



# City of Milwaukee

809 N. Broadway  
First Floor Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*  
*Larri Sue Jacquart, Vice Chair*  
*J. Allen Stokes, Whitney Gould, Stephanie Bloomingdale,*  
*Joaquin Altoro and Preston Cole*

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Monday, January 22, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:31 p.m.

*Individual also present: Vanessa Koster, Department of City Development-Planning*

*Vanessa Koster asked the Commissioners to discuss agenda item 8 out of order.  
Member Joaquin Altoro motioned to keep the order of the agenda as is, seconded by  
Preston Cole.*

#### 1. Review and approval for minutes from December 4, 2017

*Approve*

**Present:** 5 - Altoro, Jacquart, Najera, Cole, Bloomingdale

**Excused:** 2 - Stokes, Gould

#### Zoning - Public Hearing 1:30 p.m.

2. [160994](#) An ordinance relating to board of zoning appeals findings with respect to special use permit applications.

**Sponsors:** Ald. Bohl

*Individuals appearing in favor:  
Assistant City Attorney Stuart Mukamal, City of Milwaukee*

*Individuals appearing in opposition:  
Edward Richardson, Department of City Development-Planning  
Commissioner Rocky Marcoux, Department of City Development-Milwaukee*

*Individual appearing remaining neutral:  
Alderman James Bohl, City of Milwaukee*

**A motion was made by Preston Cole, seconded by Stephanie Bloomingdale, that this Ordinance be REFERRED WITHOUT RECOMMENDATION AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Altoro, Jacquart, Najera, Cole, and Bloomingdale

**No:** 0

**Excused:** 2 - Stokes, and Gould

**Zoning - Public Hearing 1:40 p.m.**

- 3. [171212](#) A substitute ordinance relating to the change in zoning from a Detailed Planned Development, DPD, known as Clarke Square to Institutional, TL, to accommodate the redevelopment of 1818 West National Avenue into a school, located on the north side of West National Avenue, east of South 20th Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Andrew Stith, Cristo Rey Jesuit High School  
 James Stevenson, Stevenson Advisory Services, LLC  
 Father William Johnson, Cristo Rey Jesuit High School  
 Alderman Jose Perez, City of Milwaukee*

**A motion was made by Joaquin Altoro, 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:** 5 - Altoro, Jacquart, Najera, Cole, and Bloomingdale

**No:** 0

**Excused:** 2 - Stokes, and Gould

**Zoning - Public Hearing 1:50 p.m.**

- 4. [171270](#) A substitute ordinance relating to the change in zoning from a General Planned Development, GPD, known as Freshwater Plaza to Industrial-Mixed, IM, for the lot identified as Phase III (Lot 4) of the GPD, located at 200 East Greenfield Avenue, on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing in favor:*

*Mark Lake, Wangard Partners, Inc  
 Alderman Jose Perez, City of Milwaukee*

*Individual appearing in opposition:*

*Commissioner Rocky Macoux, Department of City Development-Milwaukee  
 Gregory Francis Bird, Milwaukee resident*

**A motion was made by Stephanie Bloomingdale, seconded by Larri Sue Jacquart, that this Ordinance be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 2 - Jacquart, and Bloomingdale

**No:** 1 - Najera

**Excused:** 2 - Stokes, and Gould

**Abstain:** 2 - Altoro, and Cole

**Zoning**

- 5. [171209](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Honey Creek Corporate Center, Phase II, to permit additional building wall signage at 115 South 84th Street, located on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:  
Chad Schultz, Innovative Signs*

**A motion was made by Joaquin Altoro, seconded by Larri Sue Jacquart, that this Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Altoro, Jacquart, Najera, Cole, and Bloomingdale

**No:** 0

**Excused:** 2 - Stokes, and Gould

**Zoning**

- 6. [170839](#) Resolution approving a site plan and building elevations for a 2,600 square foot Sprint retail building that will be located southeast of the existing Office Max retail building on the west side of South 27th Street, north of West Loomis Road, in the 13th Aldermanic District, relative to a Development Incentive Zone known as Loomis Centre, established by Section 295-91.0041 of the former Milwaukee Code.

**Sponsors:** THE CHAIR

*Individual appearing:  
Russell Raposa, Raposa Design  
Alderman Terry Witkowski, City of Milwaukee*

*Conditions:  
Brick masonry will be placed on the corner pillars at requested height in the pedestrian zone.*

**A motion was made by Larri Sue Jacquart, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 5 - Altoro, Jacquart, Najera, Cole, and Bloomingdale

**No:** 0

**Excused:** 2 - Stokes, and Gould

**Department of Public Works**

- 7. [171429](#) An ordinance establishing a pedestrian mall to be known as “Arena Connector Pedestrian Mall” in the east-west alley and a portion of the north-south alley in the block bounded by West Highland Avenue, West Juneau Avenue, North Old World Third Street and North 4th Street Pedestrian Mall, in the 4th aldermanic district.

**Sponsors:** Ald. Bauman

*Individual appearing:  
Audry Grill, Rinka Chung Architecture*

**A motion was made by Stephanie Bloomingdale, seconded by Larri Sue Jacquart, that this Ordinance be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Altoro, Jacquart, Najera, Cole, and Bloomingdale

**No:** 0

**Excused:** 2 - Stokes, and Gould

**Comprehensive Planning**

- 8. [171211](#) Substitute resolution approving the Harbor District Water and Land Use Plan and amending the Near South Side and Southeast Side Area Comprehensive Plans to include the Water and Land Use Plan as part of Milwaukee’s Overall Comprehensive Plan, in the 12th and 14th Aldermanic Districts.

**Sponsors:** Ald. Perez and Ald. Zielinski

*Individuals appearing in favor:  
Samuel Leichtling, Department of City Development-Planning  
Daniel Adams, Harbor District Inc.  
Dennis Grzezinski, Milwaukee resident*

*Individual appearing in opposition:  
Gregory Francis Bird, Milwaukee resident*

**A motion was made by Stephanie Bloomingdale, seconded by Joaquin Altoro, that this Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Altoro, Jacquart, Najera, Cole, and Bloomingdale

**No:** 0

**Excused:** 2 - Stokes, and Gould

### Comprehensive Planning

9. [171320](#) Communication file related to MKE United

**Sponsors:** THE CHAIR

*Individual appearing:*

*Tony Panciera, Greater Milwaukee Committee*

### Miscellaneous

10. [171318](#) Communication relative to the 2017 year in review.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Kristin Connelly, Department of City Development-Planning*

*Minutes transcribed by:*

*Diane Lopez*

*Administrative Assistant*

*Department of City Development-Planning*

Meeting adjourned at 5:33 p.m. by Commissioner Najera

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## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*  
*Larri Sue Jacquart, Vice Chair*  
*J. Allen Stokes, Whitney Gould, Stephanie Bloomingdale,*  
*Joaquin Altoro and Preston Cole*

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Monday, February 12, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:37 p.m.

