

(PH – Public hearing)

January 5, 2009

081069 PH
081078 PH
021739
080804

January 26, 2009

081367

February 16, 2009

081311 PH
081312 PH
001541
080083
UWM/UNA Update

March 9, 2009

081416 PH
081310 PH
Strategic Plan Update-UWM (informational item)

March 30, 2009

081482 PH
081414 PH
081521 PH
081649
081648
081650
Hampton Ridge West plat

April 20, 2009

081628 PH
Resolution – Schlitz Park Riverwalk landscape
081715
080390

May 11, 2009

081718 PH
081309 PH
081711 PH
081441 PH
Resolution – 8701 N Lauer Street
081515
090039
081690

June 1, 2009

no meeting held

June 22, 2009

090128 PH
081293
2620 N Holton Street; 2911 N Teutonia Avenue
090219

July 13, 2009

081661 PH
090214 PH
080320 PH
080321 PH
Resolution – 236 S Water Street, Riverwalk
090378
081518
080495

August 10, 2009

no meeting held

September 21, 2009

090308 PH
090396 PH
090561 BID
090560 BID
909559 BID
090558 BID
090419 PH
090216 PH
071178
030896
090234
090466
090463
090479
090480
090464
090644
090119

October 19, 2009

090535 PH
081081 PH
090701
090551
090549
090547
090545
090452
090788

November 9, 2009

090689 PH
090849 West Side Plan
090537
Resolution – CPC meeting schedule

December 3, 2009 (Special Meeting)

090883 PH
090884 PH

December 14, 2009

090918 PH
090877 PH
090916 PH
091056
090553
CPC Year in Review

**City Plan Commission
January 5, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 1 5 09

1. File No. 081069. Ordinance relating to the First Amendment to a Detailed Planned Development known as United Methodist Children's Services for elimination of an approved garage and an increase in surface parking, on land located North of West Lisbon Avenue and West of North 39th Street, in the **15th Aldermanic District**. This amendment was initiated by United Methodist Children's Services to allow for the elimination of a 14 car garage from the approved plan, to be replaced by an increase in surface parking from 19 to 27 spaces. The change will result in an increase in the amount of landscaped green space.

Staff Recommendation: Approve
hearing/Approve
By Commr: Stokes

Motion to: Close public
Second by: Gould

Zoning – Public Hearing – 1:40 PM 1 5 09

2. File No. 081078. Ordinance relating to a change in zoning from Civic Activity C9D(A) , Local Business (LB2), Multi-Family Residential (RM5) & (RM7), and Residential and Office (RO2) to Institutional (TL) to permit various Marquette University related land uses, on various lands located generally North and South of West Wisconsin Avenue between North 9th Street and North 20th Street, in the **4th Aldermanic District**. This zoning change was initiated by Marquette University to permit existing and future university related land uses such as student dormitories and parking structures.

Staff Recommendation: Approve
hearing/Approve
By Commr: Stokes

Motion to: Close public
Second by: Gould

Miscellaneous 1 5 09

3. File No. 021739. An ordinance granting an air space lease to the Milwaukee School of Engineering for an elevated running track to be located at East Knapp Street and North Broadway, in the **4th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Stokes
Abstain: Rodman

Motion to: Approve
Second by: Gould

Miscellaneous 1 5 09

4. File No. 080804. An ordinance granting an air space lease to Terrace Row, LLC. for encroachment of bedroom bays and roof terraces at 755, 765, 775 and 785 E. Kilbourn Avenue, in the **4th Aldermanic District**.

Staff Recommendation: Approve*
By Commr: Stokes

Motion to: Approve*
Second by: Gould

*Include a lease amendment to permit signage in windows within the air space lease area.

Meeting Adjourned At: 2:00 PM

By Commissioner: Stokes

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

**City Plan Commission
January 26, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Real Estate 1 26 09

1. File No. 081367. Substitute resolution declaring the Department of Public Works facility at 1333 North 33rd Street (4th Aldermanic District) surplus to municipal needs and authorizing acceptance of an unsolicited Offer to Purchase from Tows-R-Us 1, LLC.

Staff Recommendation: Approve conditionally
By Commr: Stokes

Motion to: Approve conditionally*
Second by: Dawson

*This land sale is conditioned upon the buyer re-landscaping the premises, making façade improvements that include replacing all exterior doors and windows, replacing the existing chain-link fencing with wrought-iron-style picket aluminum fencing, and limiting truck-traffic access to the site to North 33rd Street via West Vliet Street.

