

Commrs. Present: Murphy, Chairman; Parker; Daniels; Kohler
(Excused: Owley, Vice Chairman; Greenstreet; Goldsmith)

**CITY PLAN COMMISSION
MEETING OF MONDAY JANUARY 8, 1996-1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

ZONING PUBLIC HEARING 1 8 96 -1:30 PM

1. File No. 951037. Ordinance relating to the change in zoning from Multi-Family Residence (R/N85, R/B140, R/D/40) to Lakefront (LFIC160), lands in public ownership adjacent to Lake Michigan and extending from East Russell Avenue to the south city limits line south of East Oklahoma Avenue, in the 14th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Daniels

ZONING PUBLIC HEARING 1 8 96 -1:45 PM

2. File No. 951330. Ordinance relating to the change in zoning from Industrial (**LB/85**) to Multi-Family Residence (R/D/40), lands located on the north side of West Hampton Avenue and east of North 30th Street extended, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Kohler

ZONING PUBLIC HEARING 1 8 96- 2:00 PM

3. File No. 951329. Ordinance relating to the approval of a general planned development known as Sinai Samaritan Medical Center and to change from Local Business (L/A/85, L/A/125), Multi-Family Residence (R/N85), Parking (P/B/85) and Commercial Service (CS/C/85) to General Planned Development (GPD), lands located in the area bounded by North 11th Street, West Kilbourn Avenue, North 14th Street and West State Street, in the 4th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Kohler
Commr. Parker abstained

Motion to: Refer to Staff
Second By Commr: Daniels

ZONING PUBLIC HEARING 1 8 96

4. File No. 951328. Ordinance relating to the approval of a detailed plan for Phase 1 of a general planned development known as Sinai Samaritan Medical Center and to change the zoning from General Planned Development to Detailed Planned Development, lands located on the south side of West State Street between North 12th Street and North 13th Street, in the 4th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Kohler

Motion to: Refer to Staff
Second By Commr: Daniels

ZONING 1 8 96

5. File No. 951172. Ordinance relating to the approval of a 2nd amendment to the detailed plan for Stage 9 of a development known as Park Place (Fleet Mortgage), lands located on the south side of West Bradley Road and west of North 111th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

ZONING PUBLIC HEARING 1 8 96 2:30 PM

6. File No. 950681. Ordinance relating to the change in zoning from Multi-Family Residence (**R/D140**) to Local Business (L/D/40), lands located on the east side of North 60th Street and south of West Lisbon Avenue, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Parker

ZONING 1 8 96

7. Board of Zoning Appeals referral being a proposal to construct a retail drug store with 24 hour operation and parking between principle building and street lot line (Osco Drug) at 2660 North 60th Street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 1 8 96

8. Board of Zoning Appeals referral being a proposal to use the premises at 6627 West Capitol Drive as a day care center for 42 children, ages 2 to 12 years, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 1 8 96

9. Board of Zoning Appeals referral being a proposal to use the premises at 2239 North Prospect Avenue (Units L-2 and L-3) as a second hand store, in the 3rd Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Daniels

ZONING 1 8 96

10. Board of Zoning Appeals referral being a proposal to use the premises at 524 West Madison Street for the sale of new and use auto parts, trailer rental and auto repair, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 1 8 1996

11. Board of Zoning Appeals referral being a proposal to use the premises at 6238 South 27th Street as a glass tinting and auto detailing operation, in the 13th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 1 8 1996

12. Board of Zoning Appeals referral being a proposal to use the premises at 801 West Layton Avenue for the sale of new, used and antique items and a video game center, in the 13th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 1 8 1996

13. File No. 951331. Resolution permitting a minor modification in Stage Sofa planned development known as North Meadows, located on the north side of West Brown Deer Road between North 91st Street and North 95th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY DECLARATION 1 8 1996

14. File No. 951332. Resolution declaring three vacant lots surplus and accepting an offer to purchase the lots from Kim Hollins for the construction of an owner-occupied house, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY DECLARATION 1 8 1996

15. File No. 951334. Resolution declaring as surplus, vacant tax deed and/or city owned lots located in various Aldermanic Districts and authorizing the sale of same to of the City of Milwaukee for new residential construction, after first to abutting property owners.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTY 1 8 1996

16. File No. 951284. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic districts.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

Comms. Present: Owley, Vice Chairman; Parker; Goldsmith; Kohler
(Excused: Murphy, Chairman; Greenstreet; Daniels)

**CITY PLAN COMMISSION
MEETING OF MONDAY, JANUARY 29, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

ZONING 1 29 96

1. File No. 951329. Ordinance relating to the approval of a general planned development known as Sinai Samaritan Medical Center and to change from Local Business L/A/125), Multi-Family Residence (**R/N85**), Parking (P/B/85) and Commercial Service (CS/C/85) to General Planned Development (GPD), lands located in the area bounded by North 11th Street, West Kilbourn Avenue, North 14th Street and West State Street, in the 4th Aldermanic District.

Staff Report: Approve 2)
By Commr: Goldsmith
Commr. Parker abstained.

Motion to: Approve
Second By Commr: Kohler

ZONING 1 29 96

2. File No. 951328. Ordinance relating to the approval of a detailed plan for Phase 1 of a general planned development known as Sinai Samaritan Medical Center and to change the zoning from General Planned Development to Detailed Planned Development, lands located on the south side of West State Street between North 12th Street and North 13th Street, in the 4th Aldermanic District.

Staff Report: Approve 1)
By Commr: Goldsmith

Motion to: Approve
Second By Commr: Kohler

ZONING 1 29 96

3. File No. 951358. Ordinance relating to the zoning of industrial land uses.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 1 29 96

4. Board of Zoning Appeals referral being a proposal to operate a church/prayer group on the second floor of a commercial building at 706 North 26th Street/2532 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Goldsmith

Motion to: Approve
Second By Commr: Parker

ZONING 1 29 96

5. Board of Zoning Appeals referral being a proposal to use a portion of the premises at 5617 West Lisbon Avenue as an amusement machine premises (up to 5 machines), in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker
Commr. Goldsmith opposed.

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 1 29 96

6. Board of Zoning Appeals referral being a proposal to remodel and use an existing commercial building as a health care facility at 3119 South Clement Avenue , in the 14th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Goldsmith
Commr. Parker abstained.

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 1 29 96

7. Board of Zoning Appeals referral being a proposal to continue occupying the premises at 4260 North Teutonia Avenue as a church and to add a day care center for 30 children ages 6 weeks to 12 years, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 1 29 96

8. Board of Zoning Appeals referral being a proposal to build a 20 ft. by 40 ft. canopy for the existing nonconforming motor vehicle pumping station and convenience store at 5016 North Hopkins Street, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 1 29 96

9. Board of Zoning Appeals referral being a proposal to use the first floor of the building at 807 West Mitchell Street for a church for 50 members without off-street parking, in the 12th Aldermanic District.

Staff Report: Disapprove
By Commr: Kohler

Motion to: Refer to staff
Second By Commr: Parker

ZONING 1 29 96

10. Board of Zoning Appeals referral being a proposal to occupy the premises for a motor vehicle repair center at 1042-58 West Windlake Avenue, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 1 29 96

11. Board of Zoning Appeals referral being a proposal use the premises as a rooming house for 5 persons and 3 live-in counselors and a social service facility, at 148 East Auer Avenue, in the 6th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker

Motion to: Refer to staff
Second By Commr: Kohler

ZONING 1 29 96

12. Board of Zoning Appeals referral being a proposal to use the premises at 7808 West Congress Street for the retail sale of used cars and a motor vehicle repair center, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Goldsmith

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 1 29 96

13. Board of Zoning Appeals referral being a proposal to operate a hand car wash (Motor vehicle repair center) at 3432 West Silver Spring Drive, in the 9th Aldermanic district.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 1 29 96

14. Board of Zoning Appeals referral being a proposal to erect a transmitter tower approximately 100 feet in height on the roof of an existing 3 story building at 3434 West Kilbourn Avenue, in the 16th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker
Commr. Goldsmith opposed.

Motion to: Refer to staff
Second By Commr: Kohler

ZONING 1 29 96

15. Board of Zoning Appeals referral being a proposal to construct a new motor vehicle pumping station and convenience store with excess setbacks at 6280 South 13th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

MAPS AND PLATS 1 29 96

16. Resolution approving the final plat of Heritage Heights Addition No. 1 located south of West Green Tree Road and west of North 109th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

MAPS AND PLATS 1 29 96

17. Resolution approving the preliminary plat of Second Home Cemetery Addition located north of West Tripoli Avenue and west of South 43rd Street, in the 11th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

STREETS AND ALLEYS 1 29 96

18. Resolution to vacate a portion of South Bay Street (east side) between East Conway Street and East Potter Avenue, which is proposed to be vacated, in the 14th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 1 29 96

19. Board of Zoning Appeals referral being a proposal to construct a canopy and reconfigure the pump island at the existing motor vehicle service station, at 1436 East North Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Goldsmith
Commr. Kohler opposed.

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 1 29 96

20. Board of Zoning Appeals referral being a proposal to construct a gas dispensing canopy at 4440 West Forest Home Avenue, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 1 29 96

21. Board of Zoning Appeals referral being a proposal to raze and rebuild a motor vehicle pumping station with a canopy, convenience store and a sandwich shop at 8332 West Appleton Avenue, in the 5th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 1 29 96

22. Resolution permitting a minor modification in a detailed planned development known as Lincolnshire Apartments, located on the west side of North 55th Street and south of West Good Hope Road in the 9th Aldermanic District.

Staff Report: Approve
By Commr: Goldsmith

Motion to: Approve
Second By Commr: Parker

ZONING 1 29 96

23. File No. 950918 Ordinance relating to the approval of a 7th amendment to the General Planned Development known as Park Place, located north of West Good Hope Road and west of North 107th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

OFFERS. DEEDS AND LEASES 1 29 96

24. File No. 951516 Resolution authorizing the City of Milwaukee to convey title by Warranty Deed for full or partial takings of various City properties located in the Lake arterial to the Wisconsin Department of Transportation in the 14th Aldermanic District.

Staff Report: Approve
By Commr: Goldsmith

Motion to: Approve
Second By Commr: Parker

OFFERS. DEEDS AND LEASES 1 29 96

25. File No. 951119. Resolution approving a lease agreement with Milwaukee County to utilize a portion of the MacArthur Square Parking Structure to construct an enclosed vestibule and entrance to connect the structure with the Public Museum in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Goldsmith

Motion to: Refer to Staff
Second By Commr: Parker

OFFERS. DEEDS AND LEASES 1 29 96

26. File No. 951448. Resolution declaring five (5) City-owned vacant lots surplus, and accepting an unsolicited Offer to Purchase the north 59 feet of said lots from Ronald D. Jackson and Angela Rae Jackson, for the construction of an owner-occupied, single family house, in the 14th Aldermanic District.

Staff Report: Approve
By Commr: Goldsmith

Motion to: Refer to Staff
Second By Commr: Parker

OFFERS. DEEDS AND LEASES 1 29 96

27. File No. 951481. Resolution amending the method of disposition for the surplus, improved tax deed property located at 2574-78 North Richards Street and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

Comms. Present: Owley, Acting Chairman; Parker; Greenstreet; Kohler; Daniels
(Excused: Murphy, Chairman; Goldsmith)

**CITY PLAN COMMISSION
MEETING OF WEDNESDAY, FEBRUARY 21, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

ZONING PUBLIC HEARING 2 21 96

1. File No. 951450. Substitute ordinance relating to the change in zoning from Local Business (L/N85 and L/B/60) to a Detailed Planned Development (DPD) known as Walgreens on lands located on the north side of West Wisconsin Avenue between North 35th Street and North 37th Street, in the 16th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Daniels

ZONING 2 21 96

2. File No. 951451. Ordinance relating to the approval of a general planned development known as Walgreens and to change from Local Business (L/A/85 and L/B/60) to General Planned Development (GPD), lands located on the north side of West Wisconsin Avenue between North 35th Street and North 37th Street, in the 16th Aldermanic District.

Staff Report: Place on File
By Commr: Parker

Motion to: Place on File
Second By Commr: Daniels

ZONING PUBLIC HEARING 2 21 96 – 2:00 PM

3. File No. 951449. Ordinance relating to the change in zoning from Multi-Family Residence (R/C/40) to Local Business (LJC/40) and Parking (P/D/40), lands located on the north side of West Walnut Street between North 21st Street and North 22nd Street, in the 17th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Greenstreet

Motion to: Refer to Staff
Second By Commr: Daniels

ZONING 2 21 96

4. Board of Zoning Appeals referral being a proposal to use the premises at 639 North 25th Street as a day care center, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

ZONING 2 21 96

5. Board of Zoning Appeals referral being a proposal to establish a motor vehicle repair facility at 2038 North Prospect Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 2 21 96

6. Board of Zoning Appeals referral being a proposal to build a canopy and new pump islands at 1901 South 35th Street, in the 8th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Daniels

ZONING 2 21 96

7. Board of Zoning Appeals referral being a proposal to use the premises at 4902 West State Street as a motor vehicle sales and leasing facility, in the 16th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 2 21 96

8. Board of Zoning Appeals referral to erect a transmitter tower approximately 100' in height on the roof of the existing 3 story building at 3434 West Kilbourn Avenue cannot be granted due to the following requirement(s) of the Milwaukee Building and Zoning Code in the 16th Aldermanic District.

Staff Report: Disapprove
By Commr: Daniels

Motion to: Refer to Staff
Second By Commr: Parker

ZONING 2 21 96

9. Board of Zoning Appeals referral to operate a used car sales lot in conjunction with existing non-conforming motor vehicle repair center at 3030 West Loomis Road cannot be granted due to the following requirement(s) of the Milwaukee Building and Zoning Code in the 11th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker

Motion to: Disapprove
Second By Commr: Daniels

ZONING 2 21 96

10. Board of Zoning Appeals referral to occupy a portion of the premises for the retail sales of used recorded media (discs, tapes, etc.) at 1428 East Brady Street cannot be granted due to the following requirement(s) of the Milwaukee Building and Zoning Code in the 3rd Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Daniels

ZONING 2 21 96

11. Board of Zoning Appeals referral to operate a day care center for 125 children, 6 weeks to 12 years at 3002 West Silver Spring Drive cannot be granted due to the following requirement(s) of the Milwaukee Building and Zoning Code in the 9th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 2 21 96

12. Board of Zoning Appeals referral to operate a medical service facility (same day surgery) at 802 West Mitchell Street cannot be granted due to the following requirement(s) of the Milwaukee Building and Zoning Code in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Daniels

ZONING 2 21 96

13. Resolution approving a site plan for a riverwalk along the east bank of the Milwaukee River extending from East Mason Street to East Wells Street relative to a Site Plan Overlay District established by Section 295-91.0021 of the Milwaukee Code in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Greenstreet

COMPREHENSIVE PLANNING 2 21 96

14. Proposed Business Improvement District Number 17 (BID #17), generally located in the vicinity of North 76th Street and West Brown Deer Road, in the 9th and 15th Aldermanic Districts.

Staff Report: Approve
By Commr: Daniels
Commr. Greenstreet abstained

Motion to: Refer to Staff
Second By Commr: Parker

COMPREHENSIVE PLANNING 2 21 96

15. File No. 951452. Resolution approving a Redevelopment Plan for the North 7th Street/West Wisconsin Avenue Redevelopment Project in the Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Daniels

COMPREHENSIVE PLANNING PUBLIC HEARING 2 21 96 – 2:30 PM

16. File No. 951453. Substitute resolution approving a Project Plan and creating Tax Incremental District Number Thirty (Westown I) in the vicinity of West Wisconsin Avenue and North 8th Street in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Daniels

OFFERS. DEEDS AND LEASES 2 21 96

17. File No. 951119. Resolution approving a lease agreement with Milwaukee County to utilize a portion of the MacArthur Square Parking Structure to construct an enclosed vestibule an entrance to connect the structure with the Public Museum within the 4th Aldermanic District.