*Individual also present: Vanessa Koster, Department of City Development-Planning*

#### 1. Review and approval for minutes from January 22, 2018

*A motion was made by Whitney Gould, seconded by Larri Jacquart, to approve minutes from previous meeting without any objections.*

**Present:** 6 - Altoro, Jacquart, Najera, Cole, Bloomingdale, Gould

**Excused:** 1 - Stokes

#### Streets & Alleys

2. [170602](#) Resolution to vacate a portion of the alley in the block bounded by North Cass Street, East Brady Street, East Pleasant Street and North Van Buren Street, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing for agenda items 2, 3 and 4:*

*Jim Tarantino, Tarantino & Company in conjunction with Capri Communities*  
*Eric Harrmann, AG Architecture*

*Individuals appearing in favor:*

*Jim Gramling, Milwaukee resident*  
*Father Tim Kitzke, Three Holy Women Parish*  
*Alderman Nik Kovac*

*Individuals appearing in opposition:*

*Myra Sanchick, Milwaukee resident*

*Condition:*

*Submitting fee as outlined in the coordinated report*

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 6 - Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Stokes

**Land Division**

3. [171208](#) Resolution approving a final Certified Survey Map for land located on the north side of East Pleasant Street and the west side of North Cass Street to combine seven parcels into one parcel and to dedicate land for public alley purposes, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Condition:*

*Department of Public Works and Treasurer sign-off of the Certified Survey Map*

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 6 - Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Stokes

**Zoning - Public Hearing 1:30 p.m.**

4. [170508](#) An ordinance relating to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development, DPD, for a mixed-use development on the north side of East Pleasant Street between North Cass Street and North Van Buren Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Condition:*

*Submitting a final narrative and drawings that reflect staff comments*

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 6 - Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Stokes

**Department of Public Works**

5. [171552](#) Resolution authorizing the City to execute documents required for right-of-way acquisition and approving the plat of right-of-way required for the improvement of South Chase Avenue from East Ohio Avenue to East Lincoln Avenue, with an estimated total cost of \$29,000 that is 100% funded by State/Federal Aid.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Chad Chrisbaum, Department of Public Works*

**A motion was made by Preston Cole, seconded by Joaquin Altoro, that this Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 6 - Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Stokes

**Meeting adjourned at 2:53 p.m. by Commissioner Najera**

*Minutes transcribed by:*

*Diane Lopez*

*Administrative Assistant*

*Department of City Development*

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### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*  
*Larri Sue Jacquart, Vice Chair*  
*J. Allen Stokes, Whitney Gould, Stephanie Bloomingdale,*  
*Joaquin Altoro and Preston Cole*

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Monday, March 12, 2018

1:30 PM

City Hall, 200 East Wells Street, Room 301-B

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Meeting convened at 1:30 p.m.

*Individual also present: Vanessa Koster, Department of City Development-Planning*

**Present:** 4 - Stokes, Najera, Bloomingdale, Altoro

**Excused:** 3 - Cole, Jacquart, Gould

#### 1. Review and approval for minutes from February 12, 2018

**A motion was made by Joaquin Altoro, seconded by J. Allen Stokes, that this be . This motion PREVAILED by the following vote:**

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

**Zoning - Public Hearing 1:30 p.m.**

2. [171686](#) An ordinance relating to the use classification of various land uses in commercial zoning districts.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Ed Richardson, Department of City Development-Planning*

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

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

**Zoning - Public Hearing 1:35 p.m.**

3. [171637](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Local Business, LB2, for the properties located at 2708 West Wisconsin Avenue, 2805 West Wells Street and 763 North 28th Street, on the east and west sides of North 28th Street between West Wells Street and West Wisconsin Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*  
*Rick Wiegand, Wiegand LLC*

**A motion was made by Joaquin Altoro, 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 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

### Zoning

4. [171706](#) Resolution approving building alterations and an addition to the river-facing facades of an existing building located at 105 North Water Street, on the east side of the Milwaukee River, west of North Water Street, relative to a Site Plan Review Overlay Zone known as the Historic Third Ward Riverwalk, established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
*Mark Wimmer, President, Wimmer Communities*  
*Nick Wimmer, Wimmer Communities*

**A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

### Zoning - Public Hearing 1:55 p.m.

5. [171636](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as North Meadows, Stage 4 (commonly

known as the Woodlands Condominiums), to permit construction of a multi-purpose community building on land located west of 8921 North Swan Road (91st Street), on the west side of North Swan Road, north of West Brown Deer Road, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individuals appearing in favor:*

*Sam Leichtling, Department of City Development- Planning*

*Darnell Williams, TEAM Management*

*Neva Hill, Director of Granville BID 48*

*Doug McClair, Landlord and member of the Woodlands Community Board*

*Individual in opposition:*

*Holly Lang, Resident of Woodlands*

*Conditions:*

1. Clarifying the north and south proposed building setbacks
2. Clarifying the lighting placement and types

**A motion was made by that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion FAILED by the following vote:**

**Aye:** 2 - Stokes, and Altoro

**No:** 2 - Najera, and Bloomingdale

**Excused:** 3 - Jacquart, Cole, and Gould

**A motion was made by J. Allen Stokes, seconded by Joaquin Altoro, that this Ordinance be REFERRED WITHOUT RECOMMENDATION AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

## Zoning

6. [171611](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Ann Center for Intergenerational Care to approve the design of a small building addition and an outdoor band shell on the site located at 2450 West North Avenue, in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individuals appearing:*

*Doug Barnes, Zimmerman Architectural Studios*

*Chris Jackson, Intergenerational Care St. Ann's Center*

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

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

**Zoning**

- 7. [171628](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) - Phase 1 to allow window signage for the mixed-use building located at 1314 South 1st Street, on the east side of South 1st Street, north of East Greenfield Avenue, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individual appearing:  
Dan Weber, owner of The UPS Store*

*Condition:  
1. Twenty five percent of the windows will be allowed to be covered with signage*

**A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

**A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Resolution be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

5 Minute Recess

**Zoning**

- 8. [171707](#) Resolution approving the site plan and building elevations for a 5-story

mixed-use building at 223 West Oregon Street, on the southwest corner of South 2nd Street and West Oregon Street, in the 12th Aldermanic District, relative to a Development Incentive Zone (DIZ) known as Reed Street Yards, established by Section 295-1007(2)(b).0022 of the Milwaukee Code.

**Sponsors:** THE CHAIR

*Chad Griswold, Rinka Chung Architecture*

**A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

#### Department of Public Works

9. [171714](#) An ordinance relating to the amendment of the Official Map of the City of Milwaukee.

**Sponsors:** THE CHAIR

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

**Aye:** 4 - Stokes, Altoro, Najera, and Bloomingdale

**No:** 0

**Excused:** 3 - Jacquart, Cole, and Gould

**Meeting adjourned at 3:55 p.m. by Commissioner Najera**

*Minutes transcribed by:  
Diane Lopez  
Administrative Assistant  
Department of City Development*

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## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*

*Larri Sue Jacquart, Vice Chair*

*J. Allen Stokes, Whitney Gould, Stephanie Bloomingdale,*

*Joaquin Altoro and Preston Cole*

---

Monday, April 9, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened by 1:32 p.m.