Meeting Adjourned At: 1:45 PM

By Commissioner: Stokes

Attendance: Stokes, Dawson, Rodman, Najera, Jacquart

**City Plan Commission
February 16, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing 1:30 PM 2 16 09

1. File No. 081311. Ordinance relating to the First Amendment to a Detailed Planned Development known as RGS Warehouse, located on the West side of South 6th Street and North of West College Avenue, in the 13th Aldermanic District. This zoning amendment is requested by Gregg and Scott Lindner to permit alternative building material options for the approved warehouse. In addition to the previously approved split block masonry, two other options, Tuff-Wall insulated freezer wall panels and/or insulated precast masonry wall panels are also proposed.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Rodman

*developer will work with staff on final landscaping plan

Zoning – Public Hearing 1:35 PM 2 16 09

2. File No. 081312. Ordinance relating to the Third Amendment to a Detailed Planned Development, 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 amendment is requested by Boulder Venture 34 LLC, to permit the use of the former Home Depot building as a full service grocery store and to allow for exterior building and/or site alterations.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Rodman

*developer will work with staff on the following items: 1) final landscaping plan; 2) submit samples of the proposed glazing material samples for the front façade; 3) submit the general parameters of wall signs.

Street & Alley Vacation 2 16 09

3. File No. 001541. Resolution to vacate portions of West Congress Street, North 36th Street, North 38th Street, North 39th Street, North 40th Street, North 41st Street, North 42nd Street, North 42nd Place and alleys in the area bounded by both the northerly and southerly West Congress Streets, North Sherman Boulevard and North 35th Street, which are proposed to be vacated, in the 7th Aldermanic District of the City of Milwaukee. This vacation was requested by the Milwaukee Metropolitan Sewerage District for the construction of Lincoln Creek watercourse improvements.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Rodman

Second by: Stokes

Comprehensive Planning 2 16 09

4. UWM Neighborhood Plan Update

Comprehensive Planning 2 16 09

5. File No. 080083. Resolution amending the Near West Side Area Comprehensive Plan. This amendment relates to land use policy recommendations for automatic changeable message board signs.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Rodman

*1. The wording of the proposed amendment should be revised to read "Discourage the use of off-premise electronic changeable message signs due to traffic safety and community aesthetics".

2. Insert the amendment language on page 46 under Use Policies in Chapter 3 of the Near West Side Area Comprehensive Plan.

Meeting Adjourned At: 2:40 PM

By Commissioner: Stokes

Attendance: Rodman; Stokes; Najera; Bloomingdale (late)

**City Plan Commission
March 9, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 3/9/09

1. File No. 081416. Ordinance relating to the First Amendment to a Detailed Planned Development known as Mercy Housing, to increase the number of units from 89 to 91, on land located on the North Side of West Windlake Avenue and East of South 13th Street, in the 12th Aldermanic District. This request will allow for an increase in the number of units from 89 to 91.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Rodman

Second by: Jacquart

Zoning – Public Hearing – 1:40 PM 3/9/09

2. File No. 081310. Ordinance relating to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD), for a hotel development, on land located on the East Side of South Howell Avenue and North of East College Avenue, in the 13th Aldermanic District. This zoning change is requested by Raymond Management Company to allow for the development of a portion of the site for a hotel.

Staff Recommendation: Approve conditionally*

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Rodman

*1. Revision of the written narrative to clarify and specify signage, building and glazing materials, phasing plan for site development.

2. Work with staff on final building design and submit revised building elevations prior to ZND.

3. Work with staff on the freestanding monument sign, details and submit revised building elevations prior to ZND.

Comprehensive Planning 3/9/09

3. UWM Strategic Plan Update

Presentation by Robert Greenstreet.

Informational presentation, no action required.

Meeting Adjourned At: 2:40 PM

By Commissioner: Stokes

Attendance: Bloomingdale, Stokes, Najera, Rodman, Jacquart

**City Plan Commission
March 30, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 3/30/09

1. File No. 081482. An ordinance relating to board of zoning appeals consideration of variance and special use permit applications for day care centers. This ordinance establishes a moratorium on board of zoning appeals consideration of special use permit or use variance applications for new day care centers. The moratorium commences on the effective date of this ordinance and lasts for a period of 6 months. This moratorium shall not apply to applications for renewal of special use permits or use variances to continue operation of existing day care centers.

Staff Recommendation: Place on File

Motion to: Close public hearing
Place on File

By Commr: Stokes

Second by: Dawson

Zoning - Public Hearing – 1:40 PM 3/30/09

2. File No. 081414. An ordinance relating to certificates of occupancy and zoning. This ordinance deletes the term zoning certificate from the building code since they are no longer issued and are now called certificates of occupancy. It also includes the following:

(1) Increases the fee for a duplicate certificate of occupancy and a business name change from \$25 to \$50.

(2) Clarifies that a fee for a temporary certificate of occupancy is either \$100 or \$150 based on whether the square footage of the building is less than or greater than 10,000 square feet.

(3) Clarifies that a conditional certificate of occupancy is obtained from the Department of City Development.

