

(PH – Public hearing)

**January 7, 2008**

071228 PH  
071179 PH  
070548 PH  
060259 PH  
070931

**January 28, 2008**

071335 PH  
071128 PH  
070930 PH  
071336  
Resolution Golden Ridge  
071339

**February 11, 2008**

070963 PH  
071291 PH  
071292 PH  
070930  
Resolution 3757 W Milwaukee Road  
071181

**March 3, 2008**

071409 PH  
071255 PH  
071292  
071181  
071459

**March 31, 2008**

071567 PH  
071500 PH  
ADA remediation work 105-111 W Michigan Street  
071612  
071611071176  
071396  
071546

**April 21, 2008**

071397 PH  
071699  
Golden Ridge Highland plat  
071399  
071562  
071678

**May 12, 2008**

071711 PH  
Bouraxis Layton PH  
071564  
071680

**June 2, 2008**

071596 PH  
080143  
Town Corporate Park  
Brewery Project

**June 23, 2008**

080195 PH  
080145 PH  
080148 PH  
051036 PH  
080264  
080263  
080319

**July 14, 2008**

080175 PH  
080176 PH  
080268 PH  
080422 PH  
080421 PH  
080144  
080147  
080262  
080261  
031327  
080446

**August 18, 2008**

080493  
Resolution – Riverwalk ADA remediation Mason Street  
Menomonee Valley tour

**September 15, 2008**

080543 PH

**September 17, 2008**

080617 PH  
080615 PH  
080392  
080621  
Brewery tour by CPC Commissioners

**October 13, 2008**

080676 PH  
080622  
080744 PH  
080613 PH  
080612 PH  
080611 PH  
080747 & 080738 PH  
080740 PH  
080741 PH  
331 & 341 N. Milwaukee Streets PH  
080687 PH  
Southeast Side Area Plan PH  
Aloft Hotel

**October 13, 2008 continued:**

080616  
Army Reserve Site  
4200 N. Holton Street

**November 10, 2008**

080742 PH  
080269 PH  
080613 PH  
300 W Layton Avenue  
Minor Modification – Downer Avenue  
071407  
3507 W Pierce Street  
060814  
2009 CPC meeting schedule

**December 8, 2008**

080814 PH  
080928 PH  
081068  
Resolution – Courtyard Marriott

**City Plan Commission  
Monday, January 7, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 1/7/08**

1. File No. 071228. Ordinance relating to the change in zoning from Commercial Service to General Planned Development on land located on the north side of West Lisbon Avenue and west of North 39th Street, in the **15th Aldermanic District**. This ordinance will permit construction of a 4 story expansion that will include 24 apartments and community space for United Methodist Children's Service.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

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**Zoning – Public Hearing – 1:40 PM 1/7/08**

2. File No. 071179. Ordinance relating to the change in zoning from Local Business (LB2) to General Planned Development (GPD) on lands located East of North Martin L. King Jr. Drive and South of West Keefe Avenue in the **6th Aldermanic District**. This ordinance will permit construction of up to 65 units of affordable housing with services for seniors.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

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**Zoning – Public Hearing – 1:45 PM 1/7/08**

3. File No. 070548. A substitute ordinance relating to revision of regulations for automatic changeable message signs. This ordinance amends the building code such that off-premise automatic changeable message signs may be changed as frequently as once every 6 seconds.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Stokes

Second by: Rodman

Oppose: Bloomingdale

\*Illumination related to the automatic changeable message signs must be limited to a maximum of 500 NITS.

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**Zoning – Public Hearing – 2:00 PM 1/7/08**

4. File No. 060259. Ordinance approving the First Amendment to the Detailed Planned Development (DPD) known as Columbia St. Mary's Prospect East, 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 ordinance amends the DPD to permit the construction of a parking structure north of the previously approved medical office building with cancer care center.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Stokes

Second by: Rodman

\*Work with staff and neighbors to revise Terrace Avenue and North elevations.

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**Zoning 1/7/08**

5. File No. 070931. Ordinance relating to the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD) on land located on the East Side of North Humboldt Boulevard and South of East Hadley Street, in the **3rd Aldermanic District**. This ordinance will permit the construction of two duplex structures and one single-family structure in Phase I and one three-unit townhouse in Phase II.

Staff Recommendation: Approve

By Commr: Stokes

Motion to: Approve

Second by: Rodman

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Meeting Adjourned At: 3:15 PM

By Commissioner: Stokes

Attendance: Rodman; Bloomingdale; Najera; Stokes; Jacquart

**City Plan Commission  
Monday, January 28, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 1/28/08**

1. File No. 071335. Ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development, known as Milwaukee Job Corps, on land located on the West Side of North 60th Street and South of West Briggs Avenue, in the **9th Aldermanic District**. This ordinance permits the development of the United States Department of Labor Job Corps, a federally funded job training facility and dormitory.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

**Zoning – Public Hearing 1:40 PM 1/28/08**

2. File No. 071128. Ordinance relating to the change in zoning from Two-Family Residential (RT4) to Local Business (LB2) on land located East of South 17th Street and South of West Mitchell Street in the **12th Aldermanic District**. This ordinance will allow for the construction of a new surface parking lot and queue lane for a new drive-up facility for Pyramax Bank.

Staff Recommendation: ----

Motion to: Close public hearing  
Approve

By Commr: Dawson

Second by: Stokes

Opposed: Bloomingdale

**Zoning - Public Hearing - 1:50 PM 1/28/08**

3. File No. 070930. Ordinance relating to a change in zoning from Industrial Light (IL1) to General Planned Development (GPD) on land located on the East Side of South Howell Avenue and North of East College Avenue, in the **13th Aldermanic District**. This ordinance will allow for the construction of two hotels on the site.

Staff Recommendation: Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Stokes

Second by: Dawson

**Zoning 1/28/08**

4. File No. 071336. Resolution permitting a minor modification to the Detailed Planned Development, on lands located at 1218 West Highland Avenue, in the **4th Aldermanic District**. This resolution will permit the construction of a new 24-unit structure. The previous Detailed Planned Development approval under Common Council File 061102 allowed for the rehabilitation of an existing 50 unit structure to 30 units. The new construction will result in a more cost effective and energy efficient building with a better design.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Dawson

**Land Division 1/28/08**

5. Resolution approving a preliminary plat known as Golden Ridge Highlands, located on the South Side of West Bobolink Avenue and West of West Appleton Avenue, in the **5th Aldermanic District**. This plat creates 13 residential lots for single-family residential development.

Staff Recommendation: Approve  
By Commr: Dawson

Motion to: Place on file\*  
Second by: Stokes

\*Development to dense for area  
Chair opposes place on file vote

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**Land Division 1/28/08**

6. File No. 071339. Resolution approving a final Certified Survey Map for property located on the north side of West Wisconsin Avenue and east of North 21st Street, in the **4th Aldermanic District**. This resolution approves one final Certified Survey Map for property related to the 2040 Lofts project.

