

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, JANUARY 13, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY  
AGENDA**

**ZONING PUBLIC HEARING - 1:30 P.M. 1 13 97**

1. File No. 961260. Substitute ordinance relating to the change in zoning from Local Business (L/N85 and L/B/60) to Multi-Family Residence (RIC/40), lands located on the southeast corner of West Bluemound Road and North 40th Street, in the 16th Aldermanic District.

Staff Report: Approve Substitute 1  
By Commr: Parker

Motion to: Approve Substitute 1  
Second by: Commr: Greenstreet

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**PUBLIC HEARING - 1:45 P.M. 1 13 97**

2. File No. 961379. Ordinance relating to the change in zoning from Parking (PID/40) to Manufacturing (M/D/40), lands located on the west side of South 37th Street at West Becher Street, in the 8th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

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**ZONING 1/13/97**

3. Board of Zoning Appeals referral by Edwin Plumb d/b/a Legendary Automotive to occupy a 4,500 square foot garage structure for used car sales and motor vehicle repair at 7704 West Appleton Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr. Greenstreet

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**ZONING 1/13/97**

4. Board of Zoning Appeals referral by Bruce Peckerman to occupy a 5,000 square foot portion of the premises as law offices at 920 East Mason Street a/k/a 925 East Wells Street, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr. Mitchem

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**ZONING 1/13/97**

5. Board of Zoning Appeals referral by John Robert Powers, Branch of Atlantic Pacific Models, Inc. to lease a 3,500 square foot portion of the first floor of a 153,000 square foot office structure as a modeling agency and charm school at 700 North Water Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**ZONING 1/13/97**

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

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 1/13/97**

7. Board of Zoning Appeals referral by the Walgreen Company to construct a 14,000 square foot retail drug store with a drive-up pharmacy window at 5183 North 91st Street, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem

Motion to: Refer to Staff (one cycle)  
Second by: Commr: Parker

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**ZONING 1/13/97**

8. Board of Zoning Appeals referral by Azad J. Virani, Nuruddin Punja, and Ramzan Charania to purchase a two-story, 5,900 square foot, former bank structure for use as a community and religious center, including a prayer hall at 3750 North 92nd Street, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 1/13/97**

9. Board of Zoning Appeals referral being a proposal by Mr. Ray's Children Center/Raymond Reed to increase the number of children from 27 to 80 at an existing special use day care center at 4704-08 West Center Street, in the 7th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Disapprove  
Second by: Commr: Mitchem

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**ZONING 1/13/97**

10. 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 for 30 children 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: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 1/13/97**

11. Board of Zoning Appeals referral being a proposal by Ervin Martens/True Value Hardware Inc. to construct a 40 feet by 201 foot, one-story rental storage building at the southwest corner of the vacant parcel at 7420 West Bradley Road, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

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

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**ZONING 1/13/97**

12. Board of Zoning Appeals referral being a proposal by the United Community Center to utilize part of the first floor of the existing building as an adult day care center for 40 persons at 1028 South 9th Street, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

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**ZONING 1/13/97**

13. Board of Zoning Appeals referral being a proposal by La Causa Day Care Center, Inc. to expand the day care center to the third floor and increase the number of children from 180 to 280 at 809 West Greenfield Avenue, 1421 and 1427 South 8th Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 1/13/97**

14. Board of Zoning Appeals referral being a proposal by New Zion Tabernacle Christian Methodist Episcopal Church/Reverend Linda Jordan to occupy a 1,600 square foot storefront on the first floor of a two-story, brick, commercial/residential structure as a church at 4630 West North Avenue, in the 17th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff (two cycles)  
Second by: Commr: Mitchem

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**ZONING 1/13/97**

15. Board of Zoning Appeals referral being a proposal by Mercy Memorial Baptist Church to occupy a 6,700 square foot, two-story, structure as a day care center for 50-60 children at 3223 West Lloyd Street, in the 17th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 1/13/97**

16. Board of Zoning Appeals referral being a proposal by Augustus Allen, Jr. to occupy the first floor of a 7,200 square foot, two-story, commercial structure for the sale of women's clothing and beauty supplies, and a hand car wash at the rear of the building at 1930 West Fond du Lac Avenue, in the 17th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Disapprove  
Second by: Commr: Greenstreet

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**STREETS AND ALLEYS PUBLIC HEARING - 3:00 P.M. 1 13 97**

17. File Nos. 960674 and 961460. Resolutions to vacate a portion of North 32nd Street, West Clarke Street and adjoining alleys, in the area south of West Center Street and east of North 33rd Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Parker

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**STREETS AND ALLEYS 1 13 97**

18. File No. 961382. Resolution to vacate 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

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**MAPS AND PLATS 1 13 97**

19. Final Certified Survey Map (DCD 1881) located on West Carmen Avenue east of North 111th Street, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Mitchem

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**MAPS AND PLATS 1 13 97**

20. Final Certified Survey Map (DCD 1882) located on the south side of West County Line Road and west of North 91st Street, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 1 13 97**

21. File No. 961381. Resolution declaring as surplus the vacant, tax deed lots located at 2910 West Center Street, 2914 West Center Street, 2701 North 29th Street and 2705-07 North 29th Street and accepting an unsolicited Offer to Purchase same from ATOFindley for a building expansion, parking and landscaping on its adjoining property, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 1 13 97**

22. File No. 961396. Resolution amending the method of disposition for the surplus, 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: Parker

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 1 13 97**

23. File No. 961397. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3873 North 18th 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

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**SURPLUS PROPERTIES 1 13 97**

24. File No. 961398. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2614 North 14th 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

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**SURPLUS PROPERTIES 1 13 97**

25. File No. 961399. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3261 North 24th Place and directing a determination of future municipal needs and/or method of disposition, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 1 13 97**

26. File No. 961400. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 932-34 West 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: Greenstreet

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 1 13 97**

27. File No. 961401. 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: Greenstreet

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 1 13 97**

28. File No. 961402. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2562-66 North 4th Street and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Parker

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**SURPLUS PROPERTIES 1 13 97**

29. File No. 961403. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3284-86 North 7th Street and directing a determination of future municipal needs and/or method of disposition, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Parker

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**OFF AGENDA ITEM 1 13 97**

30. File No. 961395. Resolution declaring as surplus the improved, tax deed property located at 1828 North 36th 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

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, JANUARY 27, 1997  
1:30 P.M  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY  
AGENDA**

**BRIEFING 1 27 97**

1. File No. 961537. Resolution approving a "Transmission Tower Policy Statement" as part of the comprehensive plan of the City of Milwaukee.

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**ZONING 1 27 97**

2. Board of Zoning Appeals referral by the Walgreen Company to construct a 14,000 square foot retail drug store with a drive-up pharmacy window at 5183 North 91st Street, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 1 27 97**

3. Board of Zoning Appeals referral by Willye Turner to purchase a two-story, 3,700 square foot commercial/residential structure and occupy both floors of the premises as a day care center for 50 children ages 6 weeks to 12 years at 8200 West Appleton Avenue, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

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**ZONING 1 27 97**

4. Board of Zoning Appeals referral by Intelligence, Inc. d/b/a Kids R Smart Learning Centers to occupy a portion of the building as a day care center for 55 children at 8500 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Stokes

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**ZONING 1 27 97**

5. Board of Zoning Appeals referral by Ervin Martens/True Value Hardware Inc. to construct a 40 foot by 201 foot one-story rental storage building at the southwest corner of the vacant parcel at 7420 West Bradley Road, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

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**ZONING 1 27 97**

6. Board of Zoning Appeals referral by O. D. and E. Inc. to occupy a storefront in a commercial strip mall for the sale of used sporting goods at 6905 West Brown Deer Road, in the 9th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**ZONING 1 27 97**

7. Board of Zoning Appeals referral by El Rey Mexican Products/Ernesto Villarreal to occupy the premises as a wholesale foods distribution facility at 1530 South Muskego Avenue, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

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**ZONING 1 27 97**

8. Board of Zoning Appeals referral by the Lisbon Avenue Neighborhood Development to occupy the building for a tool loan program at 3824 West Vliet Street, in the 17th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 1 27 97**

9. Board of Zoning Appeals referral by Rude Roy's Auto Sales & Service to occupy the premises as a motor vehicle repair and used care sales facility at 2236 West Forest Home Avenue/2194 South Muskego Avenue, in the 8th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Stokes

Motion to: Refer to Staff  
Second by: Commr: Mitchem

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**ZONING 1 27 97**

10. File No. 961508. Resolution permitting a minor modification to the detailed planned development known as Clarke Square, located on the north side of West National Avenue and East of South 20th Street, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

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**ZONING 1 27 97**

11. City Plan Commission resolution approving a site plan for a two-level riverwalk adjacent to the east bank of the Milwaukee River at 233 North Water Street relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the City Code, in the 4th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 1 27 97**

12. File No. 961504. Resolution declaring as surplus vacant, tax deed and City-owned lots and authorizing the sale of same to Milwaukee Habitat for Humanity, Inc. for new residential construction in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 1 27 97**

13. File No. 961574. Resolution to declare the vacant, tax deed property located at 3955 West Bluemound Road surplus to the City's needs and directing a method of disposition, in the 16th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Greenstreet

Motion to: Refer to Staff  
Second by: Commr: Stokes

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**SURPLUS PROPERTIES 1 27 97**

14. File No. 961496. Resolution declaring as surplus the vacant, tax deed lots located at 2639-41 North 33rd Street and 2643-45 North 33rd Street and accepting an Offer to Purchase 2639-41 North 33rd Street and 15 feet of 2643-45 North 33rd Street from William F. Klug, Sr. and Adrian R. Horn for a house move to this location, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Stokes

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**SURPLUS PROPERTIES 1 27 97**

15. File No. 961492. 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

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**SURPLUS PROPERTIES 1 27 97**

16. File No. 961501. Resolution declaring as surplus the improved, tax deed property located at 2878 North 18th 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: Mitchem

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**SURPLUS PROPERTIES 1 27 97**

17. File No. 961493. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3264 North 13th Street, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 1 27 97**

18. File No. 961494. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1320 North 29th Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 1 27 97**

19. File No. 961502. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3118-20 North 42nd Place, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 1 27 97**

20. File No. 961503. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 806-08 West Keefe Avenue and authorizing the sale of the adjoining vacant, tax deed lot located at 814 West Keefe Avenue, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 1 27 97**

21. File No. 961561. Resolution authorizing an amendment to a Contract of Sale for the City owned property at 1906 South 3rd Street, which was previously approved by Council by adoption of Resolution File No. 960965 on November 4, 1996, (in the 12th Aldermanic District).

Staff Report: Refer to Staff  
By Commr: Stokes

Motion to: Refer to Staff  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
MEETING OF MONDAY, FEBRUARY 17, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY  
AGENDA**

**ZONING 2 17 97**

1. Board of Zoning Appeals referral by Indeerjit S. Dhillon to install 5 gasoline pump islands and a 59 foot by 65 foot canopy in the area to the east of the existing grocery store at 575 West Becher Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 2 17 97**

2. Board of Zoning Appeals referral by Noel G. Martin to expand the existing motor vehicle repair/car wash to include used car sales at 1501 West Mitchell Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 2 17 97**

3. Board of Zoning Appeals referral by John Latinovich to construct a 13 stall parking lot between the front facade of the building and the street at 5556 South 27th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 2 17 97**

4. Board of Zoning Appeals referral by Clark Refining & Marketing to legalize the installation of a 160 square foot outdoor merchandise display shed on the site of an existing non-conforming motor vehicle pumping station/convenience store at 2765 South Kinnickinnic Avenue, in the 14th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 2 17 97**

5. Board of Zoning Appeals referral by Clark Refining & Marketing to legalize the installation of a 160 square foot outdoor merchandise display shed on the site of an existing non-conforming motor vehicle pumping station/convenience store at 7535 West Bluemound Road, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 2 17 97**

6. Board of Zoning Appeals referral by Reverend John C. Hughs/King of Kings Missionary Baptist Church to purchase a 1,400 square foot, one-story, vacant commercial structure for use as a church at 4706 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 2 17 97**

7. Board of Zoning Appeals referral by A & A Petroleum, Inc./Khalid Ahmed to construct a 6,060 square foot motor vehicle pumping station/convenience store/type 'A' restaurant and mechanical car wash at 7609 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**STREETS AND ALLEYS 2 17 97**

8. File No. 961363. Resolution to vacate the alley turnaround in the block bounded by West Lapham Boulevard, West Mitchell Street, South 1st Street and South 2nd Street in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Greenstreet

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**STREETS & ALLEYS 2 17 97**

9. File No. 950638. Resolution to vacate a portion of alley in the block bounded by West Michigan Street, West Wisconsin Avenue, North 5th Street and North 6th Street in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Mitchem

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**COMPREHENSIVE PLANNING PUBLIC HEARING – 3:00 P.M. 2 17 97**

10. File No. 961562. Resolution approving an amendment of the project plan for Tax Incremental District Number Twenty Nine, City of Milwaukee, (Park East II).

Staff Report: Approve Substitute I  
By Commr: Greenstreet

Motion to: Approve Substitute 1  
Second by: Commr: Mitchem

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**COMPREHENSIVE PLANNING PUBLIC HEARING – 3:15 P.M. 2 17 97**

11. File No. 961537. Substitute resolution approving a “Transmission Tower Policy Statement” as part of the comprehensive plan of the City of Milwaukee.

Staff Report: Approve Substitute I  
By Commr: Greenstreet

Motion to: Approve Substitute I Conditionally  
Second by: Commr: Kohler

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**ZONING 2 17 97**

12. Board of Zoning Appeals referral being a proposal by Surmit Singh Tour to purchase the site of a 13,000 square foot, one-story structure, raze the existing building and construct a new 2,670 square foot motor vehicle pumping station/convenience store at the southeast corner of the site at 3531 North Teutonia Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 2 17 97**

13. Board of Zoning Appeals referral being a proposal by Karen Keyes to lease a 418 square foot portion of the first floor of a brick, two-story commercial/residential structure as a resale shop for new and used household furnishings and antiques at 2530 East Oklahoma Avenue/3076 South Delaware Avenue, in the 14th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 2 17 97**

14. Board of Zoning Appeals referral being a proposal by St. Francis Bank/Gregory Wilkum to purchase a one-half acre portion of a commercial shopping center, raze an existing, vacant restaurant, and construct a 3,900 square foot bank with three drive-through teller facilities and an ATM at 7501 West Oklahoma Avenue, in the 11th Aldermanic District.

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

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 2 17 97**

15. Board of Zoning Appeals referral being a proposal by Nicholas Guida to raze the existing structure and construct a 2,300 square foot motor vehicle pumping station/ convenience store and car wash at 541 South 70th Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 2 17 97**

16. Board of Zoning Appeals referral being a proposal by Bulk Petroleum Corporation/Michael Sertich to raze an existing pumping station, shed, and canopy and construct a new 1,800 square foot motor vehicle pumping station/convenience store along the south side of the site, a 1,250 square foot mechanical car wash along the east side of the site, and a 24 foot by 102 foot canopy over four new pump islands at 6727 West Villard Avenue, in the 2nd Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Greenstreet

Motion to: Refer to Staff  
Second by: Commr: Kohler

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**ZONING 2 17 97**

17. Board of Zoning Appeals referral being a proposal by Steven E. Jones to purchase the site of a single-family residence and restaurant to the north, raze the existing structures and construct a 6,000 square foot motor vehicle service station/convenience store at 4230 West Good Hope Road, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 2 17 97**

18. Board of Zoning Appeals referral being a proposal by the Tree of Life Church/Demetrie Berkhalter to occupy the second floor residence as a rooming house for 10 males recovering from alcohol or drug abuse at 3420 West Center Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Mitchem

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**ZONING 2 17 97**

19. Board of Zoning Appeals referral being a proposal by Intelligence, Inc. d/b/a Kids R Smart Learning Centers to lease a 3,000 square foot portion of the first floor of a 26,500 square foot, two-story office structure for use as a day care center for 54 children ages 6 weeks to 4 years at 8500 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 2 17 97**

20. File No. 961610. Resolution permitting a minor modification to the detailed planned development known as Layton Garden Apartments, located north of West Layton Avenue at South 23rd Street, in the 13th Aldermanic District.

