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**City Plan Commission  
Tuesday, January 18, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Agenda Minutes**

**Zoning – Public Hearing 1:30 PM 1/18/05**

1. File No. 041053. Substitute ordinance relating to the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as the Kenilworth Building on land located on the South Side of East Kenilworth Place between North Farwell Avenue and North Prospect Avenue and North of East Park Place, in the 3rd Aldermanic District. This ordinance would change the zoning to allow a major renovation and addition to the existing Kenilworth building and construction of a new free-standing condominium building on the south end of the site.

Staff Report:	Approve conditionally*	Motion to:	Close public hearing Approve
By Commr:	Stokes	Second by:	Dawson
Abstain:	Torres		

- \*1. Include the Memo of Understanding between Water Tower Landmark Trust, Inc., and the Board of Regents of the University of Wisconsin System in the DPD file.
  - 2. Prohibition on certain retail/business uses.
  - 3. Submission of landscaping plans for condo site (Lot 2-DCD/CSM #2439) to be completed if condo building is not under construction within one year of completion of both the 1914 and 1943 buildings.
  - 4. Upgraded exterior wall/landscape treatment on Farwell and Kenilworth.
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**Zoning – Public Hearing 1:45 PM 1/18/05**

2. File No. 041137. Ordinance relating to the change in zoning from Two-Family Residential (RT3) to Local Business (LB2), on land located on the North Side of West Fairview Avenue and East of North 68th Street, in the 10th Aldermanic District. This ordinance corrects a mapping error for existing commercial properties.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Dawson	Second by:	Drake

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**Zoning – Public Hearing 1:50 PM 1/18/05**

3. File No. 041162. Ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Cameo Care Campus, located on the East Side of South 27th Street and North of West Goldcrest Avenue, in the 13th Aldermanic District. This ordinance would change the zoning to allow for the addition of a wireless transmission tower within a 68 foot tall flagpole at a previously approved nursing home and assisted living facility.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Torres	Second by:	Jacquart

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**Zoning – Public Hearing – 2:00 PM 1/18/05**

4. File No. 041159. Substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as East Bay Condominiums (f/k/a Northridge Lakes, Stage 4), located at 9017 North 70th Street, in the 9th Aldermanic District. This substitute ordinance will allow for the addition of a maintenance and storage facility.

Staff Report: Approve conditionally\* Motion to: Close public hearing  
conditionally Approve  
By Commr: Torres Second by: Stokes

- \*1. Submit site plan indicating proposed maintenance building expansion.
  - 2. Use exterior materials that match existing building materials.
- 

**Zoning 1/18/05**

5. File No. 040602. Ordinance approving the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as Walgreens, on land located on the South Side of West National Avenue between South Layton Boulevard and South 26th Street, in the 8th Aldermanic District. This ordinance will change the zoning to allow for the construction of a general retail establishment including a pharmacy with a drive-through.

Staff Report: Approve conditionally\* Motion to: Disapprove  
By Commr: Dawson Second by: Torres  
Opposed: Drake

- \*1. Work with staff on final building elevations including providing specifications and sample of the spandrel glass. The color of the spandrel shall be integral with the building design and storefront window system; black panels are not permitted. Where possible, use illuminated ad-panels instead of spandrel glazing.
  - 3. Revise landscape plan to increase landscaping on the south property line as required by Code and increase perimeter street trees to 2.5 to 3 inch caliper as required by Code (instead of 2 inch).
  - 4. Provide drawings details/specification for perimeter fencing, benches and lighting.
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**Zoning 1/18/05**

6. File No. 040715. Ordinance approving the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as Greater Mt. Sinai Church of God and Christ, on land located on the Southeast Corner of North 60th Street and West Custer Avenue, in the 2nd Aldermanic District. This ordinance will change the zoning to allow for the construction of a religious assembly and theater.

Staff Report: Approve conditionally\* Motion to: Approve  
conditionally  
By Commr: Stokes Second by: Dawson

- \*1. Provide documentation indicating that adequate parking is available, or
  - 2. providing revised plans reducing the development size to a level commensurate with available parking.
-

**Zoning 1/18/05**

7. File No. 041163. Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Humboldt Yards (Commercial Parcel) Phase 1, located on the South Side of West North Avenue and East of North Humboldt Avenue, in the 6th Aldermanic District. This resolution will allow for the retail sale of alcohol in the existing Jewel-Osco grocery store.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Stokes

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**Zoning 1/18/05**

8. File No. 041160. Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Home Depot, located on the South Side of West Good Hope Road and East of North 76th Street, in the 9th Aldermanic District. This resolution will allow for changes to the drive aisle locations along West Good Hope Road and additional decorative fencing along the eastern property line.

Staff Report: Approve  
By Commr: Jacquart

Motion to: Approve  
Second by: Drake

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**Zoning 1/18/05**

9. Resolution approving trellises along portions of the Riverwalk located within the Downtown BID area (BID No. 15), relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Jacquart

Motion to: Approve  
Second by: Dawson

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**Zoning 1/18/05**

10. Resolution approving a site plan and building elevations for the construction of a 41,200 square foot commercial building in the northern portion of the project area, located at 300 West Layton Avenue, relative to a Development Incentive Zone (DIZ) known as Market Place 300 West, established by Section 295-1007(2)(b).0007 of the Milwaukee Code, in the 13th Aldermanic District.

Staff Report: Approve conditionally\*  
conditionally  
By Commr: Drake

Motion to: Approve  
Second by: Jacquart

\*1. Revise landscape plan to add additional landscaping screening to the residential area to the north (rear of Building C) consistent with Type H landscaping.

2. Revise site plan to indicate '1st phase grass area, future paved area' instead of '2nd phase paved area'.

3. Submit site illumination plans and specifications for light poles.

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**Streets & Alleys 1/18/05**

11. File No. 021260. Substitute resolution to vacate the East-West leg of alley in the block bounded by South Layton Boulevard, West Mineral Street, West National Avenue and South 26th Street, in the 8th Aldermanic District.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Stokes

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**Streets & Alleys 1/18/05**

12. File No. 040846. Resolution to vacate a portion of the East-West leg of alley in the block bounded by South Barclay Street, East Mineral Street, East Washington Street and the Soo Line Railroad right-of-way, in the 12th Aldermanic District. This resolution vacates the above portion of alley in accordance with vacation proceedings under power granted to the City of Milwaukee by Section 62.73, Wisconsin Statutes, and Section 308-28, Milwaukee Code of Ordinances. This vacation was requested by Stack Design Group on behalf of the owner, George Vomberg, to consolidate land for building code conformance for a storage building.

Staff Report: Approve conditionally\*  
conditionally  
By Commr: Drake

Motion to: Approve  
Second by: Dawson

\*1. Provide funds to cover vacation costs.

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**Streets & Alleys 1/18/05**

13. File No. 040467. Resolution to vacate a portion of street right-of-way located on the North Side of East Hamilton Street and West of North Marshall Street, in the 3rd Aldermanic District. This resolution vacates the above portion of street in accordance with vacation proceedings under power granted to the City of Milwaukee by Section 66.297(1), Wisconsin Statutes, and Section 81-308-28, Milwaukee Code of Ordinances. This vacation was requested by Siegel Gallagher to eliminate staircase encroachments to support construction of a residential condominium building.

Staff Report: Approve conditionally\*  
conditionally  
By Commr: Dawson

Motion to: Approve  
Second by: Drake

\*1. Provide signed vacation petition prior to Common Council meeting.

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**Maps & Plats 1/18/05**

14. File No. 041058. Substitute resolution approving a final certified survey map for property located at 6539 North 91st Street and submitted by the owner, William Dossett, in the 5th Aldermanic District.

Staff Report: Place on file  
By Commr: Dawson

Motion to: Approve  
Second by: Rodman

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**Maps & Plats 1/18/05**

15. Resolution approving a preliminary plat known as Park East on the West Side of the Milwaukee River, located generally in the area bounded by the Milwaukee River, North 8th Street, West Juneau Avenue and West McKinley Avenue, in the 4th and 6th Aldermanic Districts.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Torres

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**Maps & Plats 1/18/05**

16. Resolution approving a preliminary plat known as Park East on the East Side of the Milwaukee River, located generally south of North Water Street and west of North Jefferson Street, in the 3rd and 4th Aldermanic Districts.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Torres

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**Maps & Plats 1/18/05**

17. Resolution approving a preliminary plat known as River Ridge Addition No. 1, located east of North Granville Road and north of West Dean Road, in the 9th Aldermanic Districts.

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Dawson

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**Maps & Plats 1/18/05**

18. Resolution approving a preliminary plat known as Park View Estates, located on the south side of West Brown Deer Road and west of North Lauer Street, in the 9th Aldermanic District.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Rodman

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**Real Estate 1/18/05**

19. File No. 041223. Resolution declaring a vacant, tax-deed lot located at 2224 South 18th Street surplus and authorizing its sales to Luis A. Rodriguez for use as green space, in the 13th Aldermanic District.

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Dawson

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**Real Estate 1/18/05**

20. File No. 041222. Resolution declaring a vacant, tax-deed lot located at 2235 W. Lloyd Street surplus to municipal needs and authorizing its sale to the Housing Authority of the City of Milwaukee for residential construction, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Torres

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**Real Estate 1/18/05**

21. File No. 041226. Resolution declaring a tax-deed, vacant lot located at 2913 W. Lapham Street surplus to municipal needs and authorizing its sale to Neighborhood Improvement Development Corporation, Inc., a not-for-profit organization, for residential construction, in the 8th Aldermanic District.

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Torres

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**Real Estate 1/18/05**

22. Resolution removing a deed restriction from a former tax-deed, vacant lot formerly known as 2107-09 North 14th Street, in the 15th Aldermanic District. This resolution will remove a deed restriction imposed by the City of Milwaukee that prohibits division of land and construction of a principal building.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Drake

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**Real Estate 1/18/05**

23. Resolution approving the surplus declaration of various vacant lots throughout the City.

415 West Keefe Avenue	\$2,000.00	6th
1935 North 39th Street	\$2,700.00	15th
3047-53 West Lisbon Avenue	\$21,600.00	15th
3139-45 West Lisbon Avenue	\$16,500.00	15th
3125-27 West Lisbon Avenue	\$7,200.00	15th
3118 West Brown Street	\$10,000.00	15th
1636 North 34th Street	\$2,700.00	15th
1426 North 34th Street	\$2,700.00	4th
1418-20 North 34th Street	\$2,700.00	4th
3510-14 West Vliet Street	\$14,400.00	15th
3743 West Vliet Street	\$2,750.00	15th

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Torres

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**Surplus 1/18/05**

24. File No. 041216. Resolution declaring the Department of Public Works facility at 1912 West Pierce Street surplus to municipal needs and authorizing acceptance of an unsolicited Offer to Purchase from Miller Compressing Company, in the 8th Aldermanic District. This resolution will declare a City-owned property surplus to municipal needs and permit the City of Milwaukee to accept an unsolicited Offer to Purchase pursuant to Section 304-49-17, Milwaukee Code of Ordinances.

Staff Report: Refer to staff  
By Commr: Dawson

Motion to: Refer to staff  
Second by: Dawson

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**Miscellaneous 1/18/05**

25. Election of Officers. Chairman: Mitchem  
Vice-Chairman: Torres  
Executive Secretary: Rocky Marcoux  
Deputy Executive Secretary: Martha Brown

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**Meeting Adjourned at: 5:10 PM**

**Commissioner: Dawson**

**Attendance: Rodman; Dawson; Mitchem; Drake; Stokes; Torres; Jacquart**

**City Plan Commission  
Monday, February 7, 2005  
Regular Meeting, 2:00 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 2:00 PM 2/7/05**

1. File No. 041231. Ordinance relating to the First Amendment to a Detailed Planned Development (DPD), Phase 1, known as Brady USA, Inc. (f/k/a W. H. Brady Company Corporate Center), on land located on the South Side of West Good Hope Road and West of North 60th Street, in the 9th Aldermanic District. This ordinance will allow for a building expansion to the production facility.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Stokes

Second by: Drake

- \*1.Revising the Owner's Written Narrative to provide a description of the proposed building additions.
  - 2.Providing site lighting plan.
- 

**Zoning – Public Hearing – 2:15 PM 2/7/05**

2. File No. 041230. Ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Humboldt Ridge on land located on the North Side of East Garfield Avenue and West of North Humboldt Avenue, in the 6th Aldermanic District. This ordinance will amend a previously approved detailed plan to allow for construction of a 6,500 square-foot commercial retail building.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Stokes

Second by: Torres

- \*1. Owner's Written Narrative revisions to the permitted use list, adding signage standards and site statistics.
  - 2. Building elevations to address concerns of massing and height along N. Humboldt Avenue. Department of Public Works comments.
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**Zoning – Public Hearing – 2:30 PM 2/7/05**

3. File No. 041295. Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM4) to Two-Family Residential (RT3 and RT4), on land located generally East of North 20th Street and South of West State Street, in the 4th Aldermanic District. This ordinance changes the zoning for existing and vacant residential properties to be consistent with the Near West Side Plan.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Torres

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**Zoning – Public Hearing – 2:30 PM 2/7/05**

4. File No. 041296. Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM4) to Two-Family Residential (RT2), on land located generally West of North 29th Street and the North and South Sides of West State Street, in the 4th Aldermanic District. This ordinance changes the zoning for existing and vacant residential properties to be consistent with the Near West Side Plan.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Drake	Second by:	Rodman

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**Zoning – Public Hearing – 2:30 PM 2/7/05**

5. File No. 041297. Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM6) to Two-Family Residential (RT3 and RT2), on land located generally between North 28th Street and North 35th Street and North and South of West Wells Street, in the 4th Aldermanic District. This ordinance changes the zoning for existing and vacant residential properties to be consistent with the Near West Side Plan.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Drake	Second by:	Stokes

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**Zoning – Public Hearing – 2:30 PM 2/7/05**

6. File No. 041298. Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM6) to Two-Family Residential (RT3), on land located generally West of North 23rd Street and North of West Wells Street, in the 4th Aldermanic District. This ordinance changes the zoning for existing and vacant residential properties to be consistent with the Near West Side Plan.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Stokes	Second by:	Rodman

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**Zoning – Public Hearing – 2:50 PM 2/7/05**

7. File No. 041279. An ordinance relating to zoning regulations for family day care homes and day care centers. This ordinance changes the zoning regulations for family day care homes (not more than 8 children at any given time) located in residential zoning districts. First, it allows a family day care home to be operated in a dwelling unit in a duplex in which the operator does not reside, provided the other unit in the duplex is used as a dwelling unit. Secondly, it changes the hours that a family day care home may operate from 6 a.m.-10 p.m. to 6 a.m.-midnight.

