

**City Plan Commission
Monday, January 31, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 1/31/11

1. File No. 101118. 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: Stokes

Second by: Gould

Zoning – Public Hearing – 1:35 PM 1/31/11

2. File No. 101103. A substitute ordinance relating to the change in zoning from Industrial Light to Industrial Mixed, on lands located on the northeast corner of West Vliet Street and North 4th Street, in the **6th Aldermanic District**. This zoning change was requested by MB Acquisitions, LLC to allow for possible future uses such as office or residential.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing – 1:40 PM 1/31/11

3. File No. 101104. A substitute ordinance relating to the change in zoning from Industrial Light to Industrial Mixed, on lands located on the north side of West McKinley Avenue and west of North Martin Luther King Jr. Drive, in the **6th Aldermanic District**. This zoning change was requested by MB Acquisitions, LLC to allow for the possible conversion of the existing building into uses such as residential or office.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing – 1:45 PM 1/31/11

4. File No. 101115. A substitute ordinance relating to the Second Amendment to the General Planned Development known as Bishop's Creek, on land located on the south side of West Hampton Avenue and west of North 32nd Street, in the **1st Aldermanic District**. This zoning change was requested by the Bishop's Creek Community Development Corporation to allow for an increase in the number of residential units on the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gamboa

Zoning – Public Hearing – 1:50 PM 1/31/11

5. File No. 101101. A substitute ordinance relating to the change in zoning from Local Business to a General Planned Development, for commercial redevelopment, on land located on the north side of West Silver Spring Drive, south and west of West Appleton Avenue, in the **5th Aldermanic District**. This rezoning was requested by Gatlin Development Company, Inc., and will allow for the redevelopment of the site into a community-based retail and commercial development.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes
Opposed: Bloomingdale

Second by: Gould

Zoning – Public Hearing – 2:00 PM 1/31/11

6. Resolution approving a change in hours of a blood plasma center, located at 2351 North 25th Street, relative to a Development Incentive Zone (DIZ) established by Section 295-91.0046 of the former Milwaukee Code, in the **15th Aldermanic District**. The applicant, Talecris Plasma Resources, is requesting to change the Saturday hours of operation from 8:00 am to 1:00 pm, to 8:00 am to 5:00 pm.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould
Opposed: Stokes

Second by: Gamboa

Comprehensive Planning 1/31/11

7. File No. 100886. Resolution approving Amendment No. 4 to the Redevelopment Plan for the Park East Redevelopment Project in the **3rd, 4th and 6th Aldermanic Districts**.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gamboa

1. Accessory to a new development within the plan boundary, or directly adjacent to or across the street from such a new development, provided that the parking lot shall only serve the new development and shall not be used for public parking. 2. Limited up to 24 months. 3. Includes Type A landscape screening per 295-405-1. 4. Asphalt surface material is prohibited and temporary surface materials shall, as applicable, must obtain variance from Standards and Appeals Commission.

Street & Alley Vacation 1/31/11

8. File No. 090553 - Resolution to vacate an unimproved right turn lane at the Southeast corner of South 76th Street and West Oklahoma Avenue in the **11th Aldermanic District**. This vacation is requested by E&K Land LLC and will provide near term aesthetic control of this corner and additional land for possible future expansion.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Land Division 1/31/11

9. Resolution approving a preliminary plat known as Westlawn East, located on the south side of West Silver Spring Drive, between North 60th Street and North 64th Street, in the **2nd and 9th Aldermanic Districts**. This plat dedicates land for public rights-of-way and assembles developable blocks, to facilitate the revitalization of the eastern portion of the Housing Authority of the City of Milwaukee's Westlawn site.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Bloomingdale

Meeting Adjourned At: 2:30

By Commissioner: Stokes

Attendance: Gould; Stokes; Najera; Gamboa; Bloomingdale

**City Plan Commission
Monday, February 21, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning 2/21/11

1. Resolution approving the site plan and elevations for the redevelopment of the former Foster Pontiac site into two new commercial buildings, 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: Gould

Motion to: Approve conditionally*
Second by: Gamboa

*Continue to work with staff on revised elevations for the north and middle buildings; clarify signage details for the sub shop tenant and the monument/freestanding sign; continue to work with staff on a revised landscape plan.