*Individual also present:*

*Vanessa Koster, Department of City Development - Planning*

**1. Review and approval for minutes from March 12, 2018**

**Present:** 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, Gould

**Zoning - Public Hearing 1:30 p.m.**

**2. [171726](#)**

A substitute ordinance relating to the change in zoning from a General Planned Development known as Milwaukee Metro Center to a Detailed Planned Development known as Metro Center, Phase 8, to permit construction of two automobile dealerships at 10851 West Metro Auto Mall, located on the south side of West Metro Auto Mall, west of North 107th Street, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Chad Kemnitz, Professional Consultants, Inc. representing the Russ Darrow Group  
Alderman James Bohl*

*Conditions:*

*Submit a narrative and drawings that incorporate staff comments that include, but are not limited to signage, landscaping, and lighting.*

**A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

**No:** 0

**Zoning**

3. [171725](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 1, to permit additional freestanding and building wall signage at 11270 West Park Place, located on the northeast side of West Park Place, south of West Liberty Drive, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Chad Schultz, Innovative Signs*

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

**Aye:** 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

**No:** 0

### Zoning

4. [171723](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1840 North Farwell Avenue to allow the addition of a patio on the northwest side of the building and changes a door location along Farwell Avenue to accommodate a restaurant use for the building currently under construction at 1840 North Farwell Avenue, on the east side of North Farwell Avenue, south of East Kane Place, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individual appearing:*  
*Melissa Rudolph, Eppstein Uhen Architects*

**A motion was made by J. Allen Stokes, seconded by Preston Cole, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

**No:** 0

**Motion made for a recess by Commissioner Nagera from 2:15 p.m. to 2:30 p.m.**

### Comprehensive Planning - Public Hearing 2:30 p.m.

5. [171768](#) Resolution terminating Neighborhood Improvement District No. 8 (Walker's Point), in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individual appearing remaining neutral:*

*Natanael Martinez, Department of City Development - Commercial Corridor Team*

*Individuals appearing in favor:*

*Brian Jost, Chairman of NID 8*

*Mark Lake, Wangard Partners*

*Dieter Wegner, Co-Chairman of NID 8*

*Randy Nass, Business owner*

*Michael Sanfelippo, Business owner*

*Elizabeth Van Engel, Business owner*

**This Resolution was REFERRED WITHOUT RECOMMENDATION AND ASSIGNED TO to the COMMON COUNCIL**

**Aye:** 6 - Stokes, Jacquart, Najera, Cole, Bloomingdale, and Gould

**No:** 0

**Abstain:** 1 - Altoro

**Motion made by Commissioner Najera to correct motion for item 2 to approve conditionally**

**Meeting adjourned at 2:53 p.m. by Commissioner Najera**

*Minutes transcribed by:*

*Diane Lopez*

*Administrative Assistant*

*Department of City Development - Planning*

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### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*

*Larri Sue Jacquart, Vice Chair*

*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro and  
Preston Cole*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, May 7, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:30 p.m.

**Present:** 5 - Najera, Jacquart, Bloomingdale, Gould, Altoro

**Excused:** 1 - Cole

**Individuals also present:**

*Vanessa Koster, Dept. of City Development Planning Division*

*Kristin Connelly, Dept. of City Development Planning Division*

#### 1. Review and approval of minutes from April 9, 2018

*Member Jacquart moved approval, seconded by member Gould, of the meeting minutes from April 9, 2018. There was no objection.*

#### Zoning

#### 2. [171904](#)

Resolution relating to a Minor Modification to the Detailed Planned Development known as Block 4 - Arena Master Plan (Entertainment Block) to approve the design of Building D, which will be located at 1129-35 North Old World Third Street, on the west side of North Old World Third Street, south of West Juneau Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*Steve Morales, Rinka Chung Architecture Inc.*

*Member Gould moved adoption, seconded by member Jacquart. (Prevailed 5-0)*

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

**Aye:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Cole

### Comprehensive Planning

3. [180045](#) Resolution amending certain land use recommendations within the West Side Area Comprehensive Plan, part of Milwaukee's Overall Comprehensive Plan, for the property at 5800 West Hope Avenue on the east side of North 60th Street and south of West Fond du Lac Avenue, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Individuals appearing:*

*Joseph LaDien, Phoenix Investors*

*John Peret, Phoenix Investors*

*Kyle Gast, Dept. of City Development*

*Member Altoro moved conditional adoption, seconded by member Bloomingdale. (Prevailed 5-0)*

*Conditions:*

*1. Approval of land use change by the Common Council.*

*2. Dept. of City Development staff to approve final exterior landscape design plan.*

**A motion was made by Joaquin Altoro, seconded by Stephanie Bloomingdale, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

**No:** 0

**Excused:** 1 - Cole

**A motion was made by Joaquin Altoro, seconded by Stephanie Bloomingdale, that this Resolution be REFERRED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

**No:** 0

**Excused:** 1 - Cole

### Zoning - Public Hearing 1:45 p.m.

4. [180121](#) Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow an indoor wholesale and distribution facility as

a permitted use within the former Lowe's building at 5800 West Hope Avenue, located on the south side of West Fond du Lac Avenue, east of North 60th Street, in the 2nd Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Joseph LaDien, Phoenix Investors*

*John Peret, Phoenix Investors*

*Kyle Gast, Dept. of City Development*

*Member Altoro moved conditional adoption, seconded by member Bloomingdale.  
(Prevailed 5-0)*

*Conditions:*

- 1. Approval of land use change by the Common Council.*
- 2. Dept. of City Development staff to approve final exterior landscape design plan.*

**A motion was made by Joaquin Altoro, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

**No:** 0

**Excused:** 1 - Cole

## Zoning

5. [180125](#) Resolution approving site and building changes to the former Lowe's located at 5800 West Hope Avenue, on the south side of West Fond du Lac Avenue, east of North 60th Street, within the Midtown Center Development Incentive Zone established by Section 295-91.0044 of the former Milwaukee Code, in the 2nd Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Joseph LaDien, Phoenix Investors*

*John Peret, Phoenix Investors*

*Kyle Gast, Dept. of City Development*

*Member Altoro moved conditional adoption, seconded by member Bloomingdale.  
(Prevailed 5-0)*

*Conditions:*

- 1. Approval of land use change by the Common Council.*
- 2. Dept. of City Development staff to approve final exterior landscape design plan.*

**A motion was made by Joaquin Altoro, seconded by Stephanie Bloomingdale,**

that this Plan Commission Resolution be **APPROVED CONDITIONALLY**. This motion **PREVAILED** by the following vote:

**Aye:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

**No:** 0

**Excused:** 1 - Cole

### Streets & Alleys

6. [171381](#) Resolution to vacate a portion of North 2nd Street from West Wells Street to West Wisconsin Avenue and a portion of the east-west alley in the block bounded by West Wells Street, West Wisconsin Avenue, North 2nd Street and North Old World Third Street, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Dan Casanova, Dept. of City Development*

*Member Gould moved adoption, seconded by member Jacquart. (Prevailed 5-0)*

**A motion was made by Whitney Gould, 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:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

**No:** 0

**Excused:** 1 - Cole

### Streets & Alleys

7. [171748](#) Resolution to vacate a portion of East Vine Street between North Hubbard Street and North Commerce Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Carl Tomich*

*Member Bloomingdale moved conditional adoption, seconded by member Gould. (Prevailed 5-0)*

*Conditions:*

1. *Submittal of a deposit.*
2. *Submittal of an executed petition.*

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED**

by the following vote:

**Aye:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

**No:** 0

**Excused:** 1 - Cole

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

**No:** 0

**Excused:** 1 - Cole

### Comprehensive Planning

8. [171851](#) Communication from the Department of City Development relating to the Anti-Displacement Plan for the Neighborhoods Surrounding Downtown Milwaukee.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Sam Leichtling, Dept. of City Development*

*Nolan Zaroff, Dept. of City Development*

*Member Bloomingdale moved placing on file, seconded by member Gould. (Prevailed 5-0)*

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

**Aye:** 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

**No:** 0

**Excused:** 1 - Cole

Meeting adjourned at 3:24 p.m.