Staff Report:	Approve substitute	Motion to:	Close public hearing Approve substitute
By Commr:	Stokes	Second by:	Torres

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**Zoning – Public Hearing – 3:00 PM 2/7/05**

8. File No. 041207. An ordinance relating to the minimum front façade width and minimum building height for residential buildings in residential zoning districts. This ordinance reduces the minimum required front façade width for residential buildings constructed in certain residential zoning districts. The reduction ranges from 2 to 4 feet for lots between 35 and 60 feet in width. For lots wider than 60 feet, the minimum required front façade width is reduced by 10% of lot width.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Drake

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**Zoning – Public Hearing – 3:10 PM 2/7/05**

9. File No. 041264. An ordinance relating to sign regulations for bed and breakfast establishments. Currently, a bed and breakfast establishment in a residential zoning district is permitted to have one non-illuminated sign of any type, provided the sign does not exceed 4 square feet in area. This ordinance changes the permitted signage for a bed and breakfast establishment to one internally-illuminated type "A" sign or one externally-illuminated type "B" sign, with a maximum area of 6 square feet for either type of sign.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Drake

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**Surplus Property 2/7/05**

10. File No. 041370. Resolution declaring surplus and authorizing the sale of the improved, tax-deed property at 2549-51 North Holton Street, in the 6th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Stokes

Second by: Torres

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**Surplus Property 2/7/05**

11. File No. 041374. Resolution declaring surplus and authorizing the sale of the improved, tax-deed property at 2451-A North 26th Street, in the 15th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Stokes

Second by: Torres

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**Surplus Property 2/7/05**

12. File No. 041407. Resolution authorizing and directing the Commissioner of Public Works and/or the City Engineer to negotiate and enter into a Jurisdictional Transfer Agreement with the State of Wisconsin Department of Administration, Southeast Wisconsin Professional Baseball Park District, the Milwaukee Brewers Baseball Club, Imperial Parking, and RACM to acquire certain private roadways constructed in conjunction with Miller Park for public street purposes, in the 8th and 10th Aldermanic Districts.

Staff Report: Approve substitute  
By Commr: Drake  
Opposed: Stokes

Motion to: Approve substitute  
Second by: Torres

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**Meeting Adjourned at: 4:05 PM**

**Commissioner: Torres**

**Attendance: Stokes; Drake; Mitchem; Torres; Rodman**



**City Plan Commission  
Monday, February 28, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 2/28/05**

1. File No. 041368. Substitute ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Metro Center, Phase 4, on land located on the South Side of West Metro Boulevard and West of North 107th Street, in the 5th Aldermanic District. This ordinance will allow for the construction of a light motor vehicle sales and auto body shop facility.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Stokes

Second by: Dawson

- \*1. Revising site plan to: Clearly indicate location of masonry walls and enclosures. Indicate surface material of future cosmetic area.
  - 2. Revising building elevations to separately delineate future service area.
  - 3. Revising landscape plan to include species type and caliper and interior tree plantings.
  - 4. Providing section or elevation of typical berm layout to south.
  - 5. Providing specifications and elevations regarding the car enclosure along W. Metro Boulevard for staff review and approval.
  - 6. All exterior lights to be switched to a low intensity level at 10:00 pm regardless of closing time to be consistent with the general plan.
  - 7. Revising directional signs to be a total of 6 square feet, including the base.
  - 8. Providing details and specifications for all illuminated signs demonstrating conformance with general planned development Type A standards.
- 

**Streets & Alleys 2/28/05**

2. File No. 040718. Substitute resolution to vacate the alley in the block bounded by South 1st Street, South 2nd Street, East Bruce Street and East Pierce Street, in the 12th Aldermanic District. This vacation was requested by Mike Sanfelippo to allow for consolidation of land for future expansion of an existing gas station and convenience store known as Walker's Point Landing.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Stokes

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**Park East 2/28/05**

3. Update

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**Meeting Adjourned at: 1:55 PM**

**Commissioner: Drake**

**Attendance: Mitchem; Jacquart; Dawson; Torres; Stokes; Drake; Rodman**

**City Plan Commission  
Monday, March 21, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Agenda Minutes**

**Zoning – Public Hearing 1:30 PM 3/21/05**

1. File No. 040848. Substitute ordinance approving the change in zoning from Two Family (RT3) to a Detailed Planned Development (DPD), on land located on the Northwest Corner of North 12th Street and West Highland Avenue, in the 4th Aldermanic District. This substitute ordinance will allow for the construction of a gas station, convenience store and second and possibly third floor offices.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Stokes

Second by: Drake

- \*1. Provide a continuous opaque wood fence from the ground to at least 6 feet above grade on the North side of the property as required by type "H" landscaping under zoning code 295-405.
  - 2. Raise the dumpster enclosure height to a minimum of 6'-0" as required by type "G" landscaping under zoning code 295-405.
  - 3. Incorporate Department of Public Works comments, if any.
  - 4. Provide canopy details for staff review and approval.
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**Zoning – Public Hearing 1:45 PM 3/21/05**

2. File No. 041530. Ordinance relating to the change in zoning from (C9B(a)) to Two-Family Residential (RT4), on land located generally on the North and South Sides of West Vine Street and West of North Hubbard Street, in the 6th Aldermanic District. This ordinance changes the zoning for properties located within the Brewer's Hill neighborhood from a downtown zoning district to a general residential zoning district.

Staff Report: Approve

Motion to: Close public hearing  
Place on file

By Commr: Stokes

Second by: Drake

**Zoning 3/21/05**

3. File No. 041505. An ordinance relating to required board of zoning appeals findings for variance requests. This ordinance is based upon recent decisions of the Wisconsin Supreme Court which revised the standard of hardship applicable to dimensional variances such as; setbacks, height, bulk, density of design requirements. The City Attorney has prepared this ordinance to conform the city's zoning code "hardship" definition to the standard established by the Court.

Staff Report: Approve

Motion to: Approve

By Commr: Drake

Second by: Dawson

**Zoning – Public Hearing 2:00 PM 3/21/05**

4. File No. 040950. Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), on land located on the South Side of West Walker Street and East of South Cesar Chavez Drive, in the 12th Aldermanic District. This ordinance consolidates land into a single base zoning district for a future grocery store.

Staff Report: Approve conditionally  
Motion to: Close public hearing  
Refer to staff for one  
cycle  
By Commr: Torres  
Second by: Stokes

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**Streets & Alleys – Public Hearing 2:00 PM 3/21/05**

5. File No. 040717. Substitute resolution to vacate the West leg of alley in the block bounded by South 15th Street, South 16th Street, West Mineral Street and West Walker Street, in the 12th Aldermanic District. This vacation was requested by El Rey Mexican Products, Inc. to allow for construction of a 20,000 square-foot grocery store on property located at 916 South 16th Street.

Staff Report: Approve conditionally  
Motion to: Close public hearing  
Refer to staff for one  
cycle  
By Commr: Stokes  
Second by: Torres

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**Streets & Alleys 3/21/05**

6. File No. 030443. Substitute resolution to vacate the East-West leg of alley located on the South Side of West Garfield Avenue and West of North Weil Street extended, in the 6th Aldermanic District. This vacation was requested by the Redevelopment Authority of the City of Milwaukee to allow for the construction of a storage shed for maintenance equipment for Kilbourn Park.

Staff Report: Refer to staff  
Motion to: Refer to staff  
By Commr: Stokes  
Second by: Jacquart

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**Streets & Alleys 3/21/05**

7. File No. 041227. Substitute resolution to vacate the North-South alley in the block bounded by East Auer Street, East Concordia Street, North Fratney Street and North Pierce Street, in the 3rd Aldermanic District. This vacation was requested by the City of Milwaukee in Trust for Milwaukee Public Schools of City-owned property for Fratney Street School.

Staff Report: Approve  
Motion to: Approve  
By Commr: Stokes  
Second by: Jacquart

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**Streets & Alleys 3/21/05**

8. File No. 041486. An ordinance to create Section 113-32.0106 of the Milwaukee Code of Ordinances relating to the amendment of the Official Map of the City of Milwaukee, in the 9th Aldermanic District. (Infrastructure Services)

Staff Report: Place on file  
By Commr: Stokes

Motion to: Place on file  
Second by: Dawson

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**Maps & Plats 3/21/05**

9. File No. 041596. Resolution approving the final plat known as Metro Auto Parc Addition No. 1, located on the South Side of West Metro Boulevard and West of North 107th Street, in the 5th Aldermanic District. This resolution will approve a final plat that provides two lots and an outlot for future development of light vehicle automobile sales facilities.

Staff Report: Approve conditionally\*  
conditionally  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

\*1. City Engineer needs to sign the final plat.

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**Real Estate 3/21/05**

10. File No. 041628. Resolution declaring a tax-deed, vacant lot at 2914 West St. Paul Avenue surplus to municipal needs and authorizing its sale to the Merrill Park Neighborhood Association, a not-for-profit organization, for assemblage for residential construction, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Torres

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**Real Estate 3/21/05**

11. File No. 041627. Resolution declaring two vacant, tax-deed lots located at 3334-36 and 3342-44 North 3rd Street surplus and authorizing their sale to Inner City Redevelopment Corporation, Inc. for townhouse construction, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Dawson  
Abstained: Stokes

Motion to: Approve  
Second by: Torres

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**Real Estate 3/21/05**

12. File No. 041625. Resolution declaring 13 city vacant lots surplus to municipal needs and authorizing their sale to the Neighborhood Improvement Development Corporation, a not-for-profit organization, for residential construction, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Torres

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**Real Estate 3/21/05**

13. File No. 041626. Resolution declaring a tax-deed parking lot at 2617 South Lenox Street surplus to municipal needs and accepting an unsolicited Offer to Purchase from Ken J. Weber, Jr., dba The Brickyard Gym, for continued use as a parking lot, in the 14th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

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**Real Estate 3/21/05**

14. File No. 041633. Resolution declaring two vacant, tax-deed lots at 3276 and 3280 North 7th Street surplus to municipal needs and authorizing sale to Intercession, Inc., a not for profit organization, for construction of a social service facility, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Drake

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**Real Estate 3/21/05**

15. File No. 041639. Resolution declaring the parking lot at 1551 West National Avenue surplus to municipal needs and authorizing acceptance of an unsolicited Offer to Purchase from Badger Mutual Insurance Company, in the 12th Aldermanic District. (DCD Real Estate)

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Stokes

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**Meeting Adjourned at: 3:20PM**

**Commissioner: Stokes**

**Attendance: Mitchem; Dawson; Torres; Stokes; Drake; Jacquart**

**City Plan Commission  
Monday, April 18, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 4/18/05**

1. File No. 041583. Substitute ordinance relating to the change in zoning from Industrial Heavy (IH) to Industrial Light (IL2) and Local Business (LB2) for portions of land located in the Riverworks Industrial Center, generally bounded by East Capitol Drive, East Keefe Avenue, North 3rd Street and North Humboldt Boulevard, in the 6th Aldermanic District. This substitute ordinance changes the zoning for portions of the Riverworks Industrial Center to permit office and limited commercial uses in addition to light industrial uses.

Staff Report: Approve

Motion to: Close public hearing  
Refer to staff for one

cycle

By Commr: Dawson

Second by: Jacquart

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**Zoning – Public Hearing – 1:45 PM 4/18/05**

2. File No. 041582. Ordinance relating to the change in zoning from Industrial Light (IL1) to Local Business (LB1) for property located at 938 West Layton Avenue, in the 13th Aldermanic District. This ordinance changes the zoning to allow for commercial uses and future development of two commercial buildings.

Staff Report: Close public hearing/Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Stokes

Second by: Jacquart

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**Zoning – Public Hearing – 1:45 PM 4/18/05**

3. File No. 041595. Ordinance establishing a Development Incentive Zone (DIZ), on land located at 938 West Layton Avenue, in the 13th Aldermanic District. This ordinance approves Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards for future commercial development at this site.

Staff Report: Close public hearing/Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Stokes

Second by: Jacquart

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**Zoning – Public Hearing – 1:55 PM 4/18/05**

4. File No. 041579. Substitute ordinance relating to the change in zoning from Industrial Office (IO1) to Commercial Service (CS), on land located on the East Side of North Teutonia Avenue and North of West Good Hope Road, in the 1st Aldermanic District. This ordinance changes the zoning to allow for a church in a former sit-down restaurant. This zoning designation also permits warehousing and some light industrial uses.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Torres

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**Zoning – Public Hearing – 2:05 PM 4/18/05**

5. File No. 041369. Ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Niets Apartment Building, on land located on the East Side of West Highland Boulevard and South of West Vliet Street, in the 15th Aldermanic District. This ordinance will amend the previously approved detailed plan to permit the construction of a 19-unit apartment building with surface parking.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Stokes

Second by: Dawson

\*1. Building elevation details.