Staff Recommendation: Approve conditionally\*  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Dawson

\*Conditioned on obtainment of DPW and Treasurer's signatures

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Meeting Adjourned At: 4PM

By Commissioner: Stokes

Attendance: Dawson; Stokes; Bloomingdale; Rodman (left early); Najera

**City Plan Commission  
Monday, February 11, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing 1:30 PM 2/11/08**

1. File number 070963. Substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Downer Avenue Redevelopment Phase II, on land located generally on the West and East Sides of North Downer Avenue between East Park Place and East Webster Place, in the **3rd Aldermanic District**. The second phase of development would permit the construction of a 7-story hotel and 11-story residential condominium building, with 3-story townhomes along Stowell. The Mulkern's Building (garage) will be renovated and a new, 4-story addition will be constructed for medical office tenants at the southeast corner of North Downer Avenue and East Park Place.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Dawson  
Opposed: Bloomingdale  
Recused: Gould

Second by: Jacquart

\*explore reduction of the length of the balcony; work with staff on final building design details

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**Zoning – Public Hearing 2:00 PM 2/11/08**

2. File Number 071291. Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development and relating to the First Amendment to a Detailed Planned Development, known as Park Place, Stage 16, for the Hilton Garden Inn located at 11600 West Park Place, in the **5th Aldermanic District**. This substitute ordinance will permit a building addition to the existing Hilton Garden Inn, including a one story meeting/ballroom addition, upgraded kitchen facilities, and a three story addition of 56 hotel rooms.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale  
Recused: Rodman

Second by: Gould

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**Zoning – Public Hearing 2:15 PM 2/11/08**

3. File No. 071292. Substitute ordinance relating to the change in zoning from Park (PK) and Industrial Heavy (IH) to General Planned Development (GPD) on land located on the East Side of South 6th Street and North and South of West Rosedale Avenue in the **14th Aldermanic District**. This ordinance will allow for the construction of 48 affordable housing units and retail space.

Staff Recommendation: Approve

Motion to: Close public hearing  
Refer to staff\*

By Commr: Dawson

Second by: Bloomingdale

\*Commissioners requested developer to look at alternative city owned sites

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**Zoning 2/11/08**

4. File No. 070930. Substitute ordinance relating to a change in zoning from Industrial Light (IL1) to General Planned Development (GPD) on land located on the East Side of South Howell Avenue and North of East College Avenue, in the **13th Aldermanic District**. This substitute ordinance will allow for the construction of two hotels on the site.

Staff Recommendation: Approve conditionally\*

By Commr: Rodman

\*Letter from FAA allowing height; possible relocation of church

Motion to: Approve conditionally\*

Second by: Jacquart

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**Land Division 2/11/08**

5. Resolution approving a final Certified Survey Map for property located at 3757 West Milwaukee Road for the dedication of land for public alley purposes and construction of a light manufacturing building for Derse, Inc., in the **8th Aldermanic District**. This resolution approves one final Certified Survey Map that divides one parcel into two parcels for sale purposes and dedicates land for public alley purposes within the Menomonee Valley.

Staff Recommendation: Approve conditionally\*

By Commr: Rodman

\*obtainment of DPW and Treasurer's signatures

Motion to: Approve conditionally\*

Second by: Bloomingdale

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**OFF THE AGENDA ITEM**

**Real Estate 2/11/08**

6. File No. 071181. Substitute resolution authorizing the sale of the City-owned vacant lots at 2801(R) South Fifth Court, 520 West Rosedale Avenue and part of 2744 (Adj.) South Sixth Street to Cardinal Capital Management, Inc., for residential development, in the **14th Aldermanic District**.

Staff Recommendation: Approve

By Commr: Rodman

\*Commissioners requested developer to look at alternative city owned sites

Motion to: Refer to staff\*

Second by: Gould

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Meeting Adjourned At: 5:35 PM

By Commissioner: Jacquart

Attendance: Gould; Najera; Bloomingdale; Rodman; Dawson; Jacquart

**City Plan Commission  
Monday, March 3, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 3/3/08**

1. File No. 071409. Ordinance relating to the establishment of a master sign program overlay district for property located at 6840 North 107th Street, in the **5th Aldermanic District**. This zoning change was requested by Salem Evangelical Lutheran Church and will allow for one 12 foot high, three sided monument sign to replace three existing wood signs on the site.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

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**Zoning – Public Hearing 1:50 PM – CLASS II notice 3/3/08**

2. File No. 071255. An ordinance relating to the building and zoning code definition of “projecting sign”. This ordinance amends the building and zoning code definition of “projecting sign” by deleting the portion of the definition which states that the term also includes a freestanding sign where any part of the sign projects into the public right-of-way.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Rodman

Second by: Bloomingdale

Oppose: Stokes

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**Zoning 3/3/08**

3. File No. 071292. Substitute ordinance relating to the change in zoning from Park (PK) and Industrial Heavy (IH) to General Planned Development (GPD) on land located on the East Side of South 6th Street and North and South of West Rosedale Avenue in the **14th Aldermanic District**. This ordinance will allow for the construction of 48 affordable housing units and retail space.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Rodman

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**Real Estate 3/3/08**

4. File No. 071181. Substitute resolution authorizing the sale of the City-owned vacant lots at 2801(R) South Fifth Court, 520 West Rosedale Avenue and part of 2744 (Adj.) South Sixth Street to Cardinal Capital Management, Inc., for residential development, in the **14th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Bloomingdale

Second by: Gould

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**Real Estate 3/3/08**

5. File No. 071459. An ordinance to grant an airspace lease to BOSTCO, LLC for an existing pedestrian bridge over a portion of North 4th Street between West Wisconsin Avenue and West Michigan Street, in the **4th Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Bloomingdale

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Meeting Adjourned At: 4:30 PM

By Commissioner: Rodman

Attendance: Gould; Rodman, Bloomingdale, Stokes, Najera, Jacquart (left at 3:20 PM)

**City Plan Commission  
Monday, March 31, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 3/31/08**

1. File No. 071567. Ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) Stage 6 known as Metro Center, for land located at 6865 and 6875 North 107th Street, in the **5th Aldermanic District**. This ordinance will allow for the construction of two single family homes consistent with the approved planned development.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Dawson

Second by: Stokes

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**Zoning – Public Hearing – 1:40 PM 3/31/08**

2. File No. 071500. Ordinance relating to the change in zoning from Downtown High Density Residential (C9A (a)) to General Planned Development (GPD) on land located at 700 and 711 East Kilbourn Avenue, in the **4th Aldermanic District**. This ordinance approves a general plan for two mixed use buildings; each up to 20 stories and 230 residential units along with retail and commercial space on the first floor.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Dawson

Second by: Stokes

Recused: Rodman

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**Zoning 3/31/08**

3. Resolution approving the required ADA remediation work for 105-111 West Michigan Street (Iroquois Landing) and 710 North Plankinton Avenue (Empire Building Handrails) based on the Settlement Agreement with the Department of Justice relative to the Riverwalk Site Plan Review Overlay District established by Section 295-91.0021, of the former Milwaukee Code, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Stokes

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**Real Estate 3/31/08**

4. File No. 071612. Resolution approving a Purchase and Sale Agreement with Eaton Corporation for the acquisition of the property at 3020 West Congress Street for expansion of a Department of Public Works Sanitation District Office and garage at 3021 West Ruby Street, in the **1st Aldermanic District**. Adoption of this resolution will authorize acquisition of a privately owned property for expansion of a municipal facility.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Dawson

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**Real Estate 3/31/08**

5. File No. 071611. Resolution approving the blight designation and acquisition by the Redevelopment Authority of excess freeway land in the vicinity of North 7th Street and West North Avenue for use in conjunction with the Bronzeville Project, in the **6th Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Rodman

**Street & Alley Vacation 3/31/08**

6. File No. 071176. Resolution to vacate the eastbound right-hand turn lane from East Pittsburgh Avenue to South Water Street, in the **12th Aldermanic District**. The vacation would facilitate the mixed-use development of the adjacent property to the south.

