

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

Zoning – Public Hearing – 1:30 PM

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

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. 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

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

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

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

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 outlet.

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)