Chris Lee, Staff Assistant  
Council Record's Section  
City Clerk's Office

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.



# City of Milwaukee

200 East Wells Street,  
Room 301-B  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

**PATRICIA NAJERA, CHAIR**  
*Larri Sue Jacquart, Vice Chair*  
*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,*  
*Preston Cole and Darryl Johnson*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, June 4, 2018

1:30 PM

Room 301-B, Third Floor, City Hall  
200 E. Wells St.  
Milwaukee, WI 53202

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Meeting convened at 1:35 p.m.

**Present:** 4 - Johnson, Jacquart, Najera, Gould

**Excused:** 3 - Altoro, Cole, Bloomingdale

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning Division*

**1. Review and approval of the previous meeting minutes from May 7, 2018.**

*Member Jacquart moved approval, seconded by member Gould, of the meeting minutes from May 7, 2018. There was no objection.*

**Zoning - Public Hearing 1:30 P.M.**

- 2. [180066](#)** An ordinance relating to the change in zoning from Two-Family Residential, RT2, to Local Business, LB2, to allow commercial development on the eastern part of 2733 West Euclid Avenue, located on the south side of West Euclid Avenue, west of South 27th Street, in the 11th Aldermanic District.

**Sponsors:** Ald. Borkowski

*Individuals appearing:*

*Ald. Mark Borkowski, 11th Ald. Dist.*

*John Kayser, Cave Enterprises Operations, LLC*

*Individuals testifying with concerns:*

*Lynn Roob, 3222 S. 39th St., Milwaukee*

*Chris Roob, 3222 S. 39th St., Milwaukee*

*Member Jacquart moved conditional passage, seconded by member Gould. (Prevailed 4-0)*

*Condition: Approval of a certified survey map.*

**A motion was made by Larri Sue Jacquart, seconded by Whitney Gould, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

**A motion was made by Larri Sue Jacquart, seconded by Whitney Gould, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

## Zoning

3. [180107](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as the Kenilworth Building to permit a banquet hall use within the building located on the south side of East Kenilworth Place between North Farwell Avenue and North Prospect Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Mike Priem, University of Wisconsin - Milwaukee*

*Randall Trumbull-Holper, University of Wisconsin - Milwaukee*

*Member Gould moved adoption, seconded by member Jacquart. (Prevailed 4-0)*

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

## Zoning

4. [171881](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Westlawn Revitalization - Phase II to allow changes to the previously approved site plan and elevations for the

proposed building to be located at 5565 North 66th Street, on the south side of West Silver Spring Drive, west of South 66th Street, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Individual appearing:*  
*Melissa Rudolph, Eppstein Uhen Architects*

*Member Jacquart moved adoption, seconded by member Gould. (Prevailed 4-0)*

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

#### **Zoning - Public Hearing 1:45 P.M.**

5. [180065](#) An ordinance relating to the change in zoning from Two-Family Residential, RT4, to Industrial-Mixed, IM, for the properties located at 409, 413, 417, 421, 425, 427, 433 and 439 West Harrison Avenue, located on the south side of West Harrison Avenue, east of South 5th Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individual appearing:*  
*Jason Korb, Korb & Associates Architects*

*Member Gould moved passage, seconded by member Johnson. (Prevailed 4-0)*

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

#### **Street & Alleys**

6. [180062](#) Resolution to vacate South 5th Street from West Harrison Avenue south to a point and the east-west alley south of West Harrison Avenue between South 4th Street and South 5th Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individual appearing:*  
Jason Korb, Korb & Associates Architects

*Member moved conditional passage, seconded by member . (Prevailed 4-0)*

*Conditions: Submittal of petition report and payment of fees.*

**A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

**A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

## Street & Alleys

7. [180064](#) Resolution to vacate South 2nd Street from West Becher Street north to a point, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individual appearing:*  
Andrew Schmidt

*Member Gould moved conditional adoption, seconded by member Jacquart. (Prevailed 4-0)*

*Conditions: Payment of fees and submittal of petition report*

**A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

**A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

### Street & Alleys

8. [171883](#) Resolution to vacate unimproved West Auer Avenue from North 31st Street to the Soo Line Railroad Company Right-of-Way and the unimproved east-west alley in the block bounded by West Auer Avenue, West Concordia Avenue extended, North 31st Street and the Soo Line Railroad Company Right-of-Way, in the 7th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Yves LaPierre, Dept. of City Development*

*Member Johnson moved conditional adoption, seconded by member Jacquart.  
(Prevailed 4-0)*

*Condition: Payment of fees.*

**A motion was made by Darryl Johnson, seconded by Larri Sue Jacquart, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

**A motion was made by Darryl Johnson, seconded by Larri Sue Jacquart, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

### Street & Alleys

9. [180165](#) Resolution to vacate the east-west alley in the block bounded by West Meinecke Avenue, West North Avenue, North 54th Street and North 55th Street, in the 10th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Atty. Joshua Gimbel, Gimbel, Reilly, Guerin and Brown, LLP*

*Edward Miller, 2320 N. 55th St., Milwaukee*  
*Cori Aronow, 2321 N. 54th St., Milwaukee*

*Member Gould moved conditional adoption, seconded by member Jacquart. (Prevailed 4-0)*

*Conditions: Payment of fees and submittal of petition report.*

**A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

**A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

## Real Estate

10. [180213](#) Resolution declaring the City-owned property at 5500 West Lisbon Avenue surplus to municipal needs and authorizing sale to 55th Lisbon LLC, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individual appearing:*  
*Yves LaPierre, Dept. of City Development*

*Member Gould moved adoption, seconded by member Jacquart. (Prevailed 4-0)*

**A motion was made by Whitney Gould, 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:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

## Comprehensive Planning - Public Hearing 2:30 P.M.

11. [180140](#) Resolution terminating Business Improvement District No. 44 (Kinnickinnic Avenue), in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Montavius Jones, Dept. of City Development  
Atty. Jeremy McKenzie, City Attorney's Office  
Kenneth Little, Dept. of City Development*

*Individuals testifying in opposition to the BID termination:*

*John Toutenhoofd, BID 44 Board  
Lee Barczak, BID 44 Board  
Kevin Walzak, 2767 N. Frederick Ave., Milwaukee*

*Individuals testifying in support to the BID termination:*

*Gary Guetzlaff, 2685 S. Kinnickinnic Ave., Milwaukee  
Joyce Parker, 2685 S. Kinnickinnic Ave., Milwaukee  
Dave Brazeau, 3130 S. Kinnickinnic Ave., Milwaukee*

*The commission did not act on the file.*

**This Resolution was REFERRED TO to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

**Meeting adjourned at 3:44 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.**



# City of Milwaukee

809 N. Broadway, 1st Floor  
Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*  
*Larri Sue Jacquart, Vice Chair*  
*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,*  
*Preston Cole and Darryl Johnson*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, June 25, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:30 p.m.

