



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, January 26, 2015

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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

Economic Development Presentation 1:30 PM

1. [141410](#) Communication file from Department of City Development relative to "Growing Prosperity: An Economic Development Agenda for the City of Milwaukee".

Sponsors: THE CHAIR

Zoning - Public Hearing 1:50 PM

2. [141357](#) An ordinance relating to floodplain zoning regulations.

Sponsors: THE CHAIR

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 - Najera, Gould, Altoro, Stokes, Jacquart, Bloomingdale, and Vega-Skeels

No: 0

Zoning - Public Hearing 1:55 PM

3. [141274](#) An ordinance removing a Site Plan Review Overlay Zone located on the northeast corner of South 27th Street and West College Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

A motion was made by Larri Sue Jacquart, 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 - Najera, Gould, Altoro, Stokes, Jacquart, Bloomingdale, and Vega-Skeels

No: 0

Zoning - Public Hearing 1:55 PM

4. [141236](#) Resolution rescinding Common Council File Numbers 912098 and 921132, resolutions relating to design guidelines for the Site Plan Review Overlay District on lands located northeast of the intersection of South 27th Street and West College Avenue.

Sponsors: Ald. Witkowski

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

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

No: 0

Zoning - Public Hearing 2:00 PM

5. [141273](#) An ordinance relating to the change in zoning from a General Planned Development, known as the Milwaukee County Zoo, to Institutional on land located at 10733 West Bluemound Road, on the south side of West Bluemound Road, east of North Mayfair Road, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

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 - Najera, Gould, Altoro, Stokes, Jacquart, Bloomingdale, and Vega-Skeels

No: 0

Street & Alley Vacation

6. [141003](#) Resolution to vacate a portion of the alley in the block bounded by East Corcoran Avenue, East Erie Street, North Milwaukee Street and North Young Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Condition: deposit of fees

A motion was made by J. Allen Stokes, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the

PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Street & Alley Vacation

7. [141271](#) Resolution to vacate a portion of the pedestrian and bicycle way, west side, between East Greenfield Avenue and East Washington Street and authorizing conveyance to Wangard Partners, Inc., in the 12th Aldermanic District.

Sponsors: THE CHAIR

Condition: final report from DPW

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

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

No: 0

DPW

8. [141473](#) Resolution authorizing the acceptance of a quit claim deed from Milwaukee County, for a portion of property abutting North 92nd Street just south of West Hampton Avenue, for dedication as public right-of-way for street purposes, in the 5th Aldermanic District.

Sponsors: THE CHAIR

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

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

No: 0

Miscellaneous

9. [141468](#) Resolution to elect the Chairman, and Vice Chairman of the City Plan Commission for a term of two years commencing January 2015.

Sponsors: THE CHAIR

Patricia Najera elected as Chair; Larri Jacquart elected as Vice Chair

Meeting adjourned at 2:30 PM



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, February 16, 2015

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 6 - Stokes, Najera, Jacquart, Gould, Altoro, Vega-Skeels

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:30 PM

1. [141537](#) An ordinance relating to the zoning classification of indoor storage in the mixed activity (C9G) downtown zoning district.

Sponsors: Ald. Bauman

A motion was made Whitney Gould, 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.

Zoning - Public Hearing 1:35 PM

2. [140867](#) An ordinance relating to the change in zoning from Institutional and Detailed Planned Development to Institutional for development on a site located at 5325 North 84th Street, on the west side of North 84th Street and north of West Villard Avenue, in the 2nd Aldermanic District.

Sponsors: Ald. Davis

A motion was made 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 Voice Vote.

Zoning - Public Hearing 1:40 PM

3. [121132](#) An ordinance creating the Historic Mitchell Street Neighborhood Conservation Overlay Zone and approving the neighborhood conservation plan and design standards for the area generally on the north and south sides of West Historic Mitchell Street between South

6th Street and South 13th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

A motion was made Jezamil Vega-Skeels, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE. This motion PREVAILED by Voice Vote.

Zoning

4. [141559](#) Resolution approving the Riverwalk for 2114-2134 and a portion of 2176 North Riverboat Road, located on the south side of North Riverboat Road, east of North Humboldt Avenue, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

A motion was made J. Allen Stokes, seconded by Jezamil Vega-Skeels, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by Voice Vote.

Zoning

5. [141508](#) Resolution relating to a minor modification to the Detailed Planned Development known as St. Luke's Medical Center, Phase 1, for facade modifications to an existing building located at 2900 West Oklahoma Avenue, on the north side of West Oklahoma Avenue, west of South 27th Street, in the 11th Aldermanic District.