(4) Clarifies that the fee for a demolition permit is calculated at 1% of the cost of the demolition.

(5) In the case of a rooming house or daycare, adds the requirement to conduct inspections when an application for a certificate of occupancy is taken out even when the prior use of the building or space was the same.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Dawson

Zoning – Public Hearing – 1:50 PM 3/30/09

3. File No. 081521. Ordinance relating to the First Amendment to a Detailed Planned Development known as Highbridge Condominiums, for a comprehensive building envelope rehabilitation, on land located on the South Side of East Kane Place and East of North Water Street, in the 3rd Aldermanic District. This amendment will allow for comprehensive building envelope rehabilitation to mitigate various building envelope failures. This rehabilitation will include comprehensive window replacement and cladding of the brick facade above the third floor with alternative cladding materials, such as EIFS, which were not approved in the original plan.

Staff Recommendation: Approve

Motion to: Close public hearing

By Commr: Stokes

Second by: Dawson

Real Estate 3/30/09

4. File No. 081649. Resolution authorizing and approving conveyance of Milwaukee Public School lands at 2955 South Delaware Avenue, ("Delaware Service Center"), Milwaukee, Wisconsin in the 14th aldermanic district. This Resolution authorizes the City, on behalf of the Milwaukee Board of School Directors, the school district organized under Chapter 119 of the Wisconsin Statutes ("MPS") to convey real property formerly used for school purposes and located at 2955 South Delaware Avenue ("Delaware Service Center"), Milwaukee, Wisconsin.

Staff Recommendation: Approve
By Commr: Dawson
Opposed: Stokes

Motion to: Approve
Second by: Jacquart

Real Estate 3/30/09

5. File No. 081648. Resolution authorizing and approving conveyance of Milwaukee Public School lands at 2977 South 20th Street, ("Clairmont"), Milwaukee, Wisconsin in the 13th aldermanic district. This Resolution authorizes the City, on behalf of the Milwaukee Board of School Directors, the school district organized under Chapter 119 of the Wisconsin Statutes ("MPS") to convey real property formerly used for school purposes and located at 2977 South 20th Street, ("Clairmont"), Milwaukee, Wisconsin.

Staff Recommendation: Approve
By Commr: Dawson
Opposed: Stokes

Motion to: Approve
Second by: Jacquart

Real Estate 3/30/09

6. File No. 081650. Resolution authorizing and approving conveyance of Milwaukee Public School lands at 7171 West Brown Deer Road, ("Happy Hill Elementary"), Milwaukee, Wisconsin in the 9th aldermanic district. This Resolution authorizes the City, on behalf of the Milwaukee Board of School Directors, the school district organized under Chapter 119 of the Wisconsin Statutes ("MPS") to convey real property formerly used for school purposes and located at 7171 West Brown Deer Road, Milwaukee, Wisconsin ("Happy Hill Elementary").

Staff Recommendation: Approve
By Commr: Dawson
Opposed: Stokes

Motion to: Approve
Second by: Jacquart

Land Division 3/30/09

7. Resolution approving a preliminary plat known as Hampton Ridge West, located on the north side of West Hampton Avenue and west of North 36th Street, in the 1st Aldermanic District. This plat creates five buildable lots for single-family residential construction and one outlot.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Dawson

Meeting Adjourned At: 2:35 PM

By Commissioner: Stokes

Attendance: Dawson; Najera; Bloomingdale; Stokes; Jacquart (late, did not vote on items 1 and 7)

**City Plan Commission
April 20, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 4 20 09

1. File No. 081628. Ordinance relating to a change in zoning from Industrial Heavy (IH) and Two-Family Residential (RT4) to Industrial Mixed (IM) on land located north of West Lisbon Avenue between North 30th Street and North 31st Street, in the **15th Aldermanic District**. This zoning change is initiated by the Department of City Development to better accommodate existing uses and future uses of land within this portion of the 30th Street Industrial Corridor. The proposed Industrial Mixed zoning is consistent with the recommendations of the Fond Du Lac & North Area Plan and the Washington Park Area Plan.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Dawson

Zoning 4 20 09

2. Resolution approving landscaping and other minor improvements for the Schlitz Park Riverwalk, located on the north side of East Cherry Street and west of North Rivercenter Drive, 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: Dawson

Comprehensive Planning 4 20 09

3. File No. 081715. Near South Side Area Plan. **Aldermanic Districts 8, 11, 12, 13, 14.**

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Dawson

Street & Alley Vacation 4 20 09

4. File No. 080390. Resolution to vacate the east-west alley in the block bounded by North 53rd Street, North 54th Street, West North Avenue and West Meinecke Avenue, in the **10th Aldermanic District**. This vacation was initiated by Nancy Jablonski and Neil Guenther to consolidate properties on the north and south sides of said alley and allow for the development of a play area for a day care center.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Dawson