2. Providing additional landscaping to the South.

3. Providing details/specifications for monument sign with materials consistent with building design and a maximum display area not to exceed 24 square feet and six feet in height.

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**Zoning – Public Hearing – 2:15 PM 4/18/05**

6. File No. 041594. Substitute ordinance relating to the Second Amendment to a Detailed Planned Development (DPD) known as Riverbridge, located on the North Side of North Water Street and West of North Humboldt Avenue, in the 3rd Aldermanic District. This ordinance amends the previously approved detailed plans to allow for design revisions to the commercial building.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Torres

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**Zoning – Public Hearing – 2:25 PM 4/18/05**

7. File No. 031747. Substitute ordinance relating to the change in zoning from Local Business (LB2) to a Detailed Planned Development (DPD) known as Columbia St. Mary's Prospect West, Phase 1, on land located on the North Side of East North Avenue and West of North Prospect Avenue, in the 3rd Aldermanic District. This ordinance changes the zoning to permit the construction of a medical office and accessory parking structure.

Staff Report:	Approve conditionally*	Motion to:	Close public hearing Approve
By Commr:	Dawson	Second by:	Torres

- \*1. Addressing Department of Public Works comments, if any.
- 2. Working with staff and revising building elevations for the commercial portions along W. North Avenue and N. Prospect Avenue for more vertical emphasis. This may be accomplished by providing individual canopies along each bay or continuing the pilasters to the top of the parapet wall.
- 3. Either submittal of wall sign specifications in advance of Zoning, Neighborhoods & Committee meeting or approval of wall signs as a minor modification with compliance to a master sign program to be established with the general planned development for the main hospital campus.

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**Zoning 4/18/05**

8. File No. 040950. Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), on land located on the South Side of West Walker Street and East of South Cesar Chavez Drive, in the 12th Aldermanic District. This ordinance consolidates land into a single base zoning district for a future grocery store.

Staff Report:	Approve	Motion to:	Refer to staff for one cycle
By Commr:	Dawson	Second by:	Torres

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**Zoning – Public Hearing 2:45 PM 4/18/05**

9. File No. 041663. A substitute ordinance relating to the voting requirements for changing the zoning of parcels zoned industrial.

Staff Report:	Close public hearing/Approve substitute	Motion to:	Close public hearing Approve substitute
By Commr:	Dawson	Second by:	Torres

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**Streets & Alleys 4/18/05**

10. File No. 031398. Ordinance to rescind the ordinances changing West Juneau Avenue between North 17th Street and North 18th Street and a portion of West McKinley Avenue between North 17th Street and North 18th Street to Pedestrian Mall, in the 4th Aldermanic District of the City of Milwaukee. (Infrastructure Services Division)

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Streets & Alleys 4/18/05**

11. File No. 041049. Resolution to vacate East Center Street located east of North Humboldt Boulevard to its terminus at the alley, in the 3rd Aldermanic District. This resolution vacates the above street in accordance with vacation proceedings under power granted to the City of Milwaukee by Section 62.73, Wisconsin Statutes, and Section 308-28, Milwaukee Code of Ordinances. This vacation was requested by the abutting landowner, Craig Smith, to consolidate land for construction of a private driveway.

Staff Report: Approve conditionally\*  
conditionally  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

\*1. Obtain all signatures on the petition.  
2. Provide monetary deposit.

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**Streets & Alleys 4/18/05**

12. File No. 040717. Substitute resolution to vacate the North leg of alley in the block bounded by South 15th Street, South Cesar Chavez Drive, West Mineral Street and West Walker Street, in the 12th Aldermanic District. This substitute resolution vacates the above leg of alley in accordance with vacation proceedings under power granted to the City of Milwaukee by Section 62.73, Wisconsin Statutes, and Section 308-28, Milwaukee Code of Ordinances. This vacation was requested by BMR Design Group on behalf of the owner to allow future construction of a 20,000 square foot El Rey grocery store.

Staff Report: Approve conditionally  
cycle  
By Commr: Dawson

Motion to: Refer to staff for one  
Second by: Stokes

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**Real Estate 4/18/05**

13. Resolution declaring surplus and authorizing the sale of the improved, tax-deed property at 2744 North 27th Street, in the 7th Aldermanic District. This resolution declares said property surplus to municipal needs and authorizes acceptance of an unsolicited Offer to Purchase.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Comprehensive Planning 4/18/05**

14. File No. 041593. Substitute resolution approving Amendment No. 2 to the Redevelopment Plan for the Park East Redevelopment Project in the 3rd, 4th and 6th Aldermanic Districts. Adoption of this resolution by at least two-thirds vote of the Common Council will amend the text of the Park East Redevelopment Plan to create a process to allow variances to the maximum height limits, provided that the plans meet all other requirements and are approved by the Redevelopment Authority of the City of Milwaukee.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Stokes

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**Comprehensive Planning 4/18/05**

15. UWM Neighborhood Strategy and Vision Update in the 3rd Aldermanic District.

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**Real Estate 4/18/05**

16. File No. 041004, Substitute No. 2. Resolution approving an agreement with Milwaukee County and the State of Wisconsin relating to the transfer to the City of the property at 1301 East Conway Street for use as green space in the 14th Aldermanic District.

Staff Report: Approve Substitute 3  
a

Motion to: Tie – forward without  
recommendation

By Commr: Torres

Second by: Dawson

Opposed: Jacquart  
Mitchem

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**Meeting Adjourned at: 4:50 PM**

**Commissioner: Dawson**

**Attendance: Mitchem; Torres; Dawson; Jacquart; Stokes**

**City Plan Commission  
Monday, May 9, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Comprehensive Planning – Public Hearing – 1:30 PM 5/9/05**

1. File No. 041781. Resolution approving the Third Ward Neighborhood Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan. This resolution approves the Third Ward Neighborhood Comprehensive Plan as part of the City's Overall Comprehensive Plan and directs City departments and agencies to work toward implementation of the Plan, in the 4th Aldermanic District.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Jacquart

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**Comprehensive Planning 5/9/05**

2. File No. 041531. Resolution approving Amendment No. 2 to the North 7th Street - West Garfield Avenue Redevelopment Plan in the 6th Aldermanic District to create a Bronzeville Cultural and Entertainment District. This resolution approves an amendment to the Redevelopment Plan for the North 7th Street - West Garfield Avenue Redevelopment Project area. This Project Area generally encompasses the area bounded by West Meinecke Avenue, West Garfield Avenue, North Dr. Martin Luther King Jr. Drive and Interstate Highway I-43. The amendment changes sections of the Redevelopment Plan to permit uses compatible with the creation of a Bronzeville Cultural and Entertainment District.

Staff Report: Approve

Motion to: Approve

By Commr: Drake

Second by: Stokes

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**Zoning – Public Hearing – 2:00 PM 5/9/05**

3. File No. 050001. Ordinance relating to the change in zoning from Industrial Heavy (IH) a Detailed Planned Development (DPD) known as Miller Compressing, on land located on the North Side of West Pierce Street and West of South 16th Street, in the 8th Aldermanic District. This ordinance will amend the previously approved detailed plan to add property at 1912 West Pierce Street, which was declared surplus to municipal needs, and a surface parking lot at 1633 West Bruce Street, to the overall plan of operation.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally\*

By Commr: Stokes

Second by: Jacquart

- \*1. Provide site and landscape plans for each property indicating the proposed screening of the outdoor storage and landscape screening for the surface parking as required by Chapter 295 of the zoning code.
2. Revise site statistics to include land area for only these additional 2 properties; may provide a separate table including site statistics for the entire detailed planned development area.
3. Provide specifications for wall signs; including type, materials and location.
-

**Zoning – Public Hearing – 2:15 PM 5/9/05**

4. File No. 041229. Ordinance relating to the change in zoning from Single-Family Residential (RS1), Multi-Family Residential (RM1) and Industrial Light (IL1) to Single-Family Residential (RS2), on land located on the South Side of West Brown Deer Road and West of North 114th Street, in the 9th Aldermanic District. This ordinance creates a single base zoning district for a proposed single-family residential subdivision known as Tara Vista Estates.

Staff Report: Approve  
By Commr: Stokes  
Motion to: Close public hearing  
Approve  
Second by: Jacquart

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**Zoning – Public Hearing – 2:30 PM 5/9/05**

5. File No. 041703. Amendment No. 1 to a Detailed Planned Development (DPD) known as Home Depot, on land located on the South Side of West Good Hope Road and East of North 76th Street, in the 9th Aldermanic District. This substitute ordinance will allow for the construction of a commercial outlot building along West Good Hope.

Staff Report: Approve conditionally\*  
By Commr: Drake  
Motion to: Close public hearing  
Approve  
Second by: Jacquart

- \*1. Extend the face brick to the cornice on the West and East sides of the building. Additionally, add face brick above the concrete cap and below the cornice on the North elevation to create a thinner band of EIFS.
  - 2. Revise East and West elevations to correctly locate corner windows.
  - 3. Revise awnings so that five awnings are evenly divided between five sign bands and three columns.
  - 4. Provide an Owner's Written Narrative.
  - 5. Provide a stone base for the monument sign that matches the building materials and modify to meet code requirements.
- 

**Zoning – Public Hearing – 2:45 PM 5/9/05**

6. File No. 041748. Ordinance approving the change in zoning from Two-Family Residential (RT3) to Detailed Planned Development (DPD), on land located on the South Side of West Stevenson Street and East of North 73rd Street, in the 10th Aldermanic District. This ordinance will allow for construction of a 32-unit multi-family residential development.

Staff Report: Approve conditionally\*  
By Commr: Stokes  
Motion to: Close public hearing  
Approve  
Second by: Jacquart

- \*1. Continue to work with staff on final building design details.
  - 2. Addressing Department of Public Works comments, if any.
- 

**Zoning 5/9/05**

7. File No. 041583. Substitute ordinance relating to the change in zoning from Industrial Heavy (IH) to Industrial Light (IL2) and Local Business (LB2) for portions of land located in the

Riverworks Industrial Center, generally bounded by East Capitol Drive, East Keefe Avenue, North 3rd Street and North Humboldt Boulevard, in the 6th Aldermanic District. This substitute ordinance changes the zoning for portions of the Riverworks Industrial Center to permit commercial and office uses in addition to light industrial uses.

Staff Report: Approve substitute No. 2  
No. 2  
By Commr: Stokes  
Motion to: Approve substitute  
Second by: Rodman

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**Zoning – Public Hearing – 2:50 PM 5/9/05**

8. File No. 040950. Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2), on land located on the South Side of West Walker Street and East of South Cesar Chavez Drive, in the 12th Aldermanic District. This substitute ordinance adds an additional property to the zoning change area and consolidates land into a single base zoning district for a future El Rey grocery store.

Staff Report: Approve  
By Commr: Stokes  
Motion to: Close public hearing  
Approve  
Second by: Rodman

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**Zoning 5/9/05**

9. Resolution approving a site plan and building elevations for the construction of an Applebee's sit down restaurant relative to a Development Incentive Zone known as Holt Plaza established by Section 295-1007(2)(b).0004 of the Milwaukee Code, in the 14th Aldermanic District.

Staff Report: Approve conditionally  
conditionally  
By Commr: Stokes  
Motion to: Approve  
Second by: Jacquart

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**Streets & Alleys – Public Hearing – 2:50 PM 5/9/05**

10. File No. 040717. Substitute resolution to vacate the North leg of alley in the block bounded by South 15th Street, South Cesar Chavez Drive, West Mineral Street and West Walker Street, in the 12th Aldermanic District. This substitute resolution vacates both North and South legs of alley and dedicates land for a new southerly leg of alley to allow for future construction of a 20,000 square foot El Rey grocery store.

Staff Report: Approve conditionally  
conditionally  
By Commr: Stokes  
Motion to: Close public hearing  
Approve  
Second by: Rodman

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**Maps & Plats 5/9/05**

11. Resolution approving the preliminary plat known as Tara Vista Estates, on land located on the South Side of West Brown Deer Road and West of North 114th Street, in the 9th Aldermanic District. This subdivision plat provides 41-lots for single-family construction.

Staff Report: Place on file  
By Commr: Stokes  
Motion to: Place on file  
Second by: Rodman

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**Real Estate 5/9/05**

12. File No. 041216. Resolution declaring the Department of Public Works facility at 1912 West Pierce Street surplus to municipal needs and authorizing acceptance of an unsolicited Offer to Purchase from Miller Compressing Company, in the 8th Aldermanic District. This resolution will declare a City-owned property surplus to municipal needs and permit the City of Milwaukee to accept an unsolicited Offer to Purchase pursuant to Section 304-49-17, Milwaukee Code of Ordinances.

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Jacquart

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**Surplus Property 5/9/05**

13. Resolution declaring surplus and authorizing the sale of the improved, tax-deed property at 1322 West Groeling Avenue, in the 6th Aldermanic District.

Staff Report: Refer to staff  
By Commr: Drake

Motion to: Refer to staff  
Second by: Jacquart

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**Meeting Adjourned at: 3:30 PM**

**Commissioner: Drake**

**Attendance: Drake; Torres (Chair); Jacquart; Stokes; Rodman**

**City Plan Commission  
Monday, June 6, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 6/6/05**

1. File No. 050033. Ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Park Place, Stage 26, Liberty IV, on land located on the North Side of West Liberty Drive and West of North 107th Street, in the 5th Aldermanic District. This ordinance will allow for site plan modifications to a previously approved office building within Park Place.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Dawson

Second by: Jacquart

\*1. Providing a detailed landscape plan that includes a berm along the north side of the property and pedestrian paths between the adjacent office building to the west and extend sidewalks along the abutting street.