Sponsors: Ald. Dudzik

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

Meeting Adjourned: 2:30 PM



City of Milwaukee

809 North Broadway
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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, March 16, 2015

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. [141615](#) An ordinance relating to the change in zoning from Industrial-Light to Local Business for the properties located at 2905 and 2919 West Fond du Lac Avenue and 2943 West Hadley Street, located on the south side of West Fond du Lac Avenue and east of North 30th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

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 1:35 PM

2. [141510](#) An ordinance relating to the change in zoning from Multi-Family Residential to Local Business for reuse of a building located at 6914 West Appleton Avenue, on the northeast side of West Appleton Avenue, north of West Keefe Avenue Parkway, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

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 - Public Hearing 1:40 PM

3. [141407](#) An ordinance relating to the First Amendment to the Detailed Planned Development known as Westlawn Revitalization - Phase 1 for construction of a management and maintenance facility for Westlawn Gardens at 6236 West Birch Avenue, located on the north side of West Birch Avenue, east of North 64th Street, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Hold for one cycle. Work with Planning staff on final design details.

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

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

No: 0

Zoning - Public Hearing 1:50 PM

4. [141493](#) Resolution approving a site plan and building elevations for the construction of a 2,500 square foot fast food/carry-out restaurant with drive-through facility that will be located south of the existing Office Max and Dress Barn retail buildings 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

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

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

No: 0



City of Milwaukee

809 North Broadway
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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, April 13, 2015

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 6 - Najera, Jacquart, Bloomingdale, Gould, Altoro, Vega-Skeels

Excused: 1 - Stokes

Zoning

1. 141864 Resolution approving improvements to the existing Riverwalk for Lakefront Brewery, located at 1872 North Commerce Street, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Stokes

Zoning

2. 141865 Resolution approving a site plan and building elevations for the construction of a 25,000 square foot retail building addition that will be located on the northwest corner of the Loomis Centre site, on the south side of West Morgan Avenue, west of South 27th Street, 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

Continue to work with staff on final landscape and site plans.

A motion was made by Larri Sue Jacquart, seconded by Whitney Gould, that

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

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

No: 0

Excused: 1 - Stokes

Zoning

3. 141407 A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Westlawn Revitalization - Phase 1 for construction of a management and maintenance facility for Westlawn Gardens at 6236 West Birch Avenue, located on the north side of West Birch Avenue, east of North 64th Street, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

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 - Najera, Jacquart, Bloomingdale, Gould, Altoro, and Vega-Skeels

No: 0

Excused: 1 - Stokes

Streets & Alleys

4. 121761 Resolution to vacate North 2nd Street from West St. Paul Avenue south to its terminus, in the 4th Aldermanic District.

Sponsors: THE CHAIR

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

No: 0

Excused: 1 - Stokes

Streets & Alleys

5. 141791 Resolution approving a right-of-way plat and accepting land conveyances for public right-of-way dedication and a permanent limited easement from the City of Greenfield for West Morgan Avenue.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Stokes



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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 4, 2015

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. [141766](#) A substitute ordinance relating to maximum lot coverage for principal buildings in residential zoning districts.

Sponsors: Ald. Bohl

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 Voice Vote.

Zoning - Public Hearing 1:35 PM

2. [141887](#) An ordinance relating to the frequency for changing the messages on the on-premise automatic changeable message signs.

Sponsors: Ald. Davis

A motion was made by Joaquin Altoro, seconded by Larri Sue Jacquart, that this Ordinance be **RECOMMENDED FOR APPROVAL. MOTION FAILED. ITEM WAS ASSIGNED TO THE ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE.**

Aye: 3 - Jacquart, Altoro, and Vega-Skeels

No: 4 - Stokes, Najera, Bloomingdale, and Gould

Zoning - Public Hearing 1:45 PM

3. [141437](#) A substitute ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development for multi-family development at the former Gallun Tannery site, 1775-1881 North Water Street, located on the west side of North Water Street, north of East Pearson Street extended, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Conditions: work with staff on final Riverwalk details, on final building design details, and on selection of final building materials.

A motion was made J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by Voice Vote.

Zoning - Public Hearing 2:00 PM

4. [141841](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy and Local Business to General Planned Development for multi-family development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

A motion was made Whitney Gould, seconded by Joaquin Altoro, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE. This motion PREVAILED by Voice Vote.