Zoning 2/21/11

2. Resolution approving the expansion of an existing school, located at 2351 North 25th Street, relative to a Development Incentive Zone (DIZ) known as North Avenue Commerce Center, established by Section 295-91.0046 of the former Milwaukee Code, in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gamboa

Motion to: Approve
Second by: Jacquart

Street & Alley Vacation 2/21/11

3. Resolution to vacate all rights-of-way located on the eastern portion of the Housing Authority of the City of Milwaukee's Westlawn Housing Project, in the area bounded by West Silver Spring Drive, North 60th Street, and North 64th Street in the **9th Aldermanic District**. This vacation was requested by the Housing Authority of the City of Milwaukee to facilitate the redevelopment of the eastern portion of the Westlawn site.

Staff Recommendation: Approve conditionally
By Commr: Gould

Motion to: Approve conditionally*
Second by: Jacquart

*Conditioned upon receipt of the petition and coordinated report from DPW, and receipt of any fees as outlined by the coordinated report, if applicable.

Meeting Adjourned At: 2:10 PM

By Commissioner: Gamboa

Attendance: Gamboa, Gould, Rodman, Jacquart

**City Plan Commission
Monday, March 14, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning 3/14/11

1. File No. 101342. Resolution permitting a minor modification to a Detailed Planned Development known as Pick N' Save (f/k/a Home Depot), on land located on the south side of West Good Hope Road and east of North 76th Street, in the **9th Aldermanic District**. This resolution will allow for a second drive-through at the outlot building.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Land Division 3/14/11

2. File No. 101260. Resolution approving a final plat known as Westlawn East, located on the south side of West Silver Spring Drive, between North 60th Street and North 64th Street, in the **2nd and 9th Aldermanic Districts**. This plat dedicates land for public rights-of-way and assembles developable blocks, to facilitate the revitalization of the eastern portion of the Housing Authority of the City of Milwaukee's Westlawn site.

Staff Recommendation: Approve conditionally
By Commr: Stokes

Motion to: Approve conditionally*
Second by: Rodman

*DPW approval of the final plat; Engineer and Treasurer's signatures

Street & Alley 3/14/11

3. File No. 070066. Resolution to vacate a portion of North 11th Street between West Wells Street and West Wisconsin Avenue, in the **4th Aldermanic District**. This vacation was requested by Marquette University with the intent to develop this area as a pedestrian mall. This portion of North 11th Street was relocated to the east as part of the Marquette Interchange Relocation Project.

Staff Recommendation: Approve conditionally
By Commr: Stokes

Motion to: Approve conditionally*
Second by: Rodman

*Conditioned upon receipt of the petition and coordinated report from DPW, and receipt of any fees as outlined by the coordinated report, if applicable.

Street & Alley 3/14/11

4. File No. 070067. Resolution to vacate a portion of North 11th Street from West Wisconsin Avenue south to a point, in the **4th Aldermanic District**. This vacation was requested by Marquette University with the intent to landscape and maintain this area. This portion of North 11th Street was relocated to the east as part of the Marquette Interchange Reconstruction Project.

Staff Recommendation: Approve conditionally
By Commr: Stokes

Motion to: Approve conditionally*
Second by: Rodman

*Conditioned upon receipt of the petition and coordinated report from DPW, and receipt of any fees as outlined by the coordinated report, if applicable.

Meeting Adjourned At: 1:45 PM

By Commissioner: Rodman

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

**City Plan Commission
Monday, April 4, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 4/4/11

1. File No. 101102. An ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development, for commercial redevelopment, on land located on the north side of West Silver Spring Drive, south and west of West Appleton Avenue, in the **5th Aldermanic District**. This rezoning was requested by Gatlin Development Company, Inc., and will allow for the redevelopment of the site into a community-based retail and commercial development.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Gould

*work with staff on final design of building exterior and parking lot decorative light fixtures

Street & Alley Vacation 4/4/11

2. File No. 101107. Resolution to vacate the north-south alley in the block bounded by West Kilbourn Avenue, West Wells Street, North 12th Street and North 13th Street, in the **4th Aldermanic District**. This vacation was requested by Marquette University for the consolidation of lands on the east and west sides of the alley.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Jacquart

*waiting for executed DPW petition and associated fees, if applicable

Meeting Adjourned At: 2:00 PM

By Commissioner: Stokes

Attendance: Gould, Najera, Jacquart, Gamboa, Stokes

**City Plan Commission
Tuesday, April 26, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 4/26/11

1. File No. 101471. An ordinance relating to the Second Amendment to the Detailed Planned Development known as Cameo Care Campus, for a building addition, on land located east of South 27th Street and south of West Grange Avenue, in the **13th Aldermanic District**. This amendment will allow for a 51-bed addition to the existing assisted living facility.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Zoning – Public Hearing 1:35 PM 4/26/11