Staff Report: Approve Substitute
By Commr: Daniels

Motion to: Approve Substitute
Second By Commr: Parker

OFFERS. DEEDS AND LEASES 2 21 96

18. File No. 951675. An ordinance to grant an airspace lease to Towne Realty, Inc. and E C Milwaukee Joint Venture for the construction of a pedestrian bridge over North Van Buren Street, approximately 42 south of East Michigan Street, connecting the Lewis Center and the Firststar Center Buildings within the 4th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY 2 21 96, 1996

19. File No. 951602. Resolution declaring as surplus the vacant, tax deed lot and accepting an unsolicited Offer to Purchase same from Harbhajan Singh for the expansion and remodeling of his adjoining gasoline/convenience store business in the 16th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY 2 21 96

20. File No. 951603. Resolution declaring as surplus, vacant tax deed and/or City owned lots located in various Aldermanic Districts and authorizing the sale of same to the Housing Authority of the City of Milwaukee for new residential construction.

Staff Report: Approve
By Commr: Daniels

Motion to: Refer to Staff
Second By Commr: Parker

SURPLUS PROPERTY 2 21 96

21. File No. 951604. Resolution declaring as surplus the improved, tax deed property located at 2757 North 8th Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Place on File
By Commr: Parker

Motion to: Place on File
Second By Commr: Daniels

SURPLUS PROPERTY 2 21 96

22. File No. 951605. Resolution declaring as surplus the improved, tax deed property located at 2131-33 North 32nd Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTY 2 21 96

23. File No. 951585. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic district.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

STREETS AND ALLEYS 2 21 96

24. File No. 951473. Resolution to vacate excess right of way at the northeast corner of North 60th Street and West Capitol Drive, in the 2nd Aldermanic District.

Staff Report: Place on File
By Commr: Daniels

Motion to: Place on File
Second By Commr: Greenstreet

STREETS AND ALLEYS 2 21 96

25. File No. 951660. Resolution declaring certain City-owned lands for public street purposes to widen portions of the east side of South 43rd Street north of West Howard Avenue, in the 11th Aldermanic District of the City of Milwaukee.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

MAPS AND PLATS 2 21 96

26. File No. 951327. Resolution approving the final plat of Sholes Subdivision located south of West Halsey Avenue and east of South 23rd Street, in the 13th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

MAPS AND PLATS 2 21 96

27. File No. 951326. Resolution approving the final plat of Vincent Subdivision, located north of West Greenwood Terrace and East of North 99th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

MAPS AND PLATS 2 21 96

28. File No. 950288. A substitute ordinance relating to subdivision lot regulations.

Staff Report: Approve Substitute
By Commr: Parker

Motion to: Approve Substitute
Second By Commr: Greenstreet

Commrs. Present: Owley, Acting Chairman; Kohler; Daniels;
Goldsmith; Parker
(Excused: Murphy, Chairman; Greenstreet)

**CITY PLAN COMMISSION
MEETING OF MONDAY, MARCH 11, 1996
1:30 PM
ROOM 301A OF CITY HALL - 200 EAST WELLS STREET**

ZONING PUBLIC HEARING 3 11 96 - 1:30 P.M

1. File No. 951634. Ordinance relating to the approval of an amended plan for a planned development known as Clarke Square, located east of South 20th Street between West Pierce Street and West National Avenue, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Goldsmith

ZONING PUBLIC HEARING 3 11 96 - 1:45 P.M

2. File No. 951691. Ordinance relating to the change in zoning from Manufacturing (M/C/60) and Multi-Family Residence (R/D/40) to Multi-Family Residence (R/C/40) lands located on the southwest corner of North 35th Street and West Stark Street, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING PUBLIC HEARING 3 11 96 - 2:00 P.M

3. File No. 951635. Ordinance relating to the approval of a second amendment to the detailed planned development known as Lapham Park, lands located on the west side of North 6th Street between West Brown Street and West Vine Street, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Daniels

ZONING 3 11 96

4. File No. 951450. Ordinance relating to the approval of a detailed plan for Phase I of a general development known as Walgreens and to change the zoning from General Planned Development to Detailed Planned Development, lands located on the north side of West Wisconsin Avenue between North 35th Street and North 37th Street, in the 16th Aldermanic District.

Staff Report: Approve Substitute
By Commr: Daniels

Motion to: Approve Substitute
Second By Commr: Goldsmith

ZONING 3 11 96

5. File No. 951636. Resolution permitting a minor modification to the detailed plan for a planned development known as Builder's Square/Minor's Garden Center, located on the west side on North 76th Street and north of West Calumet Road, in the 9th Aldermanic District.

Staff Report: Approve
By Commr: Goldsmith

Motion to: Approve
Second By Commr: Parker

ZONING 3 11 96

6. Board of Zoning Appeals referral being a proposal to lease a 2,500 square foot portion of a strip shopping center for use as a church at 6800-02 West Villard Avenue, in the 2nd Aldermanic District.

Staff Report: Disapprove
By Commr: Daniels

Motion to: Approve Conditionally for two years
Second By Commr: Goldsmith

ZONING 3 11 96

7. Board of Zoning Appeals referral being a proposal to use a 3,700 square foot, one-story concrete block garage structure as a motor vehicle repair and used car sales facility at 3833 North Hubbard, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 3 11 96

8. Board of Zoning Appeals referral of a request to occupy a 956 square foot, one and one-half story, single-family residence as a rooming house for five (5) roomers and three (3) live-in counselors at 148 East Auer Avenue in the 6th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker

Motion to: Disapprove
Second By Commr: Goldsmith

ZONING 3 11 96

9. Board of Zoning Appeals referral of a request to use a former tavern at 2979 North 12th Street as a non-alcohol social club (community center), in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Daniels

ZONING 3 11 96

10. Board of Zoning Appeals referral of a proposal to use a two-story office structure as a day care center and a Montessori preschool at 1524-40 North Jefferson Street, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 3 11 96

11. Board of Zoning Appeals referral of a request to use a former motor vehicle service station as a motor vehicle repair center at 2963 North Humboldt Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 3 11 96

12. Board of Zoning Appeals referral of a request to expand the use of a one and two story manufacturing structure to include an auto salvage yard and the sale of used auto parts and tires at 2424 North 30th Street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Refer to Staff
Second By Commr: Parker

COMPREHENSIVE PLANNING PUBLIC HEARING 3 11 96 – 2:30 P.M

13. File No. 951498. Resolution designating the Old Wisconsin Telephone Company Building, 735 North Fifth Street, as an Historic Structure, in the 4th Aldermanic District.

Staff Report: Disapprove
Common Council that they permit the Art Commission to inventory the building for any significant artifacts that could be removed prior to demolition.

Motion to: Disapprove, but recommend to the

By Commr: Kohler

Second By Commr: Daniels

COMPREHENSIVE PLANNING 3 11 96

14. File No. 951452. Resolution approving a Redevelopment Plan for the North 7th Street/West Wisconsin Avenue Redevelopment Project, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Goldsmith

Motion to: Approve
Second By Commr: Parker

COMPREHENSIVE PLANNING 3 11 96

15. File No. 951453. Substitute resolution approving a Project Plan and creating Tax Incremental District Number Thirty (Westtown I) in the vicinity of West Wisconsin Avenue and North 8th Street in the 4th Aldermanic District.

Staff Report: Approve Substitute
By Commr: Parker

Motion to: Approve Substitute
Second By Commr: Goldsmith

COMPREHENSIVE PLANNING 3 11 96

16. Proposed Business Improvement District Number 17 (BID #17), generally located in the vicinity of North 76th Street and West Brown Deer Road, in the 9th and 15th Aldermanic Districts.

Staff Report: Approve
By Commr: Parker
Commr. Daniels abstained.

Motion to: Approve
Second By Commr: Goldsmith

COMPREHENSIVE PLANNING 3 11 96

17. File No. 951626. Resolution to vacate the east-west alley in the block bounded by West Wisconsin Avenue, North 6th Street, West Wells Street and North 5th Street and to authorize Quit Claim Deed(s) for certain interests the City acquired from Time Insurance Company in 1966 and 1970 in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Daniels

ZONING 3 11 96

18. Board of Zoning Appeals referral being a permit to operate a bicycle repair shop with retail sales of used bicycles at 2427 North Murray Avenue, in the 3rd Aldermanic Districts.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

STREETS AND ALLEYS 3 11 96

19. File No. 951717. Resolution directing a report on the proposed vacation of a portion of North 16th Street from West Lloyd Street to a point 340 feet south.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Daniels

SURPLUS 3 11 96

20. File No. 951713. Resolution declaring as surplus the improved, tax deed property located at 2724 West Concordia Avenue and directing a determination of future municipal needs and/or method of disposition, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS 3 11 96

21. File No. 951714. Resolution declaring as surplus the improved, tax deed property located at 2400 South 13th Street and directing a determination of future municipal needs and/or method of disposition, in the 8th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS 3 11 96

22. File No. 951715. Resolution declaring as surplus the improved, tax deed property located at 2560 South 6th Street and directing a determination of future municipal needs and/or method of disposition, in the 14th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS 3 11 96

23. File No. 951750. Resolution amending the method of disposition for the surplus, improved tax deed property located at 3106-08 North 27th Street and directing a determination of future municipal needs and/or method of disposition, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

SURPLUS 3 11 96

24. File No. 951753. Resolution declaring surplus and authorizing the conveyance of a private north/south alley in the block bounded by West Michigan Street, West Clybourn Street, North Plankinton Avenue and the Milwaukee River, from the City of Milwaukee to Towne Realty, Inc. for \$9,500 in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Parker

SURPLUS 3 11 96

25. File No. 951603. Resolution declaring as surplus, vacant tax deed and/or City owned lots located in various Aldermanic Districts and authorizing the sale of same to the Housing Authority of the City of Milwaukee for new residential construction.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

Comms. Present: Murphy, Chairman; Owley, Vice Chairman;
Kohler; Greenstreet; Goldsmith; Parker
(Excused: Daniels)

**CITY PLAN COMMISSION
MEETING OF MONDAY, APRIL 8, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

PLANNING INITIATIVES UPDATE 4 8 96

1. Presentation by Peter Park, Planning Director
 - West Burleigh Street Business District Plan
 - Development Incentive Zone

ZONING ELECTION OF OFFICERS 4 8 96

2. Chair- Candice Owley

Motion to: Nominate Commr. Murphy
By Commr: Kohler

Second By Commr: Goldsmith

(Withdrawal of nomination By Commr: Murphy)
Motion to: Nominate Commr. Owley
By Commr: Murphy
All in favor.

Second By Commr: Greenstreet

Vice-Chair- Judith Murphy

Motion to: Nominate Commr. Murphy
By Commr: Greenstreet
All in favor.

Second By Commr: Kohler

**Executive Secretary- Michael L. Morgan
Deputy Executive Secretary- Daniel F. Boyce**

Motion to: Nominate Michael L. Morgan as Executive Secretary and Daniel F. Boyce as Deputy Executive Secretary

By Commr: Kohler

Second By Commr: Greenstreet

ZONING 4 8 96 – 2:15 PM

3. File No. 951181. Ordinance relating to the change in zoning from Parking (P/B/85) to Manufacturing (M/B/85), lands located on the east side of North Marshall Street between East Hamilton Street and East Land Place, in the 3rd Aldermanic District.

Staff Report: Refer to Staff
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Goldsmith

ZONING 4 8 96 – 2:30 PM

4. File No. 951787. Ordinance amending the Civic activity District (C/9/D), by splitting the district into two subdistricts (A) and (B).

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Murphy

ZONING 4 8 96 – 2:30 PM

5. File No. 951785. Ordinance relating to a change in zoning from civic Activity (C/9/D), Major Retail (C/9/E) and Office and Service (C/9/F Subdistrict A) to Civic Activity (C/9/D Subdistrict B) lands in the area bounded by North 4th street, West Wisconsin Avenue, North 6th Street and west Kilbourn avenue in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Murphy

ZONING 4 8 96

6. Board of Zoning Appeals referral being a proposal to occupy the premises for a hand car wash (motor vehicle repair center) at 4000 West Lisbon Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 4 8 96

7. Board of Zoning Appeals referral being a proposal to occupy the premises as a detoxification center (social service facility), with a 20 bed rooming house on the first floor, offices on the second floor, and expand to the 3rd floor to include 15 additional beds (rooming house) at 1218 West Highland Boulevard, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 4 8 96

8. Board of Zoning Appeals referral being a proposal to install a new canopy for existing service station at 4105 West Villard, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 4 8 96

9. Board of Zoning Appeals referral being a proposal to use a portion of the building (approximately 1860 sq. ft.) for a church at 4362 North 27th Street, in the 1st Aldermanic District.

Staff Report: Disapprove
letter of approval by Alderman Pratt

Motion to: Approve Conditionally, subject to a

By Commr: Parker

Second By Commr: Goldsmith

ZONING 4 8 96

10. Board of Zoning Appeals referral being a proposal to occupy a portion of the subject premises (approx. 560 sq. ft.) as a church at 2633 West Atkinson Avenue, in the 1st Aldermanic District.

Staff Report: Disapprove
subject to a letter of approval by Alderman Pratt

Motion to: Approve Conditionally,

By Commr: Parker

Second By Commr: Goldsmith

ZONING 4 8 96

11. Board of Zoning Appeals referral being a proposal to occupy the above premises as a hand car wash (motor vehicle repair center) at 3854 North Teutonia Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 4 8 96

12. Board of Zoning Appeals referral being a proposal to occupy the building and premises for a hand car wash (motor vehicle repair center) at 5630 North Teutonia Avenue, in the 9th Aldermanic district.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 4 8 96

13. Board of Zoning Appeals referral being a proposal to occupy the 1st floor of the building for a church for 50 occupants (adults) without required parking at 807 West Mitchell Street, in the 12th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker

Motion to: Disapprove
Second By Commr: Goldsmith

ZONING 4 8 96

14. Board of Zoning Appeals referral being a proposal to construct a motor vehicle pumping station with a canopy to the existing convenience store and park motor vehicles between the street facade of the building and the street at 1361 N. 36th street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 4 8 96

15. Board of Zoning Appeals referral being a proposal to occupy the premises with an auto salvage yard (junk yard) and the sale of used auto parts and tires in addition to the transportation company at 2424 North 30th street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Disapprove
Second By Commr: Goldsmith

ZONING 4 8 96

16. Board of Zoning appeals referral being a proposal to construct 30'x 84' service station canopy on the existing service at 2341 South chase Avenue, in the 14th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Goldsmith

Motion to: Approve Conditionally
Second By Commr: Greenstreet

MAPS AND PLATS 4 8 96

17. File No. 951662. Resolution approving the final plat of Heritage Heights Woods located north of west Green Tree Road and east of North 114th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Murphy

STREETS AND ALLEYS 4 8 96

18. File No. 951038. Substitute resolution to vacate the east-west alley in the block bounded by West Barbee Street and North 21st Street in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Goldsmith

ZONING 4 8 96

19. Board of Zoning Appeals referral being a proposal to erect a transmitter tower approximately 100' in height on the roof of the existing 3 story building at 3434 West Kilbourn Avenue, in the 16th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 4 8 96

20. Board of Zoning Appeals referral being a proposal to occupy the subject premises as a day care center for 30 children, ages 4 weeks to 12 years at 3169 North 20th Street, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 4 8 96

21. Board of Zoning Appeals referral being a proposal to construct an addition of approximately 6,300 sp. ft. to an existing auto dealership at 4640 South 27th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 4 8 96

22. Board of Zoning Appeals referral being a proposal to construct an 80' x 24' pump island canopy and convert the existing service station to a convenience store and gas station at 5030 West Howard Avenue, in the 11th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Goldsmith

OFFERS. DEEDS AND LEASES 4 8 96

23. File No. 951816. Resolution authorizing the sale of the vacant, tax deed lot located at 1910 West Vienna Avenue and accepting Offers to Purchase part of same for green space from both adjoining owners, Betty Tydus and Dorothy L. Burrell in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Goldsmith

OFFERS. DEEDS AND LEASES 4 8 96

24. File No. 951817. Resolution accepting a Quit Claim Deed from Dambeck Revocable Trust for 35.25 feet of land to be used for public street and improvement purposes, part of 9100 North 107th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Parker

OFFERS. DEEDS AND LEASES 4 8 96

25. File No. 951832. Resolution dedicating certain City-owned lands for public street purposes to widen a portion of the west side of North 27th Street north of West Capitol Drive, in the 1st Aldermanic District of the City of Milwaukee.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY 4 8 96

26. File No. 951809. Resolution declaring as surplus the improved, tax deed property located at 434-36 North 31st Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY 4 8 96

27. File No. 951810. Resolution declaring as surplus the improved, tax deed property located at 5227 North 52nd Street and directing a determination of future municipal needs and/or method of disposition, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY 4 8 96