Zoning

5. [150025](#) Resolution approving the Riverwalk, pedestrian connections, site plan, and building design for a multi-family development at the former Gallun Tannery site, located at 1775-1881 North Water Street, relative to a Site Plan Review Overlay District (SPROD) established by Section 295-91.0021 of the former Milwaukee Code, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

A motion was made J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by Voice Vote.

Zoning

6. [150022](#) Resolution relating to a minor modification to the Detailed Planned Development known as Jennings Neighborhood Center to allow for a contractor's shop and yard at 2705 North 92nd Street and 9208 West Center Street, on the northwest corner of North 92nd Street and West Center Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Condition: receipt of application

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

PREVAILED by Voice Vote.

Streets & Alleys

7. [141138](#) Resolution to vacate the North-South alley in the area bounded by North Hopkins Street, West Townsend Street, vacated North 26th Street and North 27th Street, in the 7th Aldermanic District.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Stokes

Streets & Alleys

8. [141870](#) Resolution to vacate a portion of South 44th Street from the City limits north to a point, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Condition: staff needs coordinated report

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

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

No: 0

Excused: 1 - Stokes

Street & Alleys

9. [150036](#) Resolution authorizing acceptance of a quit claim deed and access easement from the Milwaukee Metropolitan Sewerage District for a portion of the property at 1314 East Chambers Street for use as a stormwater drainage channel for the Milwaukee Water Works at the Riverside Pumping Station, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

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

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

No: 0

Excused: 2 - Stokes, and Vega-Skeels

Menomonee Valley Plan

10. [150029](#)

Resolution approving the Menomonee Valley Area Comprehensive Plan Update as an element of Milwaukee's Overall Comprehensive Plan, in the 4th, 8th and 12th Aldermanic Districts.

Sponsors: Ald. Bauman, Ald. Donovan and Ald. Perez

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

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

No: 0

Excused: 2 - Stokes, and Vega-Skeels



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

Monday, June 8, 2015

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 6 - Stokes, Najera, Jacquart, Gould, Altoro, Vega-Skeels

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:30 PM

1. [150218](#) Resolution approving the request for deviation from the design standards established by the Reed Street Yards Development Incentive Zone (DIZ), for the property located on the south side of Fresh Water Way, west of South 3rd Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

A motion was made J. Allen Stokes, seconded by Joaquin Altoro, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by Voice Vote.

Zoning

2. [150217](#) Resolution approving the site plan and building elevations for the construction of a three-story office building located on the south side of Fresh Water Way, west of South 3rd 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

A motion was made J. Allen Stokes, seconded by Joaquin Altoro, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by Voice Vote.

Zoning - Public Hearing 1:40 PM

3. [150035](#) An ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Mixed to allow additional commercial uses within the existing building at 2018 South 1st Street, on the east side of South 1st Street, north of West Becher Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

A motion was made Whitney Gould, 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.

Zoning - Public Hearing 1:45 PM

4. [150176](#) An ordinance relating to the Second Amendment to a Detailed Planned Development known as Greenwich Park Apartments for changes to the previously approved building design on land located north of East North Avenue and west of North Farwell Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

A motion was made 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 Voice Vote.

Zoning - Public Hearing 1:55 PM

5. [150133](#) An ordinance relating to the change in zoning from Industrial-Mixed and Industrial-Office to General Planned Development for development of a school on properties located on the east and west sides of South 5th Street, south of West Harrison Avenue, in the 14th Aldermanic District.

Sponsors: THE CHAIR

A motion was made 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 Voice Vote.

Zoning

6. [150219](#) Resolution approving the Riverwalk and river-facing facades for North End Phase IV at 1501 North Water Street, on the west side of North Water Street, south of North Milwaukee Street and on the east side of the Milwaukee River, relative to a Site Plan Review Overlay Zone established by Section 295-91.0021 of the former Milwaukee Code, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Conditions: work with staff on space development, updated elevations, building materials.

A motion was made J. Allen Stokes, seconded by Whitney Gould, that this Plan Commission Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by Voice Vote.

Street & Alley Vacation

7. [141872](#) Resolution to vacate the unimproved alley in the block bounded by West Custer Avenue, vacated West Rohr Avenue, vacated North 32nd Street and North 33rd Street, in the 1st Aldermanic District.

Sponsors: THE CHAIR

A motion was made J. Allen Stokes, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the PUBLIC WORKS COMMITTEE. This motion PREVAILED by Voice Vote.