2. Providing wall sign specification, if proposed.

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**Zoning – Public Hearing – 1:45 PM 6/6/05**

2. File No. 041696. Ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Metro Center, Phase 5, on land located on the South Side of West Metro Boulevard and East of U.S. 41 and 45, in the 5th Aldermanic District. This ordinance will allow for the construction of a light motor vehicle sales and auto body shop facility on the west side of the project area.

Staff Report: Approve conditionally

Motion to: Close public hearing  
Approve

conditionally

By Commr: Dawson

Second by: Torres

\*1. Revise 'sign' elevations (Sheet SP2) to be consistent with the North elevation (Sheet A5).

2. Remove the pylon sign to the West of the dealership and reduce the area of the monument sign to 50 s.f.

Only one monument sign is allowed per the General Planned Development (GPD), sub-area 'A' standards.

3. Reduce the size of the directional signs to a total of six s.f., including the base.

4. Revise Owner's Written Narrative to state that exterior lights to be dimmed at 10 p.m. regardless of closing hours.

5. Identify surface material along front of showroom elevation on site plan.

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**Zoning – Public Hearing – 2:00 PM 6/6/05**

3. File No. 041225. Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM7) to a Detailed Planned Development (DPD) known as Cherry Court on land located at 1525 North 24th Street, in the 4th Aldermanic District. This ordinance will allow for the replacement of a 9-story high rise building with a 5-story multi-family mid-rise building for elderly housing and 6 single-family homes for the Housing Authority of the City of Milwaukee.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Dawson

Second by: Torres

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**Zoning – Public Hearing – 2:15 PM 6/6/05**

4. File No. 050034. Ordinance relating to the change in zoning from a General Planned Development to a Detailed Planned Development known as Park East Enterprise Lofts, on land located on the West Side of North Dr. Martin Luther King Jr. Drive and North of West Vliet Street, in the 6th Aldermanic District. This ordinance will approve a multi-family building for affordable live-work loft units for the property located at 1407-41 North Dr. Martin Luther King Jr. Drive.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Dawson

Second by: Torres

\*1. Work with staff to determine final building materials. After finalized, include a materials list with your planned development submittal.

2. Add detail to the top cornice to further define the façade, as shown on original sketches.

3. Consider aluminum windows and doors for the entire Vliet and MLK facades versus vinyl windows and doors.

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**Zoning – Public Hearing – 2:30 PM 6/6/05**

5. File No. 050188. Substitute ordinance relating to the change in zoning from Two-Family Residential (RT4) to General Planned Development (GPD) and the first phase of the Detailed Planned Development (DPD) known as Kane Commons, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the 3rd Aldermanic District. This ordinance will establish a master plan for a nine-building multi-family courtyard development and renovation plans for two existing single-family buildings for property located at 1144 through 1158 East Kane Place.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Stokes

Second by: Dawson

\*1. Revise plans and written narrative to provide for potential Riverwalk area.

2. Revise site plans that include setback dimensions, lot dimensions, etc.

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3. Provide alternate plans to coordinate with the proposed elevations (for single and duplex proposal).
  4. Provide site statistics for the overall general plan and phase 1 as part of the Owner's Written Narrative.
  5. Revise building elevations to include materials.
- 

**Zoning – Public Hearing – 2:45 PM 6/6/05**

6. File No. 031723. Substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Gordon Knoll on land located on the North Side of East Locust Street and East of North Humboldt Avenue, in the 3rd Aldermanic District. This substitute ordinance amends the planned development to allow for the addition of a handicap ramp along East Locust Street and revisions to the landscape plan and to the retaining wall along East Roadsmet Street.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Hold over one cycle

By Commr: Dawson

Second by: Stokes

- \*1. Revising the landscape plan to screen all sides of the utility box along the western portion of the property with upright arborvitae shrubs.
  2. Revise plans for fencing and gates along E. Roadsmet Street.
  3. Providing additional exterior architectural lighting to front or South of the building.
  4. Verify that the grading slopes away from the West side of the building.
  5. Correct and update plans for accuracy.
- 

**Zoning 6/6/05**

7. File No. 041582. Ordinance relating to the change in zoning from Industrial Light (IL1) to Local Business (LB1) for property located at 938 West Layton Avenue, in the 13th Aldermanic District. This ordinance changes the zoning to allow for commercial uses and future development of two commercial buildings.

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

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**Zoning 6/6/05**

8. File No. 041595. Ordinance establishing a Development Incentive Zone (DIZ), on land located at 938 West Layton Avenue, in the 13th Aldermanic District. This ordinance approves Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards for future commercial development at this site.

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

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**Zoning 6/6/05**

9. Resolution approving a site plan and building elevations for the construction of a 22,348 square foot and a 6,180 square foot commercial buildings at 938 West Layton Avenue, relative to a Development Incentive Zone known as Bouraxis Layton LLC established by Section 295-1007.0008 of the Milwaukee Code, in the 13th Aldermanic District.

Staff Report: Approve conditionally\*  
conditionally

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

\*1. Council approval of zoning change and DIZ establishment.

2. Provide specifications for glazing and submit samples for staff review and approval prior to permit issuance.

3. Revise EIFS at the body of the building to a metal band or different type of masonry.

4. Provide specifications for the canopies prior to permit issuance.

5. Provide specifications for the wall and freestanding signs for staff review and approval prior to permit issuance.

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**Zoning 6/6/05**

10. Resolution approving a Riverwalk and building elevations for a proposed 3-story mixed use building for Willow Tree Development located at 2060 North Humboldt Avenue relative to a Site Plan Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the 6th Aldermanic District.

Staff Report: Approve conditionally\*  
conditionally

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

\*1. Revise building elevation to indicate ground face or burnished block or Renaissance stone.

2. Provide intermediate retaining wall and plant with shrubs along Riverwalk.

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**Zoning 6/6/05**

11. Resolution approving a site plan for the Riverwalk extension and building facade adjacent to the Milwaukee River for Hansen's Landing, Phase 2 located at 509-17 East Erie Street relative to a Site Plan Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Staff Report: Approve conditionally\*  
conditionally

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

\*1. Historic Third Ward ARB approval, if not yet granted

2. Verification of connection from the Riverwalk to Erie Street and clearer delineation on the site plan including surface material.

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**Comprehensive Planning 6/6/05**

12. File No. 050190. Resolution approving a Redevelopment Plan for the West Capitol Drive and North 35th Street Redevelopment Project Area, in the 7th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Torres

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**Streets & Alleys 6/6/05**

13. File No. 041580. Substitute resolution approving the vacation of a portion of North Broadway at North Water Street and a portion of East Lyon Street at North Water Street and an 11-foot wide portion of the west side of North Milwaukee Street between East Ogden Avenue and East Lyon Street within the Park East Redevelopment Plan Area, in the 3rd Ald. District. This vacation was requested by Milwaukee County Real Estate Services to consolidate land for future sale and development of Block 22 as identified in the Park East Redevelopment Plan.

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Torres

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**Streets & Alleys 6/6/05**

14. File No. 041056. Substitute resolution to vacate unimproved right-of-way at the northerly corner of the block bounded by North Jefferson Street, North Pleasant Street, East Lyon Street and North Water Street within the Park East Redevelopment Plan Area, in the 3rd Aldermanic District. This resolution vacates the above unimproved right-of-way in accordance with vacation proceedings under power granted to the City of Milwaukee by Section 62.73, Wisconsin Statutes, and Section 308-28, Milwaukee Code of Ordinances. This vacation was requested by the Redevelopment Authority of the City of Milwaukee to consolidate land for future development of Block 25 'B' as identified in the Park East Redevelopment Plan.

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

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**Maps and Plats 6/6/05**

15. Resolution approving a preliminary plat known as Josey Heights, on land located on the south side of West Lloyd Street and East of North 12th Street, in the 15th Ald District. This plat creates 38 lots for single family and townhouse development.

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

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**Maps & Plats 6/6/05**

16. Resolution approving a preliminary plat known as Cherry Court, located on the West Side of North 24th Street between West Cherry Street and West Galena Street, in the 4th Ald. District. This plat provides a parcel for an elderly mid-rise building and 6 parcels for single-family construction.

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

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**Maps & Plats 6/6/05**

17. Resolution approving a preliminary plat known as Calumet Farms, located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Ald. District. This plat creates 57 lots and 3 outlots for development of single-family residences.

Staff Report: Approve

Motion to: Approve

By Commr: Torres

Second by: Jacquart

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**Real Estate 6/6/05**

18. File No. 050189. Resolution amending Common Council File No. 030298 to extend for an additional two years the one dollar City-owned vacant lot sale program, in various Aldermanic Districts.

Staff Report: Approve

Motion to: Approve

By Commr: Torres

Second by: Jacquart

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**Real Estate 6/6/05**

19. File No. 050187. Resolution declaring three City vacant lots surplus to municipal needs and authorizing their sale to the Neighborhood Improvements Development Corporation, a not-for-profit organization, for residential construction, in the 6th and 12th Aldermanic Districts. This resolution will result in the sale of three City vacant lots for residential construction.

2367 North 5th Street, #322-1176-110-4, 6th  
2357 South 10th Street, #497-1247-000-2, 12th  
2361 South 10th Street, #497-0008-000-1, 12th

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Torres

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**Real Estate 6/6/05**

20. File No. 050182. Resolution declaring two tax-deed, vacant lots at 3715 North 1st Street and 110-14 West Nash Street surplus to municipal needs and accepting an Offer to Purchase from both adjoining owners, Mr. Ramstack and Mr. Wilber, for combination with their existing properties, in the 6th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

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**Real Estate 6/6/05**

21. File No. 050184. Resolution declaring a tax-deed, vacant lot at 2731 South 28th Street surplus to municipal needs and accepting an Offer to Purchase from 2759 Investment, LLC for combination with its existing property, in the 8th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Torres

Second by: Jacquart

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**Meeting Adjourned at: 4:20 PM**

**Commissioner: Torres**

**Attendance: Mitchem; Torres; Dawson; Jacquart; Stokes**

**City Plan Commission  
Monday, June 20, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 6/20/05**

1. File No. 050244. Ordinance approving the change in zoning from Multi-Family Residential (RM3) to a General Planned Development (GPD) known as Cathedral Heights, on land located on the North Side of West Florist Avenue and East of North 73rd Street, in the 2nd Aldermanic District. This ordinance will allow for the construction of a church complex including a religious assembly, classrooms for adult education, offices and a community center for outreach services.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Drake

Second by: Rodman

\*1. Exclude parcel identified as 'Lot 1' from vicinity map and any references in Owner's Written Narrative.

2. Revise Owner's Written Narrative to include plan of operation and project description (i.e. current number of parishioners, projected number of parishioners, times and days of various functions, etc.), phasing plan, signage, landscaping and lighting standards consistent with Multi-Family Residential (RM3) standards as well as a description of the building design.

3. Revise site plan to include setback dimensions to building and add pedestrian connections from the street to the building. Include location of freestanding signage, if proposed.

4. Incorporating Department of Public Works comments, if any.

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**Zoning – Public Hearing 1:45 PM 6/20/05**

2. File No. 050245. Ordinance approving the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Dr. Wesley L. Scott Senior Living Community, located on the North Side of West Wright Street between North 28th Street and North 29th Street, in the 15th Aldermanic District. This ordinance will allow for the conversion of an existing building occupied by the Milwaukee Urban League and construction of a building addition for an 80-unit senior housing facility.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Drake

Second by: Torres

\*1. Working with staff to determine final building materials. After finalized, include a materials list with your planned development submittal.

2. Providing details of the entrance canopy materials.

3. Finalizing landscape and site element treatment along West Wright Street at the porte cochere to define the street edge and submitting revised landscape plan.

4. Providing wall and freestanding sign specifications consistent with Chapter 295-505-5, if proposed.

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**Zoning – Public Hearing – 2:00 PM 6/20/05**

3. File No. 050183. Ordinance approving the First Amendment to a Detailed Planned Development (DPD) known as W Center, on land located on the Northwest Corner of North 12th Street and West Highland Avenue, in the 4th Aldermanic District. This ordinance will allow for the expansion of a previously approved gas station, convenience store and office building to add two additional fueling pumps and an automated car wash.

Staff Report: Approve conditionally\* Motion to: Close public hearing  
conditionally Approve  
By Commr: Drake Second by: Torres

- \*1. Providing a continuous opaque wood fence from the ground to at least 6 feet above grade on the North side of the property as required by type "H" landscaping under zoning code 295-405.
  - 2. Providing specifications for perimeter fencing.
  - 3. Adding continuous stone cap to decorative wall along West Highland.
  - 4. Providing canopy details.
- 

**Zoning 6/20/05**

4. File No. 031723. Substitute ordinance relating to the First Amendment to a Detailed Planned Development (DPD) known as Gordon Knoll on land located on the North Side of East Locust Street and East of North Humboldt Avenue, in the 3rd Aldermanic District. This substitute ordinance amends the planned development to allow for the addition of a handicap ramp along East Locust Street and revisions to the landscape plan and to the retaining wall along East Roadsmeeet Street.