Staff Report: Place on File  
By Commr: Kohler

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

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**SURPLUS PROPERTIES 2 17 97**

21. File No. 961662. Resolution declaring as surplus the vacant, tax deed lot located at 2724-28 North 11th Street and accepting an Offer to Purchase from the adjoining owner for use as green space in the 17th Aldermanic District.

Staff Report: Approve Substitute I  
By Commr: Kohler

Motion to: Approve Substitute 1  
Second by: Commr: Greenstreet

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**STREETS AND ALLEYS 2 17 97**

22. File No. 961592. Resolution dedicating certain City-owned land, under the Jurisdiction of the Board of School Directors, for Public Street purposes to open west McKinley Avenue between North 58th Street and North 60th Street, in the 6th Aldermanic District of the City of Milwaukee.

Staff Report:  
By Commr: Kohler

Approve Motion to: Approve  
Second by: Commr: Greenstreet

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**STREETS AND ALLEYS 2 17 97**

23. File No. 961599. Resolution directing a report on the proposed vacation of the east west alleys in the block bounded by West Wisconsin Avenue, West Wells Street, North 7th Street and North 8th Street in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Greenstreet

**CITY PLAN COMMISSION  
MEETING OF MONDAY, MARCH 10, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY  
AGENDA**

**ZONING PUBLIC HEARING – 1:30 P.M. 3 10 97**

1. File No. 961612. Ordinance relating to the approval of an amended detailed plan for Phase 2 of a general planned development known as New Covenant Housing and to redesignate as a Detailed Planned Development lands 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: Parker

Motion to: Approve  
Second by: Commr: Mitchem

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**ZONING 3 10 97**

2. Board of Zoning Appeals referral by The Salvation Army to occupy a portion of the building (approximately 11,656 sq. ft.) as a resale store for clothing and household goods at 6000 West Silver Spring Drive, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet Second by: Commr: Kohler

Motion to: Approve Conditionally

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**ZONING 3 10 97**

3. Board of Zoning Appeals referral by John Vlasis d/b/a British Auto Service to occupy a pad of the second floor of the subject premises for auto repair at 324 West Cherry Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 3 10 97**

4. Board of Zoning Appeals referral by Roy Selring d/b/a Rude Roy's Auto Sales and Service to operate a motor vehicle repair, sales and auto body work at 2236 West Forest Home Avenue/2194 South Muskego Avenue, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem  
Opposed by Commrs. Greenstreet and Stokes.

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 3 10 97**

5. Board of Zoning Appeals referral by the Irish Cultural & Heritage Center of Wisconsin to operate a community center at 2133 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 3 10 97**

6. Board of Zoning Appeals referral by Elise Beltran to operate a non-alcoholic social club (community center) at 1203 West Lincoln Avenue, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet Second by: Commr: Stokes

Motion to: Approve Conditionally

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**ZONING 3 10 97**

7. Board of Zoning Appeals referral being a proposal by Melanie Critton and Reginald Thomas to occupy the southeast section of the first floor as a day care center for 40 children at 8436 West Lisbon Avenue, in the 5th Aldermanic District.

Staff Report: Disapprove  
By Commr: Stokes Second by: Commr: Greenstreet

Motion to: Disapprove

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**ZONING PUBLIC HEARING - 3:00 P.M. 3 10 97**

8. File No. 961029. An ordinance relating to the zoning of retail tobacco stores.

Staff Report: Approve Substitute #2  
By Commr: Stokes Second by: Commr: Greenstreet  
Opposed By Commr: Parker.

Motion to: Approve Substitute #2

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**ZONING 3 10 97**

9. File No. 961653. An ordinance to create Section 113-32.0095 of the Milwaukee Code of Ordinances relating to the amendment of the Official Map of the City of Milwaukee.

Staff Report: Approve  
By Commr: Stokes Second by: Commr: Greenstreet

Motion to: Approve

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**ZONING 3 10 97**

10. Board of Zoning Appeals referral being a proposal by Camel Communications, Inc. to build a new communications tower approximately 120 feet high at 6613 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 3 10 97**

11. Board of Zoning Appeals referral being a proposal by Jose G. Zarate to construct a patio and beer garden at the rear of the existing tavern and restaurant at 625 South 5th Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 3 10 97**

12. Board of Zoning Appeals referral being a proposal by the Gospel Literature Mission to purchase a two-story former funeral home to be used as a church at 1501 West Lincoln Avenue, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 3 10 97**

13. Board of Zoning Appeals referral being a proposal by Renovation Realty Investment Services, Inc. to renovate a 3,650 square foot portion of the existing building for the bank office and add a drive-through facility at 1235 North 35th Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 3 10 97**

14. File No. 961610. Resolution permitting a minor modification to the detailed planned development known as Layton Garden Apartments, located north of West Layton Avenue at South 23rd Street, in the 13th Aldermanic District.

Staff Report: Approve Substitute 1  
By Commr: Stokes

Motion to: Approve Substitute 1  
Second by: Commr: Parker

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**ZONING 3 10 97**

15. City Plan Commission resolution approving a site plan for a two-level riverwalk adjacent to the east bank of the Milwaukee River at 233 North Water Street relative to a Site Plan Overlay District established by Section 295-91.0021 of the City Code, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**REAL ESTATE 3 10 97**

16. File No. 961574. Resolution to declare the vacant, tax deed property located at 3955 West Blue Mound Road surplus to the City's needs and directing a method of disposition, in the 16th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

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**REAL ESTATE 3 10 97**

17. File No. 951118. Resolution accepting an Offer to Sell from Robert Wutke, et. al., an 8,100 square foot masonry, industrial building and land located at 1820-38 South 1st Street, to the City of Milwaukee Water Department, in the 12th Aldermanic District.

Staff Report: Place on File  
By Commr: Stokes

Motion to: Place on File  
Second by: Commr: Parker

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**REAL ESTATE 3 10 97**

18. File No. 961727. Resolution accepting the Offer of Frank Schimpf and Kenneth F. Miller, or assigns, to purchase Land Bank property identified as 6324 West Mill Road, Tax Key No. 140-9996-111, and part of 6200 West Mill Road, Tax Key No. 140-9997-110, from the City of Milwaukee.

Staff Report: Refer to Staff  
By Commr: Stokes

Motion to: Refer to Staff  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 3 10 97**

19. File No. 961713. Resolution declaring as surplus the vacant, tax deed lot located at 2114 West Keefe Avenue and accepting an Offer to Purchase from the adjoining owner, Earthaleen Mayfield, for use as green space, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 3 10 97**

20. File No. 961717. Resolution declaring as surplus the vacant, tax deed lot located at 112 West Keefe Avenue and accepting an Offer to Purchase from the adjoining owners, George Groves and Hazel L. Groves, for use as green space, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Stokes

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**SURPLUS PROPERTIES 3 10 97**

21. File No. 961718. Resolution declaring as surplus the improved, tax deed property located at 4147 North 24th 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: Stokes

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**SURPLUS PROPERTIES 3 10 97**

22. File No. 961712. Resolution declaring as surplus, vacant tax deed and/or City-owned lots located in the 6th, 7th and 10th Aldermanic Districts and authorizing the sale of same for new residential construction.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 3 10 97**

23. File No. 961715. 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: Mitchem

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**SURPLUS PROPERTIES 3 10 97**

24. File No. 961714. Resolution accepting the Offer to Purchase the surplus, improved, tax deed property located at 2042 South 15th Place, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Mitchem

Motion to: Approve  
Second by Commr: Parker

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**SURPLUS PROPERTIES 3 10 97**

25. File No. 961719. Resolution amending the method of disposition for the surplus, improved tax deed property located at 1004 West Keefe Avenue and the vacant, tax deed lot located at 3515 North 10th Street, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 3 10 97**

26. File No. 961720. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2220 North 34th Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Stokes

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**STREETS AND ALLEYS 3 10 97**

27. File No. 961743. Resolution directing a report on the proposed vacation of the excess right-of-way located at 4277 South 1st Place (the northeast corner of West Bolivar Avenue and South 1st Place) in the 13th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Stokes

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**STREETS AND ALLEYS 3 10 97**

28. File No. 960706. Resolution to vacate the east-west alley in the block bounded by North Edison Street, East Highland Avenue, East Juneau Avenue and North Water Street in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Stokes

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, APRIL 7, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY  
AGENDA**

**ZONING PUBLIC HEARING - 1:30 P.M. 4 7 97**

1. File Nos. 940332 and 961134. Requests to amend a general planned development known as Milwaukee Metro Center and to approve a detailed planned development for the first phase of this project, on property located south of West Good Hope Road between West Fond du Lac Avenue and North 114th Street, in the 15th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Stokes

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**ZONING PUBLIC HEARING - 1:30 P.M. 4 7 97**

2. File No. 961724. Ordinance relating to the approval of an amended detailed plan for Stage 13 of a general planned development known as Park Place (Yamazen, Inc.), lands located on the northeast side of West Park Place and north of West Calumet Road, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING - 2:00 P.M. 4 7 97**

3. File No. 961723. Ordinance relating to the change in zoning from Manufacturing (M/B/85) to Multi-Family Residence (R/D/40) and Local Business (L/D/40), lands located on the north side of West Pierce Street and west of South 31st Street, in the 8th Aldermanic District.

Staff Report: Approve Substitute  
By Commr: Stokes

Motion to: Approve Substitute  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING - 2:15 P.M. 4 7 97**

4. File No. 961906. Ordinance relating to the change in zoning from Local Business (L/C/60) to Industrial (I/B/85), lands located on the northwest corner of North 29th Street and West Center Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**ZONING PUBLIC HEARING - 1:30 P.M. 4 7 97**

5. Board of Zoning Appeals referral by Kevin & Denise Joshua to occupy a one-story, 675 square foot former Type "B" carry-out restaurant as a Type "B" restaurant serving hot dogs and hamburgers at 2729 West Atkinson Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 4 7 97**

6. Board of Zoning Appeals referral by Great Faith M.B. Church, Inc./Benjamin Nabors to enclose an 11 foot by 45 foot area at the front of the building as a foyer, and construct a 29 foot by 58 foot two-story addition at the rear of the building for a fellowship hall on the first floor and conference rooms and offices on the second floor at 4767 North Hopkins Street, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 4 7 97**

7. Board of Zoning Appeals referral by West Side Baptist Church to construct a 58 foot by 20 foot addition to the rear of an existing church to provide more space and seating capacity for a growing church membership at 324 North 35th Street, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 4 7 97**

8. Board of Zoning Appeals referral by McZar's Inc./Richard J. McGinn to construct several additions, include a 20 foot by 22 foot rest room addition along the east side of the building and a 6 foot by 12 foot vestibule and a 7 foot by 11 foot storage room along the north side of the building plus renovate the beer garden and stage at 338 South 1st Street, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**ZONING 4 7 97**

9. Board of Zoning Appeals referral being a proposal by Four Square Printing, Inc. to lease the first floor commercial storefront in a two-story commercial/residential structure for use as a printing shop at 1628 West Lincoln Avenue, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**PUBLIC HEARING - 2:45 P.M. 4 7 97**

10. File No. 961817. A substitute ordinance relating to notification of affected property owners regarding special uses and variances.

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING 1:30 P.M 4 7 97**

11. Board of Zoning Appeals referral being a proposal by Bessie's Kiddie College to occupy the premises as a day care center for 69 children at 7365 West Appleton Avenue, in the 2nd Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Greenstreet

Motion to: Refer to Staff  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING 1:30 P.M 4 7 97**

12. Board of Zoning Appeals referral being a proposal by Bender Child Care & Learning Center to occupy the premises as a day care center from 50-60 children at 4036-38 North 51st Boulevard, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 4 7 97**

13. Board of Zoning Appeals referral being a proposal by John J. Burke, Jr. d/b/a Toon City, Inc. to construct a commercial parking lot with 17 spaces at 632-36 North Water Street, in the 4th Aldermanic District.

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

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 4 7 97**

14. Board of Zoning Appeals referral being a proposal by Carl C. Weigel to legalize the occupancy of a 2,800 square foot, one-story garage structure for the repair and sale of used automobiles at 2777 South 27th Street, in the 8th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff (one cycle)  
Second by: Commr: Stokes

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**ZONING 4 7 97**

15. Board of Zoning Appeals referral being a proposal by Citgo Quik Mart/John Theisen to lease the site and remodel an existing 2,000 square foot garage structure for use as a motor vehicle pumping station/convenience store at 1225 West Lincoln Avenue, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 4 7 97**

16. Board of Zoning Appeals referral being a proposal by 801 Corp./LaCage/George Prentice, Jr. to construct a 8 foot by 69 foot, two-story addition along the south side of an existing 12,000 square foot, two-story tavern/restaurant at 801-07 South 2nd Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 4 7 97**

17. Board of Zoning Appeals referral being a proposal by Western Auto's Parts America to raze the existing bowling alley on the site and construct an 8,000 square foot one-story building for the sale of new auto parts at 5816 West North Avenue, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Parker

---

**ZONING 4 7 97**

18. Board of Zoning Appeals referral being a proposal by Bulk Petroleum Corporation/Michael Sertich to raze an existing pumping station, shed, and canopy, and construct a new 2,700 square foot motor vehicle pumping station/convenience store along the south side of the site, and a canopy over four new pump islands at 6727 West Villard Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to Approve Conditionally  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 4 7 97**

19. File No. 961838. Resolution declaring as surplus the vacant, City-owned parcel located at 3365-R South 71st Street and accepting an Offer to Purchase part of this parcel from the adjoining owners, Dennis J. DeSautel and Nancy L. Hibbard-DeSautel, in the 11th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 4 7 97**

20. File No. 961839. Resolution declaring as surplus the vacant, tax deed lot located at 2517-21 West Hopkins Street and accepting an Offer to Purchase from the adjoining owner, Marilyn Boll, for use as green space, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Stokes

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**SURPLUS PROPERTIES 4 7 97**

21. File No. 961840. Resolution declaring as surplus the vacant, tax deed lot located at 10313 West Jonen Street and accepting an Offer to Purchase from Joseph M. Fons for construction of a single family home, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 4 7 97**

22. File No. 961843. 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

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**STREETS AND ALLEYS 4 7 97**

23. File No. 961938. Resolution directing a report on the proposed vacation of the northeast-southwest alley in the block east of South 57th Street between West Forest Home Avenue and West Morgan Avenue in the 11th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Mitchem

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, APRIL 28, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY  
AGENDA**

**ZONING PUBLIC HEARING - 1:30 P.M. 4/28/97**

1. File Nos. 961721 and 961722. Requests to amend a General Planned Development known as Honey Creek Corporate Center and to approve a detailed plan for Phase 1, on property located on the north side of the East-West Freeway (1-94) and west of North 84th Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING PUBLIC HEARING - 1:30 P.M. 4/28/97**

2. File Nos. 940332 and 961134. Requests to amend a general planned development known as Milwaukee Metro Center and to approve a detailed planned development for the first phase of this project, on property located south of West Good Hope Road between West Fond du Lac Avenue and North 114th Street, in the 15th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Kohler

Motion to: Refer to Staff (one cycle)  
Second by: Commr: Stokes

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**ZONING 4/28/97**

3. Board of Zoning Appeals referral being a proposal by Kettle Moraine Treatment Centers, Inc. to remodel the current social service facility, detoxification center and rooming house by moving the administrative offices to the third floor, and the 15-bed Drug and Alcohol Detoxification unit (rooming house) to the second floor at 1218 West Highland Avenue, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

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**ZONING 4/28/97**

4. Board of Zoning Appeals referral being a proposal by Richard A. Wiegand to operate the premises as a hotel at 2301-05 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 4/28/97**

5. Board of Zoning Appeals referral being a proposal by Antoinette Zell and Kenneth Walter to establish two principle buildings on one lot at 2409 North Wahl Avenue, in the 3rd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem

Motion to: Approve Conditionally  
Second by:: Commr: Stokes

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**ZONING 4/28/97**

6. Board of Zoning Appeals referral being a proposal by S. & W. Electronic Tune-Up & Lube, Inc. to operate the premises as a motor vehicle repair facility at 3300 West Burleigh Street, in the 10th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 4/28/97**

7. Board of Zoning Appeals referral being a proposal by Bessie's Kiddie Kollege to lease a 5,000 square foot, one-story brick structure as a day care center for 69 children ages 4 weeks to 12 years at 7365 West Appleton Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING 4/28/97**

8. Board of Zoning Appeals referral being a proposal by Mount Calvary Pentecostal Church of the Apostolic Faith, Inc. to purchase three adjacent parcels, one of which includes a 2,400 square foot former automobile repair garage, for use as a church and accessory parking at 7219-35 West Fond du Lac Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 4/28/97**

9. Board of Zoning Appeals referral being a proposal by Mark Peroutka and Jay Shamabeau to purchase a 2,900 square foot garage structure for use as a motor vehicle repair and used car sales facility at 8522 West Hampton Avenue, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 4/28/97**

10. Board of Zoning Appeals referral being a proposal by William J. Pulkinen and Valerie L. Swenson to construct a mini-warehouse at 5315 North 91st Street, in the 5th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Kohler

Motion to: Refer to Staff  
Second by: Commr: Stokes

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**ZONING 4/28/97**

11. Board of Zoning Appeals referral being a proposal by Logan Square, Discount Mega Mall Cicero Corporation to operate a video game center at 8201-37 West Silver Spring Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING 4/28/97**

12. Board of Zoning Appeals referral being a proposal by Don Jacobs Motors, Inc. to use the premises for display and storage of motor vehicles at 5727 South 27th Street a/k/a 5777 South 27th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING 4/28/97**

13. File No. 961841. Substitute ordinance amending the design guidelines for the Site Plan Review Overlay District as established by Section 295-91.0021 of the Milwaukee Code.

