

City Plan Commission  
Monday, September 20, 2010  
Regular Meeting, 1:30 PM  
809 N. Broadway, 1st Floor Boardroom  
Agenda

**Public Hearing – BID 46 – 1:30 PM**

1. Resolution creating Business Improvement District No. 46, and approving its first year Operating Plan, for the properties in the Basilica Square area along West Lincoln Avenue between 5th and 7th Street and properties at the intersection of West Hayes Avenue and South 6th Street, in the **14th Aldermanic District**

Staff Recommendation: Approve

Motion to: Close Public Hearing  
Approve

By Commr: Stokes

Second by: Bloomingdale

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**Public Hearing – BID 47 – 1:40 PM**

2. Resolution creating Business Improvement District No. 47, and approving its first year Operating Plan, for the properties in the Lincoln Village business area along West Lincoln Avenue between 10th and 15th Street and properties on South 13th Street and Windlake Avenue, in the **12th Aldermanic District**.

Staff Recommendation: Approve

Motion to: Close Public Hearing  
Approve

By Commr: Stokes  
Opposed: Gamboa

Second by: Gould

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**Zoning – Public Hearing – 1:50 PM**

3. File No. 100290. An ordinance relating to a change in zoning from Two-Family Residential to a General Planned Development known as the Concordia Trust Property, on land located on the East Side of North 33rd Street and South of West State Street, to allow for the redevelopment of the former Concordia College Campus, in the **4th Aldermanic District**. This rezoning was requested by Irgens Development Partners, on behalf of Forest County Potawatomi Community, and will allow for the redevelopment of the former Concordia College Campus by renovating the existing buildings to create an historic campus and attract new development to the area that provides employment opportunities.

Staff Recommendation: Approve conditionally

Motion to: Close Public Hearing  
Approve Conditionally\*

By Commr: Stokes

Second by: Gould

\*Revising new building minimum front setbacks to match existing building front setbacks along State Street and N. 33<sup>rd</sup> Street

Adding accessory parking structure as a permitted use and changing site statistics to reduce surface parking

Increasing setbacks of surface parking lots along W. State and N. 33<sup>rd</sup> Street to a minimum of 20 feet, which will reduce the amount of on site surface parking.

Further defining the light assembly definition to address light, noise and deliveries to minimize the impact to the adjacent residential neighborhood.

continued:

Defining the types of trucks that will be utilizing the delivery docks on the site. Narrative currently states “Penske”-type trucks.

Removing all references to pole mounted signs (i.e. p. 9 of the GPD narrative)

Clarifying that signage for new buildings will be Type A and will follow LB2 standards (p. 9 of GPD narrative)

Removing reference to off-premise signage (p. 9 of GPD narrative)

Clarifying and defining overhead mounted signs within the GPD narrative.

Revising the ‘Itemization of Land Area Covered by Buildings’ chart for the new buildings in both the GPD and DPD, to reflect the change in minimum building front setback and reduction in new building footprint.

Adding a statement to the narrative clarifying that parking lots will be developed in conjunction with new construction or rehabilitation of office space.

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**Zoning – Public Hearing – 1:50 PM**

4. File No. 100291. An ordinance relating to a change in zoning from General Planned Development to a Detailed Planned Development known as the Concordia Trust Property, Phase 1, on land located on the East Side of North 33rd Street and South of West State Street, to allow for the renovation of several existing historic buildings and site improvements, in the **4th Aldermanic District**. This rezoning was requested by Irgens Development Partners, on behalf of Forest County Potawatomi Community, and will allow for the renovation of several existing historic buildings and other site improvements, including surface parking, landscaping, signage and fencing, as necessary.

Staff Recommendation: Approve conditionally

Motion to: Close Public Hearing  
Approve Conditionally\*

By Commr: Stokes

Second by: Gould

\*Removing all references to pole mounted signs (i.e. p. 9 of the GPD narrative)

Clarifying that signage for new buildings will be Type A and will follow LB2 standards (p. 9 of GPD narrative)

Removing reference to off-premise signage (p. 9 of GPD narrative)

Clarifying and defining overhead mounted signs within the GPD narrative.

Increasing setbacks of surface parking lots along W. State and N. 33<sup>rd</sup> Street to a minimum of 20 feet, which will reduce the amount of on site surface parking.

Revising the ‘Itemization of Land Area Covered by Buildings’ chart for the new buildings in both the GPD and DPD, to reflect the change in minimum building front setback and reduction in new building footprint.

Defining the types of trucks that will be utilizing the delivery docks on the site. Narrative currently states “Penske”-type trucks.

Adding a statement to the narrative clarifying that parking lots will be developed in conjunction with new construction or rehabilitation of office space.

Adding the minimum building front setback dimension for new buildings, so it’s clear what the setback averaging is.

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**Zoning**

5. File No. 100533. Resolution permitting a minor modification to a Detailed Planned Development known as the John C. Cudahy YMCA Youth & Family Center, on land located generally south and east of the intersection of North 91st Street and West Fairy Chasm Drive, in the **9th Aldermanic District**. This resolution will allow for the installation of a fully accessible baseball field for youth and adults with adaptive needs in lieu of the grass baseball field proposed in the original DPD.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

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**Comprehensive Planning**

6. File No. 100548. Resolution approving a Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area in the **12th and 14th Aldermanic Districts**. Adoption of this resolution by at least two-thirds vote of the Common Council will approve the Redevelopment Plan for the Port of Milwaukee Redevelopment Project Area. Such approval is a prerequisite for exercising the powers granted to the Redevelopment Authority under Wisconsin law for certification and implementation of the Redevelopment Plan following adoption of this resolution.

Staff Recommendation: Approve  
By Commr: Gould

Motion to: Approve  
Second by: Bloomingdale

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**Street & Alley Vacation**

7. File No. 090917. Resolution to vacate the eastern portion of an east-west alley, between South 42nd Street and the railroad right of way, in the block bounded by South 42nd Street, South 43rd Street, West Orchard Street and West Greenfield Avenue, in the **8th Aldermanic District**. This vacation is initiated by Orchard Street, LLC to consolidate lands owned on the north and south sides of this portion of the alley.

Staff Recommendation: Approve  
By Commr: Stokes

Motion to: Approve  
Second by: Gould

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**Meeting Adjourned At: 4:20 PM**

**By Commissioner: Stokes**

**Attendance: Stokes, Gould, Najera, Bloomingdale, Gamboa**