

(PH – Public hearing)

January 4, 2010 – Meeting Cancelled

January 25, 2010

091059 PH
091157 PH
091154 PH
090807 PH
Election of Officers

February 15, 2010

090882 PH
091245

March 8, 2010

091238 PH
091319 PH
091396 PH
091019 PH

March 22, 2010

091461 PH
091459
091495

April 12, 2010

No public hearings
090799
090886
091170
091018
091155
091460
West Tower Place preliminary plat

May 3, 2010

081568 and 081569 PH
091660 PH
ADA resolution Taxman Plaza Riverwalk
091640
Villard Square resolution library
West Tower Place preliminary plat

May 24, 2010

091603 PH
100036 PH
100034
100053
Resolution 731 and 735 N Water

June 14, 2010

100033 PH
Resolution 731-735 N Water
100182
100180

July 12, 2010

100136 PH
100274 PH
100052 PH
100188 PH
100247
090789
061395
100207

August 23, 2010

100266 PH
Resolution ADA Riverwalk
Resolution Beerline B Riverwalk
100235
100360
100262

September 20, 2010

BID 46 PH
BID 47 PH
100290 PH
100291 PH
100533
100548
090917

October 18, 2010

090919 PH
100532 PH
100531 PH
100630
CPC 2011 Schedule Resolution

November 8, 2010

100766 PH
100768 PH
100767 PH

December 6, 2010

100790 PH
100771 PH
100848 PH
100874 PH
100875 PH
091458 PH
100833 PH
100873 PH
100869 PH
091514 PH
Thomas/Murray/Farwell Vacation
100832
100871
CPC Year in Review

**City Plan Commission
Monday, January 25, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 1/25/10

1. File No. 091059. Ordinance relating to a change in zoning from Two-Family Residential (RT4) to Local Business (LB2) on lands located East of South Cesar Chavez Drive and North of West Mineral Street, for the expansion of a parking lot, in the **12th Aldermanic District**. This zoning change is requested by BMR Design Group, Inc. on behalf of El Rey Mexican Store and will allow for the expansion of an existing parking lot and relocation of a leg of a North-South alley.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve Conditionally*

By Commr: Stokes

Second by: Rodman

*Commissioners asked DPW for additional report on Mineral Street traffic and public alley study.

Opposed: Bloomingdale

Recused: Gamboa; Najera

Zoning – Public Hearing – 1:35 PM 1/25/10

2. File No. 091157. An ordinance relating to a change in zoning from Two-Family Residential (RT4) to Industrial Office (IO2), to expand a parking lot on land located South of West National Avenue and East of South 22nd Street, in the **8th Aldermanic District**. This zoning change is initiated by the owner, David Samuel, to allow for the expansion of a surface parking lot adjacent to the north.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Zoning – Public Hearing – 1:40 PM 1/25/10

3. File No. 091154. A substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Heartland Housing, for a three-story structure with 38 residential units and first floor community space, on lands located South of West Fond Du Lac Avenue and West of North 25th Street, in the **15th Aldermanic District**. This zoning change is requested by Heartland Housing to allow for a three-story structure with 38 residential units and first floor community space.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Bloomingdale

Zoning – Public Hearing – 1:50 PM 1/25/10

4. File No. 090807. A substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as Highbridge Condominium, for 68 residential apartments known as Metro Place, on land located on the South Side of East Kane Place and East of North Water Street, in the **3rd Aldermanic District**. This amendment is requested by Wangard Partners and will allow for the construction of up to 68 residential apartment units, known as Metro Place.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Bloomingdale

Election of Officers 1/25/10

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

Meeting Adjourned At: 3:10 PM

By Commissioner: Stokes

Attendance: Gould; Najera; Gamboa; Rodman; Bloomingdale; Jacquart; Stokes

**City Plan Commission
Monday, February 15, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Comprehensive Planning – Public Hearing 1:30 PM 2/15/10

1. File No. 090882. Resolution approving the Citywide Policy Plan as an element of Milwaukee's Overall Comprehensive Plan. This resolution approves the Citywide Policy Plan, as part of the City's Overall Comprehensive Plan, and directs City departments and agencies to work toward implementation of the Plan.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Zoning 2/15/10

2. File No. 091245. Resolution permitting a minor modification to a Detailed Planned Development, known as Plymouth Hill, on lands located South of West Walnut Street and West of North 7th Street in the **6th Aldermanic District**. This minor modification is requested by Terri Young, the owner and occupant of a residence at 1624 North Mayflower Court and will allow for an increase in hours of operation for a family day care home to 24 hours per day. The existing family daycare home, Faith, Hope & Love Child Development Center, currently operates Monday through Saturday from 6:00 am to Midnight.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Meeting Adjourned At: 2:35 PM

By Commissioner: Stokes

Attendance: Gould; Stokes; Gamboa; Najera; Rodman

**City Plan Commission
Monday, March 8, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 3/8/10

1. File No. 091238. An ordinance extending the expiration date of zoning code regulations relating to off-premise automatic changeable message signs.