**Present:** 4 - Altoro, Najera, Cole, Gould

**Excused:** 3 - Johnson, Jacquart, Bloomingdale

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning Division*

**1. Review and approval of the previous meeting minutes from June 4, 2018.**

*Member Cole moved approval, seconded by member Gould, of the meeting minutes from June 4, 2018. There was no objection.*

**Zoning - Public Hearing 1:30 P.M.**

- 2. [180044](#)** An ordinance relating to the 2nd Amendment to the General Planned Development, GPD, known as Freshwater Plaza to update the signage standards for the development site located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Mark Lake, Wangard Partners, Inc.*

*Member Cole moved conditional approval, seconded by member Gould. (Prevailed 3-1)*

*Conditions: Applicant submittal of final exhibits including but not limited to:*

- 1. Revising Sign B to be not more than 17 feet in height.*
- 2. Revising the tenant face plates for Signs B and C to have routed letters, consistent with Type A signage.*
- 3. Clarifying the projecting sign section of the narrative.*

4. Clarifying signage standards for the south outlot along South 1st Street.
5. Clarifying notes in the narrative with respect to the "manager" sign-off of particular signage types.

**A motion was made by Preston Cole, 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:** 3 - Altoro, Najera, and Cole

**No:** 1 - Gould

**Excused:** 3 - Johnson, Jacquart, and Bloomingdale

### Zoning

3. [180385](#) Resolution approving an elevated wood deck on the west (river-facing) facade of a building located at 1665 North Water Street, on the east side of the Milwaukee River, relative to the Riverwalk Site Plan Review Overlay Zone established by Section 295-91.0021 of the former Milwaukee Code of Ordinances, in the 3rd Aldermanic District

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Dan Beyer, Dan Beyer Architects*

*Member Gould moved approval, seconded by member Altoro. (Prevailed 3-0-1)*

**A motion was made by Whitney Gould, seconded by Joaquin Altoro, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 3 - Altoro, Najera, and Gould

**No:** 0

**Excused:** 3 - Johnson, Jacquart, and Bloomingdale

**Abstain:** 1 - Cole

**Meeting adjourned at 2:12 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.**



# City of Milwaukee

809 N. Broadway, 1st Floor  
Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*  
*Larri Sue Jacquart, Vice Chair*  
*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,*  
*Preston Cole and Darryl Johnson*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, July 16, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:31 p.m.

**Present:** 5 - Johnson, Altoro, Jacquart, Bloomingdale, Gould

**Excused:** 2 - Najera, Cole

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning Division*

**1. Review and approval of the previous meeting minutes from June 25, 2018.**

*Member Altoro moved approval, seconded by member Gould, of the meeting minutes from June 25, 2018. There was no objection.*

**Zoning - Public Hearing 1:30 P.M.**

**2. [180439](#)**

A substitute ordinance relating to the change in zoning from Regional Business, RB1, to Industrial-Light, IL1, for the property located at 8501 West Brown Deer Road, on the south side of West Brown Deer Road, west of North 76th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individuals appearing:*

*Claude Krawczyk, O'Neil, Cannon, Hollman, DeJong & Laing S.C.*

*Michael Pokel, Alliance Development Corporation*

*Curtis Schroeder*

*Member Gould moved approval, seconded by member Johnson. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Bloomingdale, and Gould

**No:** 0

**Excused:** 2 - Najera, and Cole

**Zoning - Public Hearing 1:40 P.M.**

3. [180316](#) A substitute ordinance relating to the 1st Amendment to the General Planned Development known as Columbia St. Mary's and the 3rd Amendment to the Detailed Planned Development known as Columbia St. Mary's, Phase 1, to remove the northeast portion of 2320 North Lake Drive along North Terrace Avenue and rezone that portion to Single-Family Residential, RS5, to accommodate the creation of three single-family lots on the subject site located on the west side of North Terrace Avenue, north of East North Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.*

*Tim Gokhman, New Land Enterprises LLP*

*Individuals appearing in opposition:*

*Barbara Elsner, resident*

*Chris Foley, resident*

*Donna Neal, resident*

*James Wagman, resident*

*Lenni Siker, resident*

*Magaret Howland, resident*

*Mary Clark Tagin, resident*

*Individual also appearing:*

*Ald. Nik Kovac, 3rd Ald. Dist.*

*Member Bloomingdale moved to hold in committee, seconded by Gould. (Prevailed 4-1)*

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Bloomingdale, and Gould

**No:** 1 - Altoro

**Excused:** 2 - Najera, and Cole

**Zoning**

4. [180436](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as the Historic Garfield School Cultural Campus to

permit construction of an interior display wall adjacent to a portion of the glazing along West North Avenue to accommodate the America's Black Holocaust Museum's exhibit layout located at 2235 North 4th Street, on the south side of West North Avenue, west of North 4th Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Mark Taylor, Engberg Anderson Architects*

*Brad Pruitt, America's Black Holocaust Museum*

*Member Altoro moved approval, seconded by member Bloomingdale. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Bloomingdale, and Gould

**No:** 0

**Excused:** 2 - Najera, and Cole

## Zoning

5. [180437](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as the Jacobus Company Development, Phase 1, to permit additional wall signs on the existing building at 11729 West Bradley Road, located on the south side of West Bradley Road, east of West Park Place, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Justin Silva, Innovative Signs*

*Member Gould moved approval, seconded by member Bloomingdale. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Bloomingdale, and Gould

**No:** 0

**Excused:** 2 - Najera, and Cole

## Streets & Alleys

6. [180166](#) Substitute resolution to vacate West Highland Avenue from North 6th

Street east to its terminus, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.*

*Member Bloomingdale moved approval, seconded by member Gould. (Prevailed 5-0)*

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Johnson, Altoro, Jacquart, Bloomingdale, and Gould

**No:** 0

**Excused:** 2 - Najera, and Cole

### Real Estate

7. [180558](#) Substitute resolution approving a new lease agreement with Giri Corporation d/b/a Stone Creek Coffee for land located at 2270 South Kinnickinnic Avenue, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Amy Turim, Dept. of City Development*

*Rachael Kennedy, City Attorney's Office*

*Member Bloomingdale moved approval, seconded by member Altoro. (Prevailed 5-0)*

**A motion was made by Stephanie Bloomingdale, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Johnson, Altoro, Jacquart, Bloomingdale, and Gould

**No:** 0

**Excused:** 2 - Najera, and Cole

**Meeting adjourned at 3:05 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**

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# City of Milwaukee

809 N. Broadway, 1st Floor  
Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*  
*Larri Sue Jacquart, Vice Chair*  
*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,*  
*Preston Cole and Darryl Johnson*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, August 13, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:31 p.m.