2. File No. 101339. An ordinance relating to the change in zoning from Commercial Service to a Detailed Planned Development, for commercial development, on land located on the south side of West Main Street and west of South 70th Street, in the **10th Aldermanic District**. This rezoning was requested by Gatlin Development Company, Inc., and will allow for a community-based retail and commercial development on the site.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing

By Commr:

Second by:

After the public hearing was closed, a motion to approve conditionally failed. Since no follow up motion was made for this item, no decision was reached. This item will be scheduled at the regular City Plan Commission meeting on May 16, 2011, and the Commission will make a decision to recommend approval or denial. See link below Minutes for city attorney's opinion or double click on the following link to access the opinion: <http://city.milwaukee.gov/CityPlanCommissionCPC.htm>

Zoning – Public Hearing 1:45 PM 4/26/11

3. File No. 101472. An ordinance relating to the change in zoning from Detailed Planned Development to Institutional, to allow for university-related uses, on land located on the south side of East Newport Avenue, west of North Maryland Avenue, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gamboa

Second by: Gould

Meeting Adjourned At: 3:15 PM

By Commissioner: Gould

Attendance: Gamboa, Gould, Rodman, Jacquart

**City Plan Commission
Monday, May 16, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 5/16/11

1. File No. 101387. An ordinance relating to zoning regulations for wind energy systems.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing 1:40 PM 5/16/11

2. File No. 101570. A substitute ordinance relating to the change in zoning from Multi-Family Residential to Institutional, for future expansion, located on the south side of West Wisconsin Avenue, west of North 32nd Street, in the **4th Aldermanic District**. This zoning change was requested by Marquette University High School, and will allow for future expansion of the school.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Zoning 5/16/11

3. Resolution approving the site plan and building elevations for the University of Wisconsin-Milwaukee's new School of Public Health, located on the north side of West Juneau Avenue, east of North 10th 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: Stokes

Second by: Gould

Zoning 5/16/11

4. Resolution approving the building elevations for a new residential penthouse on the River Renaissance building at 102 North Water Street, located on the south side of East Erie Street and east of North Water Street, relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Stokes

Zoning 5/16/11

5. File No. 101339. An ordinance relating to the change in zoning from Commercial Service to a Detailed Planned Development, for commercial development, on land located on the south side of West Main Street and west of South 70th Street, in the **10th Aldermanic District**. This rezoning was requested by Gatlin Development Company, Inc., and will allow for a community-based retail and commercial development on the site.

Staff Recommendation: Approve conditionally*
By Commr: Gamboa
Oppose: Gould

Motion to: Approve conditionally*
Second by: Jacquart

*Conditioned on removing the request for the store to be open 24 hours during Black Fridays.

DPW 5/16/11

6. File No. 101571. Communication from the Departments of City Development and Public Works relating to the "Streetscape Guidelines" prepared by Terra Engineering, Ltd. for the City of Milwaukee.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Meeting Adjourned At: 3:10 PM

By Commissioner: Stokes

Attendance: Gould, Najera, Gamboa, Stokes, Jacquart

**City Plan Commission
Monday, June 6, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 6/6/11

1. File No. 110088. This ordinance defines a chicken coop as it applies to accessory structure standards. A building permit would not be required if a chicken coop is 50 square feet or less in size and 10 feet or less in height. This ordinance also requires that buildings and structures for fowl meet the requirements of s. 78-6.5, the keeping of chickens in the city.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Bloomingdale

Second by: Gould

Zoning – Public Hearing 1:40 PM 6/6/11

2. File No. 110037. A substitute ordinance relating to the change in zoning from Detailed Planned Development known as St. Michael's Hospital, to Detailed Planned Development known as Wheaton Franciscan, on land located on the north side of West Villard Avenue, generally east of North 25th Street, in the **1st Aldermanic District**. This zoning change was applied for by Wheaton Franciscan, and will permit the construction of a new Family Care Center, which will replace the existing center currently operating on the former St. Michael's Hospital property.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Gould

*continue to work with staff on landscaping/screening of the northeast side of the building