Staff Recommendation: Approve
By Commr: Gould
Opposed: Bloomingdale

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

Zoning – Public Hearing – 1:40 PM 3/8/10

2. File No. 091319. An ordinance relating to regulations for on-premise automatic changeable message signs.

Staff Recommendation: Approve
By Commr: Gould
Opposed: Bloomingdale

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

Zoning – Public Hearing – 1:45 PM 3/8/10

3. File No. 091396. An ordinance relating to manufactured homes and manufactured home communities, and campgrounds.

Staff Recommendation: Approve
By Commr: Bloomingdale

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

Zoning – Public Hearing – 1:50 PM 3/8/10

4. File No. 091019. A substitute ordinance relating to a change in zoning from Multi-family Residential (RM3) to General Planned Development (GPD), known as St Mark's AME, on lands located South of West Atkinson Avenue and East and West of North 16th Street, for a four-story structure with up to 60 residential units, in the **6th Aldermanic District**. This zoning change will allow for the development of the site for a four-story structure for up to 60 residential units, with first floor space for St. Marks AME Church use and residential amenities.

Staff Recommendation: Refer to staff
By Commr: Gould

Motion to: Close public hearing
Refer to staff
Second by: Bloomingdale

Meeting Adjourned At: 1:50 PM

By Commissioner: Gould

Attendance: Gould, Bloomingdale, Gamboa, Najera

**City Plan Commission
Monday, March 22, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 3/22/10

1. File No. 091461. An ordinance relating to the change in zoning from Detailed Planned Development to Two-Family Residential (RT4) on land located South of East Pleasant Street and East of North Jackson Street, in the **3rd Aldermanic District**. This zoning change is initiated by the owner, Elan Peltz, and will change the zoning from a Detailed Planned Development for 6 condominiums back to the previous Two-Family Residential zoning for the property. This change will allow the applicant to develop two residential units on each of the two lots.

Staff Recommendation: Approve

Motion to: Close Public Hearing
Approve

By Commr: Gould

Second by: Stokes

Real Estate 3/22/10

2. File No. 091459. Substitute resolution declaring surplus and approving conveyance of the former Jackie Robinson Middle School at 3245 North 37th Street by the Milwaukee Board of School Directors, in the **7th Aldermanic District**. This substitute resolution authorizes the City, on behalf of the Milwaukee Board of School Directors, to convey real property formerly used for school purposes and located at 3245 North 37th Street, Jackie Robinson Middle School, Milwaukee, Wisconsin.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Jacquart

Map & Plats 3/22/10

3. File No. 091495. Resolution authorizing acceptance of quit claim deeds dedicating land for public alley purposes, in the **8th Aldermanic District**. This resolution permits the City of Milwaukee to accept quit claim deeds to dedicate land for public alley purposes.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Bloomingdale

Meeting Adjourned At: 2:25PM

By Commissioner: Jacquart

Attendance: Gamboa, Gould, Radman; Bloomingdale;

Stokes; Najera; Jacquart

City Plan Commission
Monday, April 12, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Airspace Lease 4/12/10

1. File No. 090799. An ordinance to grant an airspace lease to RDAR Corporation for an existing railroad bridge crossing E. Becher Street between 123 East Becher Street and 128 East Becher Street, in the **14th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Bloomingdale

Motion to: Approve
Second by: Jacquart

Street & Alley Vacation 4/12/10

2. File No. 090886. Resolution to vacate the east-west and north south alleys in the block bounded by North 20th Street, North 21st Street, West Lloyd Street extended and West Garfield Avenue, in the **15th Aldermanic District**. This vacation is initiated by the Department of City Development to consolidate lands to allow for site improvements for a Milwaukee Urban Garden Project known as Alice's Urban Garden.

Staff Recommendation: Approve
By Commr: Bloomingdale

Motion to: Approve
Second by: Gould

Street & Alley Vacation 4/12/10

3. File No. 091170. A resolution to vacate the east-west alley in the block bounded by West Oklahoma Avenue, West Lakefield Drive, South 62nd Street and South 66th Street, in the **11th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Jacquart

Motion to: Approve
Second by: Bloomingdale

Street & Alley Vacation 4/12/10

4. File No. 091018. Resolution to vacate a north-south alley in the block bounded by South 15th Street, South Cesar Chavez Drive, West Mineral Street and West Walker Street, in the **12th Aldermanic District**. This vacation was requested on behalf of El Rey Mexican Store to allow for expansion of its parking lot. This leg of alley will be relocated to the property at 1540 West Mineral Street.

Staff Recommendation: Approve
By Commr: Jacquart

Motion to: Approve
Second by: Gould

Land Division 4/12/10

5. File No. 091155. A resolution approving a final Certified Survey Map for property located at 916 South Cesar E. Chavez Drive, and 1540, 1542, 1546 and 1550 West Mineral Street for expansion of a parking lot for existing business and dedication of land for public purposes, in the **12th Aldermanic District**. This resolution approves a final Certified Survey Map that combines five parcels into one for expansion of a parking lot for an existing business (El Rey), and dedicates land for the relocation of a north-south alley leg.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Jacquart

Land Division 4/12/10

6. File No. 091460. Resolution approving a final Certified Survey Map for property located at 1807 East Morgan Avenue for creation of a new residential lot and dedication of land for public purposes, in the **14th Aldermanic District**. This resolution approves a final Certified Survey Map that divides one parcel, a portion of which resides in the City of St. Francis, into two lots for future residential construction, and dedicates land for public street purposes.