Staff Recommendation: Approve conditionally  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Jacquart

\*Need executed vacation petition and payment of DPW fees

**Street & Alley Vacation 3/31/08**

7. File No. 071396. Resolution to vacate a portion of north-south alley in the block bounded by North 24th Street, West Locust Street, North 24th Place, and West Chambers Street in the **7th Aldermanic District**. This resolution vacates an unimproved 5 foot by 53 foot portion of the north south alley and would increase the lot area of two residential properties.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Rodman

**Miscellaneous 3/31/08**

8. File No. 071546. An ordinance amending the Official Map of the City of Milwaukee. The adoption of this ordinance will update the Official Map of the City of Milwaukee.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Rodman

Meeting Adjourned At: 2:35PM

By Commissioner: Stokes

Attendance: Najera; Rodman; Dawson; Gould; Stokes; Jacquart

**City Plan Commission  
Monday, April 21, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Street & Alley Vacation – Public Hearing 4/21/08**

1. File No. 071397. Resolution to vacate an abandoned street remnant in the block bounded by North 1st Street, West Townsend Street, North 2nd Street and West Randolph Street, in the **6th Aldermanic District**. The vacation was initiated by the Department of City Development, Real Estate Division to sell the land to adjacent property owners. The City owns the property at 124 West Townsend Street.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning 4/21/08**

2. File No. 071699. Resolution relating to a minor modification to the General Planned Development known as City Light, on land located at 1601 North Mount Vernon Avenue and 200 North 16th Street, in the **8th Aldermanic District**. This resolution will allow for the temporary use of site for special event/live entertainment for up to 3 months during the Harley Anniversary.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

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**Land Division 4/21/08**

3. Resolution reconsidering a preliminary plat known as Golden Ridge Highlands, located on the South Side of West Bobolink Avenue and West of West Appleton Avenue, in the **5th Aldermanic District**. This plat creates 12 lots for single-family residential development and one outlot.

Staff Recommendation: ----

Motion to: Refer to staff

By Commr: Stokes

Second by: Gould

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**Street & Alley Vacation 4/21/08**

4. File No. 071399. Resolution to vacate a portion of public frontage along the East Side of South 13th Street located on the North Side of West College Avenue, in the **13th Aldermanic District**. The vacation was initiated by the Department of City Development to create a marketable parcel of land.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*Obtain vacation map from Department of Public Works and pay associated DPW fees, if applicable.

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**Street & Alley Vacation 4/21/08**

5. File No. 071562. Resolution vacating a notched, small portion of right-of-way on the west side of North Water Street, south of East Pleasant Street, in the **3rd Aldermanic District**. This resolution vacates a small triangular portion of right-of-way, removes deed restrictions relating to the prior use of industrial land and highway easements for the North End project. This vacation was initiated by the Redevelopment Authority of the City of Milwaukee for implementation of the Park East corridor redevelopment plan.

Staff Recommendation: Approve conditionally  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Jacquart

\*Obtain vacation map from Department of Public Works and pay associated DPW fees, if applicable.

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**Street & Alley Vacation 4/21/08**

6. File No. 071678. Resolution vacating the North-South alley in the block bounded by North 13th Street, North 14th Street, West Galena Street and West Walnut Street, in the **15th Aldermanic District**. This resolution vacates said 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 initiated by the City of Milwaukee Department of Public Works to consolidate land for the sanitation central project.

Staff Recommendation: Approve conditionally  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Gould

\*Obtain vacation map from Department of Public Works.

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Meeting Adjourned At: 2:30

By Commissioner: Stokes

Attendance: Bloomingdale; Stokes; Gould; Najera; Jacquart (arrived late, did not vote on items 1 and 2)

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**City Plan Commission  
Monday, May 12, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 5/12/08**

1. File No. 071711. Ordinance relating to the change in zoning from Single Family, RS6 to Commercial Service, CS, for properties located at 1636-46 North 14th Street, in the **15th Aldermanic District**. This ordinance will allow for the expansion of the current functions of the adjacent Department of Public Works sanitation yard for various management of operations.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

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**Zoning – Public Hearing – 1:35 PM 5/12/08**

2. Resolution approving a site plan and building elevations for the construction of a 6,981 square foot commercial building with a drive-through at 938-1010 West Layton Avenue, relative to a Development Incentive Zone known as Bouraxis Layton LLC, established by Section 295-1007.008 of the Milwaukee Code, in the **13th Aldermanic District**.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing  
Approve conditionally

By Commr: Stokes

Second by: Gould

\*1. Need to obtain DPW comments regarding median modifications on Layton Avenue that may be necessary to support the additional traffic entering the site.

\*2. Remove freestanding sign in front of Phase 2 building (per DIZ standards, only one freestanding sign is allowed for the entire site).

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**Street & Alley Vacation 5/12/08**

3. File No. 071564. Resolution to vacate the East-West and North-South alleys, in the block bounded by West McKinley Avenue, North Old World Third Street, West Juneau Avenue, and North 4th Street, in the **6th Aldermanic District**. This vacation was initiated by Gatehouse Capital to construct Palomar, a mixed use development including a hotel and residential condominiums, in the Park East redevelopment area.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally

By Commr: Gould

Second by: Jacquart

\*Conditioned on the applicant contacting WISDOT for freeway easement and dedicate land for public street purposes.

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**Street & Alley Vacation 5/12/08**

4. File No. 071680. Resolution vacating the North-South alley in the block bounded by West North Avenue, North 7th Street, West Garfield Avenue, and North 8th Street, in the **6th Aldermanic District**. This resolution vacates an unimproved alley to consolidate land. This vacation was initiated by the Redevelopment Authority of the City of Milwaukee to assemble land for future development in the Bronzeville redevelopment area.

Staff Recommendation: Approve conditionally  
By Commr: Rodman

Motion to: Approve conditionally  
Second by: Jacquart

\*Conditioned on obtaining the map and coordinated report from DPW and deposit of fees.

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Meeting Adjourned At: 1:45 PM

By Commissioner: Rodman

Attendance: Gould, Rodman, Bloomingdale, Stokes, Jacquart

**City Plan Commission  
Monday, June 2, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 6/2/08**

1. File No. 071596. An ordinance relating to regulations for roof signs in the industrial-mixed zoning district. This ordinance establishes the following regulations for roof signs located in the industrial-mixed zoning district: 1. One roof sign shall be permitted for each building façade. (Currently, the maximum number of roof signs is one per building.) 2. There shall be no limit on the display area of a roof sign located more than 100 feet from a residential district. The maximum display area for a roof sign located within 100 feet of a residential district shall be 100 square feet; a roof sign larger than 100 square feet may be allowed by special use permit. (Currently, the maximum display area for all roof signs, regardless of proximity to a residential district, is 50 square feet.)

