

**City Plan Commission
Monday, January 27, 2014
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing 1:30 PM 1/27/14

1. File No. An ordinance relating to the change in zoning from Local Business to Two-Family Residential, for land consolidation, on land located at 210 West Keefe Avenue, on the north side of West Keefe Avenue, west of North 2nd Street, in the **6th Aldermanic District**. This zoning change was requested by True Love Missionary Baptist Church, and would permit 210 West Keefe Avenue, currently zoned commercial, to be combined with three parcels to the west, which are zoned residential.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Vega-Skeels

Street & Alley Vacation 1/27/14

2. File No. 130977. Resolution to vacate a portion of East Holt Avenue between South Illinois Avenue and the eastern city limits in the **14th Aldermanic district**. This vacation was requested by Sebastien Francois for the purpose of increasing the size of his lot located at 3374 South Illinois Avenue.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

Miscellaneous 1/27/14

3. City Plan Commission Report. Summary of 2013 items.

Meeting Adjourned At: 1:50 PM

By Commissioner: Stokes

Attendance: Najera; Jacquart; Altoro; Stokes; Vega-Skeels; Bloomingdale

Excused: Gould

**City Plan Commission
Monday, February 17, 2014
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing 1:30 PM 2/17/14

1. File No. 131384. An ordinance relating to the change in zoning from Two-Family Residential to Local Business, for parking, on land located on the west side of South 6th Street, south of West Historic Mitchell Street, in the **12th Aldermanic District**. This zoning change was requested by Mitchell Street Group, LLC, and would allow the properties located at 1729, 1733 and 1733A South 6th Street, currently zoned residential, to be combined with properties to the north, which are zoned commercial. The applicant intends to construct a surface parking lot on the sites.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Zoning 2/17/14

2. Resolution approving a Preliminary Plat known as Haymarket Square East, located on the west side of North 6th Street and south of West Vliet Street, in the **6th Aldermanic District**. This resolution approves a plat that creates five lots in order to accommodate new tenants in an existing building and its adjacent properties.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Jacquart

Streets & Alleys 2/17/14

3. File No 130625. Substitute resolution to vacate South 5th Street between West Florida Street and the Canadian Pacific Railroad right-of-way, in the **12th Aldermanic District**

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Bloomingdale

*Conditions: executed petition; deposit from petitioner for DPW fees

Meeting Adjourned At: 1:45 PM

By Commissioner: Stokes

Attendance: Najera, Stokes, Altoro, Jacquart, Vega-Skeels, Bloomingdale

Excused: Gould

**City Plan Commission
Monday, March 10, 2014
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing 1:30 PM 3/10/14

1. File No. 131529. An ordinance relating to floodplain zoning regulations.

Staff Recommendation: Approve

Motion to: Close public hearing
Approve

By Commr: Stokes

Second by: Jacquart

Zoning 3/10/14

2. File No. 131372. A resolution relating to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center, for site changes, on land located on the south side of West Good Hope Road, west of North 60th Street, in the **9th Aldermanic District**. This minor modification was requested by Hellerman Tyton, and would permit minor changes to the site layout at 6701 West Good Hope Road.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Bloomingdale

Streets & Alleys 3/10/14

3. File No. 130706. Resolution to vacate a portion of East Clifford Street from South Greeley Street westward to its terminus in the **14th Aldermanic District**. This vacation was requested by Thomas Kubusek for the purpose of increasing the size of his parcel located at 2549 North Greeley Street.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Stokes

Second by: Bloomingdale

Meeting Adjourned At: 1:40 PM

By Commissioner: Stokes

Attendance: Altoro, Stokes, Torres, Jacquart, Bloomingdale

Excused: Gould, Vega-Skeels

**City Plan Commission
Monday, April 7, 2014
Regular Meeting, 1:30 PM
809 N. Broadway, 1st Floor Boardroom
Minutes**

Zoning - Public Hearing 1:30 PM 4/7/14

1. File No.121382. An ordinance relating to zoning regulations for the raising of crops or livestock.

Staff Recommendation: Approve
hearing/Approve
By Commr: Stokes

Motion to: Close public
Second by: Gould

Zoning - Public Hearing 1:40 PM 4/7/14

2. File No. 131582. An ordinance relating to the First Amendment to the General Planned Development for development on land located on the northeast corner of East Center Street and North 1st Street, in the **6th Aldermanic District**. This amendment was requested by 2760 JP/DK LLC, and would permit changes to the site plan and future construction on the site.