Staff Recommendation: Approve
By Commr: Jacquart

Motion to: Approve
Second by: Gould

Land Division 4/12/10

7. Resolution approving a preliminary plat known as West Tower Place, located on the north side of West Bradley Road and east of North 107th Street, in the **9th Aldermanic District**. This plat creates five lots from one parcel for future construction of single-family residences, and dedicates land for the future extension of West Tower Avenue to North 107th Street.

Staff Recommendation: Approve conditionally
By Commr: Gould

Motion to: Refer to staff
Second by: Bloomingdale

Meeting Adjourned At: 2:20 PM

By Commissioner: Gould

Attendance: Gould; Najera; Bloomingdale; Jacquart

**City Plan Commission
Monday, May 3, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 5/3/10

1. File No. 081568. Substitute ordinance creating the Milwaukee River Greenway Site Plan Review Overlay Zone ("MRGSPROZ"), generally located North of former North Avenue dam to the city limits at East Silver Spring Drive in the **1st, 3rd, and 6th Aldermanic Districts**. This substitute ordinance creates a zoning overlay zone for properties within 50 feet of the Milwaukee River Primary Environmental Corridor. Properties within this zone will comply to additional design standards, as well as tree protection and storm water management regulations, that balance environmental protection and promote high quality, sustainable development.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Bloomingdale

Zoning – Public Hearing 1:30 PM 5/3/10

2. File No. 081569. Resolution creating design guidelines for a Site Plan Review Overlay District, known as the Milwaukee River Greenway Site Plan Overlay Zone, in the **1st, 3rd and 6th Aldermanic Districts**. This resolution creates design guidelines to promote the use of high quality building materials and sustainable design to enhance the Milwaukee River corridor. Guidelines for development along the river corridor will complement the natural beauty and promote environmental quality. An objective of these design guidelines is to ensure that buildings fit within the context in which they are built and to promote consistency with the comprehensive plan.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Bloomingdale

Zoning – Public Hearing 1:50 PM 5/3/10

3. File No. 091660. An ordinance relating to a change in zoning from Multi-Family Residential (RM4) to Two-Family Residential (RT3) on land located east of North 25th Street and north of West State Street, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Zoning 5/3/10

4. Resolution approving the required ADA remediation work for the Taxman Plaza Riverwalk, located on the east side of the Milwaukee River, just south of East Wells Street, 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
By Commr: Stokes

Motion to: Approve
Second by: Bloomingdale

Street & Alley Vacation 5/3/10

5. File No. 091640. Resolution to vacate the southernmost east-west alley and the north-south alley in the block bounded by West McKinley Avenue, West Vliet Street, North 7th Street and North 8th Street in the **6th Aldermanic District**. This vacation is initiated by McKinley Avenue LLC to allow for consolidation of lands to the north and south of the southernmost east west alley.

Staff Recommendation: Approve conditionally
By Commr: Rodman

Motion to: Approve conditionally*
Second by: Gould

Opposed: Stokes & Gamboa Chair: Najera voted to Approve conditionally Motion passed

*conditions: waiting for petition and coordination report from DPW; applicant fees and executed petition

Real Estate 5/3/10

6. Resolution facilitating the Villard Square housing and City library development by Villard Square, LLC at 35th and Villard by approving the blight designation of property for financing and acquisition by the Redevelopment Authority, authorizing a cooperation agreement with the Redevelopment Authority for library funding and authorizing a lease with the Redevelopment Authority for the library portion of the property, in the **1st Aldermanic District**.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Land Division 5/3/10

7. Resolution approving a preliminary plat known as West Tower Place, located on the north side of West Bradley Road and east of North 107th Street, in the **9th Aldermanic District**. This plat creates five lots from one parcel for future construction of single-family residences, and dedicates land for the future extension of West Tower Avenue to North 107th Street.

Staff Recommendation: Approve
By Commr: Gould
Opposed: Stokes

Motion to: Approve
Second by: Rodman

Meeting Adjourned At: 3:30 PM

By Commissioner: Stokes

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

Excused: Jacquart; Bloomingdale left at 2:50 PM

City Plan Commission
Monday, May 24, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing 1:30 PM 5/24/10

1. File No. 091603. A substitute ordinance abolishing the East Village Neighborhood Conservation Overlay, in the **3rd Aldermanic District**. This ordinance abolishes the East Village Neighborhood Conservation Overlay Zone by repealing the ordinance that created this Overlay Zone and approved its neighborhood conservation plan and development guidelines.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Opposed: Gould; Bloomingdale

Zoning – Public Hearing 1:45 PM 5/24/10

2. File No. 100036. An ordinance relating to a change in zoning from Local Business (LB2) to Two-family Residential (RT4) on land located east of North 1st Street and south of East North Avenue, in the **6th Aldermanic District**. The zoning change will allow for the parcel to be combined with other properties, which are zoned RT4, and to allow for additional parking.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Land Division 5/24/10

3. File No.100034. Resolution approving a final Certified Survey Map for property located at 200 North 25th Street that will create two lots and dedicate land for public purposes, in the **8th Aldermanic District**. This resolution approves a final Certified Survey Map that divides one parcel into two lots and dedicates land for public street purposes to accommodate existing and future tenants of the development known as City Lights.