Staff Report: Approve conditionally\* Motion to: Approve  
conditionally  
By Commr: Torres Second by: Drake

- \*1. Along Roadsmeeet Street, the retaining wall at the northeast corner will be raised to be 5 feet tall and the original metal railing will be moved south to the edge of the new sidewalk serving the 3 condos facing Roadsmeeet. All species of planting materials were agreed on.
  - 2. A 6 ft. tall decorative metal fence will be built between the northeast corner of the retaining wall and the east property line (25 ft.).
  - 3. Along Locust Street, it was agreed that the rock retaining wall would remain with the installation of landscaping in accordance with plan sheet C-6 REV.
  - 4. The exterior lighting final details are still to be determined. Everyone agreed that lighting to provide security at the staircase and main entrance as well as lighting the exterior of the building.
  - 5. Sections of 6 foot tall decorative metal fencing with gates will be placed on the north and south ends of the courtyard along the west side of the building.
  - 6. A board-on-board fence with lattice accent will be placed along the west property line as shown on sheet C-6 REV.
  - 7. Additional shrubs will be added to screen the view of the electric transformer from view nearby condo units.
  - 8. Correct and update all documents to reflect changes.
-

**Real Estate 6/20/05**

5. File No. 050250. Resolution declaring surplus the improved, tax-deed property at 1322 West Groeling Avenue, and authorizes acceptance of an unsolicited offer from Mr. Jerry Gainer, in the 6th Aldermanic District.

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Torres

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**Real Estate 6/20/05**

6. File No. 050278. Resolution approving the surplus declaration and blight designation of the City-owned properties at 2719 North 17th Street and 2716-20 North 18th Street for the New Village Project, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Torres

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**Meeting Adjourned at: 2:30 PM**

**Commissioner: Drake**

**Attendance: Torres; Mitchem; Rodman; Drake**



**City Plan Commission  
Monday, July 18, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 7/18/05**

1. File No. 031746. Substitute ordinance relating to the change in zoning from Institutional (TL) and Two-Family Residential (RT2) to a General Planned Development known as Columbia St. Mary's on land located on the North Side of East North Avenue and West of North Terrace Avenue, in the 3rd Aldermanic District. This substitute ordinance changes the zoning to permit hospital, medical offices and accessory parking structure uses.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Dawson

Second by: Rodman

\*1. Revise written narrative to include temporary, construction, freestanding and wall signage standards.

2. Include axonometric models as part of the general plan submittal to describe massing and height of proposed buildings.

3. Revise written narrative to include more detailed screening and open space landscaping and site element standards.

4. Clarify loading dock information for the WTMC building.

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**Zoning – Public Hearing – 1:45 PM 7/18/05**

2. File No. 050242. Ordinance relating to the change in zoning from Two-Family Residential (RT1) to Two-Family Residential (RT3), on land located generally South of West Silver Spring Drive and East of North Hopkins Street, in the 1st Aldermanic District. This ordinance amends the residential zoning category for several blocks to be consistent with the existing residential single-family and duplex units, density and setbacks.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Drake

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**Zoning – Public Hearing – 2:00 PM 7/18/05**

3. File No. 050307. Ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) for portions of land located on the North and South Sides of West Center Street and East of North 18th Street, in the 15th Aldermanic District. This ordinance joins City-owned parcels to create a single base zoning district for a future residential development known as New Village.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Dawson

Second by: Stokes

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**Zoning – Public Hearing 2:10 PM 7/18/05**

4. File No. 050308. Ordinance establishing a Site Plan Review Overlay District (SP) located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This ordinance establishes an overlay district for future development of a single-family subdivision known as River View Replat to provide design standards that can be enforced through permitting.

Staff Report:	Close public hearing Refer to staff	Motion to:	Close public hearing Refer to staff
By Commr:	Dawson	Second by:	Stokes

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**Zoning 7/18/05**

5. File No. 050402. Resolution establishing design guidelines for the Site Plan Review Overlay District as established by Section 295-1009.0001 of the Milwaukee Code of Ordinances and located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This resolution creates design guidelines that will be used to review site plans for future development of a single-family subdivision known as River View Farms.

Staff Report:	Refer to staff	Motion to:	Refer to staff
By Commr:	Dawson	Second by:	Stokes

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**Zoning – Public Hearing – 2:20 PM 7/18/05**

6. File No. 050351. Ordinance relating to the Second Amendment to a Detailed Plan Development (DPD) known as Risen Savior Evangelical Lutheran Church, on land located on the North Side of West Brown Deer Road and West of North 95th Street, in the 9th Aldermanic District. This ordinance will amend the previously approved detailed plan to allow for the renovation and expansion of the existing church complex that includes a school and garage.

Staff Report:	Approve conditionally*	Motion to:	Close public hearing Approve
By Commr:	Stokes	Second by:	Dawson

\*1. Provide Owner's Written Narrative per Chapter 295-1009 requirements.

2. Provide a landscape plan.
  3. Provide building elevations for garage.
  4. Clarify siding as either aluminum or vinyl.
  5. Identify new handicap parking spaces on the site plan.
- 

**Zoning – Public Hearing – 2:25 PM 7/18/05**

7. File No. 050350. Ordinance Relating to the change in zoning from Single Family Residential (RS1) to Multi-Family Residential (RM1), on land located at 9216 West Saint Paul, in the 10th Aldermanic District. This ordinance creates a single base zoning district for a parcel with an existing religious assembly that was combined with an adjacent parcel, through deed restriction for future development of an accessory parking lot.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Dawson	Second by:	Stokes

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**Zoning – Public Hearing – 2:30 PM 7/18/05**

8. File No. 050353. Ordinance establishing a Master Sign Program Overlay District, on land located at 5727 South 27th Street, in the 13th Aldermanic District. This ordinance establishes a Master Sign Program Overlay Zone and approves Exhibit A relating to sign design standards for an existing light automobile sales facility.

Staff Report: Approve conditionally\* Motion to: Close public hearing  
conditionally Approve

By Commr: Stokes Second by: Dawson

- \*1. Maximum height of the dealership sign is 19' x 3".
  - 2. Maximum height of the used car sign is 17' x 3".
- 

**Zoning 7/18/05**

9. File No. 050354. Resolution permitting a minor modification to the Detailed Plan Development (DPD) known as Garden Place Senior Living, located on the South Side of West Donna Drive and West of North 107th Street, in the 9th Aldermanic District.

Staff Report: Approve conditionally\* Motion to: Approve  
conditionally

By Commr: Dawson Second by: Drake

- \*1. Adding plantings along the driveway at West Donna Drive as previously approved.
  - 2. Retaining original landscaping along south side of development with the possibility of a berm.
- 

**Zoning 7/18/05**

10. File No. 050352. Resolution permitting a minor modification to the Detailed Plan Development (DPD) known as Good Hope Industrial Center for the Wisconsin Industrial Truck Company ("WITCO") building located at 6321 West Good Hope Road, in the 9th Aldermanic District.

Staff Report: Approve conditionally\* Motion to: Approve  
conditionally

By Commr: Stokes Second by: Dawson

- \*1. The fence shall be without barb wire due to the proximity of the soccer field and children. Staff suggests the fence is bent at the top to prevent climbing.
  - 2. The fence will be vinyl coated from the sidewalk to the existing front building setback line.
- 

**Streets & Alleys 7/18/05**

11. File No. 050241. Resolution to vacate unimproved right-of-way at the Northerly Corner of the block bounded by North Market Street, East Knapp Street and North Water Street and a portion of the West Side of North Water Street located North of East Knapp Street, in the 6th Aldermanic District. This vacation was requested by Milwaukee County to allow for re-alignment of streets for Block 12 and Block 16 as identified in the Park East Redevelopment Plan area for future sale and development.

Staff Report: Approve conditionally\* Motion to: Approve  
conditionally

By Commr: Rodman Second by: Dawson

- \*1. The completion of legal descriptions and maps by DPW.
-

**Streets & Alleys 7/18/05**

12. File No. 050179. Resolution vacating the unimproved streets located generally South of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This vacation was requested by the Redevelopment Authority of the City of Milwaukee to consolidate land for future sale to create a 57-lot single-family subdivision known as River View.

Staff Report: Refer to staff  
By Commr: Drake

Motion to: Refer to staff  
Second by: Dawson

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**Maps & Plats 7/18/05**

13. File No. 050399. Resolution approving the final plat of River View Replat located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District.

Staff Report: Refer to staff  
By Commr: Drake

Motion to: Refer to staff  
Second by: Dawson

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**Maps & Plats 7/18/05**

14. Resolution re-considering a preliminary plat known as Tara Vista Estates located South of West Brown Deer Road and West of North Lauer Street, in the 9th Aldermanic District.

Staff Report: Approve  
By Commr: Dawson  
Opposed: Drake

Motion to: Approve  
Second by: Rodman

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**Maps & Plats 7/18/05**

15. File No. 041698. Resolution approving the final plat for Reservoir Heights located on the North Side of East Meinecke Avenue and West of North Hubbard Street, in the 6th Aldermanic District. This resolution approves a final plat that provides 8 lots for sale of City-owned land to develop single-family residences.

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Rodman

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**Maps & Plats 7/18/05**

16. File No. 041699. Resolution approving the final plat for Park East on the East Side of the Milwaukee River located on the East Side of North Water Street generally between East Lyon Street and East Juneau Avenue, in the 3rd and 4th Aldermanic Districts. This resolution approves a final plat that provides 7 blocks and 13 lots and dedicates public rights-of-way within the Park East Redevelopment Plan area East of the Milwaukee River.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Stokes

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**Surplus Properties 7/18/05**

17. File No. 050400. Resolution declaring a tax-deed vacant lot at 2045-47 South 15th Street surplus to municipal needs and authorizing its sale to the Milwaukee Christian Center, Inc., a not-for-profit organization, for residential construction, in the 12th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Surplus Properties 7/18/05**

18. File No. 050403. Resolution declaring a tax-deed vacant lot surplus to municipal needs and authorizing its sale to the Lisbon Avenue Neighborhood Development Corporation, a not-for-profit organization, for green space, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Surplus Properties 7/18/05**

19. File No. 050405. Resolution declaring three tax-deed vacant lots surplus to municipal needs and authorizing their sale to the Neighborhood Improvement Development Corporation ("NIDC"), a not-for-profit organization, for residential construction, in the 1st Aldermanic District. This resolution will result in the sale of three tax-deed vacant lots for residential construction.

6099 North 37th Street #158-0261-000-6  
6026 North 26th Street #206-0020-000-4  
5152 North 47th Street #209-0383-000-0

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Surplus Properties 7/18/05**

20. File No. 050406. Resolution authorizing acceptance of an unsolicited Offer to Purchase from Shechtman Enterprises, LLC, for the unimproved, surplus City-owned land in the River View Subdivision, in the 9th Aldermanic District.

Staff Report: Refer to staff  
By Commr: Drake

Motion to: Refer to staff  
Second by: Dawson

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**Surplus Properties 7/18/05**

21. Resolution approving the surplus declaration of various vacant lots throughout the City.

2528 North 7th Street	\$2,500.00	6
3857 North 9th Street	\$4,200.00	6
2614 North 14th Street	\$3,000.00	15
2859 North 23rd Street	\$3,750.00	7

5224 North 28th Street	\$3,500.00	1
2629 North Teutonia Avenue	\$12,500.00	15

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Stokes

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**Meeting Adjourned at: 3PM**

**Commissioner: Stokes**

**Attendance: Rodman; Mitchem; Drake; Dawson; Stokes**

**City Plan Commission  
Monday, August 15, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 8/15/05**

1. Resolution approving a drive-through facility, site plan and elevations for Starbucks at Holt Plaza located on the north side of Holt Avenue and West of South Chase Avenue relative to a Development Incentive Zone (DIZ) established by Section 295-1007.0004 of the Milwaukee Code, in the 14th Aldermanic District.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally\*\*

\*1. Raise masonry wall to 36" in height and extend wall westerly to end of drive aisle to block headlights onto residential areas.

2. Provide perimeter landscaping along the street side of the masonry wall, add base plantings surrounding the development sign base and infill landscaping between walls and sign as shown on the DIZ landscape plan dated March 11, 2004.

By Commr: Dawson

Second by: Jacquart

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**Zoning 8/15/05**

2. File No. 050308. Ordinance establishing a Site Plan Review Overlay District (SP) located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This ordinance establishes an overlay district for future development of a single-family subdivision known as River View Replat to provide design standards that can be enforced through permitting.

Staff Report: Refer to staff

Motion to: Refer to staff

By Commr: Drake

Second by: Torres

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**Zoning 8/15/05**

3. File No. 050402. Resolution establishing design guidelines for the Site Plan Review Overlay District as established by Section 295-1009.0001 of the Milwaukee Code of Ordinances and located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This resolution creates design guidelines that will be used to review site plans for future development of a single-family subdivision known as River View Farms.

Staff Report: Refer to staff

Motion to: Refer to staff

By Commr: Drake

Second by: Torres

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**Streets & Alleys 8/15/05**

4. File No. 050179. Resolution vacating the unimproved streets located generally South of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This vacation was requested by the Redevelopment Authority of the City of Milwaukee to consolidate land for future sale to create a 57-lot single-family subdivision known as River View.

Staff Report: Refer to staff  
By Commr: Drake

Motion to: Refer to staff  
Second by: Torres

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**Streets & Alleys 8/15/05**

5. File No. 040562. Substitute resolution to vacate a portion of right-of-way on the West Side of North Terrace Avenue between East Bradford Avenue and East North Avenue, in the 3rd Aldermanic District. This vacation was requested for expansion and renovation of the Columbia St. Mary's institutional facility.

Staff Report: Approve conditionally\*  
conditionally\*

Motion to: Approve

\*1. Completion of DPW coordinated report and deposit of fees, if required.

By Commr: Jacquart

Second by: Dawson

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**Maps & Plats 8/15/05**

6. File No. 050399. Resolution approving the final plat of River View Replat located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District.