Staff Recommendation: Approve
hearing/Approve
By Commr: Stokes

Motion to: Close public
Second by: Gould

Zoning - Public Hearing 1:40 PM 4/7/14

3. File No. 131583. An ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development for Phase 1 development, on land located on the northeast corner of East Center Street and North 1st Street, in the **6th Aldermanic District**. This zoning change was requested by 2760 JP/DK LLC, and would permit the renovation of the former Malcolm X Academy into a new I.B. Middle School.

Staff Recommendation: Approve
hearing/Approve
By Commr: Stokes

Motion to: Close public
Second by: Gould

Zoning - Public Hearing 1:45 PM 4/7/14

4. File No. 131373. An ordinance relating to the change in zoning from Multi-Family Residential to a Detailed Planned Development known as the Sojourner Family Peace Center, for new construction, on land located at 619 West Walnut Street, in the block bounded by West Walnut Street, North 6th Street, West Galena Street and North 7th Street, in the **6th Aldermanic District**. This zoning change was requested by the Sojourner Family Peace Center, and would permit construction of a two-story building with accessory parking, a play area and stormwater treatment at 619 West Walnut Street.

Staff Recommendation: Approve
hearing/Approve
By Commr: Stokes

Motion to: Close public
Second by: Vega-Skeels

Zoning 4/7/14

5. File No. 131709. Resolution approving river-facing building facade modifications for the property located at 810 North Plankinton Avenue, on the east side of North Plankinton Avenue, north of West Wells Street and on the west side of the Milwaukee River, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the **4th Aldermanic District**.

Staff Recommendation: Approve conditionally

Motion to: Approve conditionally*

By Commr: Stokes

Second by: Bloomingdale

*work with staff on building lighting and balcony projections

Zoning 4/7/14

6. File No. 131704. Resolution relating to a Minor Modification to a Detailed Planned Development known as Cathedral Heights, for site and building modifications, on land located on the north side of West Florist Avenue, east of North 73rd Street, in the 2nd Aldermanic District. This Minor Modification was requested by Holy Cathedral Church of God in Christ and would allow for changes to the previously approved building design and materials, and site plan.

Staff Recommendation: Approve
By Commr: Stokes

Motion to: Approve
Second by: Altoro

Streets & Alleys 4/7/14

7. File No. 131385. Resolution to vacate the right-turn lane of eastbound West Walnut Street at North 6th Street in the **6th Aldermanic District**. This vacation was requested by Sojourner Family Peace Center in order to consolidate land for the construction of a new facility on the premises.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Gould

Second by: Stokes

Streets & Alleys 4/7/14

8. File No. 131584. Resolution to vacate the North-South Alley in the block bounded by West Highland Avenue, West Juneau Avenue, North 4th Street and North 5th Street in the **4th Aldermanic District**. This vacation was requested by the Bradley Center Sports and Entertainment Corp. for the purpose of consolidating their land holdings.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Bloomingdale

Second by: Gould

Land Division 4/7/14

9. File No. 131581. Resolution approving the final plat known as Haymarket Square East, located on the west side of North 6th Street and south of West Vliet Street, in the **6th Aldermanic District**. This resolution approves a plat that creates five lots to accommodate new tenants in the former Everest College building and its adjacent properties.