Staff Recommendation: Approve conditionally*

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Jacquart

Abstain: Ivan Gamboa

*conditioned on approval from DPW and the Treasurer's office

Street & Alley Vacation 5/24/10

4. File No. 100053. Resolution to vacate a portion of North 25th Street, east side, between the Menomonee River and the Soo Line Railroad Company right-of-way, in the **8th Aldermanic District**. This vacation eliminates unneeded excess right-of-way in conjunction with the City Lights development.

Staff Recommendation: Approve conditionally*

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Jacquart

Abstain: Ivan Gamboa

*conditioned on obtaining final map and report from DPW; payment of fees by applicant, if applicable

Zoning 5/24/10

5. Resolution approving changes to the Riverwalk for 731 and 735 North Water Street, located south of East Mason Street and north of East Wisconsin Avenue, 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 **4th Aldermanic District**.

Staff Recommendation: Refer to staff
By Commr: Stokes

Motion to: Refer to staff
Second by: Jacquart

Meeting Adjourned At: 2:50 PM

By Commissioner: Stokes

Attendance: Gould; Gamboa; Stokes; Najera; Jacquart; Bloomingdale (left at 2:40)

City Plan Commission
Monday, June 14, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing – 1:30 PM 6/14/10

1. File No. 100033. An ordinance relating to a change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Park Place Stage 29 for the new headquarters of Junior Achievement of WI, on lands located south of West Liberty Drive and east of West Park Place, in the **5th Aldermanic District**. This zoning change is requested by Junior Achievement of WI to allow for the construction of a 40,000 square foot office structure.

Staff Recommendation: Approve conditionally*

Motion to: Close public hearing
Approve conditionally*

By Commr: Rodman

Second by: Gould

*Planning staff to review landscape plan.

Zoning 6/14/10

2. Resolution approving changes to the Riverwalk for 731 and 735 North Water Street, located south of East Mason Street and north of East Wisconsin Avenue, 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 **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Bloomingdale

Maps & Plats 6/14/10

3. File No. 100182. Resolution authorizing conveyance of a portion of the City property at 2401 South Lincoln Memorial Drive to the Wisconsin Department of Transportation for dedication as public right-of-way and reconstruction of the I-794 on-ramp and authorizing relocation of the utility easement from the right-of-way, in the **14th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Gould

Miscellaneous 6/14/10

4. File No. 100180. This resolution permits the City of Milwaukee to dedicate land for public right-of-way for use as a pedestrian plaza. Resolution authorizing dedication of the City-owned vacant lot at 2041-43 West Fond du Lac Avenue as public right-of-way for the Fond du Lac Avenue Streetscape Project, in the **15th Aldermanic District**. This resolution permits the City of Milwaukee to dedicate land for public right-of-way.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Jacquart

Meeting Adjourned At: 2:10 PM

By Commissioner: Rodman

Attendance: Gould, Rodman, Najera, Gamboa, Bloomingdale, Jacquart (late)

City Plan Commission
Monday, July 12, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing – 1:30 PM 7/12/10

1. File No. 100136. An ordinance relating to zoning regulations for businesses that buy used jewelry or gold. This ordinance adds an establishment that buys used jewelry or gold – a use not specifically enumerated in the zoning code – to the zoning code definition of “secondhand store” (a use which is specifically enumerated in the zoning code). This inclusion codifies an administrative determination by the department of city development that such an establishment is most similar to a secondhand store.

Staff Recommendation: Approve

Motion to: Close Public Hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing – 1:40 PM 7/12/10

2. File No. 100274. An ordinance relating to design standards for transmission towers. For all zoning districts, the zoning code classifies a transmission tower as a limited use, i.e., a use that is permitted without board of zoning appeals review and approval provided all of the “limited use standards” for that use are met. One of the limited use standards for a transmission tower is that the tower be designed to support a certain number of reception/transmission systems. The total number of reception/transmission systems that a tower is required to be able to support increases with tower height. This ordinance clarifies that the total number of reception/transmission systems that a transmission tower in a specified height range is required to be able to support is a minimum number.

Staff Recommendation: Approve

Motion to: Close Public Hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing – 1:50 PM 7/12/10

3. File No. 100052. A substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD), and the First Amendment to a Detailed Planned Development known as Olga Village, on lands located North of West Washington Street and West of South 7th Street for development of a senior center, in the **12th Aldermanic District**. This zoning change will add the property located at 730 West Washington Street, currently zoned residential, to the DPD, and the amendment to the DPD will allow for the construction of a one-story, 9600 square foot senior center between the Housing Authority of the City of Milwaukee’s Olga Village building and the United Community Center’s US Bank Village building.

