

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

**Zoning – Public Hearing 1:30 PM**

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. 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**

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**

4. UWM Neighborhood Plan Update

---

**Comprehensive Planning**

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)**