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Bloomingdale

**Zoning 6/2/08**

2. File No. 080143. Resolution permitting a minor modification to the Detailed Planned Development known as Kane Commons, Phase 2, on land located on the North Side of East Kane Place and West of North Cambridge Avenue, in the **3rd Aldermanic District**. This resolution will permit the repair/rebuilding of the west required deck/jump platform at 1162/1164 East Kane Place to allow for a previously approved driveway to be used. The work includes rebuilding the deck and adding brackets and railing in keeping with the character of the existing house.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Bloomingdale

Second by: Stokes

**Zoning 6/2/08**

3. Resolution approving a site plan, landscape plan, and building elevations for the construction of a 40,000 square foot Phase 1 manufacturing building located at 11100 West Heather Avenue, relative to the Development Incentive Zone (DIZ) known as Towne Corporate Park of Granville, established by Section 295-91-0029 of the Milwaukee Code, in the **9th Aldermanic District**.

Staff Recommendation: Approve conditionally\*

Motion to: Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*work with staff on final landscaping plan

**Zoning 6/2/08**

4. Resolution approving the site plan and building elevations for a multi-level parking garage and for the design of a park, located on Block 4 of the Brewery Project, on the north side of West Juneau Avenue and west of North 9th Street, in the **4th Aldermanic District**, relative to a Development Incentive Zone (DIZ) known as The Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

Meeting Adjourned At: 1:50 PM

By Commissioner: Stokes

Attendance: Najera; Gould; Dawson; Stokes; Bloomingdale; Jacquart (late, did not vote on Item 1)

City Plan Commission  
Monday, June 23, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes

Zoning – Public Hearing – 1:30 PM 6/23/08

1. File No. 080195. An ordinance relating to storm water management regulations.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*Add to Part 1, Section 115.14.

Any street that is not intended for use as an arterial or collector street may be designed as a queuing street having one designated travel lane for both directions and 2 queuing lanes that can be used for either vehicular travel or parking.

Part 9, Section 119-12-1-b refers to "queuing lanes". The above definition is required to explain what a queuing lane is.

Substitute for Part 1. Section 115-14 1:

The commissioner shall employ street design standards to minimize street pavement width and to provide only the pavement width necessary to ensure safe movement of traffic. The pavement width for a local street, as defined in s. 295-201-643, shall be not less than 22 feet for a roadway adjacent to a residential development with a density between 3 and 12 dwelling units per acre and not more than 36 feet unless otherwise approved by the common council.

States goal for street design width and sets 22 foot roadway width as appropriate for a medium density residential development.

These 2 revisions should also be adopted in Part 8, Section 119-11-3.5. Both of these changes were in the departmental consensus draft.

Restore to Part 4, Section 115-24-1 "stone, brick, concrete pavers or bituminous material where the material and manner of laying are approved by the commissioner".

Deletion of the language in the existing ordinance increases imperviousness because, for example, stone and brick are more pervious than concrete, which would be permitted. These alternatives are also used decoratively for city projects; their use should not be subject to a variance request which would lead to unnecessary paperwork for city staff.

Modify Part 29, Section 295-403-2-e-1-a.:

Substitute the following language: The additional spaces are located in a parking structure. The proposed language that all additional parking spaces be located in a parking structure is not sufficiently site sensitive and would be so costly as to render e-1-a. infeasible. The substitute language was in the departmental consensus draft.

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Zoning – Public Hearing – 1:45 PM 6/23/08

2. File No. 080145. Ordinance relating to the change in zoning from Industrial Heavy (IH) to Parks District (PK) on lands located generally east and west of the 35th Street Viaduct, in the **8th Aldermanic District**. This ordinance will allow for the Community Park portion of the newly completed Menomonee Valley Industrial Center.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

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**Zoning – Public Hearing – 1:55 PM 6/23/08**

3. File No. 080148. Ordinance relating to the change in zoning from Two-Family Residential (RT3) to Multi-Family Residential (RM5) for land located at 2841 West Richardson Place for Neighborhood House, in the **4th Aldermanic District**. This ordinance will allow for the parcel to be combined with 2819 West Richardson Place.

Staff Recommendation: Refer to staff  
By Commr: Stokes

Motion to: Refer to staff  
Second by: Rodman

**Zoning – Public Hearing – 2:05 PM 6/23/08**

4. File No. 051036. Ordinance creating the Bay View/South Shore Drive Neighborhood Conservation Overlay Zone (NC) and approving the neighborhood conservation plan and development and design standards for this area, for the area generally located along South Shore Drive between East Russell Avenue and East Estes Street, in the **14th Aldermanic District**. This ordinance creates an overlay district that allows for discretionary review of development proposals in areas where changes in zoning provisions are contemplated or under study.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Close public hearing  
Approve  
Second by: Rodman

**Zoning 6/23/08**

5. File No. 080264. Resolution permitting a minor modification to a Detailed Planned Development (DPD) known as Milwaukee Metro Center, Phase 1 on land located on the North Side of West Metro Boulevard and East of US Highway 41 and 45, in the **5th Aldermanic District**. This resolution will permit the conversion of the Bergstrom Milwaukee Hummer Dealership into Bergstrom GM Certified Used Car dealership. Modifications will include alterations to the existing building facade and signage.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

**Zoning 6/23/08**

6. File No. 080263. Resolution permitting a minor modification to a Detailed Planned Development (DPD) known as Milwaukee Metro Center, Phase 3, on land located on the North Side of West Metro Boulevard and West of North 107th Street, in the **5th Aldermanic District**. This resolution will permit the addition of one 129 square foot "HUMMER" sign to the exterior facade of the Bergstrom Milwaukee Chevrolet Dealership to accommodate the relocation of Hummer's sales operation to this building.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Rodman

**Real Estate 6/23/08**

7. File No. 080319. Resolution authorizing public streets for The Brewery Project through acceptance of quit claim deeds, assignment of offers to purchase and dedication of land for public right-of-way, in the **4th Aldermanic District**. This resolution permits the City of Milwaukee to accept quit claim deeds and assignment of offers to purchase property and to dedicate the land for public right-of-way.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

Meeting Adjourned At: 2:30  
By Commissioner: Stokes

Attendance: Gould, Dawson, Stokes, Bloomingdale, Rodman

**City Plan Commission  
Monday, July 14, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning – Public Hearing – 1:30 PM 7/14/08**

1. File No. 080175. An ordinance relating to zoning regulations for general or government offices in the industrial-heavy zoning district. This ordinance modifies the limited use standard for a general office or government office to require that the non-industrial use for which the structure was originally designed and intended to be occupied was a principal use of the structure.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by: Gould

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**Zoning – Public Hearing – 1:40 PM 7/14/08**

2. File No. 080176. Substitute ordinance relating to the First Amendment to the General Planned Development known as Bishops Creek, on land located at 4763 North 32nd Street, in the **1st Aldermanic District**. This substitute ordinance amends the currently approved site development plan.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Rodman

Second by: Gould

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**Zoning – Public Hearing – 1:40 PM 7/14/08**

3. File No. 080268. Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development known as Bishop's Creek Phase 1, in the **1st Aldermanic District**. This substitute ordinance will allow the construction of a new building along North 32nd Street to house 54 affordable two and three bedroom family rental units.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Rodman