Staff Report: Approve Substitute  
By Commr: Stokes

Motion to: Approve Substitute  
Second by: Commr: Kohler

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**ZONING PUBLIC HEARING - 3:00 P.M. 4/28/97**

14. File No. 961790. Resolution approving Amendment of the Project Plan for Tax Incremental District Number Twenty-Eight, City of Milwaukee (Midtown Phase II, New Housing Initiative).

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Kohler

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**ZONING PUBLIC HEARING 1:30 P.M 4/28/97**

15. Board of Zoning Appeals referral being a proposal by Diyet Singh Khahra to construct a motor vehicle pumping station/convenience store at 5904 West Hampton Avenue a/k/a 5902 & 5906 West Hampton Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING 1:30 P.M 4/28/97**

16. Board of Zoning Appeals referral being a proposal by Cozy 3 Inc. to add parking between the building and the street at 3500-02 West Silver Spring Drive, in the 9th Aldermanic District.

Staff Report: Disapprove  
By Commr: Kohler

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

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**ZONING PUBLIC HEARING 4/28/97**

17. Board of Zoning Appeals referral being a proposal by the AIDS Resource Center of Wisconsin, Inc. to occupy a portion of the first floor of a two-story commercial/residential structure as a social service facility at 4311-15 West Vliet Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING PUBLIC HEARING 4/28/97**

18. Board of Zoning Appeals referral being a proposal by Straight Narrow-Way Missionary Baptist Church to occupy a former auto parts store as a church at 4949 West Villard Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**REAL ESTATE 4/28/97**

19. File No. 970028. Resolution accepting the Offer to Purchase the surplus, improved, tax deed property located at 2145 North 41st Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

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**REAL ESTATE 4/28/97**

20. File No. 970038. Resolution amending the method of disposition for the surplus, improved, tax deed properties located at 3171-73 North 8th Street and 3819 North 15th Street, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Stokes

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**REAL ESTATE 4/28/97**

21. File No. 970096. Resolution accepting an Offer to Purchase 105 North Water Street and a part of the adjoining vacant land at 117-23 North Water Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

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**REAL ESTATE 4/28/97**

22. File No. 970116. Resolution authorizing and directing the proper City officers to execute a Sewer Easement and Agreement and Quit Claim Deed document granting permission to the Archdiocese of Milwaukee to construct a building over the sanitary sewer in vacated North 77th Street from West Fairview Avenue to West Stevenson Street and to convey the storm sewer in said vacated street to the Archdiocese.

Staff Report: Refer back to Committee  
By Commr: Stokes

Motion to: Refer back to Committee  
Second by: Commr: Kohler

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**REAL ESTATE 4/28/97**

23. File No. 970123. Resolution declaring it necessary to take or use certain property rights for completion of the Milwaukee Riverwalk segment between West Wells Street and West Kilbourn Avenue.

Staff Report: Refer to Staff  
By Commr: Stokes

Motion to: Refer to Staff  
Second by: Commr: Mitchem

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**REAL ESTATE 4/28/97**

24. File No. 970030. Resolution authorizing the acceptance of a Warranty Deed from Maria Zepeda, or her attorney-in-fact, to the City of Milwaukee for the property located at 1651 North 32nd Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Kohler

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**SURPLUS PROPERTIES 4/28/97**

25. File No. 970018. Resolution declaring as surplus the vacant, tax deed lot located at 2501-03 North 36th Street and accepting an Offer to Purchase from Capital Christian Church for use as green space, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 4/28/97**

26. File No. 970019. Resolution declaring as surplus the improved, tax deed property located at 2829-31 West Juneau Avenue and directing a determination of future municipal needs and/or method of disposition, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Mitchem

Motion to: Approve  
Second by: Commr: Stokes

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**SURPLUS PROPERTIES 4/28/97**

27. File No. 970025. Resolution declaring as surplus the vacant, tax deed lot located at 2346 South 15th Place and accepting an Offer to Purchase from the adjoining owner, Richard L. Dobs, for use as green space, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Kohler

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**SURPLUS PROPERTIES 4/28/97**

28. File No. 970027. Resolution declaring as surplus the vacant, tax deed lot located at 3624-26 North 3rd Street and accepting the Offers to Purchase from the adjoining owners, Mary Ellen Malone and Ray Lee White and Helen White, for use as green space, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Kohler

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**SURPLUS PROPERTIES 4/28/97**

29. File No. 970029. Resolution declaring as surplus the improved, tax deed property located at 3425 West Juneau Avenue and directing a determination of future municipal needs and/or method of disposition, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Mitchem

Motion to: Approve  
Second by: Commr: Stokes

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**SURPLUS PROPERTIES 4/28/97**

30. File No. 970032. Resolution declaring as surplus the vacant, tax deed lot located at 4775 North 53rd Street and accepting an Offer to Purchase from the adjoining owners, Jerome R. Cornfield, M.D. and Asher L. Cornfield, M.D., for parking for the adjoining clinic, in the 2nd Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Stokes

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**SURPLUS PROPERTIES 4/28/97**

31. File No. 970033. Resolution declaring as surplus the vacant, tax deed lot located at 431 North 27th Street and accepting an Offer to Purchase from William R. Losch and Marie R. Losch, to construct an animal clinic, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Stokes

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**SURPLUS PROPERTIES 4/28/97**

32. File No. 970031. Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Stokes

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, 5/19/97  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**BRIEFING 5 19 97**

1. Targeted Investment Neighborhoods - Leo Ries, Director of Housing and Neighborhood Development
- 

**ZONING PUBLIC HEARING - 2:00 P.M. 5/19/97**

2. File No. 970023 and 970024, being requests to amend a general planned development known as Sinai Samaritan Medical Center and to approve a detailed plan for Phase Three of this project, on property located on the south side of West State Street between North 11th Street and North 14th Street, in the 4th Aldermanic District.

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

Motion to: Refer to Staff  
Second by: Commr: Greenstreet

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**ZONING PUBLIC HEARING - 2:00 P.M. 5/19/97**

3. File No. 970036. Substitute ordinance relating to the approval of a second amendment to the detailed plan for a planned development known as Clarke Square (Western Auto), lands located on the northeast corner of South 20th Street and West National Avenue, in the 12th Aldermanic District.

Staff Report: Approve Substitute Conditionally  
By Commr: Parker

Motion to: Approve Substitute Conditionally  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING - 2:00 P.M. 5/19/97**

4. File No. 970095. Ordinance relating to the change in zoning from Two-Family Residence (RIE/40) to Manufacturing (M/D140) from Two-Family Residence (RIE/40) and Multi-Family Residence (R/D/40) to Single Family Residence (R/F-1/40), lands located southwesterly of West Fond du Lac Avenue in the vicinity of North 95th Street, in the 16th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

5. File No. 970035. Ordinance relating to the change in zoning from Multi-Family Residence (R/D/40) and Local Business (L/D/40) to Multi-Family Residence (*R/C140*), lands located on the north side of West Center Street between North 13th Street and North Teutonia Avenue, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

6. Board of Zoning Appeals referral being a proposal by American Stores Properties, Inc., d/b/a Osco Drug Store to purchase two adjacent parcels, raze an existing structure, and construct a retail drug store with a 24-hour drive-up pharmacy at 91 00-9122 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

7. Board of Zoning Appeals referral being a proposal by James D. Szaniawski to use a portion of the site for the display and sale of used cars at 2375 South 43rd Street, in the 8th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Greenstreet

Motion to: Refer to Staff  
Second by: Commr: Parker

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

8. Board of Zoning Appeals referral being a proposal by the Milwaukee Healthy Women & Infants Project, Inc. to lease Suite 350 in the Bockt Building for use as a social service facility at 2040 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

9. Board of Zoning Appeals referral being a proposal by Vision Wright to lease a portion of the site for a motor vehicle repair facility, at 7569-75 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

10. Board of Zoning Appeals referral being a proposal by Crickett Communications do James Stephanek for the sale and installation of automobile alarms, stereos and accessories at 8044 North 76th Street, in the 9th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

11. Board of Zoning Appeals referral being a proposal by Devonshire Victorian Tea Shop for retail sales and a restaurant at 1835 North Martin Luther King Drive, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

12. Board of Zoning Appeals referral being a proposal by PPS, LLP for the operation of a medical clinic at 2373 North Martin Luther King Drive, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Parker

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

13. Board of Zoning Appeals referral being a proposal by Samuel J. Jones for a church and social service facility at 4716 West Lisbon Avenue, in the 17th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

14. Board of Zoning Appeals referral being a proposal by Hampton Avenue Church of Christ to operate a day care center at 5705-19 West Hampton Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Parker

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

15. Board of Zoning Appeals referral being a proposal by Wilbert L. Clark, Jr. to operate a hand car wash at 4635 North Hopkins Street, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Parker

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

16. Board of Zoning Appeals referral being a proposal by Ron Gawrysiak for the repair and sate of used appliances at 1371 West Windlake Avenue, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

17. Board of Zoning Appeals referral being a proposal by Mark Tolocko and Bachan Singh to construct a motor vehicle pumping station and retail use at 6540-46 West Fond du Lac Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem  
Commr. Greenstreet voted not in favor.

Motion to: Approve Conditionally  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING - 2:45 P.M. 5/19/97**

18. File No. 970180. Resolution permitting a minor modification to the Detail Planned Development known as Lapham Park, 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: Greenstreet

Motion to: Approve  
Second by: Commr: Elconin

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

19. File No. 970168. Resolution declaring as surplus the vacant, tax deed lots located at 3405, 3407-09, 3411-13, 3415-17 and 3419-21 South Clement Avenue and accepting an unsolicited Offer to Purchase same for new local business construction by Plennes, Inc., in the 14th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

20. File No. 970173. Resolution declaring as surplus the vacant, tax deed lot located at 3445 South Ellen Street and accepting Offer to Purchase from the adjoining owners, Timothy L. Derry and Kerry S. Deny, and Richard Frankowski, for use as green space, in the 14th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

21. File No. 970178. Resolution declaring as surplus the vacant, tax deed lot located at 3602 North 14th Street and accepting an Offer to Purchase from the adjoining owners, Walter C. Patterson and Jennie M. Patterson, for use as green space, in the 10<sup>th</sup> Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

22. File No. 970179. Resolution declaring as surplus the vacant, tax deed lot located at 3628 North 2nd Lane and accepting an Offer to Purchase from the adjoining owners, Huey P. Glass and Eula Glass, for use as green space, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

23. File No. 970218. Resolution declaring as surplus the vacant, tax deed lot located at 10313 West Jonen Street and accepting an unsolicited Offer to Purchase from the adjoining owners, Charles W. Wilson and Bonnie K. Wilson, for use as green space, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

24. File No. 970172. Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

25. File No. 970169. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1418-18A North 27th Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

26. File No. 970170. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2742-44 North 15th Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

27. File No. 970171. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 434-36 North 31st Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

28. File No. 970176. Resolution amending the disposition of the surplus, improved, tax deed property located at 2447 North Richards Street, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 2:45 P.M. 5/19/97**

29. File No. 970177. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3907 North 37th Street, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**MISCELLANEOUS 5/19/97**

30. Election of a Vice-Chairman.

Motion to: Appoint Commr. Kohler  
By Commr: Greenstreet  
Unanimous vote to appoint Commr. Kohler as Vice-Chairman.

Second by: Commr: Mitchem

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**MISCELLANEOUS 5/19/97**

31. Attendance of a City Plan Commissioner at the Urban Land Institute Conference November 5-9, 1997.  
Unanimous decision to send Commr. Mitchem to the conference.

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, 5/19/97  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**BRIEFING 5 19 97**

1. Disposition of City-owned Real Estate - Greg Shelko, Assistant Director of the Redevelopment Authority

**ZONING PUBLIC HEARING 1:30 P.M. 5/19/97**

2. File Nos. 970023 and 970024, being requests to amend a general planned development known as Sinai Samaritan Medical Center and to approve a detailed plan for Phase Three of this project, on property located on the south side of West State Street between North 11th Street and North 14th Street, in the 4th Aldermanic District.

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

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING PUBLIC HEARING 1:30 P.M. 5/19/97**

3. Board of Zoning Appeals referral being a proposal by V & K EnterprisesNictor Kalvaitis to raze the existing structure and construct a 2,170 square foot motor vehicle pumping station/convenience store with an attached mechanical car wash along the west side of the building at 3500-10 West Lincoln Avenue, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 1:30 P.M. 5/19/97**

4. Board of Zoning Appeals referral being a proposal by Mary Williams to occupy a portion of the first floor as a resale shop at 5224 West Center Street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 1:30 P.M. 5/19/97**

5. Board of Zoning Appeals referral being a proposal by Bluemound Child Care to occupy a portion of the premises as a day care center at 5402-04 West Vliet Street, in the 16th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
5/19/97**

**ZONING PUBLIC HEARING 1:30 P.M. 5/19/97**

6. Board of Zoning Appeals referral being a proposal by Behavioral Health Counseling Services/Dwain & Lone Berry to lease a portion of a 2,600 square foot, one-story office structure as a social service facility at 4122 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 1:30 P.M. 5/19/97**

7. Board of Zoning Appeals referral being a proposal by Badger Association of the Blind, Inc. to use a 1,450 square foot, one-story, single-family residence as a social service facility for adult blind persons at 841 North 54th Street, in the 16th Aldermanic District.

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

Motion to: Approve  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

8. File No. 961817. A substitute ordinance relating to notification of affected property owners regarding special uses and variances.

Staff Report: Approve Substitute  
By Commr: Kohler  
Commr. Parker voted disapprove.