Real Estate 6/6/11

3. File No. 110166. Substitute resolution declaring the Milwaukee Water Works property at 127 South 44th Street surplus to municipal needs and authorizing its conveyance to the State of Wisconsin, in exchange for the City's receipt of certain State-owned land at 4400 West National Avenue, and authorizing the subsequent sale of the property at 110 South 44th Street to P&H Mining Equipment, Inc. for use in connection with its business operations, in the **8th and 10th Aldermanic Districts**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Stokes

Meeting Adjourned At: 2:40 PM

By Commissioner: Gould

Attendance: Gould, Rodman, Stokes, Bloomingdale, Gamboa

**City Plan Commission
Monday, June 27, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 6/27/11

1. File No. 110130. An ordinance repealing zoning regulations for adult entertainment establishments.
Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Comprehensive Planning 6/27/11

2. File No. 110038. Resolution approving Amendment No. 1 to the Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area, in the **12th and 14th Aldermanic Districts**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Stokes

Zoning – Public Hearing 1:40 PM 6/27/11

3. File No. 101547. A substitute ordinance relating to the change in zoning from Industrial Heavy and Industrial Mixed to Industrial Office, for consistency with the Port of Milwaukee Redevelopment Plan's recommendations, for land generally bounded by the Milwaukee River to the east, South 1st Street to the west, South Kinnickinnic Avenue to the south, and West National Avenue to the north, in the **12th Aldermanic District**. This zoning change will allow for uses within Sub Area B of the Port of Milwaukee Redevelopment Plan to be compatible with the Plan's recommendations.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Stokes

Zoning – Public Hearing 1:40 PM 6/27/11

4. File No. 101548. A substitute ordinance relating to the change in zoning from Industrial Heavy and Industrial Light to Industrial Office, for consistency with the Port of Milwaukee Redevelopment Plan's recommendations, for land generally bounded by railroad right-of-way to the north and east, East Bay Street to the south, and South Allis Street to the west, in the **14th Aldermanic District**. This zoning change will allow for uses within Sub Area B of the Port of Milwaukee Redevelopment Plan to be compatible with the Plan's recommendations.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Stokes

Zoning – Public Hearing 1:40 PM 6/27/11

5. File No. 101549. A substitute ordinance to establish a Development Incentive Zone known as Port of Milwaukee Sub Area B - North, on land generally bounded by the Milwaukee River to the east, South 1st Street to the west, South Kinnickinnic Avenue to the south, and West National Avenue to the north, in the **12th Aldermanic District**. This substitute ordinance establishes a Development Incentive Zone, and approves Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards that are consistent with the recommendations of the Port of Milwaukee Redevelopment Plan.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Zoning – Public Hearing 1:40 PM 6/27/11

6. File No. 101550. A substitute ordinance to establish a Development Incentive Zone known as Port of Milwaukee Sub Area B - Center, on land generally bounded by railroad right-of-way to the north and east, East Bay Street to the south, and South Allis Street to the west, in the **14th Aldermanic District**. This substitute ordinance establishes a Development Incentive Zone, and approves Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards that are consistent with the recommendations of the Port of Milwaukee Redevelopment Plan.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Meeting Adjourned At: 2:20 PM

By Commissioner: Gould

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

Excused: Rodman

**City Plan Commission
Monday, July 18, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 7/18/11

1. File No. 110218. A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Jennings Neighborhood Center, to revise the list of permitted uses for the site, on lands located on the northwest corner of North 92nd Street and West Center Street, in the **5th Aldermanic District**. This amendment will update the list of uses permitted on the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Rodman

Zoning 7/18/11

2. Resolution relating to a minor modification to the Detailed Planned Development known as Milwaukee Job Corps, to allow for a fence, on land located on the West Side of North 60th Street and South of West Briggs Avenue, in the **9th Aldermanic District**. This minor modification will allow for a perimeter fence to be placed around the campus.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Rodman

Meeting Adjourned At: 1:40 PM

By Commissioner: Rodman

Attendance: Gould, Najera, Gamboa, Rodman

Excused: Jacquart, Bloomingdale

**City Plan Commission
Monday, August 15, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 8/15/11

1. File No. 110445. An ordinance relating to the First Amendment to the General Planned Development known as Concordia Trust, for modification of the northern portion of the site, on land located on the East Side of North 33rd Street and South of West State Street, in the **4th Aldermanic District**. This amendment was requested by Forest County Potawatomi Community, and will allow for modifications to the site statistics and plan for the northern portion of the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Jacquart