Staff Recommendation: Approve

Motion to: Approve

By Commr: Bloomingdale

Second by: Gould

Meeting Adjourned At: 2:40 PM

By Commissioner: Gould

Attendance: Gould; Altoro; Stokes; Vega-Skeels; Bloomingdale; Najera

Excused: Jacquart



City of Milwaukee

809 North Broadway
Milwaukee, WI 53202

Meeting Minutes CITY PLAN COMMISSION

PATRICIA NAJERA, CHAIR
Larri Jacquart, Vice Chair
J. Allen Stokes, Whitney Gould, Stephanie Bloomingdale,
Joaquin Altoro, and Jezamil Vega-Skeels

Monday, June 9, 2014

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 4 - Najera, Jacquart, Gould, Altoro

Excused: 3 - Stokes, Bloomingdale, Vega-Skeels

Zoning - Public Hearing 1:30 PM

1. 140198 An ordinance relating to the First Amendment to the Detailed Planned Development known as Milwaukee's Asian Markets Phongsavan for design changes and expanded uses for the property located at 6300 North 76th Street, on the east side of North 76th Street, south of West Mill Road, in the 2nd Aldermanic District.

Sponsors: Ald. Davis

A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 3 - Stokes, Bloomingdale, and Vega-Skeels

Condition: final submittal of building design to DCD staff

Zoning - Public Hearing 1:35 PM

2. 140196 An ordinance relating to the change in zoning from Industrial-Office to a Detailed Planned Development for commercial development on land located on the northeast corner of North 124th Street and West Bradley Road, in the 9th Aldermanic District.

Sponsors: Ald. Puente

A motion was made by Larri Sue Jacquart, seconded by J. Allen Stokes, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 3 - Stokes, Bloomingdale, and Vega-Skeels

Condition: work with DCD staff on building and site design

Zoning

3. 140199 Resolution relating to a minor modification to a Detailed Planned Development for changes to the approved signage for the athletic field and parking complex on land located in the block bounded by North Broadway, East Knapp Street, North Market Street and North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 3 - Stokes, Bloomingdale, and Vega-Skeels

Zoning

4. 140197 Resolution relating to a minor modification to the Detailed Planned Development known as Good Hope Industrial Center for site changes on land located at 6701 West Good Hope Road, on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Larri Sue Jacquart, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 3 - Stokes, Bloomingdale, and Vega-Skeels

Zoning

5. 140259 Resolution approving a Riverwalk and river-facing building elevations for a residential development known as DoMUS on property located at 401 East Erie Street, on the north side of the Milwaukee River, relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Plan Commission Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 4 - Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 3 - Stokes, Bloomingdale, and Vega-Skeels

Street & Alley Vacation

6. 140261 Resolution to vacate a portion of North 31st Street, west side, at West Hopkins Street, in the 7th Aldermanic District.

Sponsors: Ald. Wade

A motion was made by Whitney Gould, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the DEPARTMENT OF PUBLIC WORKS . This motion PREVAILED by the following vote:

Aye: 4 - Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 3 - Stokes, Bloomingdale, and Vega-Skeels

Condition: receipt of petition and coordinated report

Street & Alley Vacation

7. 131497 Resolution to vacate the easterly portion of North Water Street between North Lyon Street and East Pleasant Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Larri Sue Jacquart, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the DEPARTMENT OF PUBLIC WORKS . This motion PREVAILED by the following vote:

Aye: 4 - Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 3 - Stokes, Bloomingdale, and Vega-Skeels

Condition: receipt of executed petition

**Meeting Adjourned At: 3:25 PM
By Commissioner: Gould**



City of Milwaukee

809 North Broadway
Milwaukee, WI 53202

Meeting Minutes CITY PLAN COMMISSION

PATRICIA NAJERA, CHAIR
Larri Jacquart, Vice Chair
J. Allen Stokes, Whitney Gould, Stephanie Bloomingdale,
Joaquin Altoro, and Jezamil Vega-Skeels

Monday, May 19, 2014

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 7 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro, Vega-Skeels

Zoning - Public Hearing 1:30 PM

1. 131791 An ordinance relating to zoning regulations for satellite dishes.