Meeting Adjourned At: 3:10 PM

By Commissioner: Stokes

Attendance: Najera; Dawson; Bloomingdale; Stokes

City Plan Commission
May 11, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing – 1:30 PM 5 11 09

1. File No. 081718. Ordinance relating to a change in zoning from Two-family Residential (RT4) to Local Business (LB2), on land located east of South 37th Street and south of West Burnham Street for a beer garden and horseshoe pit in the **8th Aldermanic District**. This ordinance would allow the owner of the Concertina Bar to the north to use a portion of the property at 1926 South 37th Street as a beer garden and horseshoe pit.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Dawson

Second by: Gould

Zoning – Public Hearing – 1:35 PM 5 11 09

2. File No. 081309. Ordinance relating to the change in zoning from Two-Family Residential (RT4) to Detailed Planned Development (DPD), on lands located North of West Washington Street and West of South 7th Street for elderly housing, in the **12th Aldermanic District**. This zoning change is requested by the Housing Authority of the City of Milwaukee to allow for the development of combined sites for a 37-unit apartment building for the elderly.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Gould

Second by: Jacquart

*HACM to work with staff on the final building design

Zoning – Public Hearing – 1:45 PM 5 11 09

3. File No. 081711. Ordinance relating to a change in zoning from Local Business (LB2) to General Planned Development (GPD) by Heartland Housing, on land located north of West Tamarack Street and west of West Fond Du Lac Avenue for a four-story building with community space and up to 45 apartment units, in the **15th Aldermanic District**. The zoning change will allow for a four-story building with 8500 square feet of community space on the first floor and a minimum of 24 and up to 45 apartment units.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Dawson

Zoning – Public Hearing – 1:55 PM 5 11 09

4. File No. 081441. Ordinance to establish a Development Incentive Zone (DIZ) overlay known as Direct Supply, on land located generally East of North 76th Street on the North and South Sides of North Industrial Road, in the **9th Aldermanic District**. This ordinance establishes a Development Incentive Zone and approves Exhibit A relating to permitted and prohibited uses and Exhibit B relating to performance standards.

Staff Recommendation: Refer to staff

Motion to: Close public hearing
Refer to staff

By Commr: Dawson

Second by: Gould

Zoning 5 11 09

5. Resolution approving a site plan, landscape plan, and building elevations for the construction of a 10,000 square foot office building and training facility for Operative Plasterers' and Cement Masons' Union (OPCMIA) Local 599, located at 8701 North Lauer Street, 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
By Commr: Rodman

Motion to: Approve
Second by: Dawson

Street & Alley Vacation 5 11 09

6. File No. 081515. Resolution to vacate the remaining portion of east-west alley in the block bounded by West Washington Street, South 9th Street and I-94 Freeway land, in the **12th Aldermanic District**. This vacation was requested by the Housing Authority of the City of Milwaukee as part of the Olga Village housing development.

Staff Recommendation: Approve conditionally
By Commr: Dawson
*applicant to submit DPW fee

Motion to: Approve conditionally*
Second by: Rodman

Land Division 5 11 09

7. File No. 090039. Resolution approving a final plat known as Hampton Ridge West, located on the north side of West Hampton Avenue and west of North 36th Street, in the **1st Aldermanic District**. This resolution approves a plat that creates five buildable lots for single-family residential construction by the Housing Authority of the City of Milwaukee.

Staff Recommendation: Approve
By Commr: Dawson

Motion to: Approve
Second by: Gould

Miscellaneous 5 11 09

8. File No. 081690. An ordinance amending the Official Map of the City of Milwaukee. The adoption of this ordinance will create Section 113-32.0110 of the Milwaukee Code of Ordinances relating to the amendment of the Official Map of the City of Milwaukee.

Staff Recommendation: Approve
By Commr: Rodman

Motion to: Approve
Second by: Dawson

Meeting Adjourned At: 2:05 PM

By Commissioner: Dawson

Attendance: Gould; Rodman; Dawson; Najera; Jacquart (late, did not vote on item 1)

**City Plan Commission
June 22, 2009
Regular Meeting, 1:40 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:40 PM 6 22 09

1. File No. 090128. Ordinance relating to the First Amendment to a General Planned Development (GPD), known as Milwaukee County Zoo, for an off-premise electronic changeable message sign, on land located South of West Bluemound Road and East of North Mayfair Road, in the **10th Aldermanic District**. This amendment would allow for the replacement of the existing sign face with an electronic changeable message sign for the existing off-premise sign at the southeast corner of West Bluemound Road and North Mayfair Road.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Dawson