28. File No. 951811. Resolution declaring as surplus the improved, tax deed property located at 1635-37 North 33rd Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY 4 8 96

29. File No. 951812. Resolution declaring as surplus the improved, tax deed property located at 2839 North 20th Street and the north 1/2 of Lot 2, a/k/a part of 2835 North 20th Street, and the west 1/2 of Lot 1, a/k/a 2839B North 20th Street, and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTY 4 8 96

30. File No. 951813. Resolution declaring as surplus the improved, tax deed property located at 2434 West Locust Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Murphy

Motion to: Approve
Second By Commr: Greenstreet "report pg. 30

SURPLUS PROPERTY 4 8 96

31. File No. 951814. Resolution declaring as surplus and authorizing the sale if improved, tax deed properties located in various Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Parker "report pg. 31

SURPLUS PROPERTY 4 8 96

32. File No. 951815. Resolution declaring as surplus the vacant, City-owned land located at 1724-30 North 5th Street and accepting an Offer to Purchase same from the adjoining property owner, Dillon Bindery, Inc. in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Murphy

Motion to: Approve
Second By Commr: Greenstreet "report pg. 32

**CITY PLAN COMMISSION
MEETING OF MONDAY, APRIL 29, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

NOTE: THIS IS JUST THE AGENDA; THE MINUTES HAVE NOT BEEN

LOCATED

PLANNING INITIATIVES UPDATE 4 29 96

1. Presentation by Peter Park, Planning Director
 - Midtown Triangle Neighborhood Plan
-

COMPREHENSIVE PLANNING 4 29 96

2. File No. 960039. Resolution approving Amendment No. 3 to the Redevelopment Plan for the North 21st Street/West Walnut Street Redevelopment Project. (Department of City Development)

Motion to: Approve
By Commr:

Second By Commr:

ZONING 4 29 96

3. File No. 951449. Ordinance relating to the change in zoning from Multi-Family Residence (R/C/40) to Local Business (L/C140) and Parking (P/D/40), lands located on the north side of West Walnut Street between North 21st Street and North 22nd Street, in the 17th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to: Approve
Second By Commr:

ZONING 4 29 96 – 2:15 PM

4. File No. 951077. Ordinance relating to the change in zoning from Local Business (L/D/40) to Local Business (L/E/40) and from Multi-Family Residence (R/D140, R/C/40) to Two-Family Residence (R/E/40), lands located north and south of West Howard Avenue in the vicinity of South 51st Street, in the 11th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to: Approve
Second By Commr:

ZONING 4 29 96 – 2:30 PM

5. File No. 951207. An ordinance relating to parking standards.

Staff Report: Approve
By Commr:

Motion to: Approve
Second By Commr:

ZONING 4 29 96 – 2:45 PM

6. File No. 951852. Ordinance creating a development incentive zone intended to stimulate new development by providing greater design flexibility and a faster review and approval process.

Staff Report: Approve
By Commr:

Motion to: Approve
Second By Commr:

ZONING 4 29 96

7. Board of Zoning Appeals referral being a proposal to construct a drive-thru facility to the existing type "A" restaurant at 1207 South 16th Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr:

Motion to: Approve Conditionally
Second By Commr:

ZONING 4 29 96

8. Board of Zoning Appeals referral being a proposal to operate a massage school with a class size limited to 20 students in a portion of the building (approximately 1580 sq. ft.) at 1661 North Water Street, in the 3rd Aldermanic District.

Staff Report: Approve
By Commr:

Motion to: Approve
Second By Commr:

ZONING 4 29 96

9. Board of Zoning Appeals referral being a proposal to occupy the premises as an automotive repair facility at 2116 North Farwell Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr:

Motion to: Approve Conditionally
Second By Commr:

ZONING 4 29 96

10. Board of Zoning Appeals referral being a proposal to construct a 3-story facility with 29 assisted living apartments, offices and a day care for 115 children (ages 6 weeks to 6 years) and for 30 adults (average age 80 years) on the first floor and a 122-bed skilled care nursing home on the second and third floors at 2462 North Prospect Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

11. Board of Zoning Appeals referral being a proposal to operate a Community Based Residential Facility (CBRF) for 15 adult women and their children for the long term treatment of chronic alcohol and substance related problems at 2407 West Nash Street, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

12. Board of Zoning Appeals referral being a proposal to operate a day care center and to expand the capacity from 24 to 55 children ages 4 weeks to 12 years old by also utilizing the lower level in addition to the existing portion of the first floor at 3934-36 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

13. Board of Zoning Appeals referral being a proposal to construct an addition to an existing type "B" restaurant with a drive-thru at 8404 West Brown Deer Road, in the 15th Aldermanic District.

Staff Report: Approve Conditionally
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

14. Board of Zoning Appeals referral being a proposal to construct a 103 ft. high, self-supporting, lattice style cellular communications tower and equipment shelter (8' x 12') at 7007 North 115th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

STREETS AND ALLEYS 4 29 96

15. File No. 951858. Resolution to vacate all of the alleys in the block bounded by West Wells Street, West Wisconsin Avenue, North 4th and North 5th Street in the 4th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

STREETS AND ALLEYS 4 29 96

16. File No. 951823. Resolution to vacate North 5th Street between West Wells Street and West Wisconsin Avenue in the 4th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

STREETS AND ALLEYS 4 29 96

17. File No. 951592. Resolution to vacate the excess street right-of-way at the northwest corner of East Lyon Street and North Van Buren Street in the 3rd Aldermanic District.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

STREETS AND ALLEYS 4 29 96

18. File No. 951438. Resolution to vacate a portion of West Lake Park Drive easterly of North 113th Street in the 15th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

STREETS AND ALLEYS 4 29 96

19. File No. 951837. Ordinance to create Section 113-32.0093 of the Milwaukee Code of Ordinances relating to the amendment of the Official Map of the City of Milwaukee.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

MAPS AND PLATS 4 29 96

20. Final Certified Survey Map (DCD #1 857) located on the west side of North 107th Street and south of West Bradley Road in the 15th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

21. Board of Zoning Appeals referral being a proposal to occupy the premises as a church at 1801-23 West Atkinson Avenue, in the 1st Aldermanic District.

Staff Report: Disapprove
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

22. Board of Zoning Appeals referral being a proposal to occupy the premises for the engineering/producing of audio advertisements and album recordings and producing/manufacturing of compact discs and cassette tapes at 830-840 South Barclay, in the 12th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

23. Board of Zoning Appeals referral being a proposal to operate a rooming house for 12 persons at 1918-20 West Kilbourn Avenue, in the 4th Aldermanic District.

Staff Report: Disapprove
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

24. Board of Zoning Appeals referral being a proposal to operate a rooming house for 7 persons at 920 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr.

Motion to:
Second By Commr:

ZONING 4 29 96

25. Board of Zoning Appeals referral being a proposal to operate a rooming house for 6 persons at 926 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

26. Board of Zoning Appeals referral being a proposal to operate a rooming house for 6 persons at 946 North 18th Street, in the 17th Aldermanic District. Staff Report: Disapprove

Staff Report: Disapprove
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96

27, Board of Zoning Appeals referral being a proposal to occupy the premises for a commercial parking lot at 202 North Jackson Street, in the 4th Aldermanic District. Staff Report: Approve Conditionally

Staff Report: Approve conditionally
By Commr:

Motion to:
Second By Commr:

ZONING 4 29 96 – 1:30 PM

28. Board of Zoning Appeals referral being a proposal to operate the premises as a type “B” restaurant with a double drive-thru at 3431 West Fond du Lac Avenue a/k/a 3401 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Disapprove
By Commr:

Motion to:
Second By Commr:

REAL ESTATE 4 29 96

29. File No. 960044. Resolution authorizing the execution of a one-year lease with Coakley Brothers Company, Inc. for spaces 1 to 47 inclusive in the off-street parking lot located at 517 West Florida Street.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

REAL ESTATE 4 29 96

30. File No. 960045. Resolution authorizing the execution of a one-year lease with Louis Brojanac d/b/a Avenue Brake Shop, Wisconsin, for the off-street parking lot located at 5500-10 West Lisbon Avenue.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

REAL ESTATE 4 29 96

31. File No. 951911. Substitute resolution authorizing the execution of one-year leases with Firststar Bank Milwaukee, N.A., Wisconsin for twenty-two (22) parking spaces on the off-street parking lot located at 930 West Maple Street, and for ten (10) parking spaces on the off-street parking lot located at 2353 North Farwell Avenue.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

SURPLUS PROPERTIES 4 29 96

32. File No. 960025. Resolution declaring as surplus, vacant tax deed and/or City-owned lots located in the 17th Aldermanic District and authorizing the sale of same to Milwaukee Habitat For Humanity, Inc. for new residential construction.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

SURPLUS PROPERTIES 4 29 96

33. File No. 960040. Resolution declaring as surplus the vacant, City-owned and tax deed lots located at 326 and 330-32 West Reservoir Avenue and accepting the Offer to Purchase same from Young Women's Christian Association of Greater Milwaukee, in the 6th Aldermanic District.

Staff Report: Approve
By Commr:

Motion to:
Second By Commr:

Comms. Present: Goldsmith, Acting Chairman;
Greenstreet, Kohler, Daniels
(Excused: Owley, Chairman; Murphy, Vice Chairman; Parker)

**CITY PLAN COMMISSION
MEETING OF MONDAY, MAY 13, 1996
2:00 PM
ROOM 301-B, CITY HALL - 200 EAST WELLS STREET**

COMPREHENSIVE PLANNING 5 13 96

1. File No. 960039. Resolution approving Amendment No. 3 to the Redevelopment Plan for the North 21st Street/West Walnut Street Redevelopment Project. (Department of City Development)

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Daniels

ZONING 5 13 96

2. File No. 951449. Ordinance relating to the change in zoning from Multi-Family Residence (R/C140) to Local Business (LIC/40) and Parking (P/D140), lands located on the north side of West Walnut Street between North 21st Street and North 22nd Street, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Daniels

ZONING 5 13 96

3. Board of Zoning Appeals referral being a proposal to construct a drive-thru facility to the existing type "A" restaurant at 1207 South 16th Street, in the 12th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Daniels

Motion to: Refer to Staff
Second By Commr: Greenstreet

ZONING 5 13 96

4. Board of Zoning Appeals referral being a proposal to operate a massage school with a class size limited to 20 students in a portion of the building (approximately 1580 sq. ft.) at 1661 North Water Street, in the 3rd Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

ZONING 5 13 96

5. Board of Zoning Appeals referral being a proposal to occupy the premises as an automotive repair facility at 2116 North Farwell Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 5 13 96

6. Board of Zoning Appeals referral being a proposal to construct a 3-story facility with 29 assisted living apartments, offices and a day care for 115 children (ages 6 weeks to 6 years) and for 30 adults (average age 80 years) on the first floor and a 122-bed skilled care nursing home on the second and third floors at 2462 North Prospect Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 13 96

7. Board of Zoning Appeals referral being a proposal to operate a day care center and to expand the capacity from 24 to 55 children ages 4 weeks to 12 years old by also utilizing the lower level in addition to the existing portion of the first floor at 3934-36 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Daniels

ZONING 5 13 96

8. Board of Zoning Appeals referral being a proposal to construct an addition to an existing type "B" restaurant with a drive-thru at 8404 West Brown Deer Road, in the 15th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet
Commr. Daniels abstained

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 13 96

9. Board of Zoning Appeals referral being a proposal to construct a 103 ft. high, self supporting, lattice style cellular communications tower and equipment shelter (8' x 12') at 7007 North 115th Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

ZONING 5 13 96

10. Board of Zoning Appeals referral being a proposal to occupy the premises as a church at 1801 -23 West Atkinson Avenue, in the 1st Aldermanic District.

Staff Report: Disapprove
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Daniels

ZONING 5 13 96

11. Board of Zoning Appeals referral being a proposal to occupy the premises for the engineering/producing of audio advertisements and album recordings and producing/manufacturing of compact discs and cassette tapes at 830-840 South Barclay, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Daniels

ZONING 5 13 96

12. Board of Zoning Appeals referral being a proposal to operate a rooming house for 12 persons at 191 8-20 West Kilbourn Avenue, in the 4th Aldermanic District.

Staff Report: Disapprove
By Commr: Daniels

Motion to: Refer to Staff (Layover to meeting of 6 10 96)
Second By Commr: Greenstreet

ZONING 5 13 96

13. Board of Zoning Appeals referral being a proposal to operate a rooming house for 7 persons at 920 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr: Daniels

Motion to: Refer to Staff (Layover to meeting of 6 10 96)
Second By Commr: Greenstreet

ZONING 5 13 96

14. Board of Zoning Appeals referral being a proposal to operate a rooming house for 6 persons at 926 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr: Daniels

Motion to: Refer to Staff (Layover to meeting of 6 10 96)
Second By Commr: Greenstreet

ZONING 5 13 96

15. Board of Zoning Appeals referral being a proposal to operate a rooming house for 6 persons at 946 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove

Motion to: Refer to Staff (Layover to meeting of 6 10 96)

By Commr: Daniels

Second By Commr: Greenstreet

ZONING 5 13 96

16. Board of Zoning Appeals referral being a proposal to occupy the premises for a commercial parking lot at 202 North Jackson Street, in the 4th Aldermanic District.

Staff Report: Approve Conditionally

Motion to: Approve Conditionally

By Commr: Daniels

Second By Commr: Greenstreet

ZONING 5 13 96

17. Board of Zoning Appeals referral being a proposal to operate the premises as a type "B" restaurant with a double drive-thru at 3431 West Fond du Lac Avenue a/k/a 3401 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve (Revised Plan)

Motion to: Refer to Staff (Layover to meeting of 6 10 96)

By Commr: Daniels

Second By Commr: Greenstreet

STREETS AND ALLEYS 5 13 96

18. File No. 951438. Resolution to vacate a portion of West Lake Park Drive easterly of North 113th Street in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Daniels

STREETS AND ALLEYS 5 13 96

19. File No. 951837. Ordinance to create Section 113-32.0093 of the Milwaukee Code of Ordinances relating to the amendment of the Official Map of the City of Milwaukee.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Daniels

MAPS AND PLATS 5 13 96

20. Final Certified Survey Map (DCD #1 857) located on the west side of North 107th Street and south of West Bradley Road in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Daniels

REAL ESTATE 5 13 96

21. File No. 960044. Resolution authorizing the execution of a one-year lease with Coakley Brothers Company, Inc. for spaces I to 47 inclusive in the off-street parking lot located at 517 West Florida Street.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

REAL ESTATE 5 13 96

22. File No. 960045. Resolution authorizing the execution of a one-year lease with Louis Brojanac d/b/a Avenue Brake Shop, Wisconsin, for the off-street parking lot located at 5500-10 West Lisbon Avenue.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

REAL ESTATE 5 13 96

23. File No. 951911. Substitute resolution authorizing the execution of one-year leases with Firststar Bank Milwaukee, N.A., Wisconsin for twenty-two (22) parking spaces on the off-street parking lot located at 930 West Maple Street, and for ten (10) parking spaces on the off-street parking lot located at 2353 North Farwell Avenue.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 5 13 96

24. File No. 960025. Resolution declaring as surplus, vacant tax deed and/or City-owned lots located in the 17th Aldermanic District and authorizing the sale of same to Milwaukee Habitat For Humanity, Inc. for new residential construction.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 5 13 96

25. File No. 960040. Resolution declaring as surplus the vacant, City-owned and tax deed lots located at 326 and 330-32 West Reservoir Avenue and accepting the Offer to Purchase same from Young Women's Christian Association of Greater Milwaukee, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Greenstreet

Comms. Present: Owley, Chairman; Murphy, Vice Chairman
Kohler; Daniels
(Excused: Greenstreet; Goldsmith; Parker)

**CITY PLAN COMMISSION
MEETING OF MONDAY, MAY 20, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

PLANNING INITIATIVES UPDATE 5 20 96

1. Presentation by Peter Park, Planning Director

-Midtown Triangle Neighborhood Plan

ZONING PUBLIC HEARING 5 20 96 2:00 PM

2. File No. 951077. Ordinance relating to the change in zoning from Local Business (LJD/40) to Local Business (L/E/40) and from Multi-Family Residence (R/D/40, R/C/40) to Two-Family Residence (R/E/40), lands located north and south of West Howard Avenue in the vicinity of South 51st Street, in the 11th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

ZONING PUBLIC HEARING 5 20 96 – 2:15 PM

3. File No. 951692. Ordinance permitting the construction of a Detailed Planned Development for Phase II of a development known as New Covenant Housing being a 34 unit housing development consisting of 18 townhouse style units and 16 apartment units located on the south side of West Meinecke Avenue between North 39th Street and North 40th Street, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

ZONING PUBLIC HEARING 5 20 96 – 2:30 PM

4. File No. 950897. An Ordinance relating to live/work buildings.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

ZONING PUBLIC HEARING 5 20 96 – 2:30 PM

5. File No. 951852. Ordinance creating a development incentive zone intended to stimulate new development by providing greater design flexibility and a faster review and approval process.