*Member Bloomingdale joined the committee at 1:37 p.m. during item 3, CCFN 180440.*

**Present:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, Gould

**Excused:** 1 - Cole

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning*

**1. Review and approval of the previous meeting minutes from July 16, 2018.**

*Member Gould moved approval, seconded by member Jacquart, of the meeting minutes from July 16, 2018. There was no objection.*

**Zoning - Public Hearing 1:30 P.M.**

**2. [180115](#) A substitute ordinance relating to the parking of all-terrain and utility terrain vehicles on unpaved surfaces.**

**Sponsors:** Ald. Perez

*Individual appearing:*  
*Ed Richardson, Dept. of City Development*

*Member Altoro moved placing on file, seconded by member Jacquart. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Zoning - Public Hearing 1:35 P.M.**

- 3. [180440](#) An ordinance relating to the establishment of a Shoreland-Wetland Overlay Zone, WL, known as Dineen Park, located on the south side of West Melvina Street and West Vienna Avenue, east of West Appleton Avenue, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individual appearing:  
Kurt Sprangers, Dept. of Public Works*

*Member Bloomingdale joined the committee at 1:37 p.m.*

*Individual appearing to testify with concerns:  
Vi Hawkins, Dineen Park resident*

*Member Gould moved approval, seconded by member Jacquart. (Prevailed 6-0)*

**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:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**Land Division**

- 4. [180571](#) Ordinance establishing a pedestrian mall to be known as the “Westlawn West Pedestrian Mall” in outlots in the Westlawn West Subdivision, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Individuals appearing:  
Atty. Thomas Gartner, Michael Best & Friedrich LLP  
Atty. Gregg Hagopian, City Attorney's Office  
Williams Fears*

*Member Jacquart moved approval, seconded by member Gould. (Prevailed 6-0)*

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

**Aye:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

### Streets & Alleys

5. [180572](#) Resolution accepting quit claim deeds from the Housing Authority of the City of Milwaukee and from Victory Manor LLC to dedicate certain land for public right-of-way purposes in Blocks 1, 3, 4 and 5 in the Westlawn West Subdivision and in Lot 1 of Certified Survey Map 8895, and authorizing changes to previously approved documents regarding the Westlawn West Subdivision, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Individuals appearing:*

*Atty. Thomas Gartner, Michael Best & Friedrich LLP*

*Atty. Gregg Hagopian, City Attorney's Office*

*Williams Fears*

*Member Jacquart moved approval, seconded by member Gould. (Prevailed 6-0)*

**A motion was made by Larri Sue Jacquart, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**Meeting adjourned at 2:00 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.**



# City of Milwaukee

809 N. Broadway, 1st Floor  
Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*  
*Larri Sue Jacquart, Vice Chair*  
*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,*  
*Preston Cole and Darryl Johnson*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, September 10, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:30 p.m.

**Present:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, Gould

**Excused:** 1 - Cole

#### Individual appearing:

*Vanessa Koster, Dept. of City Development Planning*

#### 1. Review and approval of the previous meeting minutes from August 13, 2018.

*Member Gould moved approval, seconded by member Jacquart, of the meeting minutes from August 13, 2018. There was no objection.*

#### Zoning - Public Hearing 1:30 P.M.

2. [180262](#) A substitute ordinance relating to restricted building wall materials in various zoning districts.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Ed Richardson, Dept. of City Development*

*Greg Patin, Dept. of City Development*

*Member Gould moved approval, seconded by member Jacquart. (Prevailed 6-0)*

**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:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**Zoning - Public Hearing 1:40 P.M.**

- 3. [180532](#) A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Park Place, Stage 25, to permit the expansion of a surface parking lot for an existing office building at 11002 West Park Place, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
Tom Irgens, Irgens

*Individual appearing with questions:*  
Niko Sanchez

*Member Bloomingdale moved approval, seconded by member Johnson. (Prevailed 6-0)*

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

**Aye:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**Zoning - Public Hearing 1:45 P.M.**

- 4. [180316](#) A substitute ordinance relating to the 1st Amendment to the General Planned Development known as Columbia St. Mary's and the 3rd Amendment to the Detailed Planned Development known as Columbia St. Mary's, Phase 1, to remove the northeast portion of 2320 North Lake Drive along North Terrace Avenue and rezone that portion to Single-Family Residential, RS5, to accommodate the creation of three single-family lots on the subject site located on the west side of North Terrace Avenue, north of East North Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*  
Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.  
Ald. Nik Kovac, 3rd Aldermanic District

*Individual appearing in support:*  
Barbara Elsner

*Member Altoro moved approval, seconded by member Gould. (Prevailed 6-0)*

**A motion was made by Joaquin Altoro, 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 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**Zoning**

- 5. [180673](#) Resolution relating to a Minor Modification to the Detailed Planned Development now known as Washington Park Townhomes to remove the previously approved bicycle path from the development located at 3103-3125 West Galena Street, on the south side of West Galena Street, east of North 32nd Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Individual appearing:  
Ted Matkom, Gorman and Company*

*Member Jacquart moved approval, seconded by member Bloomingdale. (Prevailed 6-0)*

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

**Aye:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**Streets & Alleys**

- 6. [180063](#) Substitute resolution to vacate a portion of East Archer Avenue from South Kinnickinnic Avenue east to a point, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:  
Amy Oeth, Dept. of City Development  
Jason Korb, Korb and Associates*

*Member Gould moved approval, seconded by member Jacquart. (Prevailed 6-0)*

**A motion was made by Whitney Gould, 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:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Cole

**Streets & Alleys**

- 7. [180442](#) Substitute resolution to vacate a portion of the east-west alley in the block bounded by East Archer Avenue, East Bay Street, South Kinnickinnic Avenue and East Ward Street, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
Amy Oeth, Dept. of City Development  
Jason Korb, Korb and Associates

*Member Gould moved approval, seconded by member Jacquart. (Prevailed 6-0)*

**A motion was made by Whitney Gould, 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:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**Land Division**

- 8. [180511](#) Resolution approving a final Certified Survey Map for land located on the south side of East Bay Street and the northeast side of South Kinnickinnic Avenue to combine parcels into one parcel and to dedicate land for public alley purposes, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
Amy Oeth, Dept. of City Development  
Jason Korb, Korb and Associates

*Member Gould moved approval, seconded by member Jacquart. (Prevailed 6-0) )*

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

**Aye:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**DPW**

9. [180790](#) Resolution authorizing the proper City officials to acquire property for public right-of-way purposes to widen West Winnebago Street from West Juneau Avenue northerly to a point and West Juneau Avenue at West Winnebago Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*

*David Misky, Redevelopment Authority of the City of Milwaukee*

*Member Bloomingdale moved approval, seconded by member Jacquart. (Prevailed 6-0)*

**A motion was made by Stephanie Bloomingdale, 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:** 6 - Johnson, Altoro, Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 1 - Cole

**Meeting adjourned at 2:27 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**

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# City of Milwaukee

809 N. Broadway, 1st Floor  
Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*  
*Larri Sue Jacquart, Vice Chair*  
*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,*  
*Preston Cole and Darryl Johnson*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, October 22, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:31 p.m.