Opposed: Bloomingdale

Street & Alley Vacation 6 22 09

2. File No. 081293. Resolution to vacate the southernmost 72 feet of alley in the block bounded by North 1st Street, East Garfield Street, East North Avenue, and North Palmer Street, for consolidation of lands owned by St. Marcus Evangelical Church, in the **6th Aldermanic District**. This vacation was requested by St. Marcus Evangelical Church for the consolidation of lands on the east and west sides of the alley.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Dawson

Real Estate 6 22 09

3. Resolution authorizing the jurisdictional transfer of the City-owned vacant lots at 3620(R) North Holton Street and 2911-15 North Teutonia Avenue from the Department of City Development to the Milwaukee Fire Department, in the **6th Aldermanic District**. This resolution authorizes transfer of jurisdiction of City-owned properties from DCD to the Milwaukee Fire Department.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Dawson

Miscellaneous 6 22 09

4. File No. 090219. Resolution approving a plat of right-of-way required to implement the Valley Passage Project and directing the proper City officials to execute the right-of-way plat and associated agreements, in the **8th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Dawson

Second by: Jacquart

Meeting Adjourned At: 2:10 PM

By Commissioner: Stokes

Attendance: Stokes; Najera; Dawson; Bloomingdale; Jacquart

**City Plan Commission
July 13, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning – Public Hearing – 1:30 PM 7 13 09

1. File No. 081661. A substitute ordinance relating to off-street parking requirements for day care centers.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Dawson

Zoning – Public Hearing – 1:40 PM 7 13 09

2. File No. 090214. Ordinance relating to the First Amendment to a Detailed Planned Development (DPD) to be known as Villard Square, for a library and 47 unit housing development, on lands located South of West Villard Avenue and East of North 35th Street, in the **1st Aldermanic District**. This amendment will allow for a four story structure with a library on the first floor and 47 residential units on the upper floors.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Zoning – Public Hearing – 1:50 PM 7 13 09

3. File No. 080320. Substitute ordinance relating to the First Amendment to a General Planned Development, known as Rivianna, for the property located at 236 South Water Street in the **12th Aldermanic District**. This amendment will allow for the construction of three 15-story mixed use towers on a 4 to 5-story base.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Dawson

Opposed: Gould

Zoning – Public Hearing – 1:50 PM 7 13 09

4. File No. 080321. Substitute ordinance relating to a change in zoning from General Planned Development to Detailed Planned Development known as Rivianna for the property located at 236 South Water Street in the **12th Aldermanic District**. This zoning change will allow for the construction of three 15-story mixed use towers on a 4 to 5-story base.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Dawson

Opposed: Gould

Zoning 7/13/09

5. Resolution approving the Riverwalk, site plan, and building design for a mixed-use development known as Rivianna, located at 236 South Water Street, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the **12th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Dawson

Zoning 7/13/09

6. File No. 090378. Resolution relating to a minor modification to the General Planned Development known as ReadCo, on land located on the North Side of East North Avenue and East of North Humboldt Avenue, in the **3rd Aldermanic District**. This resolution will allow for the use of the site for temporary parking during the construction of the UWM dormitory to the east of the Milwaukee River.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Street & Alley Vacation 7/13/09

7. File No. 081518. Resolution to vacate West Glendale Avenue from North 35th Street to the easterly line of the Soo Line Railroad Right of Way, in the **1st Aldermanic District**. This vacation is requested by the Milwaukee Metropolitan Sewerage District since this portion of the street right of way is no longer needed or used.

Staff Recommendation: Approve
By Commr: Rodman

Motion to: Approve
Second by: Stokes

Street & Alley Vacation 7/13/09

8. File No. 080495. Resolution to vacate the west leg of the east-west alley in the block bounded by West Appleton Avenue, West Beckett Avenue, West Courtland Avenue, and West Hampton Avenue, in the **5th Aldermanic District**. This vacation was requested by Mirza Fahim Beg to restrict access to a gas station from the alley for the security of his customers.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Gould

Meeting Adjourned At: 3:00 PM

By Commissioner: Stokes

Attendance: Gould; Dawson; Stokes; Rodman; Najera

**City Plan Commission
Monday, September 21, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Miscellaneous – Public Hearing 1:30 PM

1. File No. 090308. An ordinance relating to subdivision regulations.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Gould

*City Attorney review and approval of the methods section (119-3) of the ordinance.