Staff Report: Approve
By Commr: Murphy

Motion to: Approve
Second By Commr: Daniels

ZONING PUBLIC HEARING 5 20 96 – 2:30 PM

6. File No. 951207. A Substitute Ordinance relating to parking standards.

Staff Report: Approve Substitute
By Commr: Daniels

Motion to: Refer to Staff (for one cycle to meeting of 6 10 96)
Second By Commr: Murphy

ZONING PUBLIC HEARING 5 20 96 – 3:00 PM

7. Board of Zoning Appeals referral being a proposal to construct a 1,200 foot transmitter tower and transmitter building at 5215 North Milwaukee River Parkway, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Murphy

ZONING 5 20 96

8. Board of Zoning Appeals referral being a proposal to construct a new pumping station/convenience store (45 ft. x 30 ft.) open 24 hours at 4427 North Green Bay Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Murphy

ZONING 5 20 96

9. Board of Zoning Appeals referral being a proposal to construct a 24 foot by 76 foot canopy over 3 of the 5 new pump islands at an existing motor vehicle pumping station/convenience store at 4811 North Teutonia Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Refer to Staff
Second By Commr: Murphy

ZONING 5 20 96

10. Board of Zoning Appeals referral being a proposal to construct a 2,600 square foot motor vehicle pumping station/convenience store and a 50 foot by 60 foot canopy over the new pump islands at 4928 West Villard Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

11. Board of Zoning Appeals referral being a proposal to operate a retail sale of African products such as clothing and art works on the first floor and a single dwelling unit on the second floor at 1937-39 North Dr. Martin L. King, Jr. Drive, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

12. Board of Zoning Appeals referral being a proposal to construct a 1,800 square foot, one-story, motor vehicle pumping station/convenience store and a 25 foot by 102 foot canopy over four new pump islands at 808-18 West Atkinson Avenue, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

13. Board of Zoning Appeals referral being a proposal to legalize the occupancy of a one and one-half story, former single-family residence as a two-family residence at 1322 South 19th Street, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

ZONING 5 20 96

14. Board of Zoning Appeals referral being a proposal to construct a 112 staff surface parking lot as an accessory use to the business complex (Tannery Urban Business and Living Center) to the east, west and north at 710-48 West Virginia Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Murphy

ZONING 5 20 96

15. Board of Zoning Appeals referral being a proposal to construct a 24 foot by 50 foot canopy over the two pump islands at an existing motor vehicle service/pumping station at 7002 West Center Street, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Murphy

ZONING 5 20 96

16. Board of Zoning Appeals referral being a proposal to purchase a one-story, vacant, former sit-down restaurant (Ponderosa) for use as a day care center for 75 children ages 2 to 5 years at 5660 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

17. Board of Zoning Appeals referral being a proposal to construct a 1,700 square foot pumping station/convenience store at the northeast corner of the site at 5709 West Center Street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Murphy

STREETS AND ALLEYS PUBLIC HEARING 5 20 96 – 3:15 PM

18. File No. 951858. Resolution to vacate all of the alleys in the block bounded by West Wells Street, West Wisconsin Avenue, North 4th and North 5th Street in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

STREETS AND ALLEYS PUBLIC HEARING 5 20 96 – 3:15 PM

19. File No. 951823. Resolution to vacate North 5th Street between West Wells Street and West Wisconsin Avenue in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

STREETS AND ALLEYS PUBLIC HEARING 5 20 96 – 3:30 PM

20. File No. 951592. Resolution to vacate the excess street right-of-way at the northwest corner of East Lyon Street and North Van Buren Street in the 3rd Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

STREETS AND ALLEYS PUBLIC HEARING 5 20 96 – 3:45 PM

21. File No. 951577. Resolution to vacate a portion of the alley in the block bounded by East Garfield Avenue, East North Avenue, North Palmer Street and North 1st Street, in the 6th Aldermanic District.

Staff Report:

Motion to: Refer to Staff (for one cycle to meeting of 6 10 96)

By Commr: Daniels

Second By Commr: Murphy

STREETS AND ALLEYS 5 20 96

22. File No. 960110. Resolution to vacate a the alleys in the block bounded by West Kilbourn Avenue, West State Street, vacated North 5th Street and North 6th Street, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

STREETS AND ALLEYS 5 20 96

23. File No. 951850. Resolution directing a report on the proposed vacation of the excess right-of-way on North 24th Street, north of West Lancaster Avenue, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

ZONING 5 20 96

24. Board of Zoning Appeals referral being a proposal to construct a new gas station and convenience store at 425 East Capitol Drive, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

25. Board of Zoning Appeals referral being a proposal to construct a new convenience store and car wash at 4302 West Capitol Drive, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

26. Board of Zoning Appeals referral being a proposal for an occupancy permit to use a portion of an existing building (approx. 5400 sq. ft.) for retail sales of musical instruments and incidental repair and lessons at 7910 North 76th Street, in the 9th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

ZONING 5 20 96

27. Board of Zoning Appeals referral being a proposal to occupy the above premises as a banking facility with drive-thru service at 1923 West Oklahoma Avenue, in the 14th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

28. Board of Zoning Appeals referral being a proposal to operate a second hand retail outlet for the sale of used appliances, furniture, household items and other related goods at 1554 West Lincoln Avenue, in the 8th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

29. Board of Zoning Appeals referral being a proposal to occupy approximately 1,300 sq. ft. of space at the rear of the building for a motor vehicle repair center at 2354 North Teutonia Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

30. Board of Zoning Appeals referral being a proposal to construct an addition to the existing recycling center without an enclosed or screened loading dock at 1006 South Barclay Street and 219 East Mineral Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

31. Board of Zoning Appeals referral being a proposal to occupy the building as an office and counseling center (social service facility) at 1234 North Prospect Avenue, in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 5 20 96

32. File No. 960161. Resolution permitting a minor modification in the detailed planned development known as Park West Renaissance, located on the south side of West Meinecke Avenue between North 41st Street and North Sherman Boulevard, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

ZONING 5 20 96

33. File No. 960162. Resolution permitting a minor modification in the detailed planned development known as Lincolnshire Apartments, located on the west side of North 55th Street and south of West Good Hope Road, in the 9th Aldermanic District.

Staff Report: Approve Substitute
By Commr: Daniels

Motion to: Approve Substitute
Second By Commr: Murphy

STREETS AND ALLEYS 5 20 96

34. File No. 951831. Resolution to vacate the alley in the block bounded by West Washington Street, the North-South Freeway, South 8th Street and South 9th Street, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

REAL ESTATE 5 20 96

35. File No. 960120. Resolution removing a deed restriction from a former vacant, tax deed property adjacent to 2463 South 9th Place currently owned by Jesus Reyes, in the 8th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTIES 5 20 96

36. File No. 960111. Resolution declaring as surplus the improved, tax deed property located at 2424-26 North 36th Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTIES 5 20 96

37. File No. 960112. Resolution declaring as surplus the improved, tax deed property located at 1726-28 North 20th Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTIES 5 20 96

38. File No. 960113. Resolution declaring as surplus the vacant, tax deed lots located at 1406, 1410-12 and 1414-16 West State Street, and accepting the unsolicited Offer to Purchase same for new local business construction by the adjoining owner, BMC Associates L.L.C., in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTIES 5 20 96

39. File No. 960114. Resolution declaring as surplus the vacant, City-owned lots located at 325-R and 335-R East Bolivar Avenue and accepting unsolicited Offers to Purchase same for green space to both adjoining owners, Dennis D. Zuber (a City employee) and Adrienne Zuber, his wife, and Maynard M. McKillen, in the 13th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTIES 5 20 96

40. File No. 960163. Resolution amending the method of disposition for the surplus, improved tax deed property located at 3269-71 North Palmer Street and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

SURPLUS PROPERTIES 5 20 96

41. File No. 960157. Resolution declaring the City-owned Forestry Facility at 1872 North Commerce Street surplus and authorizing its transfer to the Redevelopment Authority of the City of Milwaukee for disposition in accordance with the Redevelopment Plan for the Beerline "B" project area, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Murphy

Motion to: Approve
Second By Commr: Kohler

OFF THE AGENDA ITEMS 5 20 96

42. Cancellation and rescheduling of the regular July 15, 1996 and August 12, 1996 City Plan Commission meetings.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

OFF THE AGENDA ITEMS 5 20 96

43. File No. 960164. Resolution amending Resolution File No. 940284 relative to the sale of the tax deed property located at 1653 South 15th Place, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Daniels

Motion to: Approve
Second By Commr: Murphy

OFF THE AGENDA ITEMS 5 20 96

44. Board of Zoning Appeals referral being a proposal to construct a five-story office building in conjunction with the existing hospital complex at 2800 South Kinnickinnic River Parkway a/k/a 2900 West Oklahoma Avenue, in the 8th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Daniels

Motion to: Approve Conditionally
Second By Commr: Kohler

Michael L. Morgan
Commissioner
Daniel F. Boyce
Deputy Commissioner

Department of City Development

Redevelopment Authority
City Plan Commission
Historic Preservation Commission

File Reference:
CPC:MLM:JRH

May 22, 1996

TO WHOM IT MAY CONCERN:

FROM: Michael L. Morgan, Executive Secretary, City Plan Commission
SUBJECT: City Plan Commission 1996 Elections

On 4 8 96 the City Plan Commission held its bi-annual election of officers. As a result, the following list indicates the Commission's officers for 1996 and 1997:

Candice Owley, Chairman
Judy Murphy, Vice-Chairman
Michael L. Morgan, Executive Secretary
Daniel Boyce, Deputy Executive Secretary

Commrs. Present: Owley, Chairman; Parker, Goldsmith; Kohler
(Excused: Murphy, Vice Chairman; Greenstreet; Daniels)

**CITY PLAN COMMISSION
MEETING OF MONDAY, JUNE 10, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

PLANNING INITIATIVES UPDATE 6 10 96

1. Presentation by Peter Park, Planning Director

-Urban Design Initiatives

Presentation Cancelled

ZONING 6 10 96

2. Board of Zoning Appeals referral being a proposal to construct a 1,050 square foot restaurant with two drive-thru windows at 3431 West Fond du Lac Avenue a/k/a 3401 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 6 10 96

3. Board of Zoning Appeals referral being a proposal to use the premises as a Community Based Residential Facility (CBRF) for fifteen (15) adult women undergoing long-term treatment of chronic alcohol and other drug abuse and their children at 2407 West Nash Street, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 6 10 96

4. Board of Zoning Appeals referral being a proposal to construct a new motor vehicle pumping station/convenience store with pump island canopy at 2905 West Fond du Lac Avenue, in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 6 10 96

5. Board of Zoning Appeals referral being a proposal to expand the operation of the premises currently used for the retail sales of automobile electronic equipment to include the installation of stereos, cellular phones, and alarm systems at 3165 South 27th Street, in the 8th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 6 10 96

6. Board of Zoning Appeals referral being a proposal to remove the existing pump islands at an existing pumping station and install new fuel dispensing equipment at 1605 West Forest Home Avenue, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 6 10 96

7. Board of Zoning Appeals referral being a proposal to lease the first floor of a three-story, brick commercial structure for use as a tavern/restaurant at 157 South 1st Street, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 6 10 96

8. Board of Zoning Appeals referral being a proposal to operate the first floor of a vacant, one and one-half story, single-family residence as a day care center for up to 26 pre-school children ages 3 and 4 years at 615 West Melvina Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 6 10 96

9. Board of Zoning Appeals referral being a proposal to lease a vacant, 1,300 square foot, former motor vehicle service station for use as a hand car wash at 2335 West Atkinson Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 6 10 96

10. Board of Zoning Appeals referral being a proposal to relocate a special use automobile repair facility in another commercial unit in a strip shopping mall to a slightly larger unit on the same site at 6099 North Teutonia Avenue a/k/a 6101 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 6 10 96

11. Board of Zoning Appeals referral being a proposal to lease 1,200 square feet of commercial floor space in a strip shopping mall (Del Rio Shopping Center) as a currency exchange facility, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 6 10 96

12. Board of Zoning Appeals referral being a proposal to construct a 1,500 square foot addition to the north side of the car wash structure for use as a two bay oil change facility with an office and storage area at 555 South 84th Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

STREETS AND ALLEYS 6 10 96

13. File No. 951577. Resolution to vacate a portion of the alley in the block bounded by East Garfield Avenue, East North Avenue, North Palmer Street, and North 1st Street, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING PUBLIC HEARING 6 10 96 – 2:30 PM

14. File No. 960202. An ordinance relating to issuance of a temporary certificate of occupancy and related alteration permits.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 6 10 96

15. Resolution approving a site plan for a portion of the Northern Lights Business Center extending along the east side of the Milwaukee River southward from East Brady Street extended relative to a Site Plan Overlay District established by Section 295-91.0021 of the Milwaukee Code, in the 3rd Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Parker

ZONING 6 10 96

16. Board of Zoning Appeals referral being a proposal to legalize the occupancy of a two and one-half story, 3,200 square foot, duplex structure as a rooming house for twelve (12) roomers at 1918-20 West Kilbourn Avenue, in the 4th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker

Motion to: Refer to Staff (one cycle)
Second By Commr: Goldsmith

ZONING 6 10 96

17. Board of Zoning Appeals referral being a proposal to legalize the occupancy of a two and one-half story, 2,400 square foot, duplex structure as a rooming house for seven (7) roomers at 920 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker

Motion to: Refer to Staff (one cycle)
Second By Commr: Goldsmith

ZONING 6 10 96

18. Board of Zoning Appeals referral being a proposal to legalize the occupancy of a two and one-half story, 2,000 square foot, duplex structure as a rooming house for six (6) roomers at 926 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker

Motion to: Refer to Staff (one cycle)
Second By Commr: Goldsmith

ZONING 6 10 96

19. Board of Zoning Appeals referral being a proposal to legalize the occupancy of a two and one-half story, 2,000 square foot, duplex structure as a rooming house for six (6) roomers at 946 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr: Parker

Motion to: Refer to Staff (one cycle)
Second By Commr: Goldsmith

ZONING 6 10 96

20. Board of Zoning Appeals referral being a proposal to utilize a 3,300 square foot portion of a 4,500 square foot, vacant, former Marcs Big Boy restaurant as a Type "B" restaurant (Kenny Rogers Roasters) with drive-up window at 7926 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

ZONING 6 10 96

21. Board of Zoning Appeals referral being a proposal to finish construction of a partially completed 6,100 square foot, one-story masonry structure and use the premises as a social service facility (Medical Day Service Program) for up to 60 adults with long-term mental health needs at 3305 West Forest Home Avenue, in the 8th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 6 10 96

22. Board of Zoning Appeals referral being a proposal to occupy the building and premises for a tavern at 1655 South 1st Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 6 10 96

23. Board of Zoning Appeals referral being a proposal to construct a new 31' x 57' motor vehicle pumping station/convenience store building and a 24' x 76' pump island canopy at 4811 North Teutonia Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Goldsmith

STREETS AND ALLEYS 6 10 96

24. File No. 960283. Resolution directing a report on the proposed vacation of the east west alley in the block bounded by North 21st Street, West Walnut Street, North 22nd Street and West Barbee Street, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

REAL ESTATE 6 10 96

25. File No. 960208. An ordinance to grant an air space lease to the Wisconsin Center District for a building extension between North 4th and North 6th Streets, in the 4th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Goldsmith

SURPLUS PROPERTY 6 10 96 – 1:30 PM

26. File No. 960303. Resolution declaring as surplus, vacant tax deed and/or City-owned lots located in various Aldermanic Districts and authorizing the sale of same to the Housing Authority of the City of Milwaukee for new residential construction.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

SURPLUS PROPERTY 6 10 96 – 1:30 PM

27. File No. 960304. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic districts.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

SURPLUS PROPERTY 6 10 96

28. File No. 960306. Resolution declaring as surplus the improved, tax deed property located at 2736-38 North 15th Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

SURPLUS PROPERTY 6 10 96

29. File No. 960308. Resolution declaring as surplus the improved, tax deed property located at 2809 North 17th Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

SURPLUS PROPERTY 6 10 96

30. File No. 960301. Resolution amending the method of disposition for the surplus, improved tax deed property located at 2501-03 North 22nd Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

OFF AGENDA ITEMS REAL ESTATE 6 10 96

31. File No. 960311. Resolution removing a deed restriction from a former vacant, tax deed property at 9737-R West Morgan Avenue adjacent to 9814 West Eden Place currently owned by Renee J. Brezgel and Thomas M. Brezgel in the 11th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Goldsmith

ZONING 6 10 96

32. Board of Zoning Appeals referral being a proposal to utilize a 75 foot by 96 foot portion of an unpaved parking area at the rear of three (3) adjacent properties which are under the same ownership for a volleyball court and outdoor beer garden at 1131-39 North Water Street/145-51 East Juneau Street, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Kohler

Commrs. Present: Owley, Chairman; Parker;
Greenstreet; Kohler
(Excused: Murphy, Vice Chairman; Goldsmith; Daniels)

**CITY PLAN COMMISSION
MEETING OF MONDAY, JULY 1, 1996
2:00 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

COMPREHENSIVE PLANNING 7 1 96

1. Resolution accepting the final report titled West Fond du Lac Avenue Corridor Strategic Plan (19th - 35th Streets), and approves in principle the recommendations contained therein.

