart

Motion to: Approve
Second by: Gamboa

Meeting Adjourned At: 5:35 PM

By Commissioner: Rodman

Attendance: Gamboa
Rodman
Najera
Bloomingdale
Jacquart
Gould (left after item 5)
Stokes (excused)

**City Plan Commission
Monday, October 1, 2012
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing 1:30 PM 10/1/12

1. File No. 120658. An ordinance relating to use classifications and principal building design standards in the industrial-mixed zoning district. This ordinance changes the use classification of elementary and secondary schools in the industrial-mixed (IM) zoning district from permitted use to special use. It also changes the use classification of day care centers in this zoning district from limited use to special use. In addition, this ordinance provides that non-industrial buildings in the industrial-mixed district (other than single-family and 2-family dwellings) shall comply with the design standards for the LB3 local business district, rather than the standards for the LB2 local business district.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Stokes

Zoning - Public Hearing 1:35 PM 10/1/12

2. File No. 120620. An ordinance relating to the change in zoning from Two-Family Residential to Local Business, for expansion of parking, for the property located on the east side of North 23rd Street, south of West Hope Avenue, in the **1st Aldermanic District**. This zoning change was requested by Astronautics Corporation, and would allow additional parking to be located at 4070 North 23rd Street, adjacent to their existing parking lot.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Zoning - Public Hearing 1:40 PM 10/1/12

3. File No. 120637. An ordinance relating to the First Amendment to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase II, to allow site changes, on land located on the south side of West Canal Street, west of West Potawatomi Circle, in the **8th Aldermanic District**. This amendment will permit changes to the previously approved plans for a biogas generation facility.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gamboa

Recuse: Rodman

Zoning 10/1/12

4. Resolution approving site and landscape plans for a surface parking lot proposed by the Urban Ecology Center, located at 1417 East Park Place, on the north side of East Bellevue Place, west of North Newhall Street, relative to the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ) established by Section 295-1009.0002 of the Milwaukee Code, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Rodman

Comprehensive Planning 10/1/12

5. File No. 120602. Resolution creating Neighborhood Improvement District No. 02, 2Parks Juneau and Cathedral Square Parks and approving its first year Operating Plan, in the **4th Aldermanic District**.

Staff Recommendation:
By Commr: Stokes

Motion to: Approve
Second by: Jacquart

Meeting Adjourned At: 3:10 PM

By Commissioner: Stokes

Attendance: Gamboa, Jacquart, Rodman, Najera, Stokes

Excused: Gould, Bloomingdale