Zoning – Public Hearing – 1:40 PM

2. File No. 090396. An ordinance relating to zoning district boundary descriptions. This ordinance stipulates that zoning district boundaries shall follow property lines. A district boundary shall not follow a street, alley or railroad centerline, or a watercourse centerline unless the centerline is also a property line. These rules shall not apply to the boundaries of overlay zoning districts. This ordinance also provides that, if a land combination or division will result in a lot being located in 2 zoning districts, the commissioner of city development shall assign a single zoning designation to the lot, that designation being the zoning district in which the majority of the lot is located.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Comprehensive Planning – Public Hearing 1:50 PM

3. File No. 090561. Resolution creating Business Improvement District No 42 (Schlitz Park) and approving its First Year Operating Plan, in the **3rd Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Comprehensive Planning – Public Hearing 2:00 PM

4. File No. 090560. Resolution creating Business Improvement District No 43 (South 27th Street) and approving its First Year Operating Plan, in the **13th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Comprehensive Planning – Public Hearing 2:10 PM

5. File No. 090559. Resolution creating Business Improvement District No. 44 (Kinnickinnic Avenue) and approving its First Year Operating Plan, in the **14th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Comprehensive Planning – Public Hearing 2:20 PM

6. File No. 090558. Resolution creating Business Improvement District No. 45 (Silver Lane) and approving its First Year Operating Plan, in the **5th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Bloomingdale

Zoning – Public Hearing – 2:30 PM

7. File No. 090419. Ordinance relating to the Fourth Amendment to a Detailed Planned Development (DPD) known as Lapham Park, on lands located north of West Vine Street and west of North 6th Street, in the **6th Aldermanic District**. This amendment will allow for up to 244 dwelling units in the high rise building.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Gould

Second by: Rodman

Opposed: Stokes

Zoning – Public Hearing – 2:35 PM

8. File No. 090216. Ordinance relating to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Shiloh Manor, for a 45 unit housing development for seniors, on lands located East of North Dr. Martin Luther King Jr. Drive and South of West Keefe Avenue, in the **6th Aldermanic District**. This zoning change will allow for the construction of a four-story building with 45 units of housing for seniors.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Gould

*Finalize landscape plan; finalize dumpster & screening materials.

Street & Alley Vacation

9. File No. 071178. Resolution to vacate a portion of the south side of West Keefe Street between North Dr. Martin Luther King Jr. Drive and North Port Washington Road, in the **6th Aldermanic District**. This vacation was requested by Shiloh Tabernacle UHCA Church to be combined with the property to the south for construction of up to 45 units of senior housing.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

Miscellaneous – DPW

10. File No. 030896. An ordinance granting an air space lease to the MillerCoors, LLC for a pipe bridge across North 41st Street from West State Street to West Bluemound Road, in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Miscellaneous – DPW

11. File No. 090234. An ordinance granting an air space lease to MillerCoors, LLC for a pipe bridge crossing North 41st Street south of West State Street, in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Miscellaneous – DPW

12. File No. 090466. An ordinance granting a subterranean space lease to MillerCoors, LLC for an underground tunnel crossing West State Street in the vicinity of 4002 West State Street, in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Miscellaneous – DPW

13. File No. 090463. An ordinance granting a subterranean space lease to MillerCoors, LLC for an underground tunnel across and beneath West State Street in the vicinity of 4002 West State Street, in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Miscellaneous – DPW

14. File No. 090479. An ordinance to grant a subterranean space lease to MillerCoors, LLC to occupy and maintain an existing underground tunnel in and across West State Street approximately 122 feet east of the east line of North 41st Street in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Miscellaneous – DPW

15. File No. 090480. Resolution approving the assignment to MillerCoors, LLC of an air space lease between the City of Milwaukee and Miller Brewing Company for a skywalk over West State Street in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Miscellaneous – DPW

16. File No. 090464. An ordinance granting a subterranean space lease to MillerCoors, LLC for an underground tunnel south of the center line of W. State Street, in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Miscellaneous – DPW

17. File No. 090644. An ordinance to grant a subterranean space lease to MillerCoors, LLC to occupy and maintain an existing underground tunnel in and across West State Street approximately 6 feet east of the east line of North 41st Street in the **15th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Stokes

Miscellaneous – DPW

18. File No. 090119. An ordinance granting a subterranean space lease to Pfister, LLC for an underground vault located in part of the public alley at 424 East Wisconsin Avenue, in the **4th Aldermanic District**.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Jacquart

Meeting Adjourned At: 4:00 PM

By Commissioner: Stokes

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

City Plan Commission
Monday, October 19, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing – 1:30 PM 10/19/09

1. File No. 090535. Substitute ordinance relating to a change in zoning from Industrial Light (IL1) to a Detailed Planned Development known as Milwaukee's Asian Markets Phongsavan, on land located East of North 76th Street and South of West Mill Road, in the **2nd Aldermanic District**. This zoning change is requested by Pai Yang and Thai Vang and will allow for the development of the site at 6300 North 76th Street, as an Asian Market, utilizing the existing building and one building for indoor vendor space for a total of about 440 vendors of Asian products.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Zoning – Public Hearing – 1:40 PM 10/19/09

2. File No. 081081. Substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Bookends North, for a 19 story, mixed use building with up to 224 residential units, on land located on the North Side of East Kilbourn Avenue and East of North Van Buren Street, in the **4th Aldermanic District**. This zoning change was initiated by New Land Construction, LLP and Bookends North, LLP and will allow for the construction of a 19 story, approximately 480,000 square foot, mixed use building with up to 224 residential units. The first five stories will consist of structured parking and the upper fourteen stories will be residential.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Stokes

