

**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. 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

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

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

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

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

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

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

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

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
By Commr: Gould

Motion to: Approve
Second by: Rodman

Meeting Adjourned At: 4:35 PM

By Commissioner: Rodman

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