

City of Milwaukee
PLANNING COMMISSION MEETING

February 27, 1973

The regular meeting of the Milwaukee Planning Commission was held on the 27th day of February, 1973, in the Council Chambers. The meeting was called to order by Fred Liddell, President, at 8:00 p.m.

Members present: Fred Liddell, Robert Kennedy
Louis Casale, Edythe Knaub

Members excused: Dennis Davis, John Foster
Byron Foreman

Also present: Rod Sandoz, City Planner, Bob Stochosky, Councilman
Myer Avedovech, City Attorney, Joy Burgess, Councilwoman
Michelle Eaton, Secretary

Prior to the meeting, in executive session, the following officers were elected for a one year term.

President	Fred Liddell
Vice President	Louis Casale
Secretary	Michelle Eaton

Edythe Knaub was introduced as the new Planning Commission member to replace Robert Richmond, who was ineligible, term to expire February, 1977.

IT WAS MOVED by Kennedy, seconded by Casale, to approve the minutes of January 23, 1973. MOTION CARRIED and so ordered.

PUBLIC HEARINGS AND RELATED ITEMS - ZONE CHANGES AND CONDITIONAL USES

ZC-73-1 Alton Jager, applicant. Request to change zone from R-7, Single Family Residential, to A-2, Apartment Residential, on property located at approximately 3000 Lake Road (Tax Lot 1500, T1S, R1E, Section 36CD and part of Tax Lot 6600, T1S, R1E, Section 36CA)

Public hearing was opened at 8:05 p.m., with notices published and mailed as required. Staff report, recommending approval, was read by Rod Sandoz.

Speaking in favor: Alton Jager, applicant

Hearing was declared closed at 8:15 p.m. IT WAS MOVED by Kennedy, seconded by Casale, to recommend approval of ZC-73-1, as recommended by staff, to the City Council. MOTION CARRIED and so ordered.

C-73-2 Hegar (4) Products, applicant. Request to facilitate the erection of an advertising sign in M-L, Limited Manufacturing, zone at 3677 Edison (Tax Lots 7400 and 8300, T1S, R1E, Section 36AD)

Public hearing was opened at 8:15 p.m., with notices mailed as required. Staff report was read by Rod Sandoz.

Speaking in favor: Terry Hegar, representing applicant

Questions raised: Merl Beck, 3536 Wister

Speaking in opposition: Roger Sanman, 3536 Sellwood
Russell Loney, 3535 Edison

Hearing was declared closed at 8:30 p.m. IT WAS MOVED by Kennedy, seconded by Casale, to deny C-73-2 in view of the past history of this and the options that were given previously in regard to this sign. MOTION CARRIED and so ordered.

C-73-3 Mil-Port Marina, applicant. Request to permit a marina in C-L, Limited Commercial, zone at 1033 S. E. McLoughlin Blvd. (Tax Lots 2600, 4700, and 4800, T1S, R1E, Section 35AA)

Public hearing was opened at 8:35 p.m., with notices mailed as required. Staff report, recommending further study and consideration, was read by Rod Sandoz. An aerial map was displayed and Mr. Sandoz explained the tentative plans of the Highway Department concerning widening of McLoughlin Blvd., the bike path, access plans to the boat ramp, sewage treatment plant and log dump.

Speaking in favor: Rod Adams, attorney representing applicant
Harold Ytredal, 2517 - 28th Avenue West, Seattle

Speaking in opposition: Harold Mathews, 1605 - 1st Street
Dick Rushlight, 3277 Maple
Ralph Britton, 11104 Home

Hearing was declared closed at 9:20 p.m. It was the consensus of the Planning Commission to defer action on this request until the work session scheduled for March 13, 1973.

C-73-4 Higgins & Higgins, Inc., applicant. Request to permit a duplex in R-7, Single Family Residential, zone at 4710 Logus Road (part of Tax Lot 1400, T1S, R2E, Section 30CD)

Minor Land Partition. Higgins & Higgins, Inc., applicant--request to partition Tax Lot 1400, T1S, R2E, Section 30CD, more commonly referred to as 4710 Logus Road, into two lots.

Public hearing was opened at 9:30 p.m., with notices mailed as required. Staff report, recommending combining the subject property with two large parcels to the east, putting in a cul-de-sac and subdividing into approximately nine lots or approval of a duplex as a second option if the neighboring property owners are not desirous of a joint development, was read by Rod Sandoz.