Second by: Gould

*Work with staff on final building design; provide glazing samples for staff review and approval

Zoning 10/19/09

3. File No. 090701. Resolution permitting a minor modification to a Detailed Planned Development known as Latitude, on land located West of North Farwell Avenue and South of East Kenilworth Place, in the **3rd Aldermanic District**. This resolution will allow for a change in brick size, modification to the storefront at the utility vault entrance, removal of the trellis at the bike path elevation and replacement with extensions of decorative metal at the railings, and a change in glass color from tinted to clear.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Rodman

Street & Alley Vacation 10/19/09

4. File No. 090551. Resolution to vacate a portion of the West side of South 16th Street between West Vogel Avenue and West Halsey Avenue, in the **13th Aldermanic District**. This vacation is requested by the City of Milwaukee, Department of Public Works as part of the I-94 North-South Freeway Reconstruction project.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Rodman

Second by: Jacquart

*obtain coordination report from DPW

Street & Alley Vacation 10/19/09

5. File No. 090549. Resolution to vacate a portion of the northern part of South 15th Place between West Van Norman Avenue and the East right of way of I-94, in the **13th Aldermanic District**. This vacation is requested by the City of Milwaukee, Department of Public Works as part of the I-94 North-South Freeway Reconstruction project.

Staff Recommendation: Approve conditionally
By Commr: Rodman
*obtain coordination report from DPW

Motion to: Approve conditionally*
Second by: Jacquart

Street & Alley Vacation 10/19/09

6. File No. 090547. Resolution to vacate a portion of West Whitaker Avenue west of the I-94 right-of-way line, in the **13th Aldermanic District**. This vacation is requested by the City of Milwaukee, Department of Public Works as part of the I-94 North-South Freeway Reconstruction project.

Staff Recommendation: Approve conditionally
By Commr: Rodman
*obtain coordination report from DPW

Motion to: Approve conditionally*
Second by: Jacquart

Street & Alley Vacation 10/19/09

7. File No. 090545. Resolution to vacate portions of West Bolivar Avenue, east of South 6th Street, in the **13th Aldermanic District**. This vacation is requested by the City of Milwaukee, Department of Public Works as part of the I-94 North-South Freeway Reconstruction project.

Staff Recommendation: Approve conditionally
By Commr: Rodman
*obtain coordination report from DPW

Motion to: Approve conditionally*
Second by: Jacquart

Street & Alley Vacation 10/19/09

8. File No. 090452. Resolution to vacate the undeveloped east-west alley within the City of Milwaukee, in the block bounded by West Tripoli Avenue, South 43rd Street, West Howard Avenue and South 45th Street, in the **11th Aldermanic District**. This vacation is requested by the City of Milwaukee since this portion of alley will not be improved.

Staff Recommendation: Approve
By Commr: Rodman

Motion to: Approve
Second by: Jacquart

Street & Alley Vacation 10/19/09

9. File No. 090788. Resolution authorizing the Commissioner of Public Works to enter into an Out-of-Program Agreement with UWM Real Estate Foundation, Inc. for the widening and reconstruction of Cambridge Avenue from East North Avenue to a point north and authorizing acceptance of a deed to dedicate the land needed to widen the public right of way, in the **3rd Aldermanic District**. This project is a result of the construction of the new 188 residential living units, related facilities and retail space, referred to as Cambridge Commons. The resolution also authorizes the City to accept a quit claim deed to dedicate the land needed to widen the street as public right-of-way.

Staff Recommendation: Approve
By Commr: Gould

Motion to: Approve
Second by: Jacquart

Meeting Adjourned At: 3:10 PM

By Commissioner: Rodman

Attendance: Najera; Gould; Stokes; Jacquart; Rodman

City Plan Commission
Monday, November 9, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing – 1:30 PM 11 9 09

1. File No. 090689. Ordinance relating to a change in zoning from Industrial Heavy (IH) to a Local Business (LB2) for a 32 unit apartment building, on land located west of South Robinson Avenue and North of East Ward Street, in the **14th Aldermanic District**. This zoning change is requested by Deb Lindner / Barkow Industries LLC and will allow for the development of a 32 unit apartment building.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve conditionally*

By Commr: Rodman

Second by: Bloomingdale

*1. meet with DCD staff to discuss master plan for remaining property

*2. verify that truck access to existing industrial businesses will not be impacted as part of the zoning change

Comprehensive Planning – 1:40 PM 11 9 09

2. File No. 090849. Resolution approving the West Side Area Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan, in the **2nd, 5th, 7th, 9th, 10th and 15th Aldermanic Districts**. This resolution approves the West 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