Sponsors: Ald. Dudzik

A motion was made by Stephanie Bloomingdale, seconded by J. Allen Stokes, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE This motion PREVAILED by Voice Vote

Aye: 7 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Zoning - Public Hearing 1:35 PM

2. 131753 An ordinance relating to the change in zoning from Local Business to Industrial-Heavy for the property at 5168 North 34th Street and the change in zoning from Industrial-Office to Industrial-Heavy for the properties located at 5160 and 5160-R North 35th Street, located on the south side of West Villard Avenue, east of North 35th Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Zoning - Public Hearing 1:40 PM

3. 140044 An ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Mixed for redevelopment on land located at 3628 West Pierce Street, on the north side of West Pierce Street, west of South 36th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

A motion was made by J. Allen Stokes, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Stokes, Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Abstain: 1 - Vega-Skeels

Zoning - Public Hearing 1:45 PM

4. 140043 An ordinance relating to the change in zoning from General Planned Development to Commercial Service for redevelopment on land located at 2727 West Silver Spring Drive, on the southwest corner of West Silver Spring Drive and North 27th Street, in the 1st Aldermanic District.

Sponsors: THE CHAIR

A motion was made by J. Allen Stokes, seconded by Joaquin Altoro, that this Ordinance be APPROVED. Motion failed 3-4. File was recommended to be PLACED ON FILE AND ASSIGNED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE.

Aye: 3 - Stokes, Jacquart, and Altoro

No: 4 - Najera, Bloomingdale, Gould, and Vega-Skeels

Zoning - Public Hearing 1:55 PM

5. 140045 An ordinance relating to the Third Amendment to the General Planned Development known as Humboldt Yards, located on the south side of East North Avenue, east of North Humboldt Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

condition: finalized exhibits

A motion was made by J. Allen Stokes, seconded by Larri Sue Jacquart, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Zoning - Public Hearing 1:55 PM

6. 140046 An ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Rivercrest Phase II, on land located at 2240 North Commerce Street and 1300 East Garfield Avenue, on the east side of North Commerce Street, south of East North Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

condition: finalized exhibits

A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Ordinance be **RECOMMENDED FOR PASSAGE AND ASSIGNED** to the **ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE**. This motion **PREVAILED** by the following vote:

Aye: 7 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Zoning - Public Hearing 2:15 PM

7. 140165 An ordinance relating to the change in zoning from Two-Family Residential to Detailed Planned Development to facilitate redevelopment on land located at 619 East Dover Street, on the south side of East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski and Ald. Bohl

A motion was made by J. Allen Stokes, seconded by Whitney Gould, that this Ordinance be **RECOMMENDED FOR PASSAGE AND ASSIGNED** to the **ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE**. This motion **PREVAILED** by the following vote:

Aye: 7 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Zoning

8. 140115 Resolution approving the Riverwalk and river-facing building elevations for the North End Phase III development at 1635 North Water Street, on the west side of North Water Street, north of East Pleasant Street and on the east side of the Milwaukee River, relative to a Site Plan Review Overlay District established by Section 295-91.0021 of the former Milwaukee Code, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Plan Commission Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Excused: 1 - Stokes

Zoning

9. 140116 Resolution approving revised elevations for the previously approved expansion of an existing school, located at 2351 North 25th Street, relative to a Development Incentive Zone (DIZ) known as North Avenue Commerce Center, established by Section 295-91.0046 of the former Milwaukee Code, in the 15th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Plan Commission Resolution be ADOPTED. This motion PREVAILED by the following vote:

Aye: 6 - Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Excused: 1 - Stokes

Street & Alley Vacation

10. 131747 Resolution to vacate a portion of North 34th Street between vacated West Eggert Place and West Villard Avenue, in the 1st Aldermanic District.

Sponsors: THE CHAIR

two conditions: coordinated report on utilities; signed petition from abutting owners

A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Street & Alley Vacation

11. 131771 Resolution to vacate unimproved East Garfield Avenue from North Commerce Street east to its terminus and to vacate unimproved North

Riverboat Road from North Commerce Street to a point east, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

A motion was made by J. Allen Stokes, seconded by Larri Sue Jacquart, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Meeting Adjourned At: 4:55 PM
By Commissioner: Gould