Staff Report: Approve Substitute
By Commr: Kohler

Motion to: Approve Substitute
Second By Commr: Greenstreet

HISTORIC PRESERVATION

2. Church of Christ, Scientist - 3069 North Downer Avenue

Staff Report: Suitable for public hearing
By Commr: Parker

Motion to: Approve as suitable for public
hearing
Second By Commr: Kohler

ZONING 7 1 96

3. Board of Zoning Appeals referral being a proposal by Thomas R. Raczynski and Marie R. Greco to purchase a 5,200 square foot, three-story, brick, former residential structure and occupy the first floor as an office for a telecommunications consulting firm providing network design and engineering consulting to corporations nationwide at 1223 North Prospect Avenue, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Kohler

ZONING 7 1 96

4. Board of Zoning Appeals referral being a proposal by Pentecostals of Wisconsin/Donald Rogers to sublease the first floor of a two-story, office structure for use as a church for 75 to 100 persons (main assembly hall will have seating for up to 248 persons) at 2121 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 7 1 96

5. Board of Zoning Appeals referral being a proposal by Sue L. Strauss to purchase a 17,400 square foot, four-story, manufacturing structure for commercial use on the first floor and residential use on the second, third, and fourth floors (second and third floors will each contain two units and the fourth floor will contain a single unit) at 236 North Water Street, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Kohler

ZONING 7 1 96

6. Board of Zoning Appeals referral being a proposal by Holmes Auto, Inc./Leroy Holmes to legalize the occupancy of a 3,200 square foot, one-story, brick, repair garage as a motor vehicle repair center at 1309 West Meinecke Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 7 1 96

7. Board of Zoning Appeals referral being a proposal by United Migrant Opportunity Services, Inc. to purchase a 7,200 square foot, one-story, office structure for use as a social service facility providing job training and educational related services, resource referrals, and case management at 802-04 West Mitchell Street, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

ZONING 7 1 96

8. Board of Zoning Appeals referral being a proposal by Dunham Transmissions/ Rosemarie Dunham to construct a 3,000 square foot addition to the existing motor vehicle repair center to allow for an expanded service area and office at 5101-11 West North Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 7 1 96

9. Board of Zoning Appeals referral being a proposal by Robert W. Haapakoski to purchase the site of a former motor vehicle repair center including a 1,300 square foot, two service bay garage for use as a motor vehicle repair center at 5300 West Forest Home Avenue, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 7 1 96 - 2:45 PM

10. File No. 960307. Ordinance relating to the change in zoning from Multi-Family Residence (R/C140) to Parking (P/D/40), on property located on the south side of West Clarke Street between North 32nd Street and North 33rd Street, in the 7th Aldermanic District. Passage of this ordinance will permit the construction of a parking lot for Master Lock. The petitioner of record is Master Lock Co.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

ZONING 7 1 96 – 3:00 PM

11. File No. 960302. Ordinance relating to the change in zoning from Multi-Family Residence (R/N85) to Local Business (LJN85), on property located on the northwest corner of West State Street and North 14th Street, in the 17th Aldermanic District. Passage of this ordinance will permit this frontage to be used for a variety of commercial, office and residential uses. The petitioner of record is Alderman Paul Henningsen.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Kohler

ZONING 7 1 96

12. File No. 951207. A substitute ordinance relating to parking standards.

Staff Report: Approve Substitute
By Commr: Kohler
Commr. Greenstreet abstained

Motion to: Place on File
Second By Commr: Parker

ZONING 7 1 96

13. File No. 951712. Ordinance relating to the change in zoning from Manufacturing (M/B/85) to Residential and Office (RO/C/60) lands located on the southeast corner of South 3rd Street and West Pierce Street, in the 12th Aldermanic District.

Staff Report: Place on File
By Commr: Greenstreet

Motion to : Place on File
Second By Commr: Parker

STREETS AND ALLEYS 7 1 96 – 3:30 PM

14. File No. 960079. Resolution to vacate North 13th Street between West Kilbourn Avenue and West State Street, in the 4th Aldermanic District. This vacation was requested by Sinai Samaritan Medical Center.

Staff Report: Approve
By Commr: Greenstreet
Commr. Parker abstained

Motion to: Approve
Second By Commr: Kohler

ZONING 7 1 96

15. File No. 960450. Resolution permitting a minor modification in the detailed planned development known as Walgreens (North 35th Street and West Wisconsin Avenue) located on the north side of West Wisconsin Avenue between North 35th Street and North 37th Street, in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 7 1 96

16. Board of Zoning Appeals referral by Ruben Herrera/Jalisco Restaurant to purchase and remodel a 3,300 square foot, one-story, former sit-down restaurant (Pepi's) for use as a 24 hour sit-down restaurant with a drive-up window at 1207 South 16th Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 7 1 96

17. Board of Zoning Appeals referral by Edmund Niedzwiecki being a proposal to install four pump islands and a 54 foot by 54 foot pump island canopy at 1614 West National Avenue (currently a motor vehicle repair center/convenience store), in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 7 1 96

18. Board of Zoning Appeals referral by Steven Hoffmann being a proposal to lease an 850 square foot storefront in a small strip shopping center for use as a general retail sales establishment selling personal care products, small gift items, toys, automotive items, etc., at 6916 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 7 1 96

19. Board of Zoning Appeals referral by Roberson's Kiddie Lane Day Care, Inc./Margaret Roberson being a proposal to occupy the building and a portion of the premises for a day care center for 70 children, 4 weeks to 10 years of age, 24 hours a day and a social service facility at 6260 North 76th Street, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

REAL ESTATE 7 1 96

20. File No. 960477. Resolution authorizing the Commissioner of Public Works to counter an Offer to Sell, for a property at 1823-25 South Kinnickinnic Avenue from Robert Wutke, et al, to the City of Milwaukee Water Works for \$70,000 for use by the Milwaukee Water Works.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Kohler

REAL ESTATE 7 1 96

21. File No. 960466. Resolution accepting the Offer of Dynapro Thin Film Products, Inc., or assigns, to purchase Land Bank property identified as 8175 North Granville Woods Road, Tax Key No. 069-0092-6, from the City of Milwaukee.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

REAL ESTATE 7 1 96

22. File No. 960508. Resolution authorizing the City of Milwaukee to accept title to portion of property located at 6705 N. 107 Street, 6715 N. 107 Street and 6725 N. 107 Street from Anthony Hirt, Grant Kare and Helen Petzold and to dedicate said land for street purposes in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTY 7 1 96

23. File No. 960448. Resolution declaring as surplus the North 200 feet of the City vacant land located at 4100-02 North 27th Street and directing a determination of future municipal needs and/or method of disposition, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Kohler

STREETS AND ALLEYS 7 1 96

24. File No. 960431. Resolution directing a report on the proposed vacation of North Hubbard Street between East Reservoir Avenue and East Brown Street in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

STREETS AND ALLEYS 7 1 96

25. File No. 960491. Resolution directing a report on the proposed vacation of the excess street right-of-way at the southwest corner of South 1st Street and West Lapham Boulevard in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

Comms. Present: Greenstreet, Acting Chairman;
Kohler; Mitchem; Stokes
(Absent: Owley, Chairman; Murphy, Vice Chairman; Parker)

**CITY PLAN COMMISSJON
MEETING OF THURSDAY, JULY 18, 1996
1:30 PM
THIRD FLOOR CONFERENCE ROOM - 809 NORTH BROADWAY**

PLANNING INITIATIVES UPDATE 7 18 96

1. Presentation by Peter Park, Planning Director

- Urban Design Initiatives

ZONING PUBLIC HEARING – 2:30 PM 7 18 96

2. File No. 960449. An ordinance relating to the change in zoning from Industrial (I/B/85) to Local Business (L/D/40), on property located on the east side of South 1st Street between East Walker Street and East National Avenue, in the 12th Aldermanic District.

Staff Report: Disapprove
By Commr: Kohler

Motion to: Disapprove
Second By Commr: Mitchem

ZONING 7 18 96

3. Board of Zoning Appeal referral being a proposal by Wauwatosa Day Care & Learning Centers, Inc. to lease the lower level and portions of the first floor of the convent building within the Holy Cross Congregation complex for use as a day care center for 69 children ages 6 weeks to 12 years at 5522 West Bluemound Road, in the 16th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 7 18 96

4. Board of Zoning Appeals referral being a proposal by Budget Rent A Car Systems, Inc. to construct a new building for maintenance and rental of cars and trucks at 560-78 West Grange Avenue, in the 13th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Stokes

REAL ESTATE 7 18 96

5. File No. 960208. A substitute ordinance to grant an airspace lease to the Wisconsin Center District, for the construction of a building extension over West Wells Street, between North 4th Street and North 6th Street.

Staff Report: Approve Substitute
By Commr: Stokes

Motion to: Approve Substitute
Second By Commr: Kohler

REAL ESTATE 7 18 96

6. File No. 960523. Resolution accepting the Offer to Purchase a vacant, tax deed lot located at 510 adjacent East Holt Avenue from Gerald Hensel and Nancy Hensel, in the 14th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Stokes

REAL ESTATE 7 18 96

7. File No. 960529. Resolution accepting the Offer to Purchase a vacant, tax deed lot located at 2522 adjacent North 60th Street from Douglas E. Kosciuk and Karen M. Kosciuk, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Stokes

REAL ESTATE 7 18 96

8. File No. 960530. Resolution authorizing the sale of the vacant, tax deed lot located at 51 00-02 North Hopkins Street and accepting an Offer to Purchase part of same for green space from the adjoining owners, Catherine Semons and Angeline Semons, in the 2nd Aldermanic District.

Staff Report: Refer to Staff
By Commr: Kohler

Motion to: Refer to Staff
Second By Commr: Stokes

REAL ESTATE 7 18 96

9. File No. 960536. Resolution authorizing the sale of the vacant, tax deed lot located at 3022 North 54th Street and accepting an Offer to Purchase same for green space from the adjoining owners, Joseph K. McCullough and Anamaria C. McCullough, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

REAL ESTATE 7 18 96

10. File No. 960524. Resolution accepting Quit Claim Deeds from Campus Neighborhood Associates, Inc. and Hilltop Enterprises, Inc. for property being conveyed to the City of Milwaukee for public alley and improvement purposes in the Campus Circle Project Area.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

REAL ESTATE 7 18 96

11. File No. 960581. Resolution authorizing a Sign Agreement between the City of Milwaukee and the City of Cudahy for the placement of a "Welcome to Cudahy" sign on City of Milwaukee owned land located at 4701-5015 South Pennsylvania Avenue in the City of Cudahy.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 7 18 96

12. File No. 960519. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic districts.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 7 18 96

13. File No. 960527. Resolution declaring as surplus the improved, tax deed property located at 1004 West Keefe Avenue and the tax deed vacant lot at 3515 North 10th Street, and directing a determination of future municipal needs and/or method of disposition, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTIES 7 18 96

14. File No. 960528. Resolution declaring as surplus the improved, tax deed property located at 3250 North 36th Street and directing a determination of future municipal needs and/or method of disposition, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 7 18 96

15. File No. 960521. Resolution amending the method of disposition for the surplus, improved tax deed property located at 3111-13 West Mt. Vernon Avenue and directing a determination of future municipal needs and/or method of disposition, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 7 18 96

16. File No. 960526. Resolution amending the method of disposition for the surplus, improved tax deed property located at 234 East Burleigh Street and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 7 18 96

17. File No. 960516. Resolution declaring as surplus the vacant, buildable tax-deed lot located at 2002 North Palmer Street and accepting the unsolicited Offer to Purchase for same from the Wisconsin Preservation Fund, Inc. for the purpose of using the lot as the site for a house move, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 7 18 96

18. File No. 960518. Resolution directing the disposition of a future tax-deed lot located at 4502 North 27th Street and authorizing acceptance of an unsolicited Offer to Purchase for same from the Milwaukee Aids Housing Corporation at such time as the property becomes City-owned, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

ZONING 7 18 96

19. File No. 951181. An ordinance relating to the change in zoning from Parking (P/B/85) to Manufacturing (M/B/85), on property located on the east side of North Marshall Street between East Hamilton Street and East land Place, in the 3rd Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Mitchem

ZONING 7 18 96

20. Board of Zoning Appeals referral being a proposal by First Properties, Inc./Jeffrey G. Nowak to alter the existing building for retail/office space on the first floor and 45 residential units on floors 2 through 6 at 413 North 2nd Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Kohler

Comms. Present: Parker, Acting Chairman
Greenstreet; Mitchem; Kohler; Stokes
(Absent: Owley, Chairman; Murphy, Vice Chairman)

**CITY PLAN COMMISSION
SPECIAL MEETING OF MONDAY, AUGUST 19, 1996
1:30 PM
ROOM 301-B, CITY HALL - 200 EAST WELLS STREET**

PLANNING INITIATIVES UPDATE 8 19 96

1. Urban Design Initiatives - Peter Park, Planning Director

ZONING 8 19 96

2. Board of Zoning Appeals referral being a proposal by David Kubicki to occupy the first floor for the sale of used records and books at 800 East Locust Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 8 19 96

3. Board of Zoning Appeals referral being a proposal by True Love Missionary Baptist Church to construct an 8 foot by 10 foot building addition to the front of an existing 1,800 square foot church to serve as a shelter for the main entrance to the church at 210 West Keefe Avenue a/k/a 200-208 West Keefe Avenue, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Greenstreet

ZONING PUBLIC HEARING – 2:30 PM 8 19 96

4. File No. 960639. Ordinance to amend a detailed planned development known as Lincolnshire Apartments on property located on the west side of North 55th Street and south of West Good Hope Road, in the 9th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Kohler

Motion to: Refer to Staff
Second By Commr: Greenstreet

ZONING 8 19 96

5. Board of Zoning Appeals referral being a proposal by Richard Steinborn to legalize the occupancy of a two and one-half story, 2,400 square foot, duplex structure as a rooming house for seven (7) roomers at 920 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr: Kohler

Motion to: Return to Board of Zoning Appeals without comment
Second By Commr: Greenstreet

ZONING 8 19 96

6. Board of Zoning Appeals referral being a proposal by Richard Steinborn to legalize the occupancy of a two and one-half story, 2,000 square foot, duplex structure as a rooming house for six (6) roomers at 926 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 8 19 96

7. Board of Zoning Appeals referral being a proposal by Richard Steinborn to legalize the occupancy of a two and one-half story, 2,000 square foot, duplex structure as a rooming house for six (6) roomers at 946 North 18th Street, in the 17th Aldermanic District.

Staff Report: Disapprove
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 8 19 96

8. Board of Zoning Appeals referral being a proposal by Richard Steinborn to legalize the occupancy of a two and one-half story, 3,200 square foot, duplex structure as a rooming house for twelve (12) roomers at 1918-20 West Kilbourn Avenue, in the 4th Aldermanic District.