Second by: Bloomingdale

\*1. Work with staff on design issues

2. Amend written narrative to include uses on site

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**Zoning – Public Hearing – 1:50 PM 7/14/08**

4. File No. 080422. Ordinance relating to the First Amendment to Phase 3 of a Detailed Planned Development (DPD) known as Kilbourn Square, on land located on the North Side of West Kilbourn Avenue and East of North 24th Street for a 52-unit residential care complex for the elderly, in the **4th Aldermanic District**. This ordinance will allow the construction of a 52-unit residential care complex for the elderly. The project will include historic renovation of the former maternity ward building at 2195 W. State St. into 28 apartment units and new construction of 24 units immediately adjacent to maternity ward building.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by: Rodman

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**Zoning - Public Hearing - 2:00 PM 7/14/08**

5. File No. 080421. Ordinance relating to the change in zoning from Regional Business (RB1) to a General Planned Development (GPD) known as Granville Station on lands located North of West Brown Deer Road and West of North 76th Street to establish permitted uses and design standards, in the **9th Aldermanic District**. This ordinance is initiated by the Department of City Development and will establish permitted uses and design standards for development of the site.

Staff Recommendation: Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Rodman

Second by: Gould

**Land Division 7/14/08**

6. File No. 080144. Resolution approving a final Certified Survey Map for property located on the north side of East Chambers Street and east of North Bremen Street, in the **3rd Aldermanic District**. This resolution approves a final Certified Survey Map that allows for an existing parcel and vacated right-of-way land to be combined to facilitate construction of a hardware building, and dedicates a small triangular piece of land for right-of-way.

Staff Recommendation: Approve conditionally\*

Motion to: Approve conditionally\*

By Commr: Bloomingdale

Second by: Rodman

\*City Engineer's and Treasurer's signatures

**Street & Alley Vacation 7/14/08**

7. File No. 080147. Resolution to vacate a portion of East Iron Street (northerly side) from South Shore Drive northeasterly to its terminus, in the **14th Aldermanic District**. This vacation was initiated by the abutting property owner to construct a driveway approach and workable turn radii into the existing, attached garage and for the side and rear yards to be properly graded.

Staff Recommendation: Approve conditionally\*

Motion to: Approve conditionally\*

By Commr: Bloomingdale

Second by: Rodman

\*submittal of petition and fees

**Street & Alley Vacation 7/14/08**

8. File No. 080262. Resolution to vacate 8 feet right-of- way parallel to the existing curb alignment along South Alexander Street and West Nicholas Street between South 5th Street and South 6th Street, in the **12th Aldermanic District**. This resolution vacates an 8 foot strip of land and allows for a proposed retaining wall to be constructed within the applicant's property line.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Gould

**Street & Alley Vacation 7/14/08**

9. File No. 080261. Resolution to vacate the platted right-of-way of South 27th Street from West Greves Street to Interstate Highway 94, in the **8th Aldermanic District**. This resolution would establish title of this land to the applicant.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Rodman

**Street & Alley Vacation 7/14/08**

10. File No. 031327. Resolution to vacate an alley between West Sheridan Avenue and North 99th Street in the block bounded by West Sheridan Avenue, West Appleton Avenue, West Potomac Avenue, North 99th Street and West Silver Spring Drive, in the **5th Aldermanic District**. This vacation was requested by Upesh C. Shah for the consolidation of property ownership to the North and South of the alley and to accommodate a building addition for the Port Motel.

Staff Recommendation: Approve  
By Commr: Rodman

Motion to: Approve  
Second by: Gould

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**Real Estate 7/14/08**

11. File No. 080446. Resolution authorizing dedication of land in the vicinity of 5th and Rosedale as public right of way for the Chase Bike Trail and public street, in the **14th Aldermanic District**. This resolution permits the City of Milwaukee to dedicate land for public right-of-way.

Staff Recommendation: Approve  
By Commr: Bloomingdale

Motion to: Approve  
Second by: Gould

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Meeting Adjourned At: 2:30 PM  
By Commissioner: Gould  
Attendance: Bloomingdale; Dawson; Gould; Rodman

**City Plan Commission  
Monday, August 18, 2008  
Regular Meeting, 2:00 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Zoning 8 18 08**

1. File No. 080493. Resolution permitting a minor modification to the Detailed Planned Development known as Josey Heights, on land located on the South Side of West Lloyd Street and East of North 12th Street, in the **15th Aldermanic District**. This resolution allows for a variety of custom designed homes beyond the four models approved under the original Planned Development. All homes will meet the design quality and detail of the four approved models.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

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**Zoning 8 18 08**

2. Resolution approving the required ADA remediation work for the Mason Street ramp (Mason Street stub end on the east side of the Milwaukee River) and the Usinger's ramp (south end of property at 1030 North Old World Third Street) based on the Settlement Agreement with the Department of Justice relative to the Riverwalk Site Plan Review Overlay District established by Section 295-91.0021, of the former Milwaukee Code, in the **4th Aldermanic District**.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

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**Miscellaneous 8 18 08**

3. City Plan Commission (Planning staff and Commissioners) tour of the Menomonee Valley.

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Meeting Adjourned At: 2:25 PM Tour Ended: 4:00 PM  
By Commissioner: Stokes  
Attendance: Stokes; Dawson; Najera; Bloomingdale; Jacquart



**City Plan Commission (CPC) and Historic Preservation Commission (HPC)  
Joint Meeting  
Monday, September 15, 2008  
Regular Meetings  
1:30 PM  
Milwaukee City Hall  
200 E Wells Street, Room 301-B  
Minutes**

The meeting was called to order by City Plan Commission chair, Patricia Najera, at 1:36 P.M.

1. Roll Call of CPC and Roll Call of HPC

Roll Call

Monday, September 15, 2008

Historic Preservation Commission:

Name	Attendance
Patricia Balon, Chair	present
Matthew Jarosz, Vice Chair	present
Sandra Ackerman	present
Ald. Robert Bauman	present
Ann Pieper-Eisenbrown	present
Sandra McSweeney	present

City Plan Commission:

Name	Attendance
Patricia Najera, Chair	present
Michal Dawson, Vice Chair	present
Whitney Gould	present
Larri Sue Jacquert	present
J. Allen Stokes	present
Stephanie Bloomingdale	did not attend meeting
Gaurie Rodman	did not attend meeting

2. FOR CPC and HPC: Consideration of proposal regarding redevelopment of property at 1550 N. Prospect Avenue.

Project presentation by New Land Enterprises' (owner's) representatives (architect Scott Kindness and H. Russell Zimmermann) and presentation of DCD staff report (DCD joint report to CPC and HPC) by Vanessa Koster and Martha Brown.

3. Public Hearing for CPC and DPD zoning.

**File No. 080543.** Ordinance relating to the change in zoning from Multi-Family Residential (RM7) to Detailed Planned Development (DPD) on land located at 1550 North Prospect Avenue, in the 4th Aldermanic District. This ordinance will allow for the construction of 35 condominium units in a 26 story structure. The zoning change is requested by New Land Enterprises.