Motion to: Approve Substitute  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
5/19/97**

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

9. File No. 970220. Resolution approving a Project Plan and creating Tax Incremental District Number Thirty-Three in the vicinity of North Plankinton Avenue and West Michigan Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

10. File Nos. 960663 and 960925. Resolutions to vacate North 37th Street north of West Juneau Avenue, West Juneau Avenue between North 37th Street and North 38th Street, North 38th Street between West Juneau Avenue and West Highland Avenue and the alley in the block

bounded by North 37th Street, West Highland Avenue, North 38<sup>th</sup> Street and West Juneau Avenue, in the 16th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

11. Board of Zoning Appeals referral being a proposal by Dorothy Duncan to operate a day care center at 5114-5116 West Center Street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

12. Board of Zoning Appeals referral being a proposal by American & Foreign Auto Body Parts, Inc. for auto accessory sales and installation at 7289 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

13. Board of Zoning Appeals referral being a proposal by Steven Schefus for retail sale of used vehicles at 7201 West Good Hope Road, in the 9th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

14. Board of Zoning Appeals referral being a proposal by Rilla Williams to operate a day care center at 1934 North Martin Luther King Drive, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

15. Board of Zoning Appeals referral being a proposal by Miguel Vasquez to expand the use of the first floor to include other retail uses in addition to the laundromat at 1576 West National Avenue, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

16. Board of Zoning Appeals referral being a proposal by Principe de Paz/Ana M.

Salmeron to continue to occupy the first floor commercial storefront as a church at 1025 West Lincoln Avenue, in the 12th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

17. Board of Zoning Appeals referral being a proposal by Bulk Petroleum Corporation to raze the existing structure and replace it with a 30 foot by 70 foot pumping station/ convenience store near the northeast corner of the site at 1930 West Howard Avenue, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING - 2:15 P.M. 5/19/97**

18. City Plan Commission resolution approving temporary signs adjacent to the riverwalk at 730 North Plankinton Avenue relative to a Site Plan Overlay District established by Section 295-91.0021 of the Milwaukee Code.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
5/19/97**

**REAL ESTATE PUBLIC HEARING 5/19/97**

19. File No. 970123. Resolution declaring it necessary to take or use certain property rights for completion of the Milwaukee Riverwalk segment between West Wells Street and West Kilbourn Avenue.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**REAL ESTATE PUBLIC HEARING 5/19/97**

20. File No. 970273. Resolution accepting the Offer to Purchase the surplus, improved, tax deed property located at 3508-10 West Lisbon Avenue, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**REAL ESTATE PUBLIC HEARING 5/19/97**

21. File No. 970272. Resolution authorizing the sale of an improved property located at 2804 West State Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
5/19/97**

**REAL ESTATE PUBLIC HEARING 5/19/97**

22. File No. 970284. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3028 West Atkinson Avenue, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**REAL ESTATE PUBLIC HEARING 5/19/97**

23. File No. 970283. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2656 North 36th Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**REAL ESTATE PUBLIC HEARING 5/19/97**

24. File No. 970282. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3264 North 13th Street, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**REAL ESTATE PUBLIC HEARING 5/19/97**

25. File No. 970279. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 4746 North 29th Street, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
5/19/97**

**REAL ESTATE PUBLIC HEARING 5/19/97**

26. File No. 970277. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3713 North 20th Street, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**SURPLUS PROPERTIES 5/19/97**

27. File No. 970274. Resolution declaring as surplus the surplus-size, vacant, tax deed lot located at 3125 West Wells Street and authorizing the Department of City Development to market and sell this parcel to the three adjoining owners for use as green space, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

**SURPLUS PROPERTIES 5/19/97**

28. File No. 970275. Resolution declaring as surplus and authorizing the sale of improved, City-owned, tax deed properties located in various aldermanic districts.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 5/19/97**

29. File No. 970276. Resolution declaring as surplus the improved, tax deed property located at 4782 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: Parker

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
5/19/97**

**SURPLUS PROPERTIES 5/19/97**

30. File No. 970278. Resolution declaring as surplus the vacant, tax deed lots located at 626 and 628-30 North 23rd Street and accepting an unsolicited Offer to Purchase from the adjoining owner, Richard A. Wiegand, for use as parking, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 5/19/97**

31. File No. 970280. Resolution declaring as surplus the improved, tax deed property located at 2563 North 12th 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 5/19/97**

32. File No. 970281. Resolution declaring as surplus the vacant, tax deed lots located at 1228-32 West Madison Street, 543 and 545 West Maple Street and 1535 South 5th Street and accepting an Offer to Purchase from Walker's Point Development Corporation for construction of housing, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 5/19/97**

33. File No. 970285. Resolution declaring as surplus the vacant, tax deed lot located at 2182 South Robinson Avenue and accepting an Offer to Purchase from the adjoining owners, Thomas J. Weiss and Nina L. Weiss, for use as green space, in the 14th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
5/19/97**

**SURPLUS PROPERTIES 5/19/97**

34. File No. 970286. Resolution declaring as surplus the vacant, tax deed lot located at 2145-47 North 44th Street and accepting an Offer to Purchase from the adjoining owner, Maryam Tabatabaie, for use as green space, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Parker

**OFF THE AGENDA ITEM 5/19/97**

35. File No. 970353. Resolution authorizing the execution of a one-year lease with the Greater Mitchell Street Association for the off-street parking lot located at 1740 South 12th Street, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Parker

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, JUNE 30, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

1. File Nos. 970021 and 970022. Ordinance relating to the approval of an amended general plan and detailed plan for a planned development known as Sunrise View Apartments and a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD), lands located on the east side of North 107th Street and south of West Bradley Road, in the 15th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Kohler

Motion to: Refer to Staff  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

2. Board of Zoning Appeals referral being a proposal by Albert E. Cohen to expand the use of the present delivery service and motor vehicle repair facility to include the occasional sale of a vehicle surplus to the needs of the delivery business at 1911 West Mitchell Street, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
JUNE 30, 1997**

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

3. Board of Zoning Appeals referral being a proposal by Daystar, Inc. to lease a two story, 4,700 square foot former convent structure for use as a social service facility and rooming house at 1123 South 25th Street, in the 8th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

4. Board of Zoning Appeals referral being a proposal by Potawatomi Gaming

Commission to construct a 39 foot by 45 foot structure along the south side of the existing recreational facility for use as a co-generation back-up power plant at 1721 West Canal Street, in the 8th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

5. Board of Zoning Appeals referral being a proposal by James P. Gedig to construct a 44 foot by 52 foot canopy over the existing pump islands at an existing motor vehicle pumping station convenience store at 6311-13 South 13th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
JUNE 30, 1997**

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

6. Board of Zoning Appeals referral being a proposal by Vencor Hospitals East, Inc. for a hospital and social service facility at 4143 South 13th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

7. Board of Zoning Appeals referral being a proposal by James Foti to purchase a two-story, 3,800 square foot commercial/residential structure and occupy the first floor as a carry-out restaurant at 3032-34 South 13th Street, in the 14th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

8. Board of Zoning Appeals referral being a proposal by Dennis Schwultz to operate a hand car wash and portering operation at the rear of the building at 625-27 South 70th Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
JUNE 30, 1997**

**ZONING PUBLIC HEARING - 1:30 P.M. JUNE 30, 1997**

9. File No. 970241. An ordinance relating to zoning regulations for transmission towers.

Staff Report: Approve Substitute  
By Commr: Kohler

Motion to: Approve Substitute Conditionally  
Second by: Commr: Elconin

**MAPS & PLATS JUNE 30, 1997**

10. Final Certified Survey Map (DCD #1 897) located south of West Good Hope Road between North 107th Street and North 114th Street, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**MAPS & PLATS JUNE 30, 1997**

11. Final Certified Survey Map (DCD #1 903) located on the southwest corner of North Holton Street and North Commerce Street, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
JUNE 30, 1997**

**MAPS & PLATS JUNE 30, 1997**

12. Final Certified Survey Map (DCD #1911) located on the south side of West Mill Road and east of North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve  
By Commr: Etconin

Motion to: Approve  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
MEETING OF MONDAY, JUNE 30, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**ZONING PUBLIC HEARING 1:30 P.M. JUNE 30.1997**

15. Store at 4270 South Howell Avenue, in the 13th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Kohler

Motion to: Refer to Staff  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 1:30 P.M. JUNE 30.1997**

14. Board of Zoning Appeals referral being a proposal by Maria Raquel Rogue to use the premises for a resale shop at 1651 South 11th Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
JUNE 30, 1997**

**ZONING PUBLIC HEARING 1:30 P.M. JUNE 30.1997**

15. Board of Zoning Appeals referral being a proposal by Steven Schefus to lease a portion of the site for the display and sale of used cars, boats, and mobile homes at 7201 West Good Hope Road, in the 9th Aldermanic District.

Staff Report: Disapprove  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 1:30 P.M. JUNE 30.1997**

16. Board of Zoning Appeals referral being a proposal by James D. Szaniawski to expand the existing salvage business to include used car sales at 2375 South 43rd Street, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 1:30 P.M. JUNE 30.1997**

17. Board of Zoning Appeals referral being a proposal by Nations Biologics, Inc. to construct a building addition to an existing blood plasma center at 2111, 2115 and 2117 West North Avenue, in the 7th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
JUNE 30, 1997**

**ZONING PUBLIC HEARING 1:30 P.M. JUNE 30.1997**

18. Board of Zoning Appeals referral being a proposal by Dhaliwat Wisconsin Properties Five, Inc. a/k/a Bulk Petroleum Corporation to construct a new motor vehicle pumping station/convenience store at 4302 West Capitol Drive, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 1:30 P.M. JUNE 30.1997**

19. Board of Zoning Appeals referral being a proposal by the Walgreen Company to construct a retail pharmacy with a drive-up window at 7600 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 3:00 P.M. JUNE 30.1997**

20. File Nos. 940332 and 961134. Requests to amend a general planned development known as Milwaukee Metro Center and to approve a detailed planned development for the first phase of this project, on property located south of West Good Hope Road between West Fond du Lac Avenue and North 114th Street, in the 15th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
JUNE 30, 1997**

**HISTORIC PRESERVATION JUNE 30, 1997**

21. George W. Peck Rowhouse - 1620-1628 North Farwell Avenue

Staff Report: Suitable for public hearing  
Motion to: Approve as suitable for public hearing  
By Commr: Elconin

Second by: Commr: Kohler

**REAL ESTATE JUNE 30,1997**

22. File No. 970458. Resolution approving a Cooperation Agreement between the City of Milwaukee, the Neighborhood Improvement Development Corporation, the Wisconsin Housing and Economic Development Authority, and the Redevelopment Authority of the City of Milwaukee relative to the sale of City-owned lots for the purpose of developing new in-fill housing and declaring surplus various parcels of City-owned land and accepting an Offer to Purchase from the Neighborhood Improvement Development Corporation under the terms stated in the Cooperation Agreement.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Mitchem

23. File No. 970422. Resolution approving the Land Disposition Report for the properties in the North 7th Street/West Wisconsin Avenue Redevelopment Project Area for conveyance to the Partnership to Develop Westtown, Inc. and approving the exchange of a portion of the City-owned property at 755 North 7th Street for a portion of the Redevelopment Authority-owned property at 725-35 North 7th Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler  
**CITY PLAN COMMISSION**  
**JUNE 30, 1997**

Motion to: Approve  
Second by: Commr: Mitchem

**REAL ESTATE JUNE 30,1997**

24. File No. 970468. Resolution authorizing the execution of a five-year lease with the Mitchell Street State Bank, Milwaukee, Wisconsin for a portion of the off-street parking lot located at 1002 West Maple Street.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**REAL ESTATE JUNE 30,1997**

25. File No. 961959. An ordinance to grant an air space lease to the Milwaukee Area Technical College to accommodate an existing pedestrian bridge over West Highland Avenue between North 6th Street and North 7th Street.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**REAL ESTATE JUNE 30,1997**

26. File No. 961960. An ordinance to grant a subterranean space lease to the Milwaukee Area Technical College to accommodate an existing tunnel under West Highland Avenue between North 6th Street and North 7th Street.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**SURPLUS PROPERTIES JUNE 30,1997**

27. File No. 970418. Resolution declaring as surplus the improved, tax deed property located at 1137 West Madison Street and directing a determination of future municipal needs and/or method of disposition, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Mitchem

Motion to: Approve  
Second by: Commr: Kohler

**SURPLUS PROPERTIES JUNE 30,1997**

28. File No. 970419. Resolution declaring as surplus the improved, tax deed property located at 2611-13 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: Mitchem

Motion to: Approve  
Second by: Commr: Kohler

**SURPLUS PROPERTIES JUNE 30,1997**

29. File No. 970420. Resolution declaring as surplus the vacant, tax deed lots located at 2105-09 and 2111-13 East Vollmer Avenue and accepting an Offer to Purchase from the adjoining owners, David J. DeRouin and Beverly DeRouin, for use as green space, in the 14th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES JUNE 30,1997**

30. File No. 970425. Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES JUNE 30,1997**

31. File No. 970457. Resolution declaring as surplus the western Playfield, consisting of 2.5 acres, and accepting an Offer to Children's Villages of Wisconsin, Inc. - Milwaukee Chapter for the single family homes and a small community building for groups long-term foster care.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Mitchem

portion of Lloyd Street Purchase from SOS construction of eleven of siblings who are in

**CITY PLAN COMMISSION  
JUNE 30, 1997**

**MAPS & PLATS JUNE 30, 1997**

32. File No. 970034. Resolution approving the final plat of Second Home Cemetery Addition No. I located on the west side of South 43rd Street and north of West Tripoli Avenue, in the 11th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
MEETING OF MONDAY, 7/21/97  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**PLANNING INITIATIVES UPDATE**

Plan Process – Brian O'Connell, Long Range Planning Manger

1. Downtown

**ZONING PUBLIC HEARING - 2:00 P.M. 7/21/97**

2. File No. 970421. Ordinance relating to the amendment of the Flood Plain District boundary along a portion of the Menomonee River watershed, in the 15th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING - 2:00 P.M. 7/21/97**

3. Board of Zoning Appeals referral being a proposal by Robin Harmon to operate a day care center at 4954 North Sherman Boulevard, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**CITY PLAN COMMISSION**

**7/21/97**

**ZONING PUBLIC HEARING - 2:00 P.M. 7/21/97**

4. Board of Zoning Appeals referral being a proposal by Jimmy Jackson to operate a hand car wash at 1930 West Fond du Lac Avenue a/k/a 1928-30 West Fond du Lac Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING - 2:00 P.M. 7/21/97**

5. Board of Zoning Appeals referral being a proposal by Cozy 3 Inc. for parking between the building and the street at 3500-02 West Silver Spring Drive, in the 9th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Kohler  
Comms. Mitchem and Stokes voted no.