Second by: Gamboa

Zoning – Public Hearing 1:30 PM 8/15/11

2. File No. 110446. An ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Concordia Trust Phase II, for redevelopment of the site, on land located on the north side of West State Street, east of North 33rd Street, in the **4th Aldermanic District**. This zoning change was requested by Forest County Potawatomi Community, and will allow for redevelopment of the site.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Jacquart

Second by: Gamboa

*1. Properly label the black and white elevations, and note glazing types (clear/tinted). 2. Provide glazing and building material samples. 3. Clarify whether the large tree on the southeast corner of State Street will be retained, as it is ghosted on the landscape plan and shown in the color elevations and renderings. However, it is not noted as being retained on the plans. If it will remain, please label as such. If the tree will not be kept, then remove it from the elevations and renderings. 4. Add masonry piers to the corners of the fences, similar to the piers that flank the entrance to the surface parking lot on Highland. These piers should be added at the corners along Highland and State.

Zoning 8/15/11

3. File No. 110431. Resolution relating to a minor modification for the Detailed Planned Development known as Cathedral Heights, for site plan modification, on land located on the north side of West Florist Avenue and east of North 73rd Street, in the **2nd Aldermanic District**. This minor modification will allow for modifications to the previously approved site plan, and permit phased construction on the site. The first phase will entail a scaled back church from what was previously approved, and associated parking.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Jacquart

Second by: Stokes

Zoning 8/15/11

4. Resolution approving the site plan and building elevations for the conversion of the former Pabst Brewery brew house and mill house into a six-story, 90-room hotel, on the northwest corner of North 10th Street and West Juneau Avenue, 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: Stokes

Motion to: Approve
Second by: Jacquart

Zoning 8/15/11

5. Resolution approving the site plan and elevations of a new multi-tenant commercial 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: Stokes

Motion to: Approve conditionally*
Second by: Jacquart

*Provide material samples of the proposed concrete brick and burnished decorative CMU base. The brick should be utility sized or smaller.

Meeting Adjourned At: 2:40 PM

By Commissioner: Stokes

Attendance: Najera, Stokes, Jacquart, Gamboa

Excused: Gould, Rodman, Bloomingdale

**City Plan Commission
Monday, September 12, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning 9/12/11

1. File No. 110601. Resolution relating to a minor modification to the Detailed Planned Development known as Miller Compressing, to allow for sale of auto parts, on land located on the north side of West Pierce Street, north of West Reynolds Place, in the **8th Aldermanic District**. This minor modification will allow for the sale of used auto parts, as well as installation of those parts on the site.

Staff Recommendation: Approve
By Commr: Rodman

Motion to: Approve
Second by: Gould

Alley Vacation 9/12/11

2. File No. 110330. Resolution to vacate the unimproved East-West alley located west of South 13th Street, east of South 14th Street, North of West Barnard Avenue, and south of West Layton Avenue, in the **13th Aldermanic District**. This resolution vacates the above alley in accordance with vacation proceedings under power granted to the City of Milwaukee by Section 62.73, Wisconsin Statutes, and Section 308-28, Milwaukee Code of Ordinances.

Staff Recommendation: Approve
By Commr: Rodman

Motion to: Approve
Second by: Gould

Real Estate 9/12/11

3. File No. 110629. Resolution authorizing acceptance of a quit claim deed to dedicate a portion of the Milwaukee Public School playfield at 1755 South 32nd Street for public right-of-way, in the **8th Aldermanic District**. This resolution permits the City of Milwaukee to dedicate land for public right-of-way through execution and acceptance of a quit claim deed.

Staff Recommendation: Approve
By Commr: Rodman

Motion to: Approve
Second by: Bloomingdale

Real Estate 9/12/11

4. File No. 110610. Resolution declaring the parking lot at 2730 North 5th Street surplus to municipal needs and approving conveyance by the Milwaukee Board of School Directors to the Martin Luther King Economic Development Corporation for the King Commons Phase IV project, in the **6th Aldermanic District**. This resolution authorizes the City, on behalf of the Milwaukee Board of School Directors, to convey the parking lot at 2730 North 5th Street that was used for the former Fifth Street School.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Rodman