Staff Report: Disapprove
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 8 19 96

9. Board of Zoning Appeals referral being a proposal by Seeds of Health to lease the 9,500 square foot, second floor of a 55,000 square foot, five-story, former mental health hospital (Mary Hill) for use as a Women, Infants, and Children (WIC) Clinic (social service facility) at 1445 South 32nd Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 8 19 96

10. Board of Zoning Appeals referral being a proposal by M & I Northern Bank to install a drive-up Automated Teller Machine (ATM) in the parking area to the north of an existing bank with drive-through teller service at 3536 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 8 19 96

11. Board of Zoning Appeals referral being a proposal by Julian J. & Mildred H. Moss to construct an 1,800 square foot, one-story oil change facility to the southeast side of the existing structure at 160 West Layton Avenue, in the 13th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 8 19 96

12. Board of Zoning Appeals referral being a proposal by Engine and Transmission Exchange, Inc. to renovate the southernmost 150 feet of the existing structure for use as an engine and transmission repair and installation facility at 2712 South 28th Street, in the 8th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 8 19 96

13. Board of Zoning Appeals referral being a proposal by Speedy Lube to use a vacant, 1,600 square foot, one-story structure as a motor vehicle pumping station/convenience store at 4001 North 60th Street, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 8 19 96

14. Board of Zoning Appeals referral being a proposal by New Concept Self Development Center, Inc. to lease a 3,000 square foot portion of the second floor of an 8,500 square foot, two-story commercial structure for use as a social service facility at 4840 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

ZONING 8 19 96

15. Board of Zoning Appeals referral being a proposal by Aldi, Inc. to construct a 15,600 square foot, one-story Aldi's grocery store at the southeast corner of the site at 6700 West Capitol Drive, in the 2nd Aldermanic District. The remainder of the site will be developed as accessory parking.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 8 19 96

16. Board of Zoning Appeals referral being a proposal by Christopher Sims to lease a 1,400 square foot, commercial storefront in a 8,500 square foot, one-story, strip shopping center for the sale of new and used video games and video game equipment at 7311 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Mitchem

ZONING 8 19 96

17. Board of Zoning Appeals referral being a proposal by Starlight Academy to lease portions of the ground floor and first floor of a two and three-story church and school structure for use as a day care center for 60 children ages 6 weeks to 12 years at 2330 North 53rd Street/2367 North 52nd Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 8 19 96

18. Board of Zoning Appeals referral being a proposal by Wisconsin Center District to develop the site as a surface parking lot for up to 370 vehicles in conjunction with the proposed Wisconsin Center at 400 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Greenstreet

Motion to: Refer to Staff
Second By Commr: Kohler

ZONING 8 19 96

19. Board of Zoning Appeals referral being a proposal by Walter R. Koceja d/b/a Badger Tire & Auto to renovate a vacant, 1,800 square foot,, motor vehicle service station structure for use as a motor vehicle pumping station/convenience store and a single bay automatic car wash at 3725 South Howell Avenue, in the 13th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 8 19 96

20. Board of Zoning Appeals referral being a proposal by McDonald's Corporation to construct a new type "B" restaurant with drive-through service on the western portion of the combined site at 2520-38 West National Avenue and 772 South 26th Street, in the 8th Aldermanic District. Once construction is complete, the existing restaurant will be razed and the resulting area used for parking.

Staff Report: Disapprove
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 8 19 96

21. File No. 960305. Ordinance to change the zoning from Single-Family Residence (R/F-1/40) to Local Business (L/F-1/40), on property located on the north side of West Ramsey Street and east of South 27th Street, in the 13th Aldermanic District.

Staff Report: Place on File
By Commr: Greenstreet

Motion to: Place on File
Second By Commr: Kohler

ZONING PUBLIC HEARING – 2:45 PM 8 19 96

22. File No. 960692. Resolution approving a Project Plan and creating Tax Incremental District Number Thirty-One (Milwaukee Street) in the vicinity of North Milwaukee Street and East Wisconsin Avenue in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Kohler

ZONING PUBLIC HEARING – 3:00 PM 8 19 96

23. File No. 960693. Resolution approving a Project Plan and creating Tax Incremental District Number Thirty-Two (Walnut Street/King Drive Commercial Area) in the vicinity of West Walnut Street and North Dr. Martin Luther King, Jr. Drive in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Kohler

STREETS AND ALLEYS PUBLIC HEARING – 3:15 PM 8 19 96

24. File No. 960021. Resolution to vacate a portion of North 50th Street from West Burleigh Street to a point north, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

STREETS AND ALLEYS PUBLIC HEARING – 3:30 PM 8 19 96

25. File No. 960270. Resolution to vacate the east leg of the east-west alley in the block bounded by West Howard Avenue, South 84th Street, West Crawford Avenue and South 85th Street, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Stokes

REAL ESTATE PUBLIC HEARING 8 19 96

26. File No. 960530. Resolution declaring surplus and authorizing the sale of part of the vacant, tax deed lot located at 51 00-02 North Hopkins Street and accepting an Offer to Purchase part of same for green space from the adjoining owners, Catherine Semons and Angeline Semons, in the 1st Aldermanic District.

Staff Report: Place on File
By Commr: Kohler

Motion to: Place on File
Second By Commr: Greenstreet

SURPLUS PROPERTIES 8 19 96

27. File No. 960641. Resolution declaring as surplus part of the vacant, tax deed lot located at 51 00-02 North Hopkins Street and accepting an Offer to Purchase same for green space from the adjoining owners, Catherine Semons and Angeline Semons, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 8 19 96

28. File No. 960642. Resolution declaring as surplus the improved, tax deed property located at 2447 North Richards Street and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 8 19 96

29. File No. 960643. Resolution declaring as surplus the improved, tax deed property located at 3710 North Port Washington Avenue and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 8 19 96

30. File No. 960682. Resolution declaring as surplus the vacant, tax deed lots located at 2812-14 North 18th Street and 2808-10 North 18th Street and accepting the Offer to Purchase same from Judith Baity, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Place on File
Second By Commr: Kohler

MAPS AND PLATS 8 19 96

31. Final Certified Survey Map (DCD #1 868) located on the north side of West Burleigh Street between North 49th Street and North 51st Street in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

**CITY PLAN COMMISSION
MEETING OF MONDAY, SEPTEMBER 9, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

PLANNING INITIATIVES UPDATE 9 9 96

1. Northwest Side Plan Briefing - Brian O'Connell, Principal Planner
-

ZONING 9 9 96

2. File No. 960639. Ordinance relating to the approval of an amendment for a detailed planned development known as Lincolnshire Apartments, lands located on the west side of North 55th Street and south of West Good Hope Road, in the 9th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

ZONING 9 9 96

3. Resolution approving a site plan for an addition to an existing drive-through canopy for a Walgreens Drug Store at 6292 South 27th Street relative to a Site Plan Overlay District established by Section 295-91.0017 of the Milwaukee Code, in the 13th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 9 9 96

4. Board of Zoning Appeals referral being a proposal by John Gardner to occupy the penthouse floor as a residential living unit at 320 East Buffalo Street, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Kohler

ZONING 9 9 96

5. Board of Zoning Appeals referral being a proposal by Weight Challenge Clinic to lease a portion of the first floor of a ten-story, 150,000 square foot commercial/office structure as a weight loss clinic at 823 North 2nd Street, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Parker

ZONING 9 9 96

6. Board of Zoning Appeals referral being a proposal by Allright Parking of Milwaukee, Inc. to construct a commercial parking lot for 65 motor vehicles at 728 North 7th Street, in the 4th Aldermanic District.

Staff Report: Disapprove
By Commr: Kohler

Motion to: Disapprove
Second By Commr: Mitchem

ZONING 9 9 96

7. Board of Zoning Appeals referral being a proposal by Omar Barkhadle to occupy the premises for sale of used auto parts, auto body work and diagnosis and repair of automotive electronics at 2715-17 West Clybourn and 505 North 27th Street, in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 9 9 96

8. Board of Zoning Appeals referral being a proposal by Capitol Infinity, Inc. to construct a 3,150 square foot addition to an existing automobile showroom at 8757 North 91st Street, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Mitchem

Motion to: Approve
Second By Commr: Stokes

ZONING 9 9 96

9. Board of Zoning Appeals referral being a proposal by Community Financial Service Center Corporation to construct a check cashing facility at 4525-35 West North Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 9 9 96

10. Board of Zoning Appeals referral being a proposal by The Upper Room, Inc/Daniel Johnson to occupy the first floor of a two-story commercial/residential structure as a church and food pantry at 530 West North Avenue, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Kohler

ZONING 9 9 96

11. Board of Zoning Appeals referral being a proposal by O'Reilly Motor Cars, Inc. to occupy the premises as an automotive repair facility at 324 West Cherry Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 9 9 96

12. Board of Zoning Appeals referral being a proposal by Bruce Rzentkowski to construct a 1,200 square foot addition to the northeast corner of an existing 24,000 square foot, motor vehicle sales and service facility at 8100 North 76th Street, in the 9th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Parker

ZONING 9 9 96

13. Board of Zoning Appeals referral being a proposal by Joan Julien to occupy the premises as photography and artist studios at 129-1 33 West Pittsburgh Avenue, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

ZONING 9 9 96

14. Board of Zoning Appeals referral being a proposal by Robert Smith Photography, Joan Julien, Vice-President/Secretary to occupy the premises for artist and photography studios at 224-28 South 1st Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 9 9 96

15. Board of Zoning Appeals referral being a proposal by Robert Ward and Susan MacRae to construct a two-story, 6,700 square foot building with office space on the first floor and a residential unit on the second floor at 635 South 2nd Street, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

ZONING 9 9 96

16. Board of Zoning Appeals referral being a proposal by Community Relations-Social Development Commission to renew a special use permit to use the building as a social service agency and to legalize usage of a portion of the site as a health clinic at 931 West Madison Street, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Mitchem

ZONING 9 9 96

17. Board of Zoning Appeals referral being a proposal by Speedy Brake, Inc. to continue to occupy a 3,600 square foot concrete block garage structure as a motor vehicle repair center specializing in brake repair at 6927 West Capitol Drive, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 9 9 96

18. Board of Zoning Appeals referral being a proposal by PrimeCo Personal Communications to lease a 240 square foot portion of a playground area in the northeast corner of the Saint Matthias Congregation Complex and construct a 150 foot monopole telecommunications tower and an 8 foot by 12 foot unmanned equipment shelter at 9304-06 West Beloit Road, in the 11th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Kohler

Motion to: Approve
Second By Commr: Stokes

STREETS AND ALLEYS 9 9 96

19. File No. 960624. An ordinance to create Section 113-32.0094 of the Milwaukee Code of Ordinances relating to the amendment of the Official Map of the City of Milwaukee.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Parker

HISTORIC PRESERVATION 9 9 96 - 3:00 PM

20. File No. 960694. Resolution designating the Fourth Church of Christ, Scientist, 2519 East Kenwood Boulevard (a.k.a. 3069 North Downer Avenue), as an Historic Structure.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Mitchem

ZONING 9 9 96

21. File No. 960747. Resolution permitting a minor modification in Stage 15 of the general plan known as Park Place, located on the west side of North 107th Street between West Calumet Road and West Bradley Road, in the 15th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 9 9 96

22. File No. 960823. Resolution permitting a minor modification to the detailed plan for a planned development known as Builder's Square/Minor's Garden Center, located on the west side of North 76th Street and north of West Calumet Road, in the 9th Aldermanic District.

Staff Report: Approve Substitute
By Commr: Kohler

Motion to: Approve Substitute
Second By Commr: Parker

ZONING 9 9 96

23. Board of Zoning Appeals referral being a proposal by Seventy-Sixth Street L.L.C. to construct a 15,000 square foot, one-story retail structure for the sale of automobile parts and accessories (Super Trak Warehouse) at 7625 West Fond du Lac Avenue a/k/a 7601 and 7645 West Fond du Lac Avenue, in the 5th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 9 9 96

24. Board of Zoning Appeals referral being a proposal by Ryder Truck Rental Inc. to lease a portion of the premises for the display and rental of cars and trucks and to construct a 20 foot by 60 foot modular structure as a rental office at 3830 North Holton Street a/k/a 3850 North Holton Street, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 9 9 96

25. Board of Zoning Appeals referral being a proposal by Wisconsin Center District to develop the site as a surface parking lot for up to 370 vehicles in conjunction with the proposed Wisconsin Center at 400 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

REAL ESTATE 9 9 96

26. File No. 960749. Resolution authorizing the sale of the vacant, tax deed lot located at 6445 North 57th Street to the adjoining owners, Clarence Gielow and Margarete Gielow, for use as green space in the 9th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Mitchem

ZONING 9 9 96

27. File No. 960757. Resolution relative to approving an agreement with Milwaukee County to release City-held reversionary rights on a parcel needed for a baseball park facility and approving and authorizing an attached Quit Claim Deed.

Staff Report: Title Only
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Kohler

SURPLUS PROPERTIES 9 9 96

28. File No. 960753. Resolution amending the method of disposition for the surplus, improved tax deed property located at 2150-52 North 38th Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTIES 9 9 96

29. File No. 960761. Resolution amending the method of disposition for the surplus property located at 3319 North 20th Street, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Refer to Staff
Second By Commr: Parker

SURPLUS PROPERTIES 9 9 96

30. File No. 960750. Resolution declaring as surplus, vacant tax deed and/or City-owned lots and authorizing the sale of same to the Milwaukee Housing Assistance Corporation for new residential construction, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 9 9 96

31. File No. 960751. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic districts.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Kohler

SURPLUS PROPERTIES 9 9 96

32. Resolution declaring as surplus the improved, tax deed properties located at 1704 North 36th Street and 1842 North 36th Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 9 9 96

33. Resolution declaring as surplus the vacant, tax deed lots located at 2812-14 North 18th Street and 2808-10 North 18th Street and accepting the Offer to Purchase same from Judith Baity, in the 7th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Kohler

SURPLUS PROPERTIES 9 9 96

34. File No. 960644. Resolution declaring as surplus the improved, tax deed property located at 4746 North 29th Street and directing a determination of future municipal needs and/or method of disposition, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Kohler

Motion to: Approve
Second By Commr: Mitchem

OFF THE AGENDA ITEM 9 9 96

35. Board of Zoning Appeals referral being a proposal by Linn C. Nelson to lease a 1,250 square foot portion of the first floor of a two-story, commercial residential structure for the retail sale of antiques, collectibles, and pre-owned furniture at 3385 South Kinnickinnic Avenue, in the 14th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Mitchem

Comms. Present: Owley, Chairman;
Greenstreet; Mitchem; Stokes
(Absent: Murphy, Vice Chairman; Parker; Kohler)

**CITY PLAN COMMISSION
MEETING OF MONDAY, SEPTEMBER 30, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

PLANNING INITIATIVES UPDATE PUBLIC HEARING 9 30 96

1. Downtown Plan - Brian O'Connell, Principal Planner

ZONING PUBLIC HEARING – 1:45 PM 9 30 96

2. File No. 960748. Ordinance relating to the approval of an amended detailed plan for a planned development known as Walgreens - N. 35th St. and W. Wisconsin Avenue, located on the north side of West Wisconsin Avenue between North 35th Street and North 37th Street, in the 16th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

ZONING PUBLIC HEARING – 2:00 PM 9 30 96

3. File No. 960830. Substitute ordinance changing the zoning of lands located south of East North Avenue and east of North Humboldt Avenue, from Detailed Planned Development (DPD) to Multi-Family Residence (R/D/85) and Local Business (L/A185), in the 6th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Mitchem

Motion to: Refer to Staff (not more than
3 cycles)
Second By Commr: Greenstreet

ZONING 9 30 96

4. Board of Zoning Appeals referral being a proposal by Mega Marts, Inc./Gary Kaufman to lease an additional 48,000 square feet of vacant floor space in the middle of the building at 150 West Holt Avenue, in the 14th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Greenstreet

Motion to: Refer to Staff
Second By Commr: Mitchem

ZONING 9 30 96

5. Board of Zoning Appeals referral being a proposal by Mike Miller to lease a 1,500 square foot garage structure as a motor vehicle repair facility at 1726 West Lloyd Street, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Refer to Staff
Second By Commr: Greenstreet

ZONING 9 30 96

6. Board of Zoning Appeals referral being a proposal by Jim Eigenschenk to construct a 36 foot by 48 foot canopy over 4 new pump islands at an existing 1,900 square foot motor vehicle service station and convenience store at 5602 West Vliet Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 9 30 96

7. Board of Zoning Appeals referral being a proposal by Theretha King d/b/a Home Link Child Care to purchase a two-family residence and occupy the first floor as a day care center at 2906 North 12th Street, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 9 30 96

8. Board of Zoning Appeals referral being a proposal by Khamit Institute, Inc. to lease a one-story, 1,300 square foot office structure for use as a day care center at 4723 West Hoyt Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 9 30 96

9. Board of Zoning Appeals referral being a proposal by Oliver F. Gardipee to lease a 3,500 square foot garage structure for use as a motor vehicle repair center and used car sales facility at 725 South 1st Street, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Mitchem

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 9 30 96

10. Board of Zoning Appeals referral being a proposal by the Council for the Spanish Speaking, Inc. to lease 6 rooms on the third floor of Saint Rose's School building for use as classrooms and offices for a Head Start Program (Guadalupe West Head Start) at 514 North 31st Street a/k/a 544-46 North 31st Street/3003 West Michigan Street, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 9 30 96

11. Board of Zoning Appeals referral being a proposal by Michael Spooner to occupy the first floor and part of the second floor of a four-story, brick, commercial structure as a tavern with food service at 235-37 South 2nd Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 9 30 96

12. Board of Zoning Appeals referral being a proposal by Michael Lemke d/b/a L & M Standard to re-open a 1,954 square foot, former vehicle service station structure for use as a used car sales facility and motor vehicle repair center at 4266 South 60th Street, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING APPROXIMATE TIME – 3:30 PM 9 30 96

13. Board of Zoning Appeals referral being a proposal by PrimeCo Personal Communications to lease a 240 square foot portion of a playground area in the northeast corner of the St. Matthias Congregation Complex and construct a 150 foot monopole telecommunications tower and an 8 foot by 12 foot unmanned equipment shelter at 9304-06 West Beloit Road, in the 11th Aldermanic District.

