

**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

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

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

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

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

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

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. 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

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

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

Motion to: Approve

By Commr: Stokes

Second by: Gould

Miscellaneous

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

Motion to: Approve

By Commr: Stokes

Second by: Gamboa

Meeting Adjourned At: 3:35 PM

By Commissioner: Stokes

Attendance: Gould, Najera, Gamboa, Stokes, Jacquart