Staff Report: Refer to staff  
By Commr: Drake

Motion to: Refer to staff  
Second by: Torres

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**Maps & Plats 8/15/05**

7. Resolution approving a preliminary plat known as Fratney Street School located South of East Concordia Ave. and West of North Fratney Street, in the 3rd Aldermanic District. This plat combines land for an existing Milwaukee Public School.

Staff Report: Approve  
By Commr: Jacquart

Motion to: Approve  
Second by: Dawson

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**Maps & Plats 8/15/05**

8. File No. 050232. Resolution approving the final plat known as Park East on the West Side of the Milwaukee River located generally in the area bounded by the Milwaukee River, North 8th Street, West Juneau Avenue and West McKinley Avenue, in the 4th and 6th Aldermanic Districts. This resolution approves a final plat that provides 5 blocks and 10 lots and dedicates public right-of-way within the Park East Redevelopment Plan area West of the Milwaukee.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Jacquart

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**Maps & Plats 8/15/05**

9. Resolution approving a preliminary plat know as Cedar Ridge located on the South Side of West County Line Road and West of North Swan Road, in the 9th Aldermanic District. This plat creates 14 lots and one outlot for sale and development of single-family residences.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Torres

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**Surplus Properties 8/15/05**

10. File No. 050406. Resolution authorizing acceptance of an unsolicited Offer to Purchase from Shechtman Enterprises, LLC, for the unimproved, surplus City-owned land in the River View Subdivision, in the 9th Aldermanic District.

Staff Report: Refer to staff  
By Commr: Dawson

Motion to: Refer to staff  
Second by: Torres

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**Surplus Properties 8/15/05**

11. File No. 050465. Resolution declaring a tax-deed vacant lot at 728 West Montana Street surplus to municipal needs and authorizing acceptance of an unsolicited Offer to Purchase from Elite Builders Group, LLC, for assemblage and residential construction, in the 14th Aldermanic District.

Staff Report: Refer to staff  
By Commr: Dawson

Motion to: Refer to staff  
Second by: Jacquart

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**Zoning 8/15/05**

12. Downtown Zoning Code Update

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**Meeting Adjourned at: 2:30 PM**

**Commissioner: Drake**

**Attendance: Drake; Mitchem; Torres; Dawson; Jacquart**

**City Plan Commission  
Monday, September 12, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 9/12/05**

1. File No. 050469. Ordinance relating to the change in zoning from Industrial Heavy (IH) to a General Planned Development (GPD) known as the Forest County Potawatomi Legacy District, on land located on the South Side of West Canal Street and West of South 16th Street, in the 8th Aldermanic District. This ordinance will approve zoning standards for future development of the Potawatomi Bingo Casino in the Menomonee Valley.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Dawson

Second by: Stokes

\*1. Revise and correct both GPD and DPD Owner's Written Narrative to remove references to the Master Sign Program and Landscape standards and add sign standards to the GPD that are specific to Potawatomi's plan of operation.

2. Revise DPD Exhibit to include sign specifications for the proposed electronic board sign above the parking garage entrance, including dimensions, illumination, materials and timing of display.

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**Zoning – Public Hearing 1:30 PM 9/12/05**

2. File No. 050468. Ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, on land located on the South Side of West Canal Street and West of South 16th Street, in the 8th Aldermanic District. This ordinance will approve buildings for casino expansion and parking facilities for the Potawatomi Bingo Casino in the Menomonee Valley.

Staff Report: Approve conditionally (conditions-See item 1)

Motion to: Close public hearing  
Approve

By Commr: Dawson

Second by: Stokes

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**Zoning – Public Hearing 1:50 PM 9/12/05**

3. File No. 050530. Ordinance relating to the change in zoning from Industrial Heavy (IH) to Downtown Mixed Activity (C9G) on land located on the South Side of West St. Paul Avenue and East of North 8th Street, in the 4th Aldermanic District. This ordinance creates a single base zoning district for the redevelopment of the Amtrak station for an intermodal transportation facility.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Dawson

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**Comprehensive Planning – Public Hearing 2:00 PM 9/12/05**

4. Legislation will be considered relating to the establishment of a Business Improvement District Number Thirty Seven (BID #37) and approving its first year operating plan for the area generally including commercial properties along the 30th Street Industrial Corridor between West Glendale Avenue and West Brown Street, in the 1st, 7th and 15th Aldermanic Districts.

Staff Report:	Approve	Motion to:	Close public hearing
			Approve
By Commr:	Stokes	Second by:	Jacquart

---

**Comprehensive Planning – Public Hearing 2:15 PM 9/12/05**

5. Legislation will be considered relating to the establishment of a Business Improvement District Number Thirty Eight (BID #38) and approving its first year operating plan for the area generally including properties along South Cesar E. Chavez Drive between West National Avenue and West Greenfield Avenue, in the 12th Aldermanic District.

Staff Report:	Approve	Motion to:	Close public hearing
			Approve
By Commr:	Stokes	Second by:	Jacquart

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**Comprehensive Planning – Public Hearing 2:30 PM 9/12/05**

6. Legislation will be considered relating to the establishment of a Business Improvement District Number Thirty Nine (BID #39) and approving its first year operating plan for the area generally including properties along West Center Street between North 30th Street and West Appleton Avenue, in the 10th and 15th Aldermanic Districts.

Staff Report:	Approve	Motion to:	Close public hearing
			Approve
By Commr:	Stokes	Second by:	Dawson

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**Zoning 9/12/05**

7. File No. 050308. Ordinance establishing a Site Plan Review Overlay District (SP) located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This ordinance establishes an overlay district for future development of a single-family subdivision known as River View to provide design standards that can be enforced through permitting.

Staff Report:	Refer to staff	Motion to:	Refer to staff
By Commr:	Dawson	Second by:	Stokes

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**Zoning 9/12/05**

8. File No. 050402. Resolution establishing design guidelines for the Site Plan Review Overlay District as established by Section 295-1009.0001 of the Milwaukee Code of Ordinances and located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This resolution creates design guidelines that will be used to review site plans for future development of a single-family subdivision known as River View Farms.

Staff Report: Refer to staff  
By Commr: Dawson

Motion to: Refer to staff  
Second by: Stokes

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**Zoning 9/12/05**

9. Resolution approving a staircase and deck addition to the Riverwalk in conjunction with the renovation of a warehouse building for retail and office occupancy at 215 North Water Street within the Historic Third Ward, 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: Dawson

Motion to: Approve  
Second by: Stokes

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**Zoning 9/12/05**

10. File No. 050581. Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Teweles Seed, located on the North Side of West Oregon Street and East of South 3rd Street, in the 12th Aldermanic District to remove landscape screening required by the City Code.

Staff Report: Place on file  
By Commr: Jacquart

Motion to: Place on file  
Second by: Stokes

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**Zoning 9/12/05**

11. File No. 050578. Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Lake View Village, located at 8910 North Michele Street, in the 9th Aldermanic District, for the temporary occupancy of a religious assembly within one of the existing buildings.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

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**Zoning 9/12/05**

12. File No. 050584. Resolution permitting a minor modification to the Detailed Planned Development (DPD) known as Cameo Care Campus, located on the East Side of South 27th Street and North of West Goldcrest Avenue, in the 13th Aldermanic District, to permit 23 assisted living beds instead of 22 assisted living beds within 20 assisted living units.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Street & Alleys 9/12/05**

13. File No. 001537. Resolution to vacate a portion of the West Side of North Humboldt Avenue between East Garfield Avenue and East North Avenue, in the 6th Aldermanic District. This vacation is necessary to eliminate several existing building encroachments.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

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**Streets & Alleys 9/12/05**

14. File No. 050591. Resolution to vacate the West leg of alley in the block bounded by South 35th Street, South 36th Street, West Burnham Street and West Rogers Street, in the 8th Aldermanic District. (DCD). The abutting land owner, El Rey Enterprises, requested this vacation to consolidate property for additional accessory parking for their grocery store.

Staff Report: Approve conditionally\*  
conditionally

By Commr: Stokes

Motion to: Approve

Second by: Dawson

\*Completion of the City Engineer's report and meeting the conditions of the report.

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**Streets & Alleys 9/12/05**

15. File No. 050179. Resolution vacating the unimproved streets located generally South of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District. This vacation was requested by the Redevelopment Authority of the City of Milwaukee to consolidate land for future sale to create a 57-lot single-family subdivision known as River View.

Staff Report: Refer to staff  
By Commr: Dawson

Motion to: Refer to staff  
Second by: Stokes

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**Maps & Plats 9/12/05**

16. File No. 050399. Resolution approving the final plat of River View Replat located on the South Side of West Bradley Road and East of North Granville Road, in the 9th Aldermanic District, creating 57 residential lots.

Staff Report: Refer to staff  
By Commr: Dawson

Motion to: Refer to staff  
Second by: Stokes

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**Surplus Properties 9/12/05**

17. File No. 050406. Resolution authorizing acceptance of an unsolicited Offer to Purchase from Shechtman Enterprises, LLC, for the unimproved, surplus City-owned land in the River View Subdivision, in the 9th Aldermanic District.

Staff Report: Refer to staff  
By Commr: Dawson

Motion to: Refer to staff  
Second by: Stokes

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**Surplus Properties 9/12/05**

18. Resolution approving the surplus declaration of the vacant lot at 1115-17 North 13th Street, in the 4th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Surplus Properties 9/12/05**

19. File No. 050582. Resolution declaring improved, tax-deed properties surplus to municipal needs and authorizing sales in the 3rd, 6th, 7th, 8th, 12th, and 15th Aldermanic Districts. This resolution will allow the city to advertise these properties for sale via the open listing program.

Property Address District	TK Number	Listing Price	Aldermanic
2823-25 North 2nd Street	TK #313-0309-000-5	\$10,000.00	6th
2857-59 North 2nd Street	TK #313-1377-000-4	\$10,000.00	6th
2911 North 11th Street	TK #312-0175-000-0	\$12,800.00	6th
2751 North 12th Street	TK #312-3244-100-6	\$20,900.00	15th
2941-43 North 12th Street	TK #312-2506-100-1	\$26,600.00	6th
2740 North 13th Street	TK #312-2717-000-2	\$7,000.00	15th
2857 North 13th Street	TK #311-3106-100-8	\$17,100.00	6th
2423 North 15th Street	TK #324-1308-000-1	\$7,600.00	15th
2829 North 16th Street	TK #311-2048-000-9	\$9,200.00	6th
2817 North 19th Street	TK #311-1796-100-4	\$10,600.00	6th
2753 North 20th Street	TK #310-0267-000-6	\$13,500.00	15th
2975 North 21st Street	TK #310-9946-000-0	\$7,800.00	7th
2866 North 23rd Street	TK #310-1357-000-3	\$9,000.00	15th
2917 North 23rd Street	TK #310-1016-100-5	\$18,200.00	7th
2049 North 24th Place	TK #350-2383-000-9	\$6,500.00	15th
2768 North 27th Street	TK #310-1916-000-1	\$9,200.00	7th
1627 North 28th Street	TK #365-0668-100-0	\$11,100.00	15th
2062-64 North 28th Street	TK #349-1143-000-4	\$38,900.00	15th
2149-51 North 28th Street	TK #349-1819-000-9	\$50,200.00	15th
2225 North 28th Street	TK #349-1808-100-5	\$6,600.00	15th
3209 North 29th Street	TK #286-1061-000-7	\$7,300.00	7th
1834-A North 31st Street	TK #349-0729-100-8	\$6,400.00	15th
1650 North 32nd Street	TK #365-0948-000-6	\$29,500.00	15th
1415 North 35th Street	TK #366-1513-100-2	\$7,400.00	15th
3524 West Brown Street	TK #348-0212-000-3	\$9,700.00	15th
2506 North Buffum Street	TK #321-1543-000-8	\$39,100.00	6th
3341-43 North Buffum Street	TK #281-1617-000-2	\$14,500.00	6th
1648 South Cesar E. Chavez Drive	TK #460-1021-000-3	\$16,600.00	12th
1219-21 West Clarke Street	TK #323-1132-000-8	\$17,100.00	15th
2543 North Gordon Place	TK #320-0231-000-6	\$38,200.00	3rd
2454-56 West Keefe Avenue	TK #270-1140-000-6	\$63,100.00	6th

1039 West Maple Street	TK #461-0677-000-X	\$18,500.00	12th
1929 South Muskego Avenue	TK #470-2704-000-0	\$17,900.00	8th
2961 North Palmer Street	TK #313-0554-000-8	\$19,300.00	6th
3113-15 West Walnut Street	TK #365-0944-000-4	\$9,300.00	15th
1422 West Wright Street	TK #324-9995-100-X	\$9,800.00	15th

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Meeting Adjourned at: 3:30 PM**

**Commissioner: Stokes**

**Attendance: Torres; Stokes; Dawson; Jacquart**

**City Plan Commission  
Monday, October 3, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 10/3/05**

1. File No. 050579. Ordinance relating to the change in zoning from Institutional (TL) to General Planned Development (GPD), on land located on the East Side of North Mayfair Road and South of West Bluemound Road, in the 10th Aldermanic District. This ordinance will allow for a future request for proposals for the design of a hotel and restaurant complex with 200 to 300 rooms with full service amenities such as restaurant, conference rooms and water park feature at the Milwaukee County Zoo grounds.

Staff Report:	Approve conditionally*	Motion to:	Close public hearing Approve conditionally
By Commr:	Drake	Second by:	Torres

\*Amending the owner's written narrative to include signage standards.

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**Zoning – Public Hearing 1:40 PM 10/3/05**

2. File No. 050633. Ordinance creating the Brewers Hill/Harambee Neighborhood Conservation Overlay Zone and approving the neighborhood conservation plan and development and design standards for this area, in the 6th Aldermanic District.