Miscellaneous 9/12/11

5. A resolution amending the City Plan Commission meeting schedule for the remainder of 2011, as follows:

September 12, 2011

October 3, 2011

October 24, 2011

November 14, 2011

~~December 5, 2011~~ December 12, 2011

Staff Recommendation: Approve

By Commr: Rodman

Motion to: Approve

Second by: Gould

Meeting Adjourned At: 1:50 PM

By Commissioner: Rodman

Attendance: Gould, Najera, Rodman, Jacquart, Bloomingdale

Excused: Gamboa

**City Plan Commission
Monday, October 3, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 10/3/11

1. File No. 110627. An ordinance relating to the First Amendment to a Detailed Planned Development known as Bishop's Creek, to allow for Phase III development, on land located west of North 32nd Street and south of West Hampton Avenue, in the **1st Aldermanic District**. This amendment will allow for Phase III development on the site, which will include the renovation of an existing building into a mixed-use facility.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Zoning – Public Hearing 1:40 PM 10/3/11

2. File No. 110587. Substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Central Greens (f/k/a Story Hill Place), for construction of greenhouses, on land located on the south side of West Bluemound Road and east of North 51st Street, in the **10th Aldermanic District**. This amendment was requested by Story Hill Investments, LLC, and will allow for the construction of greenhouses on the site.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Gould

Second by: Stokes

*remove the fence and landscape where the abutting neighbors have requested removal of fence; show entrance locations of the greenhouses and fish house; note where seasonal market will be located; add tall arbor vitas along Bluemound elevation of the fish house.

Zoning 10/3/11

3. Resolution approving an 80 foot segment of the Riverwalk adjacent to the properties at 233 - 239 East Erie Street, on the north side of the Milwaukee River, relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Stokes

Zoning 10/3/11

4. Resolution approving the required ADA remediation work for the Riverwalk on the east side of the Milwaukee River, adjacent to 100 East Wisconsin Avenue, based on the Settlement Agreement with the Department of Justice relative to the Riverwalk Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Bloomingdale

Zoning 10/3/11

5. Resolution approving the Riverwalk for the North End Phase II development, located adjacent to 1531 North Water Street and 455 East Pleasant Street, on the southwest corner of North Water Street and East Pleasant Street, and on the east side of the Milwaukee River, relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the **3rd Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Meeting Adjourned At: 3:05 PM

By Commissioner: Stokes

Attendance: Gould, Stokes, Gamboa, Rodman, Torres, Bloomingdale

Excused: Jacquart

**City Plan Commission
Monday, October 24, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 10/24/11

1. File No. 110695. An ordinance relating to landscaping requirements for heavy motor vehicle parking lots, heavy motor vehicle outdoor storage and contractors' yards.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing – 1:35 PM 10/24/11

2. File No. 110583. A substitute ordinance relating to a change in zoning from Two-Family Residential to a Detailed Planned Development known as Jackson Apartments, for residential development, on land located on the east side of North Jackson Street, south of East Pleasant Street, in the **3rd Aldermanic District**. This file will allow for the construction of 14 residential units on the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning 10/24/11

3. File No. 110704. Resolution relating to a minor modification to the Detailed Planned Development known as Metro Center Phase 2, to allow for construction of a car dealership, on land located on the north side of West Metro Boulevard and west of North 107th Street, in the **5th Aldermanic District**. This minor modification will allow for the construction of a Nissan car dealership in lieu of a previously approved Honda dealership.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Meeting Adjourned At: 2:05 PM

By Commissioner: Stokes

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

Excused: Rodman

**City Plan Commission
Monday, November 14, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 11/14/11

1. File No. 110862. Substitute ordinance relating to the establishment of a Master Sign Program Overlay District known as East Pointe Marketplace, to establish signage standards for a portion of the property located at 605 East Lyon Street, on the north side of East Ogden Street and east of North Jefferson Street, in the **3rd Aldermanic District**. This ordinance will create uniform building signage standards for future tenants of the multi-tenant building at the commercial marketplace.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Jacquart

Zoning – Public Hearing – 1:35 PM 11/14/11

2. File No. 110586. Substitute ordinance relating to the First Amendment to the General Planned Development known as ReadCo, to facilitate development, on land located on the north side of East North Avenue and east of North Humboldt Avenue, in the **3rd Aldermanic District**. This amendment will permit changes to the site plan and statistics to allow for a mixed-use development along East North Avenue.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Jacquart