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING - 2:00 P.M. 7/21/97**

6. Board of Zoning Appeals referral being a proposal by Metro Auto Center Inc. to occupy the premises for motor vehicle repair and used car sales at 2777 South 27th Street, in the 8th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Greenstreet

**CITY PLAN COMMISSION**

**7/21/97**

**ZONING PUBLIC HEARING - 2:00 P.M. 7/21/97**

7. Board of Zoning Appeals referral being a proposal by Guardian Angel Learning Center, Inc. to operate a day care center for 125 children at 1524-46 North Jefferson Street, in the 3rd Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

**CITY PLAN COMMISSION  
MEETING OF MONDAY, 7/21/97  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**ZONING PUBLIC HEARING 1:30 P.M. 7/21/97**

8. File Nos. 970021 and 970022. Requests to amend a general planned development known as Arbor Ridge Apartment Homes (formerly Sunrise View Apartments), and to approve a detailed plan for Phase Two of this project, on property located south of West Bradley Road and east of North 107th Street, in the 15th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING 1:30 P.M. 7/21/97**

9. City Plan Commission resolution approving a site plan for Phase 2 of the North Avenue Commerce Center at the northwest corner of West North Avenue and North 24<sup>th</sup> Street relative to a Site Plan Overlay District established by Section 295-91.0012 of the City Code, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Refer to Staff  
Second by: Commr: Stokes

**CITY PLAN COMMISSION  
7/21/97**

**ZONING PUBLIC HEARING 1:30 P.M. 7/21/97**

10. Board of Zoning Appeals referral being a proposal by Lloyd Chopp, Jr. d/b/a Lucky's Frozen Custard to construct a solarium addition and occupy the premises as a carry-out restaurant (custard stand) at 10000 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 1:30 P.M. 7/21/97**

11. Board of Zoning Appeals referral being a proposal by the Milwaukee Rescue Mission to occupy the premises as a church, social service facility, homeless shelter, and rooming house at 1820 West Wells Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING 1:30 P.M. 7/21/97**

12. Board of Zoning Appeals referral being a proposal by Rita Bergeron and Vincent Wilkerson to operate a day care at 6003 West Villard Avenue, in the 2nd Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Kohler

Motion to: Refer to Staff  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
7/21/97**

**ZONING PUBLIC HEARING 1:30 P.M. 7/21/97**

13. Board of Zoning Appeals referral being a proposal by P.S.G., Inc./Sarabjit Singh to modify the existing convenience store for use as a motor vehicle pumping station/convenience store at 4270 South Howell Avenue, in the 13th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Greenstreet

**REAL ESTATE PUBLIC HEARING 1:30 P.M. 7/21/97**

14. File No. 970641. Resolution amending File No. 970458 which approved a Cooperation Agreement between the City of Milwaukee, the Neighborhood Improvement Development Corporation, the Wisconsin Housing and Economic Development Authority, and the Redevelopment Authority of the City of Milwaukee relative to the sale of City-owned property to develop new in-fill housing and declaring surplus City-owned property and accepting an Offer to Purchase from the Neighborhood Improvement Development Corporation under the terms stated in the Cooperation Agreement.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

**REAL ESTATE PUBLIC HEARING 1:30 P.M. 7/21/97**

15. File No. 970382. Resolution releasing certain reversionary rights of the City of Milwaukee in property owned by Milwaukee County to enable the County to declare such land surplus and available for disposition to the adjacent landowner.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
7/21/97**

**SURPLUS PROPERTIES 1:30 7/21/97**

16. File No. 970533. Resolution declaring as surplus the improved, tax deed property located at 1025 West Meinecke Avenue and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Parker

Second by: Commr: Mitchem

**SURPLUS PROPERTIES 1:30 7/21/97**

17. File No. 970534. Resolution declaring as surplus the improved, tax deed property located at 1705 West Galena 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 1:30 7/21/97**

18. File No. 970535. Resolution declaring as surplus the vacant, tax deed lot located at 4749 North 45th Street and accepting an Offer to Purchase from the adjoining owners, Michael A. Ferra and Rita Marie Guerrero, for use as green space, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Stokes

**SURPLUS PROPERTIES 1:30 7/21/97**

19. File No. 970536. Resolution declaring as surplus the improved, tax deed property located at 1329 West Juneau Avenue and directing a determination of future municipal needs and/or method of disposition, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
7/21/97**

**SURPLUS PROPERTIES 1:30 7/21/97**

20. File No. 970537. Resolution declaring as surplus the improved, tax deed property located at 3265-67 North 16th Street and directing a determination of future municipal needs and/or method of disposition, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 1:30 7/21/97**

21. File No. 970538. Resolution declaring as surplus the improved, tax deed property located at 2127-29 West Vilter Lane 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: Mitchem

**SURPLUS PROPERTIES 1:30 7/21/97**

22. File No. 970570. Resolution accepting an Offer to Purchase from George Drinkwater the surplus, improved, tax deed property located at 1530-32 West Wright Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 1:30 7/21/97**

23. File No. 970531. Resolution declaring as surplus and authorizing the sale of buildable, vacant, tax deed lots via the open listing method in various Aldermanic Districts.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
7/21/97**

**SURPLUS PROPERTIES 1:30 7/21/97**

24. File No. 970532. Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 1:30 7/21/97**

25. File No. 970584. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2531-33 North 38th Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**SURPLUS PROPERTIES 1:30 7/21/97**

26. File No. 970583. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1835 North 36th Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**STREETS AND ALLEYS 1:30 P.M. 7/21/97**

27. File No. 970331. Resolution to vacate all of the alleys in the block bounded by West Clybourn Street, West Michigan Street, North 6th Street and North 7th Street in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
7/21/97**

**STREETS AND ALLEYS 1:30 P.M. 7/21/97**

28. File No. 970545. An ordinance to create Section 113-32.0096 of the Milwaukee Code of Ordinances relating to the amendment of the Official Map of the City of Milwaukee.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, 8/11/97  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

1. File No. 970629. Substitute ordinance relating to submission and processing requirements for detailed and general planned developments.

Staff Report: Approve Substitute  
By Commr: Parker

Motion to: Approve Substitute  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

2. City Plan Commission resolution amending the policy for day care outdoor play space.

Staff Report: Approve

Motion to: Approve

By Commr: Parker  
Commr. Kohler voted no.

Second by: Commr: Stokes

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

3. Board of Zoning Appeals referral being a proposal by Knapp Street Realty to occupy portions of floors two through five in a five-story commercial structure as a rooming house at 300 West Juneau Avenue, in the 4th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

4. Board of Zoning Appeals referral by Earl L. Benion to continue to lease a 4,250 square foot, masonry, commercial and garage structure for use as a barber shop and hand car wash at 1422 North 27th Street, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

5. Board of Zoning Appeals referral being a proposal by Thomas E. Smith to lease the site of a former special use motor vehicle repair facility, used car lot, and hand car wash for use as a motor vehicle repair facility and hand car wash at 1102 West Atkinson Avenue, in the 10th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Stokes

**CITY PLAN COMMISSION  
8/11/97**

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

6. Board of Zoning Appeals referral being a proposal by Thomas Landre to lease the first floor commercial storefront in a two and one-half story commercial/residential structure for use as a vintage clothing store (Goodville) at 825 East Center Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

7. Board of Zoning Appeals referral being a proposal by Michael and Wendy Moore to lease the 4,800 square foot first floor of a 6,300 square foot, two-story brick commercial/residential structure for use as a hand car wash at 2456-58 West Capitol Drive, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

8. Board of Zoning Appeals referral being a proposal by Walker's Point Development Corporation to operate a day care center for 85 children at 839 South 5th Street, in the 12th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
8/11/97**

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

9. Board of Zoning Appeals referral being a proposal by P.S.G., Inc. to construct a new motor vehicle pumping station/convenience store at 4270 South Howell Avenue, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Mitchem  
Commr. Parker voted no.

Motion to: Disapprove  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

10. Board of Zoning Appeals referral being a proposal by Rita Bergeron & Vincent Wilkerson to operate a day care center for up to 100 children at 6003 West Villard Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

11. Board of Zoning Appeals referral being a proposal by Bulk Petroleum Corporation/Charanjeet Dhaliwal to construct a 1,500 square foot motor vehicle pumping station/convenience store along the south side of the site at 4209 West Silver Spring Drive, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
8/11/97**

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

12. Board of Zoning Appeals referral being a proposal by Jasdev Singh to raze the existing building and construct a new 2,000 square foot pumping station/convenience store in approximately the same location at 7537 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

13. Board of Zoning Appeals referral being a proposal by the Learning Opportunity Center, Inc./Karen Glapa to expand the day care facility into an additional 1,050 square foot storefront and increase the licensed capacity of the center to 65 children at 2943-49 North Martin Luther King Jr. Drive, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

14. Board of Zoning Appeals referral being a proposal by Extreme Sound & Security to continue to occupy a portion of the first floor and basement of a one-story commercial structure for the sales and installation of auto stereos and alarms at 5824 West Appleton Avenue, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
8/11/97**

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

15. Board of Zoning Appeals referral being a proposal by Alphabet Street, Inc./Willye Banks to expand the day care occupancy to include both second floor apartments and expand to 71 the number of children served at 4473 North 76th Street, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

16. Board of Zoning Appeals referral being a proposal by Open Pantry Food Marts of Wisconsin, Inc. to add a canopy extension at 8632 North 107th Street, in the 15th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

17. City Plan Commission resolution approving a site plan for Phase 2 of the North Avenue Commerce Center relative to a Site Plan Overlay District established by Section 295-91.0012 of the Milwaukee Code, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
8/11/97**

**ZONING PUBLIC HEARING 1:30 P.M. 8/11/97**

18. City Plan Commission resolution approving a site plan for a restaurant with outdoor dining adjacent to the west side of the Milwaukee River at 850 North Plankinton Avenue 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  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**COMPREHENSIVE PLANNING PUBLIC HEARING - 2:30 P.M.**

19. File No. 970388. Resolution approving a Project Plan and creating Tax Incremental District Number Thirty-Four (Third Ward Riverwalk) on the east/northeast bank of the Milwaukee River between East Clybourn Street and North Broadway, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**COMPREHENSIVE PLANNING PUBLIC HEARING - 2:30 P.M.**

20. Presentation of Business Improvement District Process - Robert Trimmier, Neighborhood Economic Development Coordinator

**CITY PLAN COMMISSION  
8/11/97  
AGENDA**

**COMPREHENSIVE PLANNING CONTINUED PUBLIC HEARING - 2:45 P.M.**

21. Resolution creating Business Improvement District Number Eighteen (BID No. 18) and approving its first year operating plan in accord with the provisions of Section 66.608 of the Wisconsin Statutes, for the area generally bounded by the Milwaukee River, Greenfield Avenue, the Soo Line Railroad tracks and South 11th Street, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Elconin

**COMPREHENSIVE PLANNING CONTINUED PUBLIC HEARING - 2:45 P.M.**

22. Resolution creating Business Improvement District Number Nineteen (BID No. 19) and approving its first year operating plan in accord with the provisions of Section 66.608 of the Wisconsin Statutes, for the area generally extending along West Villard Avenue between North 29th Street and North 42nd Street, in the 9th Aldermanic

District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Parker

**COMPREHENSIVE PLANNING CONTINUED PUBLIC HEARING - 3:15 P.M. 8/11/97**

23. Resolution creating Business Improvement District Number Twenty (BID No. 20) and approving its first year operating plan in accord with the provisions of Section 66.608 of the Wisconsin Statutes, for the area generally bounded by the Milwaukee River, East Windsor Place, North Summit Avenue and East Belleview Place, in the 3rd Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**REAL ESTATE 8/11/97**

24. File No. 970693. Resolution removing a deed restriction from a former city-owned vacant, tax deed lot at 1514-16 North 34th Street, in the 4th Aldermanic District.

Staff Report: Approve Substitute  
By Commr: Stokes

Motion to: Approve Substitute  
Second by: Commr: Parker

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

**CITY PLAN COMMISSION  
MEETING OF MONDAY, 9/8/97  
1:30 P.M.  
FIRST FLOOR BOARD ROOM 809 NORTH BROADWAY**

**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

1. Board of Zoning Appeals referral being a proposal by Serenity Family Learning Center/Rosetta Carr to expand the operation of the existing day care center to the second floor of the premises and increase the number of children cared for to 111 at 2400-04 West Capitol Drive, in the 1st Aldermanic District.

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

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

2. Board of Zoning Appeals referral being a proposal by National Caretex/Texas Buficin to expand the existing day care center into the entire building and increase the number of children served to 125 at 6627 West Capitol Drive, in the 2nd Aldermanic District. detailed plan will approve the construction of a surface parking lot.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

3. Board of Zoning Appeals referral being a proposal by Check 'N Go Inc. of Wisconsin to lease an 850 square foot storefront in a small strip shopping mall for use as a small loan office at 6916 North Teutonia Avenue, in the 9th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

4. Board of Zoning Appeals referral being a proposal by Carl C. Weigel to occupy a 2,800 square foot, one-story garage structure for the repair and sale of used automobiles at 2777 South 27th Street, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet Second by: Commr: Parker  
Commr. Kohler abstained.

Motion to: Approve Conditionally

**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

5. Board of Zoning Appeals referral being a proposal by the Milwaukee Area Vocational, Technical and Adult Education District to erect a 1,221 foot high transmitter tower at 4350 North Humboldt Avenue a/k/a 4200 North Humboldt Avenue, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet Second by: Commr: Parker

Motion to: Approve Conditionally

ZONING PUBLIC HEARING 9/8/97 1:30 P.M.

6. Board of Zoning Appeals referral being a proposal by Walker's Point Development Corporation to operate a day care center for 85 children at 839 South 5th Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker Second by: Commr: Greenstreet

Motion to: Approve Conditionally

**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

7. Board of Zoning Appeals referral being a proposal by J.M. Development, Inc. to construct a one-story, 17,560 square foot Osco Drug Store with a drive-through for dispensing prescription drugs at 3434 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin  
Commr. Mitchem opposed; Commr. Greenstreet abstained.

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

8. Board of Zoning Appeals referral being a proposal by Highways & Hedges Outreach Ministries, Inc./Samuel Jones to occupy the building as a training center (Christian Community Development training center), offices for a commercial cleaning service (Highways & Hedges Enterprises, Inc.), and an outreach ministry (Highways & Hedges Outreach Ministries, Inc.) at 4716 West Lisbon Avenue, in the 17th Aldermanic District.

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

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

9. Board of Zoning Appeals referral being a proposal by Southwest Key Program to continue to lease portions of the lower, first, second and third floors of a three-story school building for use as an alternative school for no more than 30 at risk youth at 1236 South Layton Boulevard, in the 16th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Parker

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**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

10. Board of Zoning Appeals referral being a proposal by Ramon Arteaga to operate a motor vehicle repair center at 1601 West Becher Street, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Kohler

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**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

11. Board of Zoning Appeals referral being a proposal by the Church of the Living God, the Pillar and Ground of Truth to lease the second floor of a two-story commercial structure for use as a church at 6230 West Capitol Drive, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING 9/8/97**

12. Board of Zoning Appeals referral being a proposal by Rudolf Jan Pospiech to lease a 1,030 square foot shop area and a 232 square foot office on the first floor of a two-story former fire station building for use as a hand car wash and auto detailing shop at 2514 South 30th Street a/k/a 2932 West Forest Home Avenue, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

13. Board of Zoning Appeals referral being a proposal by Russ Darrow Group, Inc. to develop the site as a franchised used vehicle sales and light service operation doing business as J.D. Byrider at 4810 South 27th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 9/8/97 1:30 P.M.**

14. Board of Zoning Appeals referral being a proposal by Phil's Gas & Groceries, Inc. to construct a motor vehicle pumping station/convenience store and car wash at 9922 West Capitol Drive, in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

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**ZONING 9/8/97**

15. File No. 970767. Resolution permitting a minor modification to the detailed planned development known as Sam's Club located at 7701 West Calumet Road, in the 9th Aldermanic District.

Staff Report: Approve Substitute  
By Commr: Kohler

Motion to: Approve Substitute  
Second by: Commr: Mitchem

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**HISTORIC PRESERVATION PUBLIC HEARING - 3:00 P.M. 9/8/97**

16. File No. 970573. Resolution designating Villa Uhrig, 1727 North 34th Street, as an Historic Structure.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**COMPREHENSIVE PLANNING**  
**PUBLIC HEARING - 3:15 P.M. 9/8/97**

17. Resolution creating Business Improvement District Number Twenty-Two (BID No.22) and approving its first year operating plan in accord with the provisions of Section 66.608 of the Wisconsin Statutes, for the area located along North Oakland Avenue extending south from East Edgewood Avenue approximately one block, in the 3rd Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**COMPREHENSIVE PLANNING CONTINUED PUBLIC HEARING - 3:30 P.M.**

18. Resolution creating Business Improvement District Number Twenty-One (BID No. 21) and approving its first year operating plan in accord with the provisions of Section 66.608 of the Wisconsin Statutes, for the area generally bounded by East Walnut Street, North 4th Street, West Wells, Street, North 10th Street, the Menomonee River, East Clybourn Avenue, the lakefront and North Jefferson Street, in the 4th Aldermanic District.

Staff Report: Approve as amended  
By Commr: Parker

Motion to: Approve as amended  
Second by: Commr: Greenstreet

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**REAL ESTATE PUBLIC HEARING -3:30 P.M. 9/8/97**

19. File No. 970771. Resolution removing a deed restriction from a former vacant, tax deed lot located at 236 West Concordia Avenue, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Kohler

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**REAL ESTATE PUBLIC HEARING -3:30 P.M. 9/8/97**

20. File No. 970781. Resolution releasing various deed restrictions and voiding a fire pipe line easement for property conveyed from the City of Milwaukee to Towne Realty, Inc., in 1966 for their property now known as 105 West Michigan Street, in the 4th Aldermanic District.