Correspondence in opposition: Petition dated February 26, 1973, with approximately 101 signatures
George P. Haley, 10006 - 47th
Petition received February 27, 1973, with two signatures

Speaking in favor: Jim Higgins, representing applicant
Mrs. Aldridge

Speaking in opposition: George P. Haley, attorney representing petitioners
Loddie Barrett, 4319 Logus
Vern Teschner, 10037 - 47th

Georgia Haley, 10006 - 47th
Carl Benson, property owner at 4619 Logus
Cal Alsleben, 4733 Logus
Barbara Alsleben, 4733 Logus
Eilene Davis, 4703 Logus
Amelia Stanley, 4713 Logus

Questions raised: Ruth Gilliam, 10016 - 47th

Hearing was declared closed at 10:20 p.m. IT WAS MOVED by Casale, seconded by Kennedy, that, because of the tremendous turn-out, the petitions submitted, and correspondence in opposition, C-73-4 be denied. MOTION CARRIED and so ordered.

Meeting was recessed at 10:20 p.m. and reconvened at 10:30 p.m. with all present.

VARIANCE REQUEST

VR-73-2 Walter Bowen and Clifford Archer, applicants. Request to facilitate the construction of a 95 unit apartment complex having 1 1/2 parking spaces per dwelling unit, 1/2 parking space per dwelling unit less than the required 2 parking spaces per dwelling unit, at 1006 Miller Drive (Tax Lots 400, 500, 1000, 1200, and 1400, T1S, R1E, Section 36BB)

Staff report, recommending denial because requirements for granting a variance were not met, was read by Rod Sandoz. Joseph Van Lom, architect representing applicants, spoke in favor of the proposed variance. IT WAS MOVED by Casale, seconded by Kennedy, to approve VR-73-2 providing the 8 foot width be adjusted to 9 1/2 feet, details to be worked out with staff. MOTION CARRIED and so ordered.

PROPOSED AMENDMENTS TO ORDINANCE 1183 - PUBLIC HEARING

Automobile service stations, change of nonconforming structures and off-street parking and loading.

Public hearing was opened at 11:00 p.m., with notices published as required. The proposed amendments were read. Public hearing was declared closed at 11:05 p.m., with no persons speaking in favor or opposition. IT WAS MOVED by Casale, seconded by Kennedy, to recommend adoption of the proposed amendments to the City Council. MOTION CARRIED and so ordered.

SUBDIVISION - FINAL PLAT APPROVAL


William King, applicant. Request for a re-plat of part of Lot 6, Block 1, Homewood Park, described as Sherri Park Addition (Tax Lot 800, T1S, R2E, Section 31AC)

Staff announced that Mr. King was not ready to present his final plat for approval, but will submit it as soon as possible.


CORRESPONDENCE AND OTHER BUSINESS

- a) Letter was read, dated February 12, 1973, from Mr. and Mrs. Al Salazar requesting further postponement of ZC-72-8 until June, 1973. IT WAS MOVED by Kennedy, seconded by Casale, to postpone the zone change request for a period of 60 days only. MOTION CARRIED and so ordered.
- b) Larry Jones submitted a request for a minor land partition for Tax Lot 1000, T1S, R1E, Section 25BD located on the southwest corner of 29th and Boyd. The proposed minor land partition request was approved by the Commission.
- c) VR-73-3 Robert Koch, architect for Oregon Transfer Company, applicant. Request for a 2 foot setback on the north property line, 1 foot less than the 3 feet required, at 1300 Omark Drive (Tax Lot 200, T1S, R1E, Section 25CB)
- Rod Sandoz requested Commission consideration of this variance request which had previously been discussed at the February 13, 1973, work session. IT WAS MOVED by Kennedy, seconded by Casale, to approve VR-73-3. MOTION CARRIED and so ordered.
- d) Letter was read, dated February 27, 1973, from Milwaukie Covenant Church, requesting Commission opinion and comments on a proposed rezoning of Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, Block 13, Minthorn Addition, to make the property located at 40th and Llewellyn more saleable. Staff was instructed to do a land use study on the area considered in the Comprehensive Plan for A-1-B zoning in this area, and this will be discussed further at the next work session.
- e) There was discussion on the number of units in apartment development before there should be a breaking point between two to one parking to one and a half to one parking. Factors to be considered include type of units, number of bedrooms per unit, etc., and considering each proposed apartment as a separate case.

Meeting was adjourned at 11:30 p.m.


Fred Liddell, President

ATTEST:


Michelle Eaton, Secretary