Staff Recommendation: Approve

Motion to: Close Public Hearing
Approve

By Commr: Gould

Second by: Gamboa

Zoning – Public Hearing – 2:00 PM 7/12/10

4. File No. 100188. An ordinance relating to the First Amendment to a Detailed Planned Development known as Marquette University Valley Fields Complex, on land located West of North 16th Street and North of West Canal Street, in the **8th Aldermanic District**. This amendment will allow for the construction of a 2,880 square foot soccer team facility to the east of the existing grandstand. The new facility will include changing and meeting areas, shower facilities, and toilet facilities for the home and visiting teams, and public restrooms.

Staff Recommendation: Approve

Motion to: Close Public Hearing
Approve

By Commr: Gould

Second by: Stokes

Comprehensive Planning 7/12/10

5. File No. 100247. An ordinance adopting the Citywide Policy Plan and 13 Area Comprehensive Plans as the City's Comprehensive Plan. This ordinance adopts the Citywide Policy Plan and the 13 Area Comprehensive Plans that have been prepared by the Department of City Development as the Comprehensive Plan for the City of Milwaukee and combines the 13 Area Comprehensive Plans and the Citywide Policy Plan into one file.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Street & Alley Vacation 7/12/10

6. File No. 090789. Resolution to vacate a 150 foot by 50 foot public service street in the block bounded by North 76th Street, North 77th Street, West Winfield Avenue and West Mill Road, in the **2nd Aldermanic District**. This vacation is requested by the County of Milwaukee and O'Reilly Auto Parts to be combined with existing land for development of the site for commercial use.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Street & Alley Vacation 7/12/10

7. File No. File No. 061395. Resolution to vacate North 8th Street from the South Side of West Winnebago Street to the North Side of West Juneau Avenue, in the **4th Aldermanic District**. This vacation was requested by the Brewery Project, LLC, to consolidate land as part of the redevelopment of the former Pabst Brewery complex.

Staff Recommendation: Approve conditionally
By Commr: Stokes

Motion to: Approve conditionally*
Second by: Gamboa

*Conditions: waiting for petition and coordination report from DPW; applicant fees and executed petition

Maps & Plats 7/12/10

8. File No. 100207. An ordinance relating to the amendment of the Official Map of the City of Milwaukee.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Meeting Adjourned At: 2:05 PM

By Commissioner: Stokes

Attendance: Gould, Gamboa, Rodman, Stokes

City Plan Commission
Monday, August 23, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing – 1:30 PM 8/23/10

1. File No. 100266. An ordinance relating to the Fourth Amendment to a Detailed Planned Development known as Friendship Village (a/k/a Trinity Village) for renovation and expansion of the existing residential facility, on land located on the north side of West Dean Road and east of North 72nd Street, in the **9th Aldermanic District**. This amendment will allow for the renovation and expansion of the existing skilled nursing facility, the renovation of three existing garages and replacement of five garages with one 35-stall resident garage with a workshop, and surface parking.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Jacquart

Zoning 8/23/10

2. Resolution approving the required ADA remediation work for the Riverwalk on the west side of the Milwaukee River, behind 808 North Plankinton 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: Jacquart

Second by: Gould

Zoning 8/23/10

3. Resolution approving the Riverwalk for Beerline B Apartments, located at 306 East Pleasant Street, on the northeast corner of North Commerce Street and East Pleasant Street, on the west 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 **6th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Jacquart

Second by: Gould

Comprehensive Planning 8/23/10

4. File No. 100235. Resolution approving the Downtown Area Comprehensive Plan Update, as an element of Milwaukee's Overall Comprehensive Plan, in the **3rd, 4th and 6th Aldermanic Districts**. This resolution approves the Downtown Area Comprehensive Plan Update, as part of the City's Overall Comprehensive Plan, and directs City departments and agencies to work toward implementation of the Plan.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Jacquart

Street & Alley Vacation 8/23/10

5. File No. 100360. Resolution to vacate the western portion of the east-west alley in the block bounded by North 29th Street, North 30th Street, West Clarke Street, and West Wright Street in the **15th Aldermanic District**. This vacation was initiated by D4BMJCM Limited Partnership to allow for consolidation lands to the north and south of the alley.

Staff Recommendation: Approve conditionally

By Commr: Jacquart

*Conditions: payment of fees and submittal of executed petition

Motion to: Approve conditionally*

Second by: Gould

Real Estate 8/23/10

6. File No. 100262. A substitute ordinance relating to establishing a pedestrian mall to be known as "Erie Street Plaza" in East Erie Street, adjacent to the harbor entrance, in the **4th Aldermanic District**. This ordinance establishes a pedestrian mall in East Erie Street, adjacent to the harbor entrance.