Staff Report: Approve Substitute No. 1  
By Commr: Parker

Motion to: Approve Substitute No. 1  
Second by: Commr: Greenstreet

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**REAL ESTATE PUBLIC HEARING -3:30 P.M. 9/8/97**

21. File No. 970769. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2159-61 North 41st Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**REAL ESTATE PUBLIC HEARING -3:30 P.M. 9/8/97**

22. File No. 970770. Resolution amending the method of disposition for the surplus, improved, tax deed properties located at 1434-36 North 38th Street, and 3069-71 North 28th Street, in the 17th and 10th Aldermanic Districts.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**REAL ESTATE PUBLIC HEARING -3:30 P.M. 9/8/97**

23. File No. 970763. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 4746 North 29th Street, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**REAL ESTATE PUBLIC HEARING - 3:30 P.M. 9/8/97**

24. File No. 970765. Resolution authorizing the transfer of title for the City-owned property located at 3249 North 12th Street currently leased to the Housing Authority of the City of Milwaukee, in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Kohler

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**SURPLUS PROPERTIES PUBLIC HEARING 9/8/97- 3:30 P.M.**

25. File No. 970762. Resolution declaring as surplus the improved, tax deed property located at 2030 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: Elconin

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES PUBLIC HEARING 9/8/97- 3:30 P.M.**

26. File No. 970764. Resolution declaring as surplus the vacant, tax deed lot located at 2335-37 North 45th Street and accepting an Offer to Purchase from the adjoining owners, Lee A. Peoples and Katherine Peoples, for use as green space, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Mitchem

Motion to: Approve  
Second by: Commr: Elconin

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**SURPLUS PROPERTIES PUBLIC HEARING 9/8/97- 3:30 P.M.**

27. File No. 970768. Resolution declaring as surplus the vacant, tax deed lots and authorizing their sale to the Milwaukee Housing Assistance Corporation for new residential construction, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES PUBLIC HEARING 9/8/97- 3:30 P.M.**

28. File No. 970773. Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Kohler

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**STREETS & ALLEYS 9/8/97 – 3:30 P.M.**

29. File No. 970748. Resolution relative to the proposed vacation of South Carferry Drive from its present northerly terminus to a point 420 feet, more or less, southeasterly therefrom in the 14th Aldermanic District.

Staff Report: Approve Substitute  
By Commr: Parker

Motion to: Approve Substitute  
Second by: Commr: Greenstreet

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Comms. Present: Kohler, Acting Chair;  
Mitchem; Stokes; Elconin  
(Absent: Owley; Parker; Greenstreet)

**CITY PLAN COMMISSION  
MEETING OF MONDAY, 9/29/97  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**ZONING PUBLIC HEARING 9/29/97 - 1:30 P.M.**

1. File No. 970799. An ordinance relating to the change in zoning from Local Business (L/D/40) to Industrial (I/D/40), lands located on the north side West Wisconsin Avenue and east of North 45th Place, in the 16th Aldermanic District.

Staff Report: Approve Substitute No.  
By Commr: Elconin

Motion to: Approve Substitute No. 2  
Second by: Commr: Stokes

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

2. File No. 970772. Substitute ordinance relating to the approval of an amended detailed plan for a general planned development known as Presidio Square, lands located on the south side of West Good Hope Road and the east side of North 55th Street in the 9th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Elconin

Motion to: Refer to Staff  
Second by: Commr: Stokes

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

3. Board of Zoning Appeals referral being a proposal by Wisconsin Electric Power Company to utilize approximately 3.5 acres of a 5.0 acre paved site for use as a temporary contractors yard and outdoor storage at 7025 West Main Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

4. Board of Zoning Appeals referral being a proposal by Herbert Moeller to construct a 30 foot by 55 foot one-story, concrete block addition to an existing special use motor vehicle repair facility for use as an indoor storage area for furniture and antiques at 5302 West Woolworth Avenue, in the 9th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

5. Board of Zoning Appeals referral being a proposal by Universal Outdoor, Inc. to lease a portion of the south side of a property used for auto servicing for the construction of a 14 by 48 foot off-premise sign at 7960 North 76th Street, in the 9th Aldermanic District.

Staff Report: Refer back to Board of Zoning Appeals without comment  
Motion to: Refer back to Board of Zoning Appeals without comment  
By Commr: Elconin

Second by: Commr: Stokes

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

6. Board of Zoning Appeals referral being a proposal by American Stores Properties, Inc. to purchase and raze a carry-out restaurant and five single-family residences along West Villard Avenue and construct a 12,960 square foot, one-story, retail pharmacy on the eastern portion of the site at 3030 West Villard Avenue, in the 9th Aldermanic District.

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

Motion to: Approve Conditionally  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

7. Board of Zoning Appeals referral being a proposal by Epaminondas Karoutas to replace the outdoor beer garden with a 1,374 square foot, one-story, wood frame, addition to the rear of the building at 811 South 1st Street, in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

8. Board of Zoning Appeals referral being a proposal by Betty Westbrook to continue to lease a one-story, 9,000 square foot, commercial/office structure, for use as a rental hall at 6101-03 West Capitol Drive, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

9. Board of Zoning Appeals referral being a proposal by Margaret Roberson to increase enrollment at the existing day care center at 6260 North 76th Street, in the 2nd Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

10. Board of Zoning Appeals referral being a proposal by James E. Mack, Sr. to occupy a 3,000 square foot, one-story commercial structure as a contractor's yard and shop for a heating and refrigeration business, and for the sale of used refrigerators and air conditioners at 2491 West Fond du Lac Avenue, in the 7th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Stokes

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**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

11. Board of Zoning Appeals referral being a proposal by Margaret Minnefield to occupy the first floor as a day care center at 2967 North 45th Street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Refer to Staff (one cycle)  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
9/29/97**

**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

12. Board of Zoning Appeals referral being a proposal by Teen Challenge of Wisconsin, Inc. to renovate a two-family structure on the northwest corner of the site for use as offices and bedrooms for three staff members associated with the special use, CBRF located on the southern portion of the site at 9236 West Appleton Avenue, in the 5th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

13. Board of Zoning Appeals referral being a proposal by William J. Pulkinen and Valerie L. Swenson to construct a 30 foot by 170 foot self-storage facility to the west of an existing single-family residence at 5315 North 91st Street, in the 5th Aldermanic District.

Staff Report: Disapprove  
By Commr: Stokes

Motion to: Disapprove  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 9/29/97 - 1:45 P.M.**

14. Board of Zoning Appeals referral being a proposal by YMCA of Metropolitan Milwaukee, Inc. to lease a 2,500 square foot portion of a 3,500 square foot structure for use as a day care center for 40 children at 4360 North 46th Street, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
9/29/97**

**ZONING PUBLIC HEARING 9/29/97**

15. Board of Zoning Appeals referral being a proposal by Universal Outdoor, Inc. to lease a portion of a property which contains an office building and a used auto sales area for the construction of a 14 by 48 foot off-premise sign at 4246 West Capitol Drive, in the 1st Aldermanic District.

Staff Report: Refer back to Board of Zoning Appeals without comment

Motion to: Refer back to Board of Zoning Appeals without comment

By Commr: Elconin

Second by: Commr: Stokes

**ZONING PUBLIC HEARING 9/29/97**

16. Board of Zoning Appeals referral being a proposal by the Council for the Spanish Speaking for the expansion of an existing head start program to provide full-time, wraparound day care at 514 North 31st Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 9/29/97**

17. Board of Zoning Appeals referral being a proposal by Todd P. Burton to lease a portion of the 4th floor of a four-story commercial building as a residence and personal office for a business located off-site at 211-13 North Broadway, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
9/29/97**

**ZONING PUBLIC HEARING 9/29/97**

18. Board of Zoning Appeals referral being a proposal by Penfield Children's Center, Inc. to construct a 16 foot by 34 foot addition to the east side of the existing 40,000 square foot, two-story structure for use as a large motor skills area in conjunction with an expansion of the existing day care center at 833 North 26th Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 9/29/97**

19. Board of Zoning Appeals referral being a proposal by the Council for the Spanish Speaking for the expansion of an existing head start program to provide full-time, wraparound day care at 1645 South 36th Street, in the 8th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 9/29/97**

20. Board of Zoning Appeals referral being a proposal by the Curative Rehabilitation Services to lease a 475 square foot portion of the first floor as a day care center for children ages birth to three years with developmental disabilities at 1645 South 36th Street, in the 8th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
9/29/97**

**ZONING PUBLIC HEARING 9/29/97**

21. Board of Zoning Appeals referral being a proposal by the Council for the Spanish Speaking for the expansion of an existing head start program to provide full-time, wraparound day care at 924 East Clarke Street, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 9/29/97**

22. Board of Zoning Appeals referral being a proposal by True Love Missionary Baptist Church to construct a 3,050 square foot, one-story, addition to the north side of an existing one-story, 1,736 square foot special use church at 210 West Keefe Avenue, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 9/29/97**

23. Board of Zoning Appeals referral being a proposal by Akin Lagundoye/Oracle Enterprises, Inc. to occupy a one-story 2,600 square foot garage structure and paved parking area to the west of the building as a retail and wholesale used car sales facility at 274 East Keefe Avenue, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
9/29/97**

**ZONING PUBLIC HEARING 9/29/97**

24. Board of Zoning Appeals referral being a proposal by David J. Turner to continue to occupy a 750 square foot commercial storefront in a strip shopping center for use as a small commercial printing business at 9813 West Oklahoma Avenue, in the 11th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 9/29/97**

25. Board of Zoning Appeals referral being a proposal by Tabernacle of the Congregation Bible Church to continue to occupy a portion of the first floor of a two-story commercial/residential structure as a church at 1801 West Keefe Avenue, in the 10<sup>th</sup> Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 9/29/97**

26. Board of Zoning Appeals referral being a proposal by Mohammad Hammad to purchase the site of a motor vehicle service station, raze an existing structure, and construct a 4,836 square foot motor vehicle pumping station/convenience store and car wash at 5518 South 13th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
9/29/97**

**ZONING PUBLIC HEARING 9/29/97**

27. Board of Zoning Appeals referral being a proposal by Emro Marketing Co. to remove an existing pump island canopy and two existing pump islands and construct a new 28 foot by 72 foot canopy over three new pump islands at 3515 South 13th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 9/29/97**

28. Board of Zoning Appeals referral being a proposal by the Pep Boys, Inc. to purchase the site of a home decorating and improvement store, raze the existing structure, and construct a 19,620 square foot motor vehicle parts and servicing facility at 8787 West Brown Deer Road, in the 15th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 9/29/97**

29. Board of Zoning Appeals referral being a proposal by Unity Gospel House of Prayer Apostolic, Inc. to raze an existing two-story structure and construct a 16,800 square foot one and two-story church at 1747 North 12th Street, in the 17th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
9/29/97**

**ZONING PUBLIC HEARING 9/29/97**

30. Board of Zoning Appeals referral being a proposal by V.E. Carter Development Center to increase enrollment at the existing day care center from 215 children to 350 children at 2001 West Vliet Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Mitchem

Motion to: Approve  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 9/29/97**

31. File No. 970828. A substitute ordinance relating to zoning regulations for nonconforming lots, structures and uses.

Staff Report: Approve Substitute  
By Commr: Elconin

Motion to: Approve Substitute  
Second by: Commr: Mitchem

**REAL ESTATE PUBLIC HEARING 9/29/97 – 1:30 P.M.**

32. File No. 970845. Resolution authorizing acceptance of a Quit Claim Deed from the 11776 Development Corporation for the conveyance of a parcel of land needed by the City of Milwaukee for the realignment of North Commerce Street between East Pleasant Street and North Holton Street, in the 6th Aldermanic District of the City of Milwaukee.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
9/29/97**

**REAL ESTATE PUBLIC HEARING 9/29/97 – 1:30 P.M.**

33. File No. 970846. Resolution authorizing acceptance of a Quit Claim Deed from The Brewery Works, Inc. for the conveyance of a parcel of land needed by the City of Milwaukee for the realignment of North Commerce Street between East Pleasant Street and North Holton Street, in the 6th Aldermanic District of the City of Milwaukee.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**REAL ESTATE PUBLIC HEARING 9/29/97 – 1:30 P.M.**

34. File No. 970847. Resolution authorizing acceptance of two Quit Claim Deeds from the Milwaukee Metropolitan Sewerage District for the conveyance of two parcels of land needed by the City of Milwaukee for the realignment of North Commerce Street between East Pleasant Street and North Holton Street, in the 6th Aldermanic District of the City of Milwaukee.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**REAL ESTATE PUBLIC HEARING 9/29/97 – 1:30 P.M.**

35. File No. 970848. Resolution authorizing acceptance of a Quit Claim Deed from Brewers Point Apartments, a Wisconsin General Partnership, for the conveyance of a parcel of land needed by the City of Milwaukee for the realignment of North Commerce Street between East Pleasant Street and North Holton Street, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
9/29/97**

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

36. File No. 970860. Resolution declaring as surplus the improved, tax deed properties located at 836 North 18th Street and 1424 North 23rd Street and directing a determination of future municipal needs and/or method of disposition, in the 17th Aldermanic District.

Staff Report: Approve Substitute  
By Commr: Stokes

Motion to: Approve Substitute  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

37. File No. 970861. Resolution declaring as surplus the improved, tax deed property located at 2232-34 North 6th Street 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: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

38. File No. 970862. Resolution declaring as surplus the City-owned vacant lot located at 1740 South 12th Street and accepting an Offer to Purchase received from Walker's Point Development Corporation for the construction of ten townhomes, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

39. File No. 970863. Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
9/29/97**

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

40. File No. 970873. Resolution declaring as surplus the improved, tax deed properties located at 5225 North 54th Street and 2411 West Becher Street and directing a determination of future municipal needs and/or method of disposition, in the 1st and 8th Aldermanic Districts.

Staff Report: Approve Substitute  
By Commr: Stokes

Motion to: Approve Substitute  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

41. File No. 970874. Resolution declaring as surplus the vacant, tax deed lot located at 3218 West Fairmount Avenue and accepting an Offer to Purchase from the adjoining owners, Frieda Maddente and Leon J. Cox, for use as green space, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

42. File No. 970875. Resolution declaring as surplus the vacant, tax deed lot located at 4027-29 North 19th Place and accepting an Offer to Purchase from the adjoining owner, Ruby Johnson, for use as green space, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

43. File No. 970858. Resolution approving the blight designation of two City-owned properties in the area of North Dr. Martin Luther King, Jr. Drive and West Lloyd Street, declaring the properties surplus, and authorizing their

conveyance to the Redevelopment Authority of the City of Milwaukee for disposition, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
9/29/97**

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

44. File No. 970912. Resolution amending the disposition of the surplus, vacant, tax deed lot located at 3125 West Wells Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

45. File No. 970913. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 1828 North 36th Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

46. File No. 970916. Resolution amending the disposition of the surplus, improved, tax deed property located at 2501-03 North 22nd Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

47. File No. 970917. Resolution amending the disposition of the surplus, improved, tax deed property located at 2022-24 North 41st Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
9/29/97**

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

48. File No. 970918. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 3121 West Michigan Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 9/29/97 – 1:30 P.M.**

49. File no. 970919. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 932-34 West Burleigh Street, in the 6<sup>th</sup> Aldermanic District.

Staff Report: Approve Substitute  
By Commr: Stokes

Motion to: Approve Substitute  
Second by: Commr: Mitchem

**STREETES AND ALLEYS PUBLIC HEARING 9/29/97 – 1:30 P.M.**

50. File no. 970953. Resolution directing a report on the proposed vacation of the city Right-of-Way for North Holton Street between North Commerce Street and the Milwaukee River in the 6<sup>th</sup> Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**STREETES AND ALLEYS PUBLIC HEARING 9/29/97 – 1:30 P.M.**

51. File no. 970952. Resolution directing a report on the proposed vacation of East Chicago Street between North Water Street and the Milwaukee River in the 4<sup>th</sup> Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
9/29/97**

**MAPS AND PLATS PUBLIC HEARING 9/29/97 – 1:30 P.M.**

52. File No. 970939. Resolution approving the final plat of SECOND HOME CEMETERY ADDITION NO. 1 located on the west side of South 43rd Street and north of West Tripoli Avenue, in the 11th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin  
Comms. Present: Owley, Chairman; Parker  
Greenstreet; Mitchem; Stokes; Elconin

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
MEETING OF MONDAY, 12/22/97  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

1. File No. 970766. An ordinance relating to the change in zoning from Industrial (I/NI 25) to Multi-Family Residential (R/C/40), lands located in the 2100 block of West Pierce Street on the north side of the street in the 8th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker  
Opposed by Commrs. Greenstreet and Stokes.