There were eleven persons opposed to the project who wished to speak. There were twenty-one persons who registered their opposition to the proposal but who did not wish to speak. There were three persons who supported the project and who wished to speak. There were two persons who registered their support of the project but who did not wish to speak. There were eight persons who wanted to register their attendance and showed neither opposition nor support for the project. One person indicated he was neutral and wanted to speak.

4. Public comment for HPC regarding Certificate of Appropriateness.

Public comment was taken regarding New Land Enterprises' request for a certificate of appropriateness for exterior renovation and alterations at 1550 N. Prospect Ave. (Goll Mansion historic structure)

**5. Discussion and Action by HPC regarding Certificate of Appropriateness. (HPC Minutes will need approval at their 9/29/08 meeting)**

THE MOTION: Ann Piper Eisenbrown moved and Ald. Bauman seconded a motion to approve the Certificate of Appropriateness with the following conditions on which the building permits and occupancy permit will be based:

- 1) Tuckpointing must be limited to areas that actually need work. New mortar must match the original in terms of color, texture, hardness, joint width and joint finish. A sample tuckpoint panel must be reviewed and approved by HPC staff before the work begins.
- 2) The front porch must be rebuilt exactly to the original design and dimensions.
- 3) Provide shop drawings to HPC staff for leaded glass transom storm windows proposed for front elevation and new wood railings/balustrade proposed for south porch.
- 4) COA is issued with the understanding that construction and restoration work on the Goll House will be completed in accordance with the terms of the Memorandum of Agreement dated July 16, 2008, and signed by the developer and various representatives of the preservation community.

The motion carried with one commissioner, Sandra McSweeney, in opposition. She wanted her objections on the record: a) she did not think the new development met the preservation guidelines for this property and it had a negative effect on the mansion b) the a/c units were on the balconies c) the windows at the rear of the mansion would be without daylight as a result of the new construction d) the new structure was only 6 feet away from the mansion e) the parking structure portion of the new construction was too tall in comparison to the mansion f) the parking structure behind the mansion was a single solid wall.

Following the vote, each commissioner affirmed verbally that he/she had cast his/her vote assuming that the Commission was exercising the broader standard of review suggested by the National Trust for Historic Preservation, and the applicant's legal counsel.

THE MOTION: Ald. Bauman moved and Matt Jarosz seconded a motion to adjourn the HPC meeting. The motion carried unanimously and the meeting adjourned at 5:50 P.M.

**6. Discussion and Action by CPC regarding DPD Zoning**

Staff Recommendation: Approve  
By Commr: Gould

Motion to: Approve conditionally\*  
Second by: Dawson

- \*1. One, that the architects work with the Planning Department staff in tweaking the design of the garage to make it better integrated into the tower itself.
2. And the second condition would be, just to emphasize something that some of the Preservation commissioners were concerned about, that any changes in the design that affect the Goll Mansion should go back to the Preservation Commission.

**Meeting Adjourned At: 5:50 PM**

**By Commissioner: Dawson**

**Attendance: Najera; Dawson; Stokes (left before vote); Gould; Jacquart**

**City Plan Commission  
Wednesday, September 17, 2008  
Special Meeting 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes**

**Comprehensive Planning – Public Hearing 1:45 PM**

1. File No. 080617. Resolution amending the Business Improvement District Number Twenty One (BID No. 21) boundary and approving its first year operation plan, in accordance with the provisions of Section 66.1109 of the Wisconsin Statutes, for the area bounded by Interstate 43 to the west, Schlitz Park to the north, Van Buren Avenue and Lincoln Memorial Drive to the east and East Clybourn Avenue and the Menomonee River to the south, in the **3rd and 4th Aldermanic Districts**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Bloomingdale

Second by: Gould

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**Comprehensive Planning – Public Hearing – 1:45 PM**

2. File No. 080615. Resolution creating a Neighborhood Improvement District Number One (NID No. 1) boundary and approving its first year operation plan for The Brewery, A Joseph J. Zilber Historic Redevelopment, in accordance with the provisions of Section 66.1110 of the Wisconsin Statutes, for the area bounded by Interstate 43 to the west, West Highland Avenue to the south, North 8th Street to the east and West Winnebago Street to the north, in the **4th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Gould

Second by: Rodman

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**Street & Alley Vacation**

3. File No. 080392. Resolution to vacate a portion of the east-west alley and a 7 foot wide portion of right-of way along North 39th Street in the block bounded by West Lisbon Avenue, West Brown Street, North 39th Street and North 40th Street in the **15th Aldermanic District**. This vacation was initiated by the Department of City Development to accommodate the United Methodist Children's Services expansion including a community center and 24 housing units.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Jacquart

Second by: Gould

\*need executed petition and fees paid to DPW

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**Land Division**

4. File No. 080621. Resolution approving a final Certified Survey Map for property located at 102 East Keefe Avenue and 3613 North Palmer Street, in the **6th Aldermanic District**. This resolution approves one final Certified Survey Map that combines two parcels into one for expansion of an existing business (Medovations), creates one outlot, and dedicates land for public alley purposes.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally\*

By Commr: Jacquart

Second by: Bloomingdale

\*need City Engineer & Treasurer signatures

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**Miscellaneous**

5. City Plan Commissioners tour of the Brewery project.

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**Meeting Adjourned At: 2:30 PM****By Commissioner: Gould****Attendance: Gould; Najera; Jacquart; Bloomingdale; Rodman (late, did not vote on items 3 & 4)**

City Plan Commission  
October 13, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes

**Zoning – Public Hearing – 1:35 PM 10/13/08**

1. File No. 080676. An ordinance relating to floodplain zoning regulations.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning 10/13/08**

2. File No. 080622. Substitute resolution accepting and ratifying the Federal Emergency Management Agency Digital Flood Insurance Rate Maps dated September 26, 2008 for various waterways within the City of Milwaukee. This substitute resolution will bring the City of Milwaukee into compliance with the Federal Emergency Management Agency ("FEMA") Digital Flood Insurance Rate Maps ("DFIRM") dated September 26, 2008 as mandated by the Federal government. In the past, these maps were produced by FEMA and distributed on paper. FEMA is implementing a map modernization initiative to upgrade the map development process in which the maps will be created and distributed in a GIS digital format.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning – Public Hearing – 1:45 PM 10/13/08**

3. File No. 080744. Ordinance relating to the Second Amendment to the Detailed Planned Development (DPD) known as Metro Center Phase 2, on land located on the North Side of West Metro Boulevard and West of North 107th Street, in the **5th Aldermanic District**. This zoning change is requested by Russ Darrow Group, Inc. and will allow for the construction of a 36,717 square foot automobile dealership (Russ Darrow Honda).

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

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**Zoning – Public Hearing – 1:55 PM 10/13/08**

4. File No. 080613. Ordinance relating to the change in zoning from Industrial Light (IL2) to Local Business (LB2) for the property located at 3950 North Holton Street on land located South of East Capitol Drive and East of North Holton Street, in the **6th Aldermanic District**. This zoning change is proposed by 525 Properties LTD and will allow for the development of the site as two retail buildings with a total of 34,000 square feet of retail space.