Staff Recommendation: Approve

By Commr: Gamboa

Motion to: Approve

Second by: Jacquart

Meeting Adjourned At: 3:05 PM

By Commissioner: Gamboa

Attendance: Najera; Gould; Gamboa; Jacquart; Bloomingdale (left at 2:50)

**City Plan Commission
Monday, September 20, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
MINUTES (UPDATED)**

Public Hearing – BID 46 – 1:30 PM 9/20/10

1. Resolution creating Business Improvement District No. 46, and approving its first year Operating Plan, for the properties in the Basilica Square area along West Lincoln Avenue between 5th and 7th Street and properties at the intersection of West Hayes Avenue and South 6th Street, in the **14th Aldermanic District**

Staff Recommendation: Approve

Motion to: Close Public Hearing
Approve

By Commr: Stokes

Second by: Bloomingdale

Public Hearing – BID 47 – 1:40 PM 9/20/10

2. Resolution creating Business Improvement District No. 47, and approving its first year Operating Plan, for the properties in the Lincoln Village business area along West Lincoln Avenue between 10th and 15th Street and properties on South 13th Street and Windlake Avenue, in the **12th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close Public Hearing
Approve

By Commr: Stokes
Opposed: Gamboa

Second by: Gould

Zoning – Public Hearing – 1:50 PM 9/20/10

3. File No. 100290. An ordinance relating to a change in zoning from Two-Family Residential to a General Planned Development known as the Concordia Trust Property, on land located on the East Side of North 33rd Street and South of West State Street, to allow for the redevelopment of the former Concordia College Campus, in the **4th Aldermanic District**. This rezoning was requested by Irgens Development Partners, on behalf of Forest County Potawatomi Community, and will allow for the redevelopment of the former Concordia College Campus by renovating the existing buildings to create an historic campus and attract new development to the area that provides employment opportunities.

Staff Recommendation: Approve conditionally

Motion to: Close Public Hearing
Approve Conditionally*

By Commr: Stokes Second by: Gould

- Removing all references to pole mounted signs (i.e. p. 9 of the GPD narrative)
 - Clarifying that signage for new buildings will be Type A and will follow LB2 standards (p. 9 of GPD narrative)
 - Removing reference to off-premise signage (p. 9 of GPD narrative)
 - Clarifying and defining overhead mounted signs within the GPD narrative.
 - Increasing setbacks of surface parking lots along W. State and N. 33rd Street to a minimum of 20 feet, which will reduce the amount of onsite surface parking.
 - Revising the „Itemization of Land Area Covered by Buildings“ chart for the new buildings in both the GPD and DPD, to reflect the change in minimum building front setback and reduction in new building footprint.
 - Defining the types of trucks that will be utilizing the delivery docks on the site. Narrative currently states “Penske”-type trucks.
 - Adding a statement to the narrative clarifying that parking lots will be developed in conjunction with new construction or rehabilitation of office space.
 - Adding the minimum building front setback dimension for new buildings, so it’s clear what the setback averaging is.
 - All new transformers, substations, power driven rotating equipment, and HVAC equipment should be screened, sound proofed and located in such a manner that no audible sound from this equipment can be detected at any existing residential property adjacent to the site.
-

Zoning – Public Hearing – 1:50 PM 9/20/10

4. File No. 100291. An ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as the Concordia Trust Property, Phase 1, on land located on the East Side of North 33rd Street and South of West State Street, to allow for the renovation of several existing historic buildings and site improvements, in the **4th Aldermanic District**. This rezoning was requested by Irgens Development Partners, on behalf of Forest County Potawatomi Community, and will allow for the renovation of several existing historic buildings and other site improvements, including surface parking, landscaping, signage and fencing, as necessary.

Staff Recommendation: Approve conditionally

Motion to: Close Public Hearing
Approve Conditionally*

By Commr: Stokes

Second by: Gould

- Removing all references to pole mounted signs (i.e. p. 9 of the GPD narrative)
- Clarifying that signage for new buildings will be Type A and will follow LB2 standards (p. 9 of GPD narrative)
- Removing reference to off-premise signage (p. 9 of GPD narrative)
- Clarifying and defining overhead mounted signs within the GPD narrative.
- Increasing setbacks of surface parking lots along W. State and N. 33rd Street to a minimum of 20 feet, which will reduce the amount of onsite surface parking.
- Revising the „Itemization of Land Area Covered by Buildings“ chart for the new buildings in both the GPD and DPD, to reflect the change in minimum building front setback and reduction in new building footprint.
- Defining the types of trucks that will be utilizing the delivery docks on the site. Narrative currently states “Penske”-type trucks.
- Adding a statement to the narrative clarifying that parking lots will be developed in conjunction with new construction or rehabilitation of office space.
- Adding the minimum building front setback dimension for new buildings, so it’s clear what the setback averaging is.
- All new transformers, substations, power driven rotating equipment, and HVAC equipment should be screened, sound proofed and located in such a manner that no audible sound from this equipment can be detected at any existing residential property adjacent to the site.

Zoning 9/20/10

5. File No. 100533. Resolution permitting a minor modification to a Detailed Planned Development known as the John C. Cudahy YMCA Youth & Family Center, on land located generally south and east of the intersection of North 91st Street and West Fairy Chasm Drive, in the **9th Aldermanic District**. This resolution will allow for the installation of a fully accessible baseball field for youth and adults with adaptive needs in lieu of the grass baseball field proposed in the original DPD.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Comprehensive Planning 9/20/10

6. File No. 100548. Resolution approving a Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area in the **12th and 14th Aldermanic Districts**. Adoption of this resolution by at least two-thirds vote of the Common Council will approve the Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area. Such approval is a prerequisite for exercising the powers granted to the Redevelopment Authority under Wisconsin law for certification and implementation of the Redevelopment Plan following adoption of this resolution.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Bloomingdale