Motion to: Disapprove  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

2. Board of Zoning Appeals referral being a proposal by Stein's Inc. for a pawn shop at 715 West Wisconsin Avenue, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**CITY PLAN COMMISSION  
12/22/97**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

3. Board of Zoning Appeals referral being a proposal by Hurley, Inc. d/b/a Squeeky Clean Car Wash to add an oil change facility to the existing car wash at 6230 N. 76th Street, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

4. Board of Zoning Appeals referral being a proposal by Auto Zone, Inc. to construct a retail auto parts store at 7377 North 76th Street, in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

5. Board of Zoning Appeals referral being a proposal by Raceway Distribution Corporation for a wholesale parts distribution at 4723 West Center Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Stokes

**CITY PLAN COMMISSION  
12/22/97  
AGENDA**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

6. Board of Zoning Appeals referral being a proposal by Carolyn Teague to occupy the second floor of a one and two-story office structure for use as a church at 4117 North Green Bay Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

7. Board of Zoning Appeals referral being a proposal by Daljit S. Kier for a building addition to an existing motor vehicle pumping station at 3115 West Fond du Lac Avenue, in the 10th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker  
Opposed by Commrs. Stokes and Mitchem.

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

8. Board of Zoning Appeals referral being a proposal by Project Management - Supervalu Stores, Inc. to reopen a vacant motor vehicle pumping station/convenience store located in the parking lot to the north of a former grocery store at 123 West Oklahoma Avenue, in the 14th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

**CITY PLAN COMMISSION  
12/22/97**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

9. Board of Zoning Appeals referral being a proposal by Michael McFarland to occupy a portion of the site as a motor vehicle repair center at 2107 S. 1st Street, in the 14th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

10. Board of Zoning Appeals referral being a proposal by Robert C. Koontz for a motor vehicle repair facility at 2671 South 6th Street, in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

11. Board of Zoning Appeals referral being a proposal by Very Rev. Fr. Dragan K. Veleusic for a day care center at 3201 5. 51st Street, in the 11th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Stokes

**CITY PLAN COMMISSION**

12/22/97

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

12. Board of Zoning Appeals referral being a proposal by Bob Dhir for a carport and vestibule addition to an existing hotel at 6541 South 13th Street, in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

13. Board of Zoning Appeals referral being a proposal by Michael Loos to expand an existing special use motor vehicle repair center parking lot at 324 West Cherry Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

14. Board of Zoning Appeals referral being a proposal by Day Care Services for Children, Inc. for a day care center for 76 children at 8842 North 91st Street, in the 15th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Stokes

CITY PLAN COMMISSION  
12/22/97

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

15. Board of Zoning Appeals referral being a proposal by Mary Jane Strehlow to expand the existing day care center to 150 children at 3023 West Greenfield Avenue, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

16. Board of Zoning Appeals referral being a proposal by Anthony Hutson for a car rental agency in a portion of a strip shopping center at 1935 West Silver Spring Drive, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

17. Board of Zoning Appeals referral being a proposal by the Hearst Corporation, WISN

Division for a 116 foot addition to an existing transmitter tower at 5201 North Milwaukee River Parkway, in the 1st Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff (one cycle)  
Second by: Commr: Elconin

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**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

18. City Plan Commission resolution approving a site plan for Phase 2 of the North Avenue Commerce Center relative to a Site Plan Overlay District established by Section 295-91.0012 of the Milwaukee Code, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Greenstreet

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**COMPREHENSIVE PLANNING 12/22/97 - 1:30 P.M.**

19. Resolution creating Business Improvement District Number Eighteen (BID No. 18) and approving its first year operating plan in accord with the provisions of Section 66.608 of the Wisconsin Statutes, for the area generally bounded by the Milwaukee River, Greenfield Avenue, the Soo Line Railroad tracks and South 11th Street, in the 12th Aldermanic District.

Staff Report: Place on File (see petition in opposition and City Attorney's opinion)  
By Commr: Parker

Motion to: Place on File  
Second by: Commr: Elconin

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**REAL ESTATE 12/22/97 - 1:30 P.M.**

20. File No. 970992. Resolution accepting the Offer of C.G. Schmidt Incorporated, or assigns, to purchase property identified as 11701 West Lake Park Drive, Tax Key No. 076-0073-7, from the City of Milwaukee.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

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**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

21. File No. 970982. Resolution declaring as surplus the improved, tax deed properties located at 2534-36 North 36th Street and 1533-35 North 39th Street and directing a determination of future municipal needs and/or method of disposition, in the 7th and 17th Aldermanic Districts.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

22. File No. 970983. Resolution declaring as surplus and authorizing the sale of buildable, vacant, tax deed lots via the open listing method in various Aldermanic Districts.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Greenstreet

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

23. File No. 970984. Resolution declaring as surplus the vacant, tax deed lot located at 624 South 9th Street and accepting an Offer to Purchase from the adjoining owners, Alfredo Mercadodba, Santiago Mercadodba, Jesus Mercadodba, Ramon Mercadodba and Javier Mercadodba, the Mercado Family Association, for combination with their existing commercial/residential property and parking lot, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
12/22/97**

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

24. File No. 970985. Resolution declaring as surplus the vacant, tax deed lot located at 1715 South 14th Street and accepting an Offer to Purchase from Spincycle, Inc., in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

25. File No. 970986. Resolution declaring as surplus the vacant, tax deed lot located at 1122 South 4th Street and accepting an Offer to Purchase from Lawrence Reese for the purpose of new home construction, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Greenstreet

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

26. File No. 970987. Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts. Staff

Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Greenstreet

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

27. File No. 971033. Resolution declaring as surplus the vacant, City-owned property, which is encumbered by a Wisconsin Electric Power Company easement, located at 453 adjoining East Wilbur Avenue, Tax Roll Key No. 548-0365-7, from East Howard Avenue to East Wilbur Avenue to be sold to the abutting owners for \$0.10 per square foot for green space, in the 13th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Greenstreet

**CITY PLAN COMMISSION  
12/22/97**

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

28. File No. 970980. Resolution amending the disposition of the surplus, improved, tax deed property located at 2905 North 24th Street, in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

29. File no. 970981. Resolution amending the disposition of the surplus, improved, tax deed property located at 1936 North 37<sup>th</sup> Street, in the 17<sup>th</sup> Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

30. File No. 970988. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 639-A West Bruce Street, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

31. File No. 970994. Resolution amending the method of disposition for the surplus, improved, tax deed properties located at 2951 North 13th Street and 2021 West Hadley Street, in the 10th and 7th Aldermanic Districts.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
12/22/97**

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

32. File No. 970995. Resolution amending the method of disposition for the surplus, improved, tax deed properties located at 2218-20 North 33rd Street and 2225-27 North 33rd Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**SURPLUS PROPERTIES 12/22/97 - 1:30 P.M.**

33. File No. 971001. Resolution amending the method of disposition for the surplus, improved, tax deed property located at 2839 North 20th Street, the north 1/2 of Lot 2, a/k/a part of 2835 North 20th Street, and the west 1/2 of Lot I, a/k/a 2839-B North 20th Street, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Parker

**MISCELLANEOUS 12/22/97 - 1:30 P.M.**

34. City Plan Commission resolution establishing the City Plan Commission meeting schedule for 1998.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
METTING OF MONDAY, NOVEMBER 10, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**

**COMPREHENSIVE PLANNING NOVEMBER 10, 1997 1:30 P.M.**

1. Downtown Visual Preference Survey. Presentation and Questionnaire.  
The City Plan Commission will also be joined by members of the Redevelopment Authority, Housing Authority, Historic Preservation Commission and Board of Zoning Appeals. Although all members will complete the survey, no actions or decisions will take place.

**PUBLIC HEARING NOVEMBER 10, 1997 1:30 P.M.**

2. File No 970996. An ordinance relating to the approval of an amended detailed plan (Stage 16) for a general planned development known as Park Place, lands located on the south side of West Lake Park Drive west of North 113th Street, in the 15th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
NOVEMBER 10, 1997**

**REAL ESTATE NOVEMBER 10, 1997 - 1:30 P.M.**

3. File No. 961684. Resolution authorizing execution of a Development Agreement and a Lease Agreement with the Milwaukee Art Museum in conjunction with the development of the North Urban Park in the 4th Aldermanic District.

Staff Report: Approve  
Motion to: Item left blank – See Legislator  
By Commr:

Second by: Commr:

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

4. File No. 970772. Substitute ordinance relating to the approval of an amended detailed plan for a general planned development known as Presidio Square, lands located on the south side of West Good Hope Road and the east side of North 55th Street in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr:

Motion to: Approve substitute with conditions  
Second by: Commr:

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

5. Board of Zoning Appeals referral being a proposal by Percy Martin for a carry-out restaurant with a drive-up window at 3800 N. Teutonia Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Tom Parker

Motion to: Approve Conditionally  
Second by: Commr:

**CITY PLAN COMMISSION  
NOVEMBER 10, 1997**

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

6. Board of Zoning Appeals referral being a proposal by Walgreen Company to construct a retail drug store with drive-up pharmacy at 4033 N. Teutonia Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr:

Motion to: Item left blank – see legislator  
Second by: Commr:

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

7. Board of Zoning Appeals referral being a proposal by Christine E. Richardson to lease a 1,700 square foot, one and one-half story, single family residence for use as a day care center for up to 8 children at 8551 North Granville Road, in the 15th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

8. Board of Zoning Appeals referral being a proposal by JocylN Brumfield to reside in an apartment on the second floor and occupy the first floor as a day care center of a 2,000 square foot one and one-half story residential structure at 4689 North 19th Street, in the 1st Aldermanic District.

Staff Report: Refer back to staff  
By Commr: Parker

Motion to: Refer back to staff  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION**

**NOVEMBER 10, 1997**

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

9. Board of Zoning Appeals referral being a proposal by Tina Oliver/Rainbow Academy, Inc. to purchase a vacant 2,700 square foot, one-story, commercial structure abutting to the east for use as an additional day care center for 52 children at 5215 West Villard Avenue, in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
by Commr Mitchem, Elconin

Motion to: Approve  
Second by: Commr: Gray M.

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

10. Board of Zoning Appeals referral being a proposal by Our Home Foundation/Meta House to purchase the former rectory building of the Saint Casimir Parish complex at 2618 North Bremen Street for use as a Community Based Residential Facility (CBRF) as an expansion of the existing Meta House CBRF at 2626 North Bremen Street, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

11. Board of Zoning Appeals referral being a proposal by Maxine Franklin to rent on a monthly basis, a 900 square foot, one story, commercial structure for use as a day care center for 20 children at 5625 West Wells Street, in the 16th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
NOVEMBER 10, 1997**

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

12. Board of Zoning Appeals referral being a proposal by Johnny L. Moutry, Jr. /Metro Milwaukee Alliance of Black School Education to lease a 10,500 square foot, three story, accessory building to the New Covenant Missionary Baptist Church for use as a school and daycare center at 3814 West North Avenue, in the 17th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve with two conditions  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

13. Board of Zoning Appeals referral being a proposal by Patricia Brown to occupy a portion of the premises at 4421 W. North, in the 17th District, as a day care center for 25 children.

Staff Report: disapprove Conditionally  
By Commr: Parker

Motion to: Disapprove  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

14. Board of Zoning Appeals referral being a proposal by STN, LLC to construct at their current location, 4866 South 13th Street, in the 13th Aldermanic District, an 80 foot by 65 foot garage structure, setback about 82 feet, with access along the east and north sides of the building.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
NOVEMBER 10, 1997**

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

15. Board of Zoning Appeals referral being a proposal by Amoco Corporation proposes to purchase a vacant, one-half acre parcel and construct a 17 foot by 32 foot motor vehicle pumping station along the north side of the site at 6280 South 13th Street, in the 13th Aldermanic District.

Staff Report: Disapprove  
By Commr: Gray Mitchem

Motion to: Disapprove  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

16. Board of Zoning Appeals referral being a proposal by Knapp Street Realty to occupy portions of floors two through five in a five story commercial structure as a rooming house for 19 persons at 300 West Juneau Avenue, in the 4th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Disapprove  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

17. Board of Zoning Appeals referral being a proposal by Gary Eide/Christian Faith Assembly to continue to lease a 3,200 square foot portion of the lower level of a two-story commercial/office structure for use as a church and meeting hall with seating for 100 persons at 9235 West Capitol Drive, 5th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
NOVEMBER 10, 1997**

**ZONING Continued**

18. Board of Zoning Appeals referral being a proposal by Silver Spring Neighborhood Center to lease the first floor of the former convent for use as a day care center for 24 children and the second floor for the center's offices at 5558 North 69th Street, in the 2nd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

19. Board of Zoning Appeals referral being a proposal by Helen Scaife to lease a 5, 800 square foot, one-story commercial structure for use as a day care center for 33 children at 2242 West North Avenue, in the 7th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

20. Board of Zoning Appeals referral being a proposal by Margaret Minnefield to occupy the first floor of a two-story, two-family residence as a day care center at 2967 North 45th Street, in the 7th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
NOVEMBER 10, 1997**

**ZONING Continued**

21. Board of Zoning Appeals referral being a proposal by Wisconsin Evangelical Lutheran Synod to purchase a two-story, 3,000 square foot commercial/residential structure and occupy the first floor as a social service facility at 2533 West North Avenue, in the 7th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING NOVEMBER 10, 1997 – 2:00 P.M.**

22. Board of Zoning Appeals referral being a proposal by Angela Beaufrund to occupy retail space in the subject premises as a deli at 701 West National Avenue, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Parker

**REAL ESTATE NOVEMBER 10, 1997 – 1:30 P.M.**

23. File No. 971170. Resolution accepting the offer of Cygnet III, LLC, or assigns, to purchase property identified as 11800 West Park Place, Tax Key No. 076-0081-0 (Parcel 1 of CSM 6104), from the City of Milwaukee.

Staff Report: Approve, refer to staff  
By Commr: Elconin

Motion to: Approve, refer to staff  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
NOVEMBER 10, 1997**

**REAL ESTATE NOVEMBER 10, 1997 – 1:30 P.M.**

24. File No. 971116. Resolution authorizing the disposition of the City-owned property located at 439 South 92nd Street, in the 16th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin, Unan.

Motion to: Approve  
Second by: Commr: Gray

**SURPLUS PROPERTIES NOVEMBER 10, 1997 – 1:30 P.M.**

25. File No. 971120. Resolution declaring as surplus and authorizing the sale of an improved, tax deed property located in the 10th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Gray

**SURPLUS PROPERTIES NOVEMBER 10, 1997 – 1:30 P.M.**

26. File No. 971114. Resolution declaring surplus and approving the conveyance of a 27 acre parcel of vacant, unimproved land at South 43rd Street and West Morgan Avenue and authorizing transfer of site preparation and development funds for this land to the Redevelopment Authority of the City of Milwaukee.

Staff Report: Approve  
By Commr: Gray

Motion to: Approve  
Second by: Commr: Elconin or Parker

**CITY PLAN COMMISSION  
NOVEMBER 10, 1997**

**SURPLUS PROPERTIES NOVEMBER 10, 1997 – 1:30 P.M.**

27. File No. 971115. Resolution amending the disposition of the surplus, improved tax deed property located at 3228 North 7th Street and adjoining vacant lot located at 3296-98 North 7th Street, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

**SURPLUS PROPERTIES NOVEMBER 10, 1997 – 1:30 P.M.**

28. File No. 971117. Resolution amending the disposition of the surplus, improved tax deed property located at 5225 North 54th Street, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

**SURPLUS PROPERTIES NOVEMBER 10, 1997 – 1:30 P.M.**

29. File No. 971121. Resolution amending the disposition of the surplus, improved tax deed property located at

4620 North 28th Street, in the 1st Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

**SURPLUS PROPERTIES NOVEMBER 10, 1997 – 1:30 P.M.**

30. File No. 971119. Resolution removing a deed restriction from a former Redevelopment Authority of the City of Milwaukee owned vacancy lot located at 2505-07 West Juneau Avenue, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Gray

Motion to: Approve  
Second by: Commr: Elconin

Comms. Present: Owley-Chairman, Parker, Elconin, Greenstreet, Mitchem, Kohler

Comms. Absent: Stokes

**CITY PLAN COMMISSION  
MEETING OF MONDAY, DECEMBER 8, 1997  
1:30 P.M.  
FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY  
AGENDA/MINUTES**

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:30 P.M.**

1. File No. 971118. An ordinance relating to the change in zoning from Multi-Family Residence (R/D/40) to Detailed Planned Development (DPD), lands located at 6101 West Bradley Road in the 9th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

2. File No. 971192. Ordinance relating to the change in zoning from Manufacturing (M/D/40) to Multi-Family Residential (R/D/40), (1) lands bounded by East Burleigh Street to the south, North Fratney Street to the west, and the Canadian Pacific Railroad right-of-way to the north and east, and (2) lands bounded by East Chambers Street to the south, North Bremen Street to the west, and the Canadian Pacific Railroad right-of-way to the north and east, in the 3rd Aldermanic District.