Staff Recommendation: Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Stokes

Second by: Gould

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**Zoning – Public Hearing – 2:05 PM 10/13/08**

5. File No. 080612. Ordinance relating to the change in zoning from Multi-Family Residential (RM4) and Two-Family Residential (RT4) to General Planned Development (GPD) for the properties located at 3940 West Lisbon Avenue and part of 1929 North 39th Street and approving the first amendment to the General Planned Development (GPD) known as United Methodist Children's Services, located North of West Lisbon Avenue and West of North 39th Street, in the **15th Aldermanic District**. This zoning change is requested by United Methodist Children's Services of Wisconsin and will allow the developer to connect a proposed four-story building with a community center and 24 apartments to an existing building at 3940 West Lisbon Street. The GPD is being amended to include the existing building.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

**Zoning – Public Hearing – 2:05 PM 10/13/08**

6. File No. 080611. Ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as United Methodist Children's Services, on land located North of West Lisbon Avenue and West of North 39th Street, in the **15th Aldermanic District**. This zoning change is requested by United Methodist Children's Services of Wisconsin and will permit construction of a 4 story expansion that will include 24 apartments and community space for United Methodist Children's Service.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

**Zoning – Public Hearing – 2:15 PM 10/13/08**

7. File No. 080747. Ordinance amending the boundary of a Development Incentive Zone (DIZ) known as Towne Corporate Park of Granville to exclude several properties on lands generally located West of North 107th Street and South of West Brown Deer Road, in the **9th Aldermanic District**. This ordinance will remove properties located at 8500 and 8501 N. Pfeil St from the DIZ boundary to allow the properties to be rezoned as a GPD and developed as 90 cottage style apartments for seniors. The amendment will also remove from the DIZ a property located at 10901 W. Donna Dr which is and will continue to be used for storm water detention.

Staff Recommendation: Place on File

Motion to: Close public hearing  
Place on file

By Commr: Stokes

Second by: Dawson

**Zoning – Public Hearing – 2:15 PM 10/13/08**

8. File No. 080738. Ordinance relating to the change in zoning from Industrial - Light (IL1) to General Planned Development (GPD) for 90 cottage-style apartments for seniors on land located at 8500 & 8501 North Pfeil Street, in the **9th Aldermanic District**. This zoning change was requested by Silverstone Housing Partners, LLC and will allow for the construction of 90 two-bedroom, one bath cottage-style apartments for seniors.

Staff Recommendation: Place on File

Motion to: Close public hearing  
Place on file

By Commr: Stokes

Second by: Dawson

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**Zoning – Public Hearing – 2:25 PM 10/13/08**

9. File No. 080740. Ordinance relating to a change in zoning from Local Business (LB2) to General Planned Development (GPD) on land located on the South Side of West Lincoln Avenue and East of South 5th Place in the **14th Aldermanic District**. This zoning change is requested by Cardinal Capital Management, Inc. and will allow the construction of 30 units of affordable housing with supportive services and related common areas.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Rodman

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**Zoning – Public Hearing – 2:35 PM 10/13/08**

10. File No. 080741. Ordinance relating to a change in zoning from Two-Family Residential (RT4) to General Planned Development (GPD) on land located on the North Side of West Clybourn Street and East of North 26th Street in the **4th Aldermanic District**. This zoning change is requested by Cardinal Capital Management, Inc. and will allow the construction of 30 units of affordable housing with supportive services and related common areas.

Staff Recommendation: Refer to staff

Motion to: Close public hearing  
Refer to staff

By Commr: Stokes

Second by: Dawson

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**Zoning – Public Hearing – 2:45 PM 10/13/08**

11. Ordinance relating to a change in zoning from Downtown (C9G) to General Planned Development, for properties located at 331 and 341 North Milwaukee Street in the **4th Aldermanic District**. This zoning change was requested by Zimmerman Architectural Studio, on behalf of Sixty North LLC and will allow for the construction of a general office facility and renovation of an existing building.

Staff Recommendation: Place on File

Motion to: Close public hearing  
Place on file

By Commr: Stokes

Second by: Rodman

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**Zoning – Public Hearing – 2:45 PM 10/13/08**

12. Ordinance relating to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) Phase One, for properties located at 331 and 341 North Milwaukee Street in the **4th Aldermanic District**. This zoning change was requested by Zimmerman Architectural Studio, on behalf of Sixty North LLC and will allow for the construction of a general office facility and renovation of an existing building.

Staff Recommendation: Place on File

Motion to: Close public hearing  
Place on File

By Commr: Stokes

Second by: Rodman

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**Zoning – Public Hearing – 2:55 PM 10/13/08**

13. File No. 080687. Ordinance relating to the First Amendment to the Detailed Planned Development (DPD) known as Story Hill Place, on land located on the South Side of West Bluemound Road and East of North 51st Street, in the **10th Aldermanic District**. This zoning change is requested by Storyhill Investments, LLC and will allow for the construction of 3 two-family residential structures.

Staff Recommendation: Approve conditionally\*

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*Revise the building materials of the house facing W. Bluemound Road to remove the cement board siding (use stucco and brick).

**Comprehensive Planning – Public Hearing – 3:00 PM 10/13/08**

14. File No. 080641. Resolution approving the Southeast Side Area Comprehensive Plan as an element of Milwaukee’s Overall Comprehensive Plan, in the **12th, 13th and 14th Aldermanic Districts**.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

**Zoning 10/13/08**

15. Resolution approving the Riverwalk for Aloft Hotel, located between North Old World Third Street, the Milwaukee River, West McKinley Avenue, and West Juneau Avenue, relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Rodman

**Street & Alley Vacation 10/13/08**

16. File No. 080616. Resolution to vacate the right-of-way between the property line and the sidewalk along the north side of West Lisbon Avenue between North 39th Street and North 40th Street and a 7-foot wide portion of right-of-way along the west side of North 39th Street, in the block bounded by West Lisbon Avenue, West Brown Street, North 39th Street and North 40th Street, in the **15th Aldermanic District**. This vacation will facilitate the construction of a mixed use development consisting of community space and 24 housing units. The developer is United Methodist Children’s Services of Wisconsin and the development is part of a catalytic project in the Washington Park Neighborhood Plan Area.

Staff Recommendation: Approve conditionally\*

Motion to: Approve conditionally\*

By Commr: Stokes

Second by: Rodman

\*1. Receipt of map and legal description from DPW.

\*2. Payment of DPW fees.

**Real Estate 10/13/08**

17. Resolution declaring the former Army Reserve site at 2372 South Logan Avenue surplus to municipal needs and directing the Department of City Development to market the property for redevelopment, in the **14th Aldermanic District**. This resolution declares a City-owned property surplus to municipal needs and permits the City of Milwaukee to market the property for redevelopment.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

**Real Estate 10/13/08**

18. Resolution approving a lease with Charles P. Bucolt Real Estate for a portion of the property at 4200 North Holton Street for relocation of the Election Commission storage, in the **6th Aldermanic District**. Adoption of this resolution will authorize lease of a portion of privately owned property for municipal use.

Staff Recommendation: Refer to staff  
By Commr: Stokes

Motion to: Refer to staff  
Second by: Gould

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**Meeting Adjourned At: 4:15 PM**

**By Commissioner: Stokes**

**Attendance: Gould; Najera; Stokes; Dawson (left early; did not vote on items 14, 15, 17 & 18);  
Rodman; Bloomingdale**



City Plan Commission  
 November 10, 2008  
 Regular Meeting, 1:30 PM  
 809 N. Broadway, 1st Floor Boardroom  
 Minutes

**Zoning – Public Hearing – 1:30 PM 11/10/08**

1. File No. 080742. Ordinance relating to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD) on land located West of North Farwell Avenue and South of East Kenilworth Place, in the **3rd Aldermanic District**. This zoning change is requested by New Land Enterprises and will allow for the construction of a five story structure with four stories of dwelling units over one story of retail and parking.