Street & Alley Vacation 9/20/10

7. File No. 090917. Resolution to vacate the eastern portion of an east-west alley, between South 42nd Street and the railroad right of way, in the block bounded by South 42nd Street, South 43rd Street, West Orchard Street and West Greenfield Avenue, in the **8th Aldermanic District**. This vacation is initiated by Orchard Street, LLC to consolidate lands owned on the north and south sides of this portion of the alley.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Meeting Adjourned At: 4:20 PM

By Commissioner: Stokes

Attendance: Stokes, Gould, Najera, Bloomingdale, Gamboa

**City Plan Commission
Monday, October 18, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 10 18 10

1. File No. 090919. A substitute ordinance to establish a Development Incentive Zone on land located generally along the east side of South 27th Street between West Howard Avenue and West Loomis Road, in the **13th 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.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Bloomingdale

Zoning – Public Hearing 1:40 PM 10 18 10

2. File No. 100532. An ordinance relating to a change in zoning from Multi-Family Residential to a General Planned Development known as Westlawn Revitalization, on land located on the south side of West Silver Spring Drive, between North 60th Street and North 68th Street, to allow for the redevelopment of the existing Westlawn housing development, in the **2nd and 9th Aldermanic Districts**. This rezoning was requested by the Housing Authority of the City of Milwaukee, and will allow for the redevelopment of the Westlawn housing development into approximately 950 residential units for families of varying income levels and household types, with a network of open spaces and innovative stormwater strategies throughout the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Jacquart

Second by: Bloomingdale

Zoning – Public Hearing 1:40 PM 10 18 10

3. File No. 100531. An ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as Westlawn Revitalization – Phase 1, on land located on the south side of West Silver Spring Drive, between North 60th Street and North 64th Street, to allow for the redevelopment of the existing Westlawn housing development, in the **2nd and 9th Aldermanic Districts**. This rezoning was requested by the Housing Authority of the City of Milwaukee, and will allow for construction of up to 390 dwelling units on the eastern half of Westlawn, 275 of which will be constructed in the first phase, that will range in style, income level, and household type.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Gould

Second by: Bloomingdale

*work with staff on minor revisions to the Owner's Written Narrative

Comprehensive Planning 10 18 10

4. File No. 100630. Resolution approving an Amendment to the Redevelopment Plan for the West Capitol Drive and North 35th Street Redevelopment Project Area, Century City, in the **7th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Rodman

Miscellaneous 10 18 10

5. Resolution establishing the City Plan Commission meeting schedule for 2011.

January 31, 2011	July 18, 2011
February 21, 2011	August 15, 2011
March 14, 2011	September 12, 2011
April 4, 2011	October 3, 2011
(Tuesday) April 26, 2011	October 24, 2011
May 16, 2011	November 14, 2011
June 6, 2011	December 5, 2011
June 27, 2011	

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Bloomingdale

Meeting Adjourned At: 3:10 PM

By Commissioner: Rodman

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

City Plan Commission
Monday, November 8, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing 1:30 PM 11/8/10

1. File No.100766. A substitute ordinance relating to the Second Amendment to a Detailed Planned Development known as RGS Warehouse, to allow for site plan modifications, on lands located on the west side of South 6th Street and north of West College Avenue, in the **13th Aldermanic District**. This zoning amendment was requested by Greg and Scott Lindner to permit an increase in trailer and automobile parking, as well as add a guard house at the parking lot entrance, and make modifications to the fencing, stormwater management, and landscaping on the site.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing 1:40 PM 11/8/10

2. File No. 100768. A substitute ordinance relating to a change in zoning from Industrial Light to Industrial Heavy, on land located north of West Hopkins Street and east of North 35th Street, in the **1st Aldermanic District**. This zoning change was applied for by Hopkins Development Group, LLC, and will allow for two existing parcels to be reconfigured through a Certified Survey Map with land currently zoned Industrial Heavy to facilitate the industrial expansion of an existing business (Integrated Mail, Inc). The future CSM parcel cannot have mixed zoning.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Rodman

Zoning – Public Hearing 1:50 PM 11/8/10

3. File No. 100767. An ordinance relating to a change in zoning from Single-Family Residential to a General Planned Development known as Growing Power, on land located on the north side of West Silver Spring Drive and west of North 55th Street, in the **9th Aldermanic District**. This rezoning was requested by Growing Power, Inc., and will allow for the development of a facility that will consist of a five-story vertical farm building with classrooms, staff offices, and other accessory uses, in addition to the existing greenhouses, hoop houses, and farm yard.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Meeting Adjourned At: 2:15 PM

By Commissioner: Rodman

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

**City Plan Commission
Monday, December 6, 2010
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 12 6 10

1. File No. 100790. An ordinance relating to revisions of various provisions of the zoning code.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Gould

Zoning – Public Hearing – 1:40 PM 12 6 10

2. File No. 100771. An ordinance relating to zoning regulations for cash-for-gold businesses, currency exchanges, payday loan stores, title loan stores and certain establishments that sell alcohol beverages.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Gould

Second by: Rodman

*conditioned upon deleting the spacing requirements relative to liquor establishments, but adding pawn shops to land uses for which spacing requirements will apply