**Present:** 6 - Johnson, Altoro, Jacquart, Najera, Cole, Gould

**Excused:** 1 - Bloomingdale

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning*

**1. Review and approval of the previous meeting minutes from September 10, 2018.**

*Member Altoro moved approval, seconded by member Gould, of the meeting minutes from September 10, 2018. There was no objection.*

**Real Estate**

**2. [180907](#) Resolution approving the surplus declaration and sale of the City-owned property at 1432 West Forest Home Avenue, in the 12th Aldermanic District.**

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Rhonda Szallai, Dept. of City Development*

*Christine Neumann-Ortiz, Voces De La Frontera Inc.*

*Member Jacquart moved approval, seconded by member Gould. (Prevailed 5-0-1)*

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

**Aye:** 5 - Johnson, Jacquart, Najera, Cole, and Gould

**No:** 0

**Excused:** 1 - Bloomingdale

**Abstain:** 1 - Altoro

## DPW

3. [180971](#) Resolution authorizing dedication of land as public right-of-way for alley purposes, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:  
Dan Casanova, Dept. of City Development*

*Member Cole moved approval, seconded by member Jacquart. (Prevailed 6-0)*

**A motion was made by Preston Cole, 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:** 6 - Johnson, Altoro, Jacquart, Najera, Cole, and Gould

**No:** 0

**Excused:** 1 - Bloomingdale

## Comprehensive Planning

4. [180931](#) Resolution approving the Equitable Growth Through Transit Oriented Development Plan and amending the Near South Side Area Comprehensive Plan, the Harbor District Water and Land Use Plan, the Downtown Area Comprehensive Plan and the Northeast Side Area Comprehensive Plan to include the Transit Oriented Development Plan as part of Milwaukee's Overall Comprehensive Plan, in the 4th, 6th and 12th Aldermanic Districts.

**Sponsors:** Ald. Perez

*Individuals appearing:  
Monica Wauck-Smith, Dept. of City Development  
Dan Adams, Harbor District Inc.  
Deshea Agee, Historic King Drive Business Improvement District*

*Member Gould moved approval, seconded by member Jacquart. (Prevailed 6-0)*

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

**Aye:** 6 - Johnson, Altoro, Jacquart, Najera, Cole, and Gould

**No:** 0

**Excused:** 1 - Bloomingdale

**Miscellaneous**

5. [180981](#) Resolution establishing the City Plan Commission meeting schedule for 2019.

**Sponsors:** THE CHAIR

*Member Cole moved approval, seconded by member Altoro. (Prevailed 6-0)*

**A motion was made by Preston Cole, seconded by Joaquin Altoro, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 6 - Johnson, Altoro, Jacquart, Najera, Cole, and Gould

**No:** 0

**Excused:** 1 - Bloomingdale

**Meeting adjourned at 2:40 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**

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# City of Milwaukee

809 N. Broadway, 1st Floor  
Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*

*Larri Sue Jacquart, Vice Chair*

*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,  
Preston Cole and Darryl Johnson*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, November 12, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:33 p.m.

**Present:** 4 - Jacquart, Najera, Bloomingdale, Gould

**Excused:** 3 - Johnson, Altoro, Cole

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning*

**1. Review and approval of the previous meeting minutes from October 22, 2018.**

*Member Jacquart moved approval, seconded by member Gould, of the meeting minutes from October 22, 2018. There was no objection.*

**Zoning - Public Hearing 1:30 P.M.**

- 2. [181045](#)** A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM5, to Local Business, LB2, for the property located at 1025-1027 North 26th Street to consolidate the zoning of the site and combine it with the adjacent parcels at 2600 and 2612-16 West State Street, on the west side of North 26th Street, north of West State Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individuals appearing:*

*Matt Haessly, Dept. of City Development*

*Janice Vogt, Freespace*

*John Hennessy, Hennessy Group Inc.*

*Sam Ahmed, Freespace*

*Individual testifying in support:*

*Andrew Parker, resident*

*Ald. Robert Bauman, 4th Ald. Dist.*

*Member Bloomingdale moved approval, seconded by member Gould. (Prevailed 4-0)*

**A motion was made by Stephanie Bloomingdale, 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:** 4 - Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 3 - Johnson, Altoro, and Cole

**Zoning - Public Hearing 1:35 P.M.**

- 3. [180164](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development, DPD, for 2001 West Vliet Street, located on the south side of West Vliet Street, west of North 20th Street, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
Amy Turim, Dept. of City Development  
Jason Korb, Korb + Associates Architects  
Ted Matkom, Gorman & Company  
Karen Dettmer, Dept. of Public Works

*Individuals testifying with concerns:*  
Dr. Wilma Spann, Spann Foundation

*Individuals testifying in opposition:*  
John Gladney, resident  
Carol Caffrey, resident  
Gail Winston, resident  
Sylvester Robertson, resident  
Ruby Jones, resident

*Individuals testifying in support:*  
Gregory Gregory, resident  
Ald. Robert Bauman, 4th Ald. Dist.

*Member Bloomingdale moved conditional approval, seconded by member Gould. (Prevailed 4-0)*

*Condition:*  
*Recommend that the developer meet with the City to discuss providing a public park or playground for use by the community.*

**A motion was made by Stephanie Bloomingdale, 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:** 4 - Jacquart, Najera, Bloomingdale, and Gould

No: 0

Excused: 3 - Johnson, Altoro, and Cole

**Zoning**

- 4. [180980](#) Resolution approving the site plan and river-facing elevations of a proposed 7-story commercial building located at 830 and 834 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, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*  
Jason Korb, Korb + Associates Architects  
Tim Gokhman, New Land Enterprises

*Individual testifying with concerns:*  
Ald. Robert Bauman, 4th Ald. Dist.  
Foster Finco

*Member Gould moved conditional approval, seconded by member Jacquart. (Prevailed 3-1) Chair Najera opposing.*

*Conditions:*  
Developer to work with the City on providing accessibility to the Riverwalk and to submit final east elevation inclusive of a sidelight next to the door on the ground level.