Staff Report:	Refer to staff	Motion to:	Close public hearing Refer to staff
By Commr:	Stokes	Second by:	Jacquart

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**Zoning – Public Hearing 1:50 PM 10/3/05**

3. File No. 050466. Substitute ordinance relating to the change in zoning from Industrial Light (IL2) to a Detailed Planned Development (DPD) known as The Hastings Building, on land located on the Southeast Corner of North 2nd Street and West Vine Street, in the 6th Aldermanic District.

Staff Report:	Refer to staff	Motion to:	Close public hearing Refer to staff
By Commr:	Stokes	Second by:	Dawson

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**Zoning – Public Hearing 2:00 PM 10/3/05**

4. File No. 050575. Ordinance relating to the change in zoning from Multi-Family Residential (RM4) to a Detailed Planned Development (DPD) known as Way of the Cross Housing Development, on land located on the Northeast Corner of West Center Street and North Teutonia Avenue, in the 15th Aldermanic District.

Staff Report:	Approve conditionally*	Motion to:	Close public hearing Approve conditionally
By Commr:	Stokes	Second by:	Dawson

\*1. Revise site plan to remove parking area adjacent to West Hopkins Street.  
2. Hold a neighborhood meeting.

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**Zoning – Public Hearing 2:15 PM 10/3/05**

5. File No. 050568. An ordinance relating to the use classification of sports facilities in the RB2 (regional business) zoning district, in the 3rd, 4th, and 10th Aldermanic Districts.

Staff Report: Approve  
Motion to: Close public hearing  
Approve  
By Commr: Dawson  
Second by: Torres

---

**Zoning – Public Hearing 2:25 PM 10/3/05**

6. File No. 050622. An ordinance creating a special zoning district to be known as the “redevelopment district”, in the 3rd, 4th, 6th, and 12th Aldermanic Districts.

Staff Report: Approve substitute  
Motion to: Close public hearing  
Approve substitute  
By Commr: Dawson  
Second by: Torres

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**Zoning – Public Hearing 2:35 PM 10/3/05**

7. File No. 050549. An ordinance relating to principal building design standards for two-family residential zoning districts, in the 3rd, 6th, and 14th Aldermanic Districts.

Staff Report: Approve  
Motion to: Close public hearing  
Approve  
By Commr: Dawson  
Second by: Jacquart

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**Maps & Plats 10/3/05**

8. File No. 050590. Resolution approving the final plat of Tara Vista Estates located on the South Side of West Brown Deer Road and West of North Lauer Street, in the 9th Aldermanic District.

Staff Report: Approve  
Motion to: Approve  
By Commr: Drake  
Second by: Jacquart

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**Streets & Alleys 10/3/05**

9. File No. 040326. Resolution to vacate a portion of excess right-of-way at the Northeast Corner of West Lincoln Avenue and South 14th Street, in the 12th Aldermanic District. This vacation was requested by the abutting owner, Ramon Orozco, in conjunction with Lincoln Village Business Association to develop an outdoor plaza and parking area.

Staff Report: Approve conditionally\*  
Motion to: Approve  
conditionally  
By Commr: Dawson  
Second by: Torres

\*Make money deposit prior to Common Council meeting.

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**Streets & Alleys 10/3/05**

10. File Number 050621. Resolution rejecting a reservation for public alley purposes east of North 35th Street at West Kaul Avenue, extended, in the 1st Aldermanic District. This resolution will eliminate from certain property an unnecessary reservation for public alley purposes east of North 35th Street at West Kaul Avenue extended.

Staff Report: Approve  
By Commr: Jacquart

Motion to: Approve  
Second by: Dawson

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**Streets & Alleys 10/3/05**

11. File Number 050625. Resolution rejecting a reservation for public street purposes at West Heather Avenue extended from North Lauer Street west to the ¼ section line, in the 9th Aldermanic District. This resolution will eliminate from certain property an unnecessary reservation for street purposes.

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Jacquart

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**Surplus Property 10/3/05**

12. File No. 050713. Resolution declaring a vacant lot at 2701 South 70th Street surplus to municipal needs and authorizing sale to the Michael J. Berns, the adjoining owner, for use as green space, in the 11th Aldermanic District.

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Torres

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**Surplus Property 10/3/05**

13. File No. 050712. Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 3rd, 6th, 7th, and 15th aldermanic districts.

Property Address	Tax Key Number	Listing Price	Aldermanic District
2507-09 North 1st Street	322-0014-000-0	9,600	6th
3344 North 2nd Street	282-0362-000-6	16,900	6th
2867 North 6th Street	312-1737-000-3	10,000	6th
2871 North 6th Street	312-1736-000-8	10,000	6th
2929 North 6th Street	312-1671-000-5	37,600	6th
2401-03 North 8th Street	323-1453-100-X	39,200	15th
2561 North 9th Street	323-0036-000-8	7,300	15th
3613 North 11th Street	272-2718-000-0	10,000	6th
3619 North 11th Street	272-2717-000-5	20,100	6th
3219 North 13th Street	284-1108-000-7	10,000	6th
2526-28 North 14th Street	324-2103-000-5	28,800	15th
3423-25 North 15th Street	284-2054-000-2	41,100	6th
3864 North 19th Street	271-1904-000-6	29,500	6th
3350 North 21st Street	285-2139-000-1	20,500	6th
3520 North 21st Street	270-0710-000-6	39,500	6th
3228-30 North 24th Street	285-1036-000-3	23,900	6th
			continued

3265 North 25th Street	285-0607-000-9	22,200	7th
3136 North 26th Street	285-0841-110-5	13,200	7th
3545 North 26th Street	270-0135-100-7	40,500	7th
3232 North 27th Street	285-0792-000-6	23,800	7th
3980 North 29th Street	269-0413-000-0	49,400	7th
2428-30 North 33rd Street	326-0877-000-2	9,300	15th
2651-A North 33rd Street	326-0410-000-2	23,800	15th
2935-37 North 35th Street	308-0029-000-3	66,400	7th
2635-37 North 37th Street	327-1607-000-9	53,900	15th
1627 West Center Street	324-0806-100-7	23,900	15th
2451-53 West Center Street	325-1340-000-3	17,400	15th
831-33 East Clarke Street	321-0804-000-8	95,600	3rd
2454 West Concordia Ave	285-2212-000-8	25,200	7th
1202 West Hadley Street	312-1906-000-8	7,000	15th
2202 West Keefe Avenue	270-1318-000-3	58,400	6th
1927 West Melvina Street	271-2597-000-7	9,700	6th
2411 North Richards Street	322-0184-000-6	32,200	6th
2562 North Richards Street	321-1585-000-7	45,800	6th

Staff Report: Approve  
By Commr: Drake

Motion to: Approve  
Second by: Dawson

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**Meeting Adjourned at: 3:20 PM**

**Commissioner: Torres**

**Attendance: Drake; Mitchem; Torres; Jacquart; Dawson; Stokes (left at 3PM)**

**City Plan Commission  
Monday, October 31, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 10/31/05**

1. File No. 031745. Ordinance relating to the change in zoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Columbia St. Mary's, Phase 1, on land located on the North Side of East North Avenue and West of North Terrace Avenue, in the 3rd Aldermanic District. This substitute ordinance changes the zoning to approve the design and construction of the Water Tower Medical Commons office building and healing garden between North Terrace Avenue and North Lake Drive.

Staff Report:	Approve conditionally*	Motion to:	Close public hearing Approve
By Commr:	Stokes	Second by:	Jacquart

\*1. Work with staff on final building elevations along Terrace Avenue and Lake Drive.

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**Zoning – Public Hearing 1:45 PM 10/31/05**

2. File No. 050398. Ordinance relating to the change in zoning from Two-Family Residential (RT4) to Two-Family Residential (RT3), on land located on the East and West Sides of South Superior Street and South of East Russell Street, in the 14th Aldermanic District.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Stokes	Second by:	Dawson

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**Zoning – Public Hearing 2:00 PM 10/31/05**

3. File No. 050705. Ordinance relating to the change in zoning from Downtown-Mixed Activity (C9G) to Redevelopment District (RED) on land located generally South of the Menomonee River and on the East and West Sides of South 6th Street, in the 12th Aldermanic District. This substitute ordinance changes the zoning for the Harley Davidson Museum site in the Menomonee Valley in conjunction with the Downtown Zoning Code update.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Stokes	Second by:	Dawson

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**Zoning – Public Hearing 2:15 PM 10/31/05**

4. File No. 050583. Ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) on land located on the North Side of West Burleigh Street and East of North 10th Street, in the 6th Aldermanic District. This substitute ordinance creates a single base zoning district for property at 932 West Burleigh Street, which was combined with the adjacent property, for sale from the City to the abutting landowner.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Dawson	Second by:	Stokes

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**Zoning – Public Hearing 2:30 PM 10/31/05**

5. File No. 050295. A substitute ordinance relating to zoning requirements for group homes and community living arrangements.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Stokes	Second by:	Jacquart

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**Zoning – Public Hearing 2:40 PM 10/31/05**

6. File No. 050256. A substitute ordinance relating to the procedure for amending the zoning map.

Staff Report:	Approve	Motion to:	Close public hearing Approve
By Commr:	Stokes	Second by:	Dawson

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**Zoning 10/31/05**

7. File No. 050466. Substitute ordinance relating to the change in zoning from Industrial Light (IL2) to a Detailed Planned Development (DPD) known as The Hastings Building, on land located on the Southeast Corner of North 2nd Street and West Vine Street, in the 6th Aldermanic District. This substitute ordinance will permit the renovation of an existing building for residential apartments.

Staff Report:	Approve conditionally*	Motion to:	Approve
By Commr:	Stokes	Second by:	Jacquart

- \*1. Provide base shrubs and trees around the property.
  - 2. Provide signage details, if proposed.
- 

**Zoning 10/31/05**

8. Resolution approving building elevations for the construction of Anna's Linens retail store in the southern portion of the existing 165,000 square foot building shell at Loomis Centre, located on the north side of West Loomis Road and west of South 27th Street relative to a Development Incentive Zone established by Section 295-91.0041 of the Milwaukee Code, in the 11th Aldermanic District.

Staff Report:	Approve conditionally*	Motion to:	Approve
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conditionally

By Commr: Torres

Second by: Jacquart

\*1. Provide specifications for the proposed canvas awning.

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**Comprehensive Planning 10/31/05**

9. UWM update.

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**Surplus Properties 10/31/05**

10. Resolution declaring improved, tax-deed property surplus to municipal needs and authorizing sales in the 1st, 2nd, 4th, 6th, 7th, 9th, 10th, and 15th various aldermanic districts.

3405 North 14th Street, TK #284-2097-000-7, \$28,600.00, 6th  
1923 North 18th Street, TK #351-3610-000-7, \$21,300.00, 15th  
4485 North 20th Street, TK #231-0505-000-3, \$56,000.00, 1st  
2505 North 21st Street, TK #325-0338-000-4, \$10,000.00, 15th  
2040 North 24th Place, TK #350-2393-100-X, \$34,200.00, 15th  
2427 North 26th Street, TK #325-1069-000-0, \$33,800.00, 15th  
2871 North 28th Street, TK #309-0332-000-8, \$11,300.00, 15th  
3048 North 28th Street, TK #309-0130-000-X, \$17,600.00, 7th  
2232 North 29th Street, TK #349-2118-000-6, \$9,400.00, 15th  
3372 North 29th Street, TK #286-1017-000-7, \$12,100.00, 7th  
4747-A North 30th Street, TK #230-0281-000-X, \$51,500.00, 1st  
425-27 North 33rd Street, TK #401-0193-000-0, \$77,500.00, 4th  
2749 North 34th Street, TK #309-0845-000-7, \$21,600.00, 15th  
2157 North 37th Street, TK #348-1032-000-3, \$17,500.00, 15th  
3717 North 37th Street, TK #268-0019-000-1, \$54,900.00, 7th  
6064 North 37th Street, TK #158-0235-000-4, \$45,700.00, 1st  
1818-20 North 39th Street, TK #348-1211-000-6, \$50,700.00, 15th  
4824 North 42nd Street, TK #208-1081-000-X, \$46,800.00, 1st  
4620 North 44th Street, TK #228-9929-000-7, \$39,200.00, 7th  
4930 North 44th Street, TK #209-0513-000-6, \$47,900.00, 1st

1429-31 North 47th Street, TK #367-0448-000-2, \$103,200.00, 10th  
4302 North 50th Street, TK #248-0076-000-X, \$75,400.00, 2nd  
821-29 West Atkinson Avenue, TK #272-1705-000-1, \$17,000.00, 6th  
3405 West Auer Avenue, TK #286-0427-000-8, \$12,300.00, 7th  
5210 West Hampton Avenue, TK #210-1018-100-0, \$24,000.00, 1st  
2776 North Hartung Avenue, TK #305-0583-000-4, \$195,000.00, 10th  
2221-A North Hubbard Street, TK #353-0125-200-3, \$50,300.00, 6th  
3705-07 West Sarnow Street, TK #366-0378-100-1, \$38,200.00, 15th  
8859-A North Swan Road, TK #034-0527-000-4, \$7,200.00, 9th

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Jacquart

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### **Surplus 10/31/05**

11. File No. 050406. Resolution authorizing acceptance of an unsolicited Offer to Purchase from Shechtman Enterprises, LLD, for the unimproved, surplus City-owned land in the Calumet Farms Subdivision, in the 9th Aldermanic District.

Staff Report: Refer to staff  
By Commr: Drake

Motion to: Refer to staff  
Second by: Dawson

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### **Miscellaneous 10/31/05**

12. Resolution establishing the City Plan Commission meeting schedule for 2006. All CPC meetings are held on Mondays starting at 1:30 PM. Please check webpage ([www.mkedcd.org](http://www.mkedcd.org)) for any additional City Plan Commission information such as date or time changes, special CPC meetings, or other updates, the Thursday before a scheduled meeting.