Second by: Rodman

Zoning – Public Hearing – 1:35 PM 11/14/11

3. File No. 071364. Substitute ordinance relating to a change in zoning from General Planned Development to Detailed Planned Development, Phase II, known as ReadCo, on land located on the North Side of East North Avenue and East of North Humboldt Avenue, in the **3rd Aldermanic District**. This ordinance will permit residential and commercial development along East North Avenue.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Jacquart

Second by: Rodman

Land Division 11/14/11

4. File No. 101340. Resolution approving a final Certified Survey Map for property located on the west side of South 6th Street and north of West College Avenue, which will create one lot and dedicate land for public purposes, in the **13th Aldermanic District**. This resolution approves a final Certified Survey Map that consolidates several parcels into one lot to facilitate the expansion of an existing business, and dedicates land for public street purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Gould

Miscellaneous 11/14/11

5. Resolution establishing the City Plan Commission meeting schedule for 2012.

| | | |
|-------------------|--------------------|-------------------|
| January 9, 2012 | May 21, 2012 | October 1, 2012 |
| February 6, 2012 | June 18, 2012 | October 22, 2012 |
| February 27, 2012 | July 9, 2012 | November 12, 2012 |
| March 19, 2012 | August 6, 2012 | December 10, 2012 |
| April 23, 2012 | September 10, 2012 | |

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Jacquart

Meeting Adjourned At: 2:15 PM
By Commissioner: Rodman
Attendance: Gould; Rodman; Najera; Jacquart
Excused: Bloomingdale; Stokes; Gamboa

**City Plan Commission
Monday, December 12, 2011
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Agenda**

Zoning – Public Hearing – 1:30 PM 12/12/11

1. File No. 090353. Ordinance to establish 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 establishes a Development Incentive Zone and approves Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Zoning – Public Hearing – 1:30 PM 12/12/11

2. File No. 090354. Ordinance relating to a change in zoning from Industrial Heavy (IH) to Industrial Mixed (IM) on lands located West of South 3rd Street and South of the Menomonee Canal, for mixed use development and a water technology business park, in the **12th Aldermanic District**. This zoning change is requested by Building 41 LLC to allow for the development of approximately 15 acres, commonly known as the Reed Street Yards, for a mixed-use development with a focus on a water technology business park.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Zoning – Public Hearing – 1:40 PM 12/12/11

3. File No. 110625. An ordinance relating to the First 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 amendment will permit the development of a biogas generation facility on a portion of an existing parking lot at 2301 West Canal Street.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Recused: Rodman

Zoning – Public Hearing – 1:40 PM 12/12/11

4. File No. 110626. An ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase II, to facilitate future development, on land located on the south side of West Canal Street, west of West Potawatomi Circle, in the **8th Aldermanic District**. This zoning change will facilitate the development of a biogas generation facility on a portion of the existing surface parking lot at 2301 West Canal Street.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Recused: Rodman

Zoning 12/12/11

5. Resolution approving the exterior modifications to an existing residential penthouse on the west end of the River Renaissance building at 102 North Water Street, consistent with the approved east penthouse, located on the south side of East Erie Street and east of North Water Street, relative to the Riverwalk Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the **4th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Rodman

Street & Alley Vacation 12/12/11

6. File No. 110612. Resolution to vacate the unimproved north-south alley in the block bounded by South 17th Street, South 18th Street, West Morgan Avenue and West Wilbur Avenue, in the **13th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since a Milwaukee Public School was constructed on said right-of-way.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Jacquart

Street & Alley Vacation 12/12/11

7. File No. 110865. Resolution to vacate the unimproved North-South Alley in the block bounded by North 88th Street, North 89th Street, West Hampton Avenue, and West Stark Street in the **5th 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 12/12/11

8. File No. 110869. Resolution to vacate the unimproved alley in the block bounded by North 82nd Street, North 83rd Street, West Nash Avenue, and West Vienna Avenue in the **5th 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: Jacquart

Street & Alley Vacation 12/12/11

9. File No. 110450. Resolution to vacate North Hibernia Street from North 10th Street to West Tory Hill, in the **4th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said right-of-way is no longer needed.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Street & Alley Vacation 12/12/11

10. File No. 110448. Resolution to vacate North 10th Street from West St. Paul Avenue to West Tory Hill in the **4th Aldermanic District**. This vacation was requested by the Milwaukee Department of Public Works, since said right-of-way is no longer needed.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Meeting Adjourned At: 2:50 PM

By Commissioner: Stokes

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

Excused: Bloomingdale