Staff Report: Approve Substitute  
By Commr: Greenstreet

Motion to: Approve Substitute  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

3. Resolution approving a site plan for the Riverwalk Plaza Condominiums located at 141 and 201 North Water Street relative to a Site Plan Overlay District established by Section 295-91.0012 of the Milwaukee Code, in the 4th Aldermanic District.

Staff Report: Approve Conditionally (also see #4)  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

4. Board of Zoning Appeals referral being a proposal to convert the existing multi-family residential not located at street level and to construct a one-story parking structure at 141-43, 201-03 and 128 North Water Street in the 4th Aldermanic District.

Staff Report: Approve Conditionally (also see #3)  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

5. Board of Zoning Appeals referral being a proposal by Portia Williams for the property located at 1418 North 27th Street to occupy the first floor of a two-story, 2,000 square foot, commercial/residential structure as a day care center in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
DECEMBER 8, 1997  
MINUTES**

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

6. Board of Zoning Appeals referral being a proposal by Mobil an existing motor vehicle pumping station/convenience store square foot motor vehicle pumping station/convenience store on located at 2630 West Wisconsin Avenue in the 4th Aldermanic

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

7. Board of Zoning Appeals referral being a proposal by St. Mary's Hospital of Milwaukee to construct a surface parking lot for 170 vehicles on the northern one half of a 3.18 acre site for use as employee parking located at 2220 East North Avenue in the 3rd Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Greenstreet

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

8. Board of Zoning Appeals referral being a proposal by Sprint Spectrum L.P. to erect an 80 foot high flag pole containing a cellular antenna along the west side of the building located at 243 East Center Street in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Kohler

Motion to: Approve  
Second by: Commr: Parker

Oil Corporation to raise and construct a 4,048 the north end of the site District.

**CITY PLAN COMMISSION  
DECEMBER 8, 1997  
MINUTES**

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

9. Board of Zoning Appeals referral being a proposal by Jordan Missionary Baptist Church to occupy a portion of the lower level of a 5,265 square foot church as a day care center located at 2127 North Palmer Street in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

10. Board of Zoning Appeals referral being a proposal by Earnestine McConnell to continue to occupy the first floor of a one and two-story commercial/residential structure as a resale shop selling appliances, furniture, and clothing located at 3431 North Martin L. King Dr. in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

11. Board of Zoning Appeals referral being a proposal by Rodeny Gibson to occupy the east half of the premises as a motor vehicle trim and upholstery shop located at 9700 West Appleton Avenue in the 5th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
DECEMBER 8, 1997  
MINUTES**

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

12. Board of Zoning Appeals referral being a proposal by Social Development Commission, Community Relations, to lease the basement and a portion of the first floor of a two-story former convent for Saint Anne's parish for use as a social service facility located at 2504 North 37th Street a/k/a 3628 West Wright Street in the 7th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

13. Board of Zoning Appeals referral being a proposal by Rabinder S. Khahra to construct a canopy over the pump islands and expand the hours of operation to 24 hours a day seven days a week at a motor vehicle pumping station located at 4310 West Fond du Lac Avenue in the 10th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

14. Board of Zoning Appeals referral being a proposal by Social Development Commission to lease a portion of the third floor and basement of a three-story church structure for use as a social service facility located at 2201 North 35th Street in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

**CITY PLAN COMMISSION  
DECEMBER 8, 1997  
MINUTES**

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

15. Board of Zoning Appeals referral being a proposal by Dreamland Child Care/Casandra Dumas-Blakely to lease a 17,500 square foot portion of the Silver Mill Shopping Center for use as a day care center located 6205 & 6207M North Teutonia Avenue in the 9th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

16. Board of Zoning Appeals referral being a proposal by The Pep Boys-Manny, Moe & Jack to operate an auto retail, service and part installation facility located at 8787 West Brown Deer Road in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

17. Board of Zoning Appeals referral being a proposal by Principe de Paz / Ana M. Salmeron to continue to occupy the first floor commercial storefront as a church located at 1025 West Lincoln Avenue in the 12th Aldermanic District.

Staff Report: Disapprove  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Mitchem

**CITY PLAN COMMISSION  
DECEMBER 8, 1997  
MINUTES**

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

18. Board of Zoning Appeals referral being a proposal by Ricardo Salinas to expand a motor vehicle repair facility by constructing a 435 square foot one service bay addition to the existing 1,200 square foot, two service bay garage structure located at 902 & 914 West National Avenue in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

19. Board of Zoning Appeals referral being a proposal by Plennes, Inc. to construct a contractor's yard and garage located at 3405-19 South Clement Avenue in the 14th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING DECEMBER 8, 1997- 1:45 P.M.**

20. Board of Zoning Appeals referral being a proposal by MPS a 30,000 square foot portion of a warehouse structure as a publication distribution facility with a 3,400 square foot portion gourmet food outlet store located at 4950 South 6th Street in District.

Staff Report: Approve  
By Commr: Elconin  
Services, Inc. to lease data processing and identified for a retail the 13th Aldermanic

Motion to: Approve  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
DECEMBER 8, 1997  
MINUTES**

**HISTORIC PRESERVATION PUBLIC HEARING DECEMBER 8, 1997- - 3:00 P.M.**

21. Resolution designating the Albert P. Kunzelmann House located at 1635 South 8th Street in the 12th Aldermanic District an historic structure.

Staff Report: Suitable for Public Hearing  
By Commr: Greenstreet

Motion to: Suitable for Public Hearing  
Second by: Commr: Kohler

**HISTORIC PRESERVATION PUBLIC HEARING DECEMBER 8, 1997- - 3:00 P.M.**

22. Resolution designating the St. Benedict the Moor Roman Catholic Church located at 1015 North Ninth Street in the 4th Aldermanic District an historic structure.

Staff Report: Suitable for Public Hearing  
By Commr: Greenstreet

Motion to: Suitable for Public Hearing  
Second by: Commr: Kohler

**HISTORIC PRESERVATION PUBLIC HEARING DECEMBER 8, 1997- - 3:00 P.M.**

23. Resolution designating the Gipfel Union Brewery located at 423-27 West Juneau Avenue in the 4th Aldermanic District an historic structure.

Staff Report: Suitable for Public Hearing  
By Commr: Greenstreet

Motion to: Suitable for Public Hearing  
Second by: Commr: Kohler

**CITY PLAN COMMISSION  
DECEMBER 8, 1997  
MINUTES**

**SURPLUS PROPERTIES PUBLIC HEARING DECEMBER 8, 1997- - 3:00 P.M.**

24. File No. 971223. Resolution declaring as surplus and authorizing the disposition of the improved, tax deed properties located at 2459 West Walnut Street and 1535-37 North 32nd Street, in the 17th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Greenstreet

Second by: Commr: Elconin

**SURPLUS PROPERTIES PUBLIC HEARING DECEMBER 8, 1997 - - 3:00 P.M.**

25. File No. 971224. Resolution declaring as surplus and authorizing the disposition of the improved, tax deed property located at 2214-16 South 7th Street, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Elconin

**SURPLUS PROPERTIES PUBLIC HEARING DECEMBER 8, 1997 - - 3:00 P.M.**

26. File No. 971225. Resolution amending the disposition of the surplus, improved, tax deed property located at 4113-15 West North Avenue, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
DECEMBER 8, 1997  
MINUTES**

**ZONING PUBLIC HEARING DECEMBER 8, 1997 – 1:30 P.M.**

Off the Agenda Item

27. Resolution conditionally approving a site plan for the boatslips and balconies for the Riverfront Loft located at 730 North Plankinton Avenue relative to a Site Plan Overlay District established by Section 295-91.0012 of the Milwaukee Code, in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Elconin

Commissioners -- All Present

**1:30 P.M.**  
**FIRST FLOOR BOARD ROOM - 809 NORTH BROADWAY**  
**MINUTES (MNI 22297.CPC)**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

1. File No. 971221. An ordinance relating to the approval of the 8th amendment to the general plan for a 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: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Greenstreet

**ZONING PUBLIC HEARING 12/22/97 - 1:45 P.M.**

2. File No. 971222. Ordinance relating to the change in zoning from Industrial (I/B/85) to Institutional (T/D/40), property located on the east side of North Holton Street and the north side of East Hope Avenue, in the 6th Aldermanic District.

Staff Report: Refer to Staff  
By Commr: Parker

Motion to: Refer to Staff  
Second by: Commr: Elconin

**CITY PLAN COMMISSION**  
**12/22/97**  
**MINUTES**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

3. File No. 971118. Ordinance relating to the change in zoning from Multi-Family Residence (R/D/40) to Detailed Planned Development (DPD), lands located at 6101 West Bradley Road in the 9th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Kohler

Motion to: Approve Conditionally  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

4. File No. 971380. Resolution permitting a minor modification to the Stage One Detailed Planned Development known as Milwaukee Metro Center (AutoNation USA), located on the north side of West Metro Boulevard, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

5. File No. 971083. A substitute ordinance relating to the zoning of open-air markets.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Refer to Staff  
Second by: Commr: Elconin

**CITY PLAN COMMISSION  
12/22/97  
MINUTES**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

6. Board of Zoning Appeals referral being a proposal by St. Luke Emmanuel Missionary-Baptist Church, Inc. to occupy the basement level of a church structure for use as a day care center for 50 children located at 2722 West Highland Blvd. in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

7. Board of Zoning Appeals referral being a proposal by James E. Dutton to use the premises located at 1550 North Prospect Avenue as an office in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

8. Board of Zoning Appeals referral being a proposal by Richard K. Prostek to occupy the premises located at 4325 South Howell Avenue as an automotive repair facility in the 13th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Stokes

**CITY PLAN COMMISSION  
12/22/97  
MINUTES**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

9. Board of Zoning Appeals referral being a proposal by All-Bible Baptist Church to occupy the premises as a church with seating for 50 people located at 2935 West Greenfield Avenue in the 8th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

10. Board of Zoning Appeals referral being a proposal by Rock Hill MB. Church to renovate the premises to accommodate an expansion from 25 to 130 members located at 2700 West Concordia Street in the 10th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Mitchem

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

11. Board of Zoning Appeals referral being a proposal by Shawn Jenkins to expand the operation of a car wash to include the display and sale of used cars located at 4325 North Green Bay Avenue in the 1st Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**CITY PLAN COMMISSION  
12/22/97  
MINUTES**

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

12. Board of Zoning Appeals referral being a proposal by Jose G. Zarate to build an addition to an existing restaurant located at 625 South 5th Street in the 12th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Kohler

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

13. Board of Zoning Appeals referral being a proposal by Lakefront Brewery, Inc. to purchase and renovate a vacant, three-story, 24,000 square foot warehouse structure and occupy portions of the first floor as a micro-brewery located at 1872 North Commerce Street in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Stokes

Motion to: Approve Conditionally  
Second by: Commr: Parker

**CITY PLAN COMMISSION  
12/22/97  
MINUTES**

**ZONING PUBLIC HEARING 12/22/97 – 2:45 P.M.**

14. File Nos. 970857 and 970859. Ordinances removing two previously approved detailed planned developments known as City Crossing and Riverview Apartments and the establishment of a new general planned development for the entire site and a new detailed plan for the construction of the first phase of the project on property located at the southeast corner of East North Avenue and North Humboldt Boulevard, in the 6th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Elconin

Motion to: Approve Conditionally  
Second by: Commr: Stokes

**ZONING PUBLIC HEARING 12/22/97 - 1:30 P.M.**

15. File No. 971154. The Common Council has referred to the City Plan Commission for recommendation to create Tax Incremental District Number Thirty-Five (TID #35 -North 27th Street and West Wisconsin Avenue), in the City of Milwaukee, approving its Project Plan and finding that not less

than 50 percent, by area, of the real property within the district is blighted as set forth in Section 66.46(4)gm)4.a., Wisconsin Statutes is bounded by West Wisconsin Avenue, North 26th Street, West Michigan Street and North 28th Street in the 4th Aldermanic District.

Staff Report: Approve Conditionally  
By Commr: Parker

Motion to: Approve Conditionally  
Second by: Commr: Greenstreet

**CITY PLAN COMMISSION  
12/22/97  
MINUTES**

**REAL ESTATE PUBLIC HEARING 12/22/97 - 1:30 P.M.**

16. File No. 971414. Resolution approving a lease agreement between the City of Milwaukee and Lamers Bus Lines, Inc. for property located at 1210 West Boden Court in the 13th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Greenstreet

**SURPLUS PROPERTIES PUBLIC HEARING 12/22/97 - 1:30 P.M.**

17. File No. 971375. Resolution declaring as surplus and authorizing the sale of improved, City-owned/tax deed properties located in various aldermanic districts.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Elconin

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**SURPLUS PROPERTIES PUBLIC HEARING 12/22/97 - 1:30 P.M.**

18. File No. 971376. Resolution declaring the surplus-size, vacant, tax deed lot located at 930-32 North 28th Street surplus and authorizing its sale to the adjoining owners for use as green space in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Mitchem

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**SURPLUS PROPERTIES PUBLIC HEARING 12/22/97 - 1:30 P.M.**

19. File No. 971377. Resolution declaring as surplus vacant, tax deed lots and authorizing their sale to Community Development Corporation of Wisconsin f/k/a Milwaukee Housing Assistance Corporation for new residential construction, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Parker

Motion to: Approve  
Second by: Commr: Greenstreet

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**SURPLUS PROPERTIES PUBLIC HEARING 12/22/97 - 1:30 P.M.**

20. File No. 970457. Substitute resolution declaring as surplus the western portion of Lloyd Street Playfield, consisting of 2.5 acres, and accepting an Offer to Purchase from SOS Children's Villages of Wisconsin, Inc.- Milwaukee Chapter for development of eleven single family homes and a small community building for groups of siblings who are in long-term foster care, in the 17th Aldermanic District.

Staff Report: Approve  
By Commr: Greenstreet

Motion to: Approve  
Second by: Commr: Parker

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**STREETS AND ALLEYS PUBLIC HEARING 12/22/97 - 1:30 P.M.**

21. File No. 971453. Resolution dedicating certain City-owned land for public alley purposes north of East Idaho Street between South California Street and South Nevada Street, in the 14th Aldermanic District.

Staff Report: Approve  
By Commr: Elconin

Motion to: Approve  
Second by: Commr: Mitchem

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**HISTORIC PRESERVATION PUBLIC HEARING 12/22/97 - 1:30 P.M.**

22. Resolution designating the Pabst Brewery Tavern located at 3431-33 West Vliet Street in the 4th Aldermanic District an historic structure.

Staff Report: Approve for Public Hearing  
By Commr: Elconin

Motion to: Approve for Public Hearing  
Second by: Commr: Greenstreet

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**HISTORIC PRESERVATION PUBLIC HEARING 12/22/97 - 1:30 P.M.**

23. Resolution designating the Daniel H. Richards House located at 2863 North First Street in the 6th Aldermanic District an historic structure.

Staff Report: Approve for Public Hearing  
By Commr: Elconin

Motion to: Approve for Public Hearing  
Second by: Commr: Greenstreet

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