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Street & Alley Vacation 11 9 09

3. File number 090537. Resolution to vacate the Northerly portion of East Locust Street located East of vacated North Gordon Place, in the **3rd Aldermanic District**. This vacation is requested by KVG Building Corporation / Milwaukee Locust LLC to add a 42 foot wide undeveloped portion of right of way along the north side of East Locust Street to the property at 1300 East Locust Street and align the southerly property line with the property to the west.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

Miscellaneous 11 9 09

4. Resolution establishing the City Plan Commission meeting schedule for 2010.

January 4, 2010	April 12, 2010	August 23, 2010
January 25, 2010	May 3, 2010	September 20, 2010
February 15, 2010	May 24, 2010	October 18, 2010
March 8, 2010	June 14, 2010	November 8, 2010
March 22, 2010	July 12, 2010	December 6, 2010

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

Meeting Adjourned At: 2:50 PM

By Commissioner: Stokes

Attendance: Stokes; Najera; Bloomingdale; Rodman; Jacquart

**City Plan Commission
Thursday, December 3, 2009
Special Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Comprehensive Planning – Public Hearing 1:30 PM 12 3 09

1. File No. 090883. Resolution approving the Southwest Side Area Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan, in the **8th, 11th, 13th and 14th Aldermanic Districts**. This resolution approves the Southwest 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

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Gould

Comprehensive Planning – Public Hearing 1:45 PM 12 3 09

2. File No. 090884. Resolution approving the Near North Side Area Comprehensive Plan as an element of Milwaukee's Overall Comprehensive Plan, in the **1st, 6th, 7th and 15th Aldermanic Districts**. This resolution approves the Near North 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

Motion to: Close public hearing

By Commr: Stokes

Second by: Gould

Meeting Adjourned At: 2:40 PM

By Commissioner: Stokes

Attendance: Gould, Stokes, Jacquart, Najera, Bloomingdale

City Plan Commission
Monday, December 14, 2009
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes

Zoning – Public Hearing – 1:30 PM 12 14 09

1. File No. 090918. Substitute ordinance relating to a change in zoning from Two-family Residential (RT2) to Local Business (LB2) on land located North of West Fond du Lac Avenue and West of North 37th Street, the former Robinson Middle School, in the **7th Aldermanic District**. This zoning change is initiated by the Real Estate Division of the City of Milwaukee on behalf of Milwaukee Public Schools, to allow for various redevelopment options including conversion to housing or commercial uses.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Rodman

Zoning – Public Hearing – 1:40 PM 12 14 09

2. File No. 090877. Substitute ordinance relating to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Empowerment Village on land located South 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 for the construction of a four story structure for 30 one-bedroom residential units as a low income housing tax credit development with supportive services. The first floor will contain offices, residential units and related common areas and the upper three floors will contain residential units.

Staff Recommendation: Approve conditionally

Motion to: Close public hearing
Approve conditionally*

By Commr: Rodman

Second by: Stokes

*work closely with DCD and DPW staff on the possibility of S 5th Place vacation

Zoning – Public Hearing – 1:50 PM 12 14 09

3. File No. 090916. Substitute ordinance relating to a change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as Bishops Creek, on land located West of North 32nd Street and South of West Hampton Avenue, in the **1st Aldermanic District**. This zoning change is requested by Bishop's Creek Community Development Corporation and will allow for Phase II of the Planned Development, which consists of the redevelopment of an existing building for use as a Youth Dormitory and for the development of a parking area within the interior of the development site.

Staff Recommendation: Approve conditionally*

Motion to: Close public hearing
Approve conditionally

By Commr: Gould

Second by: Rodman

*existing brick should be repaired instead of replaced by synthetic stucco

Zoning 12 14 09

4. File No. 091056. Resolution permitting a minor modification to a Detailed Planned Development known as Cameo Care on land located on the East side of South 27th Street and South of West Grange Avenue, in the **13th Aldermanic District**. This minor modification will allow for the construction of an enclosed vestibule for the entrance to the ground floor of the existing facility.

Staff Recommendation: Approve
By Commr: Rodman
Abstain: Gamboa

Motion to: Approve
Second by: Jacquart

Street & Alley Vacation 12 14 09

5. File No. 090553. Resolution to vacate an unimproved right turn lane at the Southeast corner of South 76th Street and West Oklahoma Avenue in the **11th Aldermanic District**. This vacation is requested by E&K Land LLC and will provide near term aesthetic control of this corner and additional land for possible future expansion.

Staff Recommendation: Refer to staff
By Commr: Rodman

Motion to: Refer to staff
Second by: Gould

Miscellaneous 12 14 09

6. City Plan Commission Report 2009. Summary of the year in review.

Meeting Adjourned At: 2:40 PM

By Commissioner: Rodman

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