Zoning – Public Hearing – 1:45 PM 12 6 10

3. File No. 100848. An ordinance relating to zoning regulations for transitional housing and permanent supportive housing.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Zoning – Public Hearing – 1:55 PM 12 6 10

4. File No. 100874. An ordinance relating to the change in zoning from Industrial Light to a Detailed Planned Development, for a charter school, on lands located on the north side of West Florist Avenue and east of North 73rd Street, in the **2nd Aldermanic District**. This zoning change will permit the construction of a new charter school on the currently vacant 8-acre site.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Oppose

By Commr: Bloomingdale

Second by: Gould

Also Opposed: Rodman, Jacquart

Approve conditionally: Stokes, Gamboa

Zoning – Public Hearing – 2:05 PM 12 6 10

5. File No. 100875. A substitute ordinance relating to the change in zoning from Industrial Light to a General Planned Development, for a community center, on lands located on the north side of West Florist Avenue and west of North 64th Street, in the **2nd Aldermanic District**. This zoning change will allow for the use of the existing vacant 8-acre parcel for a proposed future community center-type development.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Oppose

By Commr: Bloomingdale

Second by: Gould

Also Opposed: Rodman, Jacquart

Approve conditionally: Stokes, Gamboa

Zoning – Public Hearing – 2:15 PM 12 6 10

6. File No. 091458. An ordinance relating to a change in zoning from Local Business (LB2) to Detailed Planned Development for approximately 54 apartments, on land located North of East North Avenue and West of North Farwell Avenue, in the **3rd Aldermanic District**. This zoning change is requested by Mercy Housing Lakefront and will allow for the construction of approximately 54 residential apartments and 110 structured parking stalls.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing – 2:25 PM 12 6 10

7. File No. 100833. An ordinance relating to the change in zoning from Local Business to a Detailed Planned Development, for a mixed-use building, located on the south side of East Conway Street and east of South Kinnickinnic Avenue, in the **14th Aldermanic District**. This zoning change was requested by 2452 KK, LLC, and will allow for a **70-unit** residential mixed-use building with approximately 9,000 square feet of first floor retail space, and underground and surface parking.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Bloomingdale

Abstain: Stokes

Zoning – Public Hearing – 2:35 PM 12 6 10

8. File No. 100873. An ordinance relating to the change in zoning from Industrial Heavy (IH) to a Detailed Planned Development (DPD) known as AutoZone, for an auto parts store, located on the south side of West Orchard Street and east of South 43rd Street, in the **8th Aldermanic District**. This zoning change will allow for the construction of a 20,000 square foot AutoZone store and associated surface parking.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Rodman

Zoning 12 6 10

9. File No. 100869. Resolution permitting a minor modification to a Detailed Planned Development known as Alexian Village, Phase 4, on land located west of North 76th Street and south of West Glenbrook Road, in the **9th Aldermanic District**. This resolution will allow for a small, three story brick building addition to Alexian Village's skilled nursing center, which will add 13 new beds and associated support services to the existing 108-bed facility.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Jacquart

Real Estate 12 6 10

10. File No. 091514. Resolution declaring the City-owned parking lot at 2353 North Farwell Avenue surplus to municipal needs and authorizing an Option to Purchase with Mercy Housing Lakefront, Inc. to purchase and develop the property with workforce housing, in the **3rd Aldermanic District**. This resolution authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report pursuant to Section 304-49-7, Milwaukee Code of Ordinances.

Staff Recommendation: Approve
By Commr: Rodman

Motion to: Approve
Second by: Jacquart

Street & Alley Vacation 12 6 10

11. Resolution to vacate a portion of public frontage along the South Side of East Thomas Avenue, between North Murray Avenue and North Farwell Avenue in the **3rd Aldermanic District**. This resolution vacates the above portion of right-of-way 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. This vacation was requested by Mercy Housing Lakefront for the purpose of consolidating land for the construction of a multi-unit housing complex.

Staff Recommendation: Approve conditionally
By Commr: Rodman

Motion to: Approve conditionally*
Second by: Bloomingdale

*conditioned on DPW agreement to the proposed vacation, and providing an executed petition and fees, if applicable, outlined in the coordinated report.

Miscellaneous 12 6 10

12. File No. 100832. Resolution approving a final Certified Survey Map for property located on the south side of East North Avenue and west of North Palmer Street, which will create two lots and dedicate land for public purposes, in the **6th Aldermanic District**.

Staff Recommendation: Approve conditionally
By Commr: Stokes

Motion to: Approve conditionally*
Second by: Gould

*conditioned on signature by the City Treasurer and approval and recording of the release of an existing sewer easement.

Miscellaneous 12 6 10

13. File No. 100871. An ordinance granting an air space lease to Fix Development, LLC for a building overhang on the north side of West Bruce Street, east of South 2nd Street for the premises at 538 South 2nd Street, in the **12th Aldermanic District**.

Staff Recommendation: Approve conditionally
By Commr: Rodman

Motion to: Approve conditionally*
Second by: Jacquart

*conditioned on the approval by the air space lease committee

Miscellaneous 12 6 10

14. City Plan Commission Report 2010. Summary of the year in review.

Meeting Adjourned At: 5:10 PM

By Commissioner: Rodman

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