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

\*Submit revised owner’s written narrative removing references to condominium in signage section.

**Zoning – Public Hearing – 1:40 PM 11/10/08**

2. File No. 080269. Ordinance relating to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) on lands located South of West Greves Street and East of North 25th Street in the **8th Aldermanic District**. This ordinance will allow for professional offices (Zimmerman Architectural Studios) to be located at 200 N. 25th Street.

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

**Zoning – Public Hearing – 1:50 PM 11/10/08**

3. File No. 080613. Ordinance relating to the change in zoning from Industrial Light (IL2) to Local Business (LB2) for the property located at 3950 North Holton Street on land located South of East Capitol Drive and East of North Holton Street, in the **6th Aldermanic District**. This zoning change was proposed by 525 Properties LTD and will allow for the development of the site for retail use of the existing building or for the construction of new retail structures on the site.

Staff Recommendation: Place on file	Motion to: Close public hearing Place on file
By Commr: Stokes	Second by: Gould

**Zoning 11/10/08**

4. Resolution approving a site plan and building elevations for the construction of a 4 story, 119 room Courtyard by Marriott hotel at 300 West Layton Avenue, relative to a Development Incentive Zone known as Layton Plaza, established by Section 295-1007.0007 of the Milwaukee Code, in the **13th Aldermanic District**.

Staff Recommendation: Approve conditionally	Motion to: Refer to staff – 1 cycle
By Commr: Stokes	Second by: Dawson

**Zoning 11/10/08**

5. Resolution permitting a minor modification to a Detailed Planned Development known as Downer Avenue Redevelopment, Phase 1, on land located on the Southeast Corner of East Belleview Place and North Downer Avenue, in the **3rd Aldermanic District**. This resolution will allow for replacement of the existing entry doors for the corner retail space with similar glass entry doors and a shift of the entry location 2 feet to the north, removal of one intermediate horizontal mullion on the storefront, and installation of an ATM/Night Depository at one storefront window facing Downer Avenue.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Jacquart

**Comprehensive Planning – 2:00 PM 11/10/08**

6. File No. 071407. Resolution approving the Northeast Side Area Comprehensive Plan as an element of Milwaukee’s Overall Comprehensive Plan, in the **3rd, 4th and 6th Aldermanic Districts**. This resolution approves the Northeast Side Area Comprehensive Plan as part of the City’s Overall Comprehensive Plan and directs City departments and agencies to work toward implementation of the Plan.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

**Real Estate 11/10/08**

7. Resolution declaring the City-owned property at 3507 West Pierce Street surplus to municipal needs and authorizing sale to the Layton Boulevard West Neighbors, Inc, for housing development, in the **8th Aldermanic District**. This resolution authorizes the sale of City-owned Property according to the conditions in a Land Disposition Report pursuant to Section 304-49-7, Milwaukee Code of Ordinances.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Dawson

**Street & Alley Vacation 11/10/08**

8. File No. 080614. Resolution to vacate the easterly 17 feet of North Palmer Street in the block bounded by East Abbott Street, North Hubbard Street, East Vienna Street extended and North Palmer Street extended, in the **6th Aldermanic District**. This vacation has been requested by Heider & Bott Company to allow for the continued location of a fence within the right-of-way along the east side of North Palmer Street and to facilitate site ingress and egress for semi-trailers. The fence has been in its current location for over 40 years.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

**Miscellaneous 11/10/08**

9. Resolution establishing the City Plan Commission meeting schedule for 2009.

January 5, 2009	April 20, 2009	August 10, 2009
January 26, 2009	May 11, 2009	September 21, 2009
February 16, 2009	June 1, 2009	October 19, 2009
March 9, 2009	June 22, 2009	November 9, 2009
March 30, 2009	July 13, 2009	December 14, 2009

Staff Report: Approve  
By Commr: Dawson

Motion to: Approve  
Second by: Stokes

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**Meeting Adjourned At: 3:30 PM**

**By Commissioner: Stokes**

**Attendance: Gould, Stokes, Dawson, Jacquart, Najera**

City Plan Commission  
December 8, 2008  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Minutes

**Zoning – Public Hearing – 1:30 PM**

1. File No. 080814. Substitute ordinance relating to a change in zoning from Industrial Heavy (IH) to General Planned Development (GPD), on land located East of South 1st Street and North of East Lincoln Avenue, for a mixed use, five story building, in the **14th Aldermanic District**. This zoning change was requested by the Center for Veterans Issues and will allow for the development of one mixed-use, five-story building on the southernmost 1.4 acres of the site. The building will have approximately 10,000 square feet of commercial space on the first floor and four floors of apartments totaling approximately 80 units. The residential units will be leased to US Veterans qualified under the LIHTC program.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve

By Commr: Stokes

Second by: Gould

**Zoning – Public Hearing – 1:40 PM**

2. File No. 080928. Substitute ordinance relating to a change in zoning from Industrial Light (IL2) to Detailed Planned Development, on lands located on the North Side of East North Avenue and West of North Cambridge Avenue, at 1436 East North Avenue, for student dormitory housing, retail and other related uses, in the **3rd Aldermanic District**. This zoning change was requested by the Mandel Group Inc. and will allow development of the site for student dormitory housing for UWM students, retail and other related uses.

Staff Recommendation: Approve

Motion to: Close public hearing  
Approve conditionally\*

By Commr: Stokes

Second by: Gould

\*Obtain written commitment, from the University of WI-Milwaukee, that public access to the Milwaukee River will be designed and built, that there will be an increase in the presence of UWM police, a University-sponsored COAST program, and that a program be established at the new dorm building for environmental education.

**Zoning**

3. File No. 081068. Resolution permitting a minor modification to the First Amendment to the Detailed Planned Development known as Columbia St. Mary's Prospect East, Phase 1, on land located on the North Side of East North Avenue and West of North Terrace Avenue, in the **3rd Aldermanic District**. The minor modification was requested by Columbia St. Mary's and will allow for five (5) pole lights on the top of the parking deck. The lamp color of the pole lights will match the lamp color of the harp street lights on Lake Drive.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Gould

**Zoning**

4. Resolution approving a site plan and building elevations for the construction of a 4 story, 119 room Courtyard by Marriott hotel at 300 West Layton Avenue, relative to a Development Incentive Zone known as Layton Plaza, established by Section 295-1007.0007 of the Milwaukee Code, in the **13th Aldermanic District**.

Staff Recommendation: Approve conditionally  
By Commr: Stokes

Motion to: Approve conditionally\*  
Second by: Gould

\*work with staff on site plan revisions and building design issues, consistent with DIZ requirements; provide total square footage and dimensions for all signs; provide material sample board.

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**Meeting Adjourned At: 3:25 PM**

**By Commissioner: Stokes**

**Attendance: Najera; Stokes; Dawson; Bloomingdale; Rodman; Gould; Jacquart**