Staff Report: Disapprove
By Commr: Greenstreet

Motion to: Disapprove
Second By Commr: Stokes

ZONING 9 30 96

14. Board of Zoning Appeals referral being a proposal by the Community Relations-Social Development Commission to lease three classrooms and two offices in the one story, Alverno College Elementary School Building for a Head Start Program at 3231 South 39th Street a/k/a 3401 South 39th Street, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet Second By Commr: Mitchem

Motion to: Approve Conditionally

ZONING 9 30 96

15. Board of Zoning Appeals referral being a proposal by the Milwaukee Federation of Wisconsin Evangelical Lutheran Synod Churches, Inc/Rev. Stanley Weinrich to use a portion of the existing facility for a thrift shop at 5001 West Howard Avenue/5033 West Howard Avenue, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 9 30 96

16. Board of Zoning Appeals referral being a proposal by Glenda Jemison to lease the lower level of a church as a day care center at 1874 North 24th Place, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Greenstreet

ZONING 9 30 96

17. Board of Zoning Appeals referral being a proposal by Charter Milwaukee -Behavioral Health System to continue to occupy a portion of the first floor of a 50,000 square foot, two-story, commercial/office structure as the new operator of an outpatient mental health clinic (social service facility) at 1213-37 West Historic Mitchell Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 9 30 96

18. Board of Zoning Appeals referral being a proposal by Clarence R. Hill, Jr. d/b/a C & G Automart to lease and continue to occupy the site as a used car sales and motor vehicle repair facility at 4900 North Hopkins Street, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Mitchem

Motion to: Approve Conditionally
Second By Commr: Greenstreet

REAL ESTATE 9 30 96

19. File No. 960922. Resolution authorizing execution of a Lease Agreement by and between the City of Milwaukee and the Fondy Market Farmers Cooperative providing for the operation of the Fondy Green Market.

Staff Report: Title Only
By Commr: Stokes

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 9 30 96

20. File No. 960833. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic districts.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 9 30 96

21. File No. 960836. Resolution declaring as surplus the improved, tax deed property located at 2148 South 15th Street and directing a determination of future municipal needs and/or method of disposition, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 9 30 96

22. File No. 960839. Resolution declaring as surplus the improved, tax deed property located at 823 South 9th Street and directing a determination of future municipal needs and/or method of disposition, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 9 30 96

23. File No. 960840. Resolution declaring as surplus and authorizing the sale of the vacant, surplus size, tax deed lot located at 2759-61 North 49th Street to the adjoining owner, Jacqueline D. Fears, for use as fenced play area for neighborhood children, in the 7th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Greenstreet

Motion to: Refer to Staff
Second By Commr: Stokes

SURPLUS PROPERTIES 9 30 96

24. File No. 960841. Resolution declaring as surplus and authorizing the sale of the vacant, tax deed lot located at 2734 South 15th Place to both adjoining owners, Josephine Zaleski and Darrell W. Santana and Penny A. Santana, for use as green space in the 8th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 9 30 96

25. File No. 960842. Resolution declaring surplus and authorizing the sale of the vacant, tax deed lots located at 1929-31 North 12th Street (surplus size) and 1901-03 North 12th Street and accepting the unsolicited Offer to Purchase same for landscaping, parking and green space when combined with their present parcel to the adjoining owner, Jericho Missionary Baptist Church, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 9 30 96

26. File No. 960843. Resolution declaring as surplus the vacant, tax deed lots located at 3069 North 9th Street and 901-07 West Burleigh Street and accepting the Offer to Purchase same for a children's play area for the adjoining day care center to the adjoining owner, Hattie Loudon, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 9 30 96

27. File No. 960845. Resolution declaring as surplus the improved, tax deed properties located at 2901-03 North 19th Street and 2451-53 North 44th Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 9 30 96

28. File No. 960846. Resolution declaring as surplus the improved, tax deed property located at 2723-25 North 39th Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 9 30 96

29. File No. 960834. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2424 North 33rd Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 9 30 96

30. File No. 960835. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2620 North 15th Street and directing a determination of future municipal needs and/or method of disposition and authorizing the sale of the adjoining vacant, tax deed lot at 2616-18 North 15th Street, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 9 30 96

31. File No. 960837. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1502 South Union Street and directing a determination of future municipal needs and/or method of disposition, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 9 30 96

32. File No. 960838. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1508 South 6th Street and directing a determination of future municipal needs and/or method of disposition, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 9 30 96

33. File No. 960847. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2513-15 North 9th Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Mitchem

CITY PLAN COMMISSION
SPECIAL MEETING OF MONDAY, SEPTEMBER 30, 1996
12:00 PM
MAYOR'S OFFICE - CITY HALL, ROOM 201
200 EAST WELLS STREET

1. Mayor's Slide Show - Discussion Only

Comms. Present: Owley, Chairman; Parker;
Greenstreet; Mitchem; Kohler; Stokes
(Absent: Murphy, Vice Chairman)

**CITY PLAN COMMISSION
MEETING OF MONDAY, 10 21 96
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

PLANNING INITIATIVES UPDATE 10 21 96

1. Video Presentation - "Designs for Walkable Neighborhoods"
Subcommittee formed of Comms. Stokes, Kohler and Mitchem
-

ZONING PUBLIC HEARING 2:00 PM 10 21 96

2. File No. 960850. Ordinance changing the zoning from Multi-family Residence (R/C160) to Local Business (LICI60), on property located on the east side of North Arlington Place and north of East Brady Street, in the 3rd Aldermanic District.

Staff Report: Approve
By Commr: Parker
Commr. Kohler abstained.

Motion to: Approve
Second By Commr: Greenstreet

ZONING PUBLIC HEARING – 2:15 PM 10 21 96

3. File No. 960851. Ordinance approving a detailed plan for Phase II of a general planned development known as Sinai Samaritan Medical Center, located on the southeast corner of North 12th Street and West Kilbourn Avenue, in the 4th Aldermanic District. The detailed plan will approve the construction of a surface parking lot.

Staff Report: Approve
By Commr: Kohler
Commr. Parker abstained.

Motion to: Approve
Second By Commr: Stokes

ZONING PUBLIC HEARING – 3:00 PM 10 21 96

4. File No. 960907. Substitute ordinance relating to lakefront districts.

Staff Report: Approve
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Kohler

ZONING 10 21 96

5. Board of Zoning Appeals referral being a proposal by Day Care Services for Children, Inc. to lease a portion of a newly constructed addition to the Hillside Terrace Community Center building for use as a full and part-time Head Start program at 1451 North 6th Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker
Commr. Stokes opposed.

Motion to: Approve
Second By Commr: Greenstreet

ZONING 10 21 96

6. Board of Zoning Appeals referral being a proposal by VOA Genesis Housing, Inc. to occupy the premises as a rooming house and social service facility at 727 North 31st Street, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Kohler

ZONING 10 21 96

7. Board of Zoning Appeals referral being a proposal by Adam Balenovich to continue to lease the western 5,850 square feet of an 11,250 square foot, one-story garage structure as a motor vehicle repair facility at 2246 North 44th Street/4319 West North Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 10 21 96

8. Board of Zoning Appeals referral being a proposal by Mike Miller to lease a 1,500 square foot garage structure as a motor vehicle repair facility at 1726 West Lloyd Street, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Refer to Staff (one cycle)
Second By Commr: Kohler

ZONING 10 21 96

9. Board of Zoning Appeals referral being a proposal by Wath Sisavath to lease a 3,000 square foot, one and two-story, garage structure for use as a motor vehicle repair center at 3013 West North Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Refer to Staff
Second By Commr: Kohler

ZONING 10 21 96

10. Board of Zoning Appeals referral being a proposal by the CC&R Partnership to lease a 1,500 square foot portion of the first floor of a two-story, commercial/residential structure for the sale of used furniture at 2206 West National Avenue, in the 12th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Greenstreet

Motion to: Refer to Staff
Second By Commr: Stokes

ZONING 10 21 96

11. Board of Zoning Appeals referral being a proposal by The Church of Jesus Christ of Latter-Day Saints to lease the southern one-half of a one-story commercial structure (approximately 3,000 square feet) as a church and offices at 2524 West Forest Home Avenue/251 9-25 West Lincoln Avenue, in the 8th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 10 21 96

12. Board of Zoning Appeals referral being a proposal by Miki's Auto Salvage, Inc. to occupy an 11,400 square foot, two-story manufacturing structure for the installation of used auto glass and radiators (motor vehicle repair) and salvage and indoor storage of auto parts from junked vehicles at 4440 North Green Bay Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 10 21 96

13. Board of Zoning Appeals referral being a proposal by Children & Family Services, Inc. to occupy the first floor of a 6,865 square foot, two-story, office structure as a social service facility for outpatient mental health counseling at 8018 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 10 21 96

14. Board of Zoning Appeals referral being a proposal by Janice Schmitt to occupy the first floor of a two-story duplex structure as a day care center at 8625 West Burleigh Street, in the 5th Aldermanic District.

Staff Report: Refer to Staff
By Commr: Greenstreet

Motion to: Refer to Staff
Second By Commr: Parker

ZONING 10 21 96

15. Board of Zoning Appeals referral being a proposal by TCF Bank Wisconsin to construct a drive-up automated teller machine (ATM) along the east side of the building at 8200 West Brown Deer Road, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

ZONING 10 21 96

16. Board of Zoning Appeals referral being a proposal by Mega Marts, Inc./Gary Kaufman to expand the facility by leasing an additional 48,000 square feet of vacant floor space in the middle of the building at 150 West Holt Avenue, in the 14th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 10 21 96

17. Board of Zoning Appeals referral being a proposal by The Peltz Group, Inc. d/b/a A-i Recycling to construct an 8,100 square foot building addition to the east side of the existing 70,000 square foot recycling building at 2101 West Morgan Avenue, in the 14th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 10 21 96

18. Board of Zoning Appeals referral being a proposal by David K. Gray d/b/a Hitching Post, Inc. to purchase a vacant former motor vehicle service station for use as a motor vehicle and trailer repair center at 6800-08 West Oklahoma Avenue, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 10 21 96

19. Board of Zoning Appeals referral being a proposal by Goodwill Industries of Southeastern Wisconsin, Inc. to occupy the 2,600 square foot first floor of a two-story office structure for the Goodwill Northeast Adult Recreation Center (social service facility) at 6243-45 West Fond du Lac Avenue a/k/a 6241 West Fond du Lac Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 10 21 96

20. Board of Zoning Appeals referral being a proposal by Firststar Development Corporation for the addition of two drive-thru lanes at 5526 West Capitol Drive a/k/a 5500 West Capitol Drive, in the 2nd Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Kohler

ZONING 10 21 96

21. Board of Zoning Appeals referral being a proposal by BC Great Lakes, L.L.C. d/b/a Boston Market to purchase and remodel a 3,900 square foot former Hardee's restaurant with drive-up window for use as a Boston Market restaurant with drive-up window at 8300 West Brown Deer Road, in the 15th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 10 21 96

22. Board of Zoning Appeals referral (in-process) being a proposal by Firststar Development Corporation to purchase and renovate two vacant buildings for first floor retail and 23 upper floor apartments at 1742-50 North Martin Luther King, Jr. Drive, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet
Commr. Stokes abstained.

Motion to: Approve
Second By Commr: Kohler

STREETS AND ALLEYS 10 21 96

23. File No. 960964. Resolution to vacate the excess right-of-way on North 24th Street, north of West Lancaster Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Mitchem

SURPLUS PROPERTIES 10 21 96

24. File No. 960840. Resolution declaring as surplus and authorizing the sale of the vacant, surplus size, tax deed lot located at 2759-61 North 49th Street to the adjoining owner, Jacqueline D. Fears, for use as fenced play area for neighborhood children, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 10 21 96

25. File No. 960954. Resolution declaring as surplus the improved, tax deed properties located at 1923-25 North 37th Street, 1943-45 North 37th Street and 2021 North 37th Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 10 21 96

26. File No. 960961. Resolution declaring as surplus the improved, tax deed property located at 907 West Atkinson Avenue and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 10 21 96

27. File No. 960963. Resolution declaring as surplus the improved, tax deed property located at 2745-45A North 24th Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTIES 10 21 96

28. File No. 960965. Resolution declaring as surplus the improved, tax deed property located at 1906 South 3rd Street and accepting an unsolicited Offer to Purchase same from Edward L. Tonn and Grace L. Tonn Family Trust to purchase said property for the expansion of operations of the Butters-Felling Company, Inc.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 10 21 96

29. File No. 960967. Resolution amending Common Council File No. 95006 which declared surplus, the improved, tax deed property located at 3281 North 15th Street and approved the sale of same to S.A.F.E. Group Services, Inc., in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 10 21 96

30. File No. 960968. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1901 West Burnham Street and directing a determination of future municipal needs and/or method of disposition, in the 8th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 10 21 96

31. File No. 960969. Resolution declaring as surplus the vacant, tax deed lot located at 3314 West Center Street and accepting an unsolicited Offer to Purchase same from Bachan Singh for building a gasoline station, fencing and landscaping on his adjoining property, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTIES 10 21 96

32. File No. 960966. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic districts.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

COMMUNICATIONS 10 21 96

33. Letter regarding Ordinance File No. 960830--CMC Heartland Partners.

Staff Report: Approve Recommendations
By Commr: Stokes

Motion to: Approve Recommendations
Second By Commr: Parker

MISCELLANEOUS 10 21 96

34. File No. 960931. Resolution authorizing certain advertising on bus passenger shelters in the City of Milwaukee.

Staff Report: Refer to Staff
By Commr: Greenstreet

Motion to: Refer to Staff
Second By Commr: Mitchem

MISCELLANEOUS 10 21 96

35. City Plan Commission resolution establishing the City Plan Commission meeting schedule for 1997.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Greenstreet

Comms. Present: Owley, Chairman
Mitchem; Stokes; Parker; Kohler
(Absent: Murphy, Vice Chairman; Greenstreet)

**CITY PLAN COMMISSION
MEETING OF MONDAY, NOVEMBER 11, 1996
1:30 PM
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

ZONING 11 11 96

1. Board of Zoning Appeals referral being a proposal by Mike Miller to lease a 1,500 square foot garage structure as a motor vehicle repair facility at 1726 West Lloyd Street, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 11 11 96

2. Board of Zoning Appeals referral being a proposal by Wath Sisavath to lease a 3,000 square foot, one and two-story garage structure for use as a motor vehicle repair center at 3013 West North Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 11 11 96

3. Board of Zoning Appeals referral being a proposal by Jasjit Singh Nat to purchase a vacant commercial site and construct a 2,000 square foot, one-story, motor vehicle pumping station/convenience store and a 24 foot by 72 foot canopy over 3 new pump islands at 2306 North Humboldt Boulevard, in the 6th Aldermanic District.