### **City Plan Commission 2006 Schedule**

January 9	June 26
January 23	July 17
February 13	August 14
March 6	September 11
March 27	October 2
April 24	October 30
May 15	November 20
June 5	

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned at: 4:00 PM**

**Commissioner: Torres**

**Attendance: Drake; Mitchem; Rodman; Dawson; Jacquart; Torres; Stokes**

**City Plan Commission**  
**Wednesday, November 2, 2005**  
**Open House 2:00 – 4:00 PM**  
**Special CPC Meeting, 4:00 PM**  
**809 N. Broadway, 1<sup>st</sup> Floor Boardroom**  
**Minutes**

**Zoning – Public Hearing – 4:00 PM**

File No. 050397. Substitute ordinance relating to the amendment of the Flood Plain District boundary\* along a portion of the Lincoln Creek, in the 1st, 2nd, 7th and 9th Aldermanic Districts. This substitute ordinance will amend the boundary of the 100-year flood plain along a portion of the Lincoln Creek.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Drake  
Stokes

Second by: Rodman

Abstain:

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**Meeting Adjourned at: 4:30 PM**

**Commissioner: Drake**

**Attendance: Torres; Drake; Rodman; Stokes**



**City Plan Commission  
Monday, November 28, 2005  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1<sup>st</sup> Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 11/28/05**

1. File No. 050703. Substitute ordinance relating to the change in zoning from Downtown-Residential and Specialty Use (C9B(a)) and Downtown-Warehousing and Light Manufacturing (C9H) to Redevelopment District (RED) for the Park East Redevelopment Area, being the former Park East freeway corridor in the Northern section of Downtown, in the 3rd, 4th and 6th Aldermanic Districts. This substitute ordinance changes the zoning for the Park East Redevelopment Area in conjunction with the Downtown Zoning Code update.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Jacquart

Second by: Drake

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**Zoning – Public Hearing – 1:40 PM 11/28/05**

2. File No. 050704. Substitute ordinance relating to the change in zoning from Downtown-Residential and Specialty Use (C9B(a)) to Redevelopment District (RED) for the Beerline “B” Redevelopment Area generally located on the East and West Sides of North Commerce Street and North of the Milwaukee River, in the 6th Aldermanic District. This substitute ordinance changes the zoning for the Beerline “B” Redevelopment Area in conjunction with the Downtown Zoning Code revision.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Drake

Second by: Rodman

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**Zoning – Public Hearing – 1:50 PM 11/28/05**

3. File No. 050700. Substitute ordinance relating to the change in zoning from Downtown-Residential and Specialty Use (C9B(a)) and Downtown-Mixed Activity (C9G) to Two-Family Residential (RT4), Local Business (LB2) and Industrial Mixed (IM), located generally North of East Pleasant Street and West of North Commerce Street, in the 6th Aldermanic District. This substitute ordinance changes the zoning for some property in the Brewer’s Hill neighborhood and Schlitz office park in conjunction with the Downtown Zoning Code update.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Drake

Second by: Stokes

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**Zoning – Public Hearing – 2:00 PM 11/28/05**

4. File No. 050828. Substitute ordinance relating to the change in zoning from Downtown-Mixed Activity (C9G) to Industrial Mixed (IM) located on the West Side of North Water Street and South of North Holton Street, in the 6th Aldermanic District. This substitute ordinance changes the zoning for property along the northern portion of Downtown as part of the Downtown Zoning Code revision.

Staff Report: Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Jacquart

Second by: Rodman

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**Zoning – Public Hearing – 2:10 PM 11/28/05**

5. File No. 050702. Substitute ordinance relating to the change in zoning from Downtown-Mixed Activity (C9G) and Downtown-Warehousing and Light Manufacturing (C9H) to Industrial Mixed (IM) and Industrial Light (IL2) for portions of the East end of the Menomonee Valley, generally South of the Menomonee River and East of the North-South Freeway (I-94), in the 12th Aldermanic District. This substitute ordinance changes the zoning for the East end of the Menomonee Valley for the Tannery project and existing concrete manufacturing facilities in conjunction with the Downtown Zoning Code update.

Staff Report: Approve

Motion to: Close public hearing  
Approve

By Commr: Drake

Second by: Rodman

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**Zoning – Public Hearing – 2:35 PM 11/28/05**

6. File No. 050859. Ordinance relating to the change in zoning from General Planned Development (GPD) to a Detailed Planned Development (DPD) known as Park Place, Stage 27, Ruby Tuesday, LLC, on land located on the Northwest Corner of North 107th Street and West Good Hope Road, in the 5th Aldermanic District. This ordinance will allow for construction of a 5,300 square foot sit-down restaurant in Sub-Area 'A' of Park Place.

Staff Report: Approve conditionally\*

Motion to: Close public hearing  
Approve

conditionally

By Commr: Jacquart

Second by: Stokes

\*1. Use alternate 1 on sheet A6.1 to screen all rooftop equipment. Verify that all four sides will include

equipment screening.

2. Provide a stone base below all storefront windows instead of EIFS.

3. Provide detailed signage information.

4. Provide pedestrian access to West Park Place.

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**Zoning – Public Hearing – 2:45 PM 11/28/05**

7. File No. 050580. Substitute ordinance relating to the change in zoning from Multi-Family Residential (RM7) to a Detailed Planned Development (DPD) known as Renaissance's Park Lafayette, on land located on the Northeast Corner of North Prospect Avenue and East Lafayette Place, in the 3rd Aldermanic District. This substitute ordinance will allow for the construction of two, 20-story residential condominium towers and townhomes at the corner of Lafayette and Prospect.

Staff Report: Approve conditionally\* Motion to: Close public hearing  
Approve

conditionally

By Commr: Stokes

Second by: Jacquart

\*1. Working with staff on the final building elevations, building materials and details.

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**Zoning 11/28/05**

8. File No. 050900. A substitute ordinance relating to revision of various provisions of the zoning code. Annual update of various zoning code provisions needing clarification or modification for better administration and enforcement.

Staff Report: Approve

Motion to: Approve

By Commr: Stokes

Second by: Drake

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**Zoning 11/28/05**

9. File No. 041402. An ordinance relating to zoning regulations for certain types of group living facilities. Defines disabled persons and excludes group living facilities that house only disabled persons from the 2500 foot spacing requirement.

Staff Report: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

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**Zoning 11/28/05**

10. File No. 031613. An ordinance relating to zoning regulations for day care centers. This ordinance would establish spacing standards for day care centers.

Staff Report: Refer to staff

Motion to: Refer to staff

By Commr: Stokes

Second by: Jacquart

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**Zoning 11/28/05**

11. File No. 050836. A substitute ordinance relating to floodplain zoning regulations. This ordinance updates floodplain regulations in the city's zoning ordinance to conform with recent changes required by FEMA and WDNR.

Staff Report: Approve conditionally\*  
conditionally

Motion to: Approve

By Commr: Stokes

Second by: Rodman

\*1. Wisconsin Department of Natural Resources approval of the floodplain regulations.

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**Zoning 11/28/05**

12. File No. 050982. Resolution permitting a minor modification to the Detailed Planned Development known as Park Place, Stage 20, for Tumbleweed, located North of West Good Hope Road and East of North 110th Street, in the 5th Aldermanic District. This resolution will allow for an additional wall sign for the existing Tumbleweed restaurant.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Drake

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**Zoning 11/28/05**

13. File No. 050981. Resolution permitting a minor modification to the Detailed Planned Development known as The Meeting House, located on the South Side of West Donna Drive and West of North 107th Street, in the 9th Aldermanic District. This resolution will allow for revisions to a previously approved freestanding monument sign.

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Rodman

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**Maps & Plats 11/28/05**

14. File No. 050983. Resolution approving the final plat of Josey Heights Subdivision located on the South Side of West Lloyd Street and East of North 12th Street, in the 15th Aldermanic District.

Staff Report: Approve  
By Commr: Stokes  
Abstain: Rodman

Motion to: Approve  
Second by: Jacquart

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**Streets & Alleys 11/28/05**

15. File No. 050243. Substitute resolution to vacate a portion of public frontage along the South Side of West Grange Avenue located West of South Honey Creek Drive, in the 13th Aldermanic District.

Staff Report: Approve conditionally\*  
conditionally  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

\*1. Money deposit to cover costs.

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**Streets & Alleys 11/28/05**

16. File No. 050587. Resolution to vacate a small portion of the West Side of North 24th Street, located North of West Roosevelt Drive, in the 1st Aldermanic District.

Staff Report: Approve conditionally\*  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

\*1. Money deposit to cover costs.

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**Surplus Property 11/28/05**

17. File No. 050949. Substitute resolution declaring the vacant lots at 751 North 22nd Street, 753-57 North 22nd Street and 2201-07 West Wells Street surplus to municipal needs and authorizing acceptance of an Offer to Purchase from Weas Development for residential construction in the 4th Aldermanic District.

Staff Report: Approve conditionally\*  
conditionally

Motion to: Approve

By Commr: Stokes

Second by: Rodman

\*1. Staff approval of final design.

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**Surplus Property 11/28/05**

18. File No. 050943. Resolution declaring surplus and authorizing the sale of the improved, tax-deed property at 8859-A North Swan Road, in the 9th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Stokes

Second by: Rodman

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**Surplus Property 11/28/05**

19. File No. 050942. Resolution declaring nine City-owned vacant lots surplus to municipal needs and authorizing their sale to Milwaukee Habitat for Humanity, Inc., for residential construction, in the 15th Aldermanic District. This resolution will authorize the sale of vacant lots for construction of single-family homes pursuant to Section 304-49-17, Milwaukee Code of Ordinances.

2421-23 North 33rd Street, 326-0904-000-8  
2429-31 North 33rd Street, 326-0902-000-7  
2446 North 33rd Street, 326-0881-000-4  
2513 North 33rd Street, 326-0317-000-7  
2555 North 33rd Street, 326-0307-000-2  
2601-05 North 33rd Street, 326-0422-100-4  
2207 North 38th Street, 384-0984-000-1  
2209-11 North 38th Street, 348-0985-000-7  
2237-39 North 38th Street, 348-0991-000-X

Staff Report: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

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**Surplus Property 11/28/05**

20. File No. 050945. Resolution declaring a vacant lot at 2516-20 North 6th Street surplus to municipal needs and authorizing sale to Northcott Neighborhood House, Inc. for new residential construction in the 6th Aldermanic District.

Staff Report: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

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**Surplus Property 11/28/05**

21. File No. 050940. Resolution declaring improved, tax-deed properties surplus to municipal needs and authorizing sales in the 1st, 4th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, and 15th aldermanic districts.

Property Address, Tax Key Number, Listing Price, Aldermanic District  
1748 South 4th Street, TK #462-0859-000-6, \$8,800.00, 12th  
3295 North 9th Street, TK #283-0383-000-8, \$23,000.00, 6th  
1956-58 South 14th Street, TK #460-0138-000-1, \$16,700.00, 12th  
3760 South 15th Street, TK #551-0909-000-9, \$44,700.00, 13th  
1549 South 20th Street, TK #459-0403-000-0, \$31,600.00, 8th  
2424 North 23rd Street, TK #325-0436-000-7, \$20,000.00, 15th  
1318-20 North 24th Place, TK #364-1394-100-2, \$14,500.00, 4th  
3050 North 24th Street, TK #310-0878-000-8, \$10,000.00, 7th  
1238 South 26th Street, TK #434-0390-000-2, \$16,300.00, 8th  
1301 South 26th Street, TK #434-0540-000-7, \$11,600.00, 8th  
5229-31 North 35th Street, TK #192-0337-000-0, \$45,600.00, 1st  
3663 South 83rd Street, TK #559-9971-000-9, \$93,100.00, 11th  
8970-C North 95th Street, TK # 34-0787-000-9, \$12,300.00, 9th  
907 West Atkinson Avenue, TK #272-1711-000-4, \$11,700.00, 6th  
2109 West Brown Street, TK #350-1001-100-9, \$15,800.00, 15th  
2745-47 North Buffum Street, TK #314-0770-000-X, \$46,000.00, 6th  
1017-19 West Burleigh Street, TK #312-0133-000-1, \$20,400.00, 6th  
1616-18 South Cesar E. Chavez Drive, TK #460-1268-000-7, \$43,400.00, 12th  
2523-25 West Garfield Avenue, TK #350-2232-000-7, \$9,900.00, 15th  
w/lot at 2519-21 West Garfield Avenue  
439 West Harrison Avenue, TK #498-0318-000-7, \$67,000.00, 14th  
5117 West Hemlock Road, TK #104-0028-100-4, \$154,100.00, 9th  
3414 West Lapham Street, TK #458-1579-000-X, \$25,000.00, 8th  
4720 West Lisbon Avenue, TK #328-1231-100-9, \$107,500.00, 15th  
4017-19 West North Avenue, TK #348-0428-000-8, \$18,400.00, 15th  
5129-33 West North Avenue, TK #346-1606-000-9, \$173,900.00, 10th  
2736 North Richards Street, TK #321-1828-000-7, \$22,900.00, 6th  
8678 North Servite Drive, TK # 43-0359-000-0, \$77,600.00, 9th  
10016 West Terra Avenue, TK # 73-0120-000-X, \$34,500.00, 9th  
1400 West Vliet Street, TK #363-0312-110-7, \$49,500.00, 4th

Staff Report: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

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**Meeting Adjourned at 4:25PM**

**Commissioner: Stokes**

**Attendance: Stokes, Rodman, Mitchem, Drake, Jacquart**