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

**Aye:** 3 - Jacquart, Bloomingdale, and Gould

**No:** 1 - Najera

Excused: 3 - Johnson, Altoro, and Cole

**Zoning - Public Hearing 1:50 P.M.**

- 5. [171864](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM1, to Industrial-Light, IL1, for the northern portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

*Individual appearing:*  
Greg Schaal, MKE Industrial Park LLC

*Individuals testifying in opposition:*  
*Foster Finco, resident*  
*Penny Finco, resident*

*Individual testifying with concerns:*  
*Ald. Terry Witkowski, 13th Ald. Dist.*

*Member Jacquart moved to hold, seconded by member Bloomingdale. (Prevailed 4-0)*

**A motion was made by Larri Sue Jacquart, seconded by Stephanie Bloomingdale, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 4 - Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 3 - Johnson, Altoro, and Cole

**Zoning**

- 6. [180882](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Marquette University Valley Fields Complex to allow modifications to the previously approved signage for the temporary dome structure at 1818 West Canal Street, located on the north side of West Canal Street, west of North 16th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*  
*Joel Smullen, Marquette University*

*Member Bloomingdale moved approval, seconded by member Gould. (Prevailed 4-0)*

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

**Aye:** 4 - Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 3 - Johnson, Altoro, and Cole

**Zoning**

- 7. [180881](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Westlawn Revitalization - Phase I to modify the signage standards for the buildings located on the south side of West Silver Spring Drive between North 60th Street and North 64th Street, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Individual appearing:*  
*Warren Jones, Housing Authority*

*Member Gould moved approval, seconded by member Jacquart. (Prevailed 4-0)*

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

**Aye:** 4 - Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 3 - Johnson, Altoro, and Cole

## DPW

8. [180997](#) An ordinance granting an air space lease to Yards, LLC for a building facade overhanging the sidewalks for the premises at 223 W. Oregon Street in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Ms. Koster requested to refer the file back to staff.*

*Member Bloomingdale moved to refer back to staff, seconded by member Gould. (Prevailed 4-0)*

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 4 - Jacquart, Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 3 - Johnson, Altoro, and Cole

**Meeting adjourned at 4:06 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section**

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# City of Milwaukee

809 N. Broadway, 1st Floor  
Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*

*Larri Sue Jacquart, Vice Chair*

*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,  
Preston Cole and Darryl Johnson*

*Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov*

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Monday, December 3, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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**Meeting convened at 1:30 p.m.**

*Presiding as chair for the meeting was Vice-Chair Jacquart.*

**Present:** 5 - Johnson, Altoro, Jacquart, Najera, Gould

**Excused:** 2 - Cole, Bloomingdale

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning*

**1. Review and approval of the previous meeting minutes from November 12, 2018.**

*Member Gould move approval, seconded by member Najera, of the meeting minutes from November 12, 2018. There was no objection.*

**Zoning - Public Hearing 1:30 P.M.**

**2. [180945](#)** A substitute ordinance establishing the Harbor District Riverwalk Site Plan Review Overlay Zone for certain properties adjacent to the Kinnickinnic River, in the 12th and 14th Aldermanic Districts.

**Sponsors:** Ald. Perez and Ald. Zielinski

*Individuals appearing:*

*Samuel Leichtling, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*

*Individual testifying in support:*

*Dan Adams, Harbor District Inc.*

*Individuals testifying in opposition:*

*Gregory Bird, resident*

*Brian Read, resident*

*Individuals testifying with questions:*

*John Spigel, resident*

*Member Gould moved approval, seconded by member Najera. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Zoning**

- 3. [180946](#) Substitute resolution establishing design standards for the Harbor District Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2)(b) of the Milwaukee Code of Ordinances.

**Sponsors:** Ald. Perez and Ald. Zielinski

*Individuals appearing:*

*Samuel Leichtling, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*

*Individual testifying in support:*

*Dan Adams, Harbor District Inc.*

*Individuals testifying in opposition:*

*Gregory Bird, resident*

*Brian Read, resident*

*Individuals testifying with questions:*

*John Spigel, resident*

*Member Gould moved approval, seconded by member Najera. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Real Estate**

- 4. [181205](#) Substitute resolution authorizing the dedication of a portion of City-owned property at 401 East Greenfield Avenue, as public right-of-way for street

purposes, and approving a Land Disposition Report and surplus declaration for the conveyance of 401 East Greenfield Avenue to Komatsu Mining Corp. for the Komatsu Mining Corp. and Harbor District riverwalk projects, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Dan Casanova, Dept. of City Development*

*Matt Beaudry, Komatsu Mining Corp*

*John Koetz, Komatsu Mining Corp*

*Commissioner Rocky Marcoux, Dept. of City Development*

*Individual testifying in support:*

*Lilith Fowler, Harbor District Inc.*

*Individuals testifying in opposition:*

*Gregory Bird, resident*

*Member Gould moved approval, seconded by member Najera. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

### **Zoning - Public Hearing 2:00 P.M.**

5. [181075](#) An ordinance relating to the change in zoning, from Institutional to Parks, of lands located south of West Hampton Avenue and east of North Port Washington Road (6th Aldermanic District).

**Sponsors:** Ald. Coggs and Ald. Kovac

*Individual appearing:*

*Sarah Toomsen, Milwaukee County Parks*

*Individual testifying in support:*

*Ald. Nik Kovac, 3rd Ald. Dist.*

*Member Altoro moved approval, seconded by member Gould. (Prevailed 5-0)*

**A motion was made by Joaquin Altoro, 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:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

**Zoning - Public Hearing 2:10 P.M.**

- 6. [181157](#) A substitute ordinance relating to the First Amendment to the General Planned Development, GPD, known as the Arena Master Plan to allow temporary banner signs and lighting on the existing parking structure on Block 2 of the GPD, located on the east side of North 6th Street between West Highland Avenue and West State Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*  
Mike Abrams, Icon Venue Group

*Member Najera moved approval, seconded by member Johnson. (Prevailed 5-0)*

**A motion was made by Patricia Najera, seconded by Darryl Johnson, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Zoning**

- 7. [181018](#) Resolution relating to a Minor Modification to the Detailed Planned Developments known as Honey Creek Corporate Center, Phases I, II and III to reduce the amount of surface parking and increase the landscaped open space at 115, 125 and 135 South 84th Street, located on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
Cassandra Friedli, Greywolf Partners

*Member Gould moved approval, seconded by member Altoro. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

**Zoning**

- 8. [181021](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Wisconsin Lutheran Retirement Community to remove references to the use of the building located at 8949 North 97th Street as senior housing and include references to use of the property as a multi-family dwelling, on land located on the west side of North 97th Street, south of West Allyn Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
Atty. Christina Ruud, counsel for applicant

*Member Altoro moved approval, seconded by member Johnson. (Prevailed 5-0)*

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

Excused: 2 - Cole, and Bloomingdale

**Zoning**

- 9. [181130](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as St. Rita Square to allow minor changes to the previously approved building design for a senior living facility and church on the north side of East Pleasant Street between North Cass Street and North Van Buren Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individual appearing:*  
Eric Harrmann, AG Architecture

*Individual testifying in support:*  
Ald. Nik Kovac, 3rd Ald. Dist.

*Member Najera moved approval, seconded by member Altoro. (Prevailed 4-1)*

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

**Aye:** 4 - Johnson, Altoro, Jacquart, and Najera

**No:** 1 - Gould

**Excused:** 2 - Cole, and Bloomingdale

**Zoning**

10. [180997](#) An ordinance granting an air space lease to Yards, LLC for a building facade overhanging the sidewalks for the premises at 223 W. Oregon Street in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:  
Katie Monachos, Rinka Chung Architects*

*Member Gould moved approval, seconded by member Najera. (Prevailed 5-0)*

**A motion was made by Whitney Gould, seconded by Patricia Najera, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Meeting adjourned at 4:27 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**

**This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.**