Staff Report: Disapprove
By Commr: Kohler

Motion to: Disapprove
Second By Commr: Stokes

ZONING 11 11 96

4. Board of Zoning Appeals referral by Suad Sarsour to legalize the occupancy of a 1,000 square foot front portion of a 3,600 square foot, one-story, grocery warehouse structure for use as a currency exchange facility (check cashing center) at 2851-55 North

Dr. Martin Luther King Jr. Drive, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Kohler

ZONING 11 11 96

5. Board of Zoning Appeals referral being a proposal by Rodrigo and Felipe Lopez to lease a 1,900 square foot portion of the first floor of a 7,500 square foot, two-story, commercial/residential structure as a type "A" restaurant (Cielito Lindo) serving Mexican and American food at 733 South 2nd Street, in the 12th District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 11 11 96

6. Board of Zoning Appeals referral being a proposal by Lezlie Bryant Binns/Enlightened Care, Inc. to enter into an agreement with Milwaukee Public Schools to operate a day care center in several rooms within John Marshall High School primarily for children of students attending the high school at 4141 North 64th Street, in the 2nd Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

ZONING 11 11 96

7. Board of Zoning Appeals referral being a proposal by Northcott Neighborhood House to expand the head start program at 3601 West Fond du Lac Avenue a/k/a 3127 North 36th Street and 3134 North 37th Street, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 11 11 96

8. Board of Zoning Appeals referral being a proposal by Lezlie Bryant Binns/Enlightened Care, Inc. to enter into an agreement with Milwaukee Public Schools to operate a day care center in several rooms within the New Parkman Academy at 3620 North 18th Street, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

ZONING 11 11 96

9. Board of Zoning Appeals referral being a proposal by Right Alternative Family Center to lease the 5,800 square foot basement and ground floor of the one-story Parklawn Recreational Building as the Right Alternative Family Center which will operate a variety of family service programs including a day care center at 4455 West Congress Street a/k/a 4310 and 4340 North 46th Street f/k/a 4434 West Marion Street, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 11 11 96

10. Board of Zoning Appeals referral being a proposal by St. Luke's Medical Center to construct an eight-story, 155,000 square foot structure (Health Science III) at 2900 West Oklahoma Avenue/2801 West Kinnickinnic River Parkway, in the 8th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler
Commr. Parker abstained.

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 11 11 96

11. File No. 961055. An ordinance relating to the zoning of churches, schools and related land uses.

Staff Report: Approve
By Commr: Kohler

Motion to: Refer to Staff
Second By Commr: Stokes

ZONING 11 11 96

12. File No. 960934. A substitute ordinance relating to notification of affected property owners regarding special uses.

Staff Report: Approve Substitute #2
By Commr: Stokes

Motion to: Approve Substitute #2
Second By Commr: Mitchem

ZONING 11 11 96

13. File No. 961082. Resolution permitting a minor modification to the detailed planned development known as Airport Business Center, located on the southeast corner of South 6th Street and West Layton Avenue, in the 13th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 11 11 96

14. Board of Zoning Appeals referral being a proposal by Jennifer Rodman to lease a 935 square foot portion of the first floor of a two-story manufacturing and office structure and garage for retail sale of vintage clothing (second hand store) at 2225 North Humboldt Avenue a/k/a 2227-35 North Humboldt Avenue, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 11 11 96

15. Board of Zoning Appeals referral being a proposal by Gethsemane Baptist Church to purchase a commercial structure and adjacent parking lot for use as a church and accessory parking at 4022 and 4038 North 27th Street, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 11 11 96

16. Board of Zoning Appeals referral being a proposal by Nancy Nestler/Multicultural Daycare Center to lease a 5,500 square foot, two-story, former fire station for use as a day care center at 5174 North Hopkins Street, in the 1st Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 11 11 96

17. Board of Zoning Appeals referral being a proposal by Patrick Cobbs to legalize the occupancy of a 2,000 square foot, one-story garage portion of a 5,040 square foot, one and two-story commercial/residential structure as a motor vehicle repair facility at 2604-08 West Vliet Street, in the 4th Aldermanic District.

Staff Report: Disapprove
By Commr: Stokes

Motion to: Disapprove
Second By Commr: Parker

ZONING 11 11 96

18. Board of Zoning Appeals referral being a proposal by Sandstone Petroleum Corporation to purchase the site of a used care lot, raze an existing 1,450 square foot structure and construct a 2,040 square foot motor vehicle pumping station/convenience store at 6001 West Burleigh Street, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Kohler

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 11 11 96

19. Board of Zoning Appeals referral being a proposal by Speedy Lube to lease a 1,200 square foot, one-story, former motor vehicle service station as a motor vehicle repair facility at 2038 North Prospect Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Mitchem

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 11 11 96

20. Board of Zoning Appeals referral being a proposal by Mohammed Popalzai to lease a vacant, 1,200 square foot, former fast food restaurant for use as a type "B" restaurant (John's Red Hots) at 2651 West Fond du Lac Avenue, in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Parker

SURPLUS PROPERTIES 11 11 96

21. File No. 961140. Resolution declaring as surplus the improved, tax deed property located at 3381-83 North 21st Street and directing a determination of future municipal needs and/or method of disposition, in the 10th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 11 11 96

22. File No. 961141. Resolution declaring as surplus the improved, tax deed property located at 4446 North 27th Street and directing a determination of future municipal needs and/or method of disposition, in the 1st Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 11 11 96

23. File No. 961142. Resolution declaring as surplus the improved, tax deed properties located at 3918-20 and 3919-21 West Cherry Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 11 11 96

24. File No. 961074. Resolution declaring 105 and 117-123 North Water Street surplus and authorizing the sale of the property.

Staff Report: Approve Substitute
By Commr: Stokes

Motion to: Approve Substitute
Second By Commr: Mitchem

SURPLUS PROPERTIES 11 11 96

25. File No. 961075. Resolution declaring as surplus the improved, tax deed property located at 2346 South 15th Place and directing a determination of future municipal needs and/or method of disposition, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 11 11 96

26. File No. 961076. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic districts.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTIES 11 11 96

27. File No. 961077. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2021-23 North 28th Street and directing a determination of future municipal needs and/or method of disposition, in the 7th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTIES 11 11 96

28. File No. 961078. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3328 West Walnut Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTIES 11 11 96

29. File No. 961079. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3710 North Port Washington Avenue and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Parker

**CITY PLAN COMMISSION
SPECIAL MEETING OF TUESDAY, DECEMBER 10, 1996
1:30 PM
ROOM 301-B, CITY HALL - 200 EAST WELLS STREET**

ZONING – PUBLIC HEARING 1:30 P.M. 12 10 96

1. File No. 961139. Ordinance changing the zoning of property located north of West Highland Avenue between North 5th Street and North 6th Street from Warehousing and Light Manufacturing (C/9/H) to Civic Activity (C/9/D Subdistrict A), in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

ZONING 12 10 96

2. File No. 960830. Substitute ordinance changing the zoning of lands located south of East North Avenue and east of North Humboldt Avenue, in the 6th Aldermanic District, from Detailed Planned Development (DPD) to Multi-Family Residence (R/D/85).

Staff Report: Approve Substitute
By Commr: Stokes

Motion to: Approve Substitute
Second By Commr: Parker

ZONING PUBLIC HEARING 2:30 P.M. 12 10 96

3. File No. 961138. An ordinance relating to river setback zoning requirements in the central business districts.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

ZONING 12 10 96

4. Board of Zoning Appeals referral by The Alexander Company, Inc. to construct a three-level parking structure (26 ft. high) at 104 East Mason Street, in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 12 10 96

5. Board of Zoning Appeals referral by The Alexander Company, Inc. to maintain the first floor usage as an office and retail use and convert the second through sixth floors with a total of 45 residential dwelling units at 117-137 East Wells Street, in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Stokes

ZONING 12 10 96

6. City Plan Commission resolution approving a site plan for a parking structure and green space adjacent to the east bank of the Milwaukee River at 104 East Mason Street relative to a Site Plan Review Overlay District established by Section 295-91.0025 of the City Code, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

ZONING 12 10 96

7. Board of Zoning Appeals referral by Keith Pajot d/b/a Downtown Books to use the first floor of the premises for the sale of used books at 327 East Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 12 10 96

8. Board of Zoning Appeals referral by SuperAmerica/Karl Kaupp to raze the existing structure and canopy, vacate the portion of the east-west alley to the north of the site, and construct a 2,828 square foot motor vehicle pumping station/convenience store and a 48 foot by 52 foot canopy over four new pump islands at 3869 South 84th Street, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 12 10 96

9. Board of Zoning Appeals referral being a proposal by Loretta Mc Gregor d/b/a Brides II Be to lease a one-story, 2,800 square foot commercial store front for the sale of new and used bridal wear at 4518 West Forest Home Avenue, in the 11th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Greenstreet

Motion to: Approve Conditionally
Second By Commr: Mitchem

ZONING 12 10 96

10. Board of Zoning Appeals referral being a proposal by Mutual Savings Bank to install a 24 hour drive-up ATM along the westernmost drive-through lane at 6801 West Oklahoma Avenue, in the 11th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

ZONING 12 10 96

11. Board of Zoning Appeals referral being a proposal by Mutual Savings Bank to install a 24 hour drive-up ATM at the northeast corner of the building which will be driver accessible from the southernmost drive-through lane at 3340 South 27th Street, in the 13th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

ZONING 12 10 96

12. Board of Zoning Appeals referral being a proposal by Mutual Savings Bank to install a 24 hour drive-up ATM which will be driver accessible from the southernmost drive-through lane at 3847 South Howell Avenue, in the 13th Aldermanic District.

Staff Report: Approve
By Commr: Greenstreet

Motion to: Approve
Second By Commr: Stokes

ZONING 12 10 96

13. Board of Zoning Appeals referral being a proposal by Cassandra Dumas to lease a 2,000 square foot, one-story, former insurance office as a day care center at 6063 North Teutonia Avenue a/k/a 6063-6159 and 6081-6101 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Refer to Staff (one cycle)
Second By Commr: Greenstreet

ZONING 12 10 96

14. Board of Zoning Appeals referral being a proposal by Oppidan Investment Co. d/b/a Hollywood Video Entertainment to construct a video rental store at 7810 West Good Hope Road, in the 9th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 12 10 96

15. Board of Zoning Appeals referral being a proposal by Anthony De La Rosa to occupy a 4,000 square foot, one-story, garage structure as a motor vehicle repair center at 3166 South Kinnickinnic Avenue, in the 14th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 12 10 96

16. Board of Zoning Appeals referral being a proposal by Mercantile Thrift Stores, Inc. to lease 17,700 square feet of store area on the first floor and 10,700 square feet of basement area in a strip shopping mall for use as a second hand store (Value Village) at 739 South Layton Boulevard, in the 8th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

ZONING 12 10 96

17. Board of Zoning Appeals referral being a proposal by Walker's Point Development Corporation to purchase and renovate a vacant, 6,000 square foot, two-story structure (the Wilk Building) for two commercial store fronts on the first floor and four residential units on the second floor at 1023-27 South 5th Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes
Commr. Mitchem abstained.

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 12 10 96

18. Board of Zoning Appeals referral being a proposal by Walker's Point Development Corporation to purchase and renovate a 5,000 square foot, two-story manufacturing structure (the M. Trock Building) for commercial or office use on the first floor and two residential units on the second floor at 839 South 5th Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 12 10 96

19. Board of Zoning Appeals referral being a proposal by Jerome Stenstrup to construct an addition to an existing tavern at 800-04 South 2nd Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 12 10 96

20. Board of Zoning Appeals referral being a proposal by Aurora Weier Educational Center to renovate a two-story, former natatorium building for use as a day care center and social services at 243 East Center Street a/k/a 2669 North Richards Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Refer to Staff (one cycle)
Second By Commr: Mitchem

ZONING 12 10 96

21. Board of Zoning Appeals referral being a proposal by Mark Sill d/b/a D.I.M., Inc. to lease the first floor of a commercial residential structure for the sale of art and antiques at 1668 North Warren Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve
Second By Commr: Mitchem

ZONING 12 10 96

22. Board of Zoning Appeals referral being a proposal by William E. Nook to occupy the first floor of a commercial/residential structure as a commercial bakery at 835 E. Keefe Avenue a/k/a 3495 North Bremen Street, in the 6th Aldermanic District.

Staff Report: Approve
By Commr: Mitchem

Motion to: Approve
Second By Commr: Stokes

ZONING 12 10 96

23. Board of Zoning Appeals referral being a proposal by Gregory Adams d/b/a Renu Auto to operate a motor vehicle repair center at 5616 West Lisbon Avenue, in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 12 10 96

24. Board of Zoning Appeals referral being a proposal by Willie E. Nelson d/b/a Big Willie Auto for a motor vehicle repair facility at 2450 West Center Street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Greenstreet

ZONING 12 10 96

25. Board of Zoning Appeals referral being a proposal by Delray Farms, Inc. to park vehicles between the building and the street at 4920-34 West Fond du Lac Avenue and 4919 West Capitol Drive, in the 10th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Stokes

Motion to: Approve Conditionally
Second By Commr: Parker

ZONING 12 10 96

26. File No. 961264. Resolution permitting a minor modification to the detailed planned development known as Atlantic Village (Parcel B), located on the southwest corner of North Granville Road and West Bradley Road, in the 15th Aldermanic District.

Staff Report: Approve Substitute
By Commr: Parker

Motion to: Approve Substitute
Second By Commr: Stokes

STREETS AND ALLEYS – PUBLIC HEARING 3:30 P.M. 12 10 96

27. File Nos. 930550 and 960952. Resolutions to vacate a portion of the alley in the block south of West Cleveland Avenue, between South 27th Street and South 28th Street, and the right turn by-pass at the southwest corner of South 27th Street and West Cleveland Avenue, in the 8th Aldermanic District.

Staff Report: Approve Substitute (No. 930550) and Approve (No. 960952)
Motion to: Approve Substitute (No. 930550) and Approve (No. 960952)
By Commr: Stokes
Second By Commr: Parker

MAPS & PLATS 12 10 96

28. Final Certified Survey Map (DCD #1 878) located on the west side of North 107th Street and south of West Green Tree Road, in the 15th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Parker

REAL ESTATE 12 10 96

29. File No. 961254. Resolution accepting the Offers to Purchase the surplus, improved, tax deed properties located at 1627 West Center Street, 3519 West Lloyd Street, 3070 North Richards Street and 2824 North 17th Street in the 6th, 7th, and 17th Aldermanic Districts.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 12 10 96

30. File No. 961255. Resolution declaring as surplus the improved, tax deed property located at 1021-25 West National Avenue and directing a determination of future municipal needs and/or method of disposition, in the 12th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 12 10 96

31. File No. 961256. Resolution declaring as surplus the improved, tax deed property located at 1021-25 North 21st Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Greenstreet

SURPLUS PROPERTIES 12 10 96

32. File No. 961262. Resolution declaring as surplus and authorizing the sale of the vacant, tax deed lot located at 6766 North 55th Street to the adjoining owners, Charles T. Reynolds and Ruby E. Reynolds, for use as green space in the 9th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 12 10 96

33. File No. 961258. Resolution declaring as surplus and authorizing the sale of improved, tax deed properties located in various aldermanic districts.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Stokes

SURPLUS PROPERTIES 12 10 96

34. File No. 961257. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1016-18 North 29th Street and declaring surplus the vacant, tax deed lot located at 2842-44 West State Street and directing a determination of future municipal needs and/or method of disposition, in the 4th Aldermanic District.

Staff Report: Approve
By Commr: Stokes

Motion to: Approve
Second By Commr: Parker

SURPLUS PROPERTIES 12 10 96

35. File No. 961259. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1502-04 North 39th Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 12 10 96

36. File No. 961261. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2430 North 19th Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve
By Commr: Parker

Motion to: Approve
Second By Commr: Mitchem

SURPLUS PROPERTIES 12 10 96

37. City Plan Commission resolution approving a site plan for a video rental store at 7810 West Good Hope Road relative to a Site Plan Review Overlay District established by Section 295-91.0009 of the City Code, in the 9th Aldermanic District.

Staff Report: Approve Conditionally
By Commr: Parker

Motion to: Approve Conditionally
Second By Commr: Greenstreet
