

**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**

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

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**Zoning – Public Hearing 1:40 PM**

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

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**Zoning – Public Hearing 1:45 PM**

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

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**Zoning – Public Hearing 2:00 PM**

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

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**Zoning – Public Hearing 2:05 PM**

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

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**Zoning – Public Hearing 2:10 PM**

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

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**Zoning**

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

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**Zoning**

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

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**Zoning**

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

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**Zoning**

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

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**Zoning**

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.

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**Street & Alley Vacation**

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

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**Street & Alley Vacation**

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

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**Street & Alley Vacation**

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

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**Meeting Adjourned At: 3PM**

**By Commissioner: Gamboa**

**Attendance: Gamboa; Gould; Najera; Jacquart; Bloomingdale**