Street & Alley Vacation

8. [150183](#) Resolution to vacate a portion of West Cleveland Avenue between South 4th Street and South 6th Street; South 4th Street from West Cleveland Avenue north to a point; South 5th Street from West Cleveland Avenue north to a point; South 5th Place from West Harrison Avenue south to a point; the alley in the block bounded by West Cleveland Avenue, West Harrison Avenue, South 5th Street and South 5th Place and the North-South alley in the block bounded by West Cleveland Avenue, West Harrison Avenue, South 5th Place and South 6th Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Condition: obtain petition and DPW coordinated report.

This Resolution was RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE. This motion PREVAILED by voice vote.

Street & Alley Vacation

9. [150182](#) Resolution to vacate a portion of North 30th Street, west side, at West Lloyd Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Condition: obtain DPW coordinated report.

A motion was made J. Allen Stokes, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the PUBLIC WORKS COMMITTEE. This motion PREVAILED by Voice Vote.

Comprehensive Planning

10. [141266](#) Resolution approving the Walker's Point Strategic Action Plan and amending the Near South Side Area Comprehensive Plan to include the Strategic Action Plan as part of Milwaukee's Overall Comprehensive Plan, in the 12th Aldermanic District.

Sponsors: Ald. Perez

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



City of Milwaukee

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Milwaukee, WI 53202

Meeting Minutes CITY PLAN COMMISSION

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

Monday, July 13, 2015

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 5 - Stokes, Najera, Jacquart, Gould, Altoro

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:30 PM

1. 150280 A substitute ordinance relating to the regulation of automatic changeable message signs.

Sponsors: Ald. Witkowski

A motion was made by Whitney Gould, seconded by J. Allen Stokes, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Stokes, Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:35 PM

2. 141580 A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

A motion was made 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: 5 - Stokes, Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:40 PM

3. 150241 A substitute ordinance relating to the Ninth Amendment to the General Planned Development known as Milwaukee Metro Center to add permitted uses for a portion of the site located on the south side of West Metro Auto Mall, west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

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

Aye: 5 - Stokes, Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:50 PM

4. 150251 A substitute ordinance relating to the First Amendment to a General Planned Development to add multi-family residential as a permitted use at 6900 West Florist Avenue, located on the north side of West Florist Avenue and west of North 64th Street, in the 2nd Aldermanic District.

Sponsors: Ald. Davis

This Ordinance was RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Stokes, Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 1 - Bloomingdale

Zoning

5. 150334 Resolution relating to a minor modification to a Detailed Planned

Development known as 1150 North Water Street for signage changes on land located on the east side of North Water Street, south of East Juneau Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

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: 5 - Stokes, Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 1 - Bloomingdale

Street & Alley Vacation

6. 150039 Resolution to vacate a portion of South 1st Street, west side, between East Seeboth Street and the Milwaukee River, in the 12th Aldermanic District.

Sponsors: THE CHAIR

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

Aye: 5 - Stokes, Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 1 - Bloomingdale

Street & Alley Vacation

7. 150179 Resolution to vacate North 38th Street between West Highland Boulevard and West State Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

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

Aye: 5 - Stokes, Najera, Jacquart, Gould, and Altoro

No: 0

Excused: 1 - Bloomingdale



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,
and Joaquin Altoro

Monday, August 17, 2015

1:30 PM

200 E Wells Street, Room 301-B

Present: 5 - Stokes, Najera, Bloomingdale, Gould, Altoro

Excused: 1 - Jacquart

Zoning - Public Hearing 1:30 PM

1. 150280 A substitute ordinance relating to the regulation of automatic changeable message signs.

Sponsors: Ald. Witkowski

Condition: DCD staff will continue to work with legislative bureau on final language.

A motion was made 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 Voice Vote

Zoning - Public Hearing 1:35 PM

2. 150463 An ordinance relating to the First Amendment to a General Planned Development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Conditions: continue to work with staff on the final narrative and drawings, parking lot screening, elevations.

A motion was made Whitney Gould, 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

Zoning - Public Hearing 1:35 PM

3. 150132 An ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development for multi-family

development at 2151 and 2181 South Robinson Avenue, located on the west side of South Robinson Avenue, north of East Ward Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Conditions: continue to work with staff on the final narrative and drawings, parking lot screening, elevations, update DPD site plan.

A motion was made Whitney Gould, 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

Zoning - Public Hearing 1:50 PM

4. 141868 An ordinance relating to the change in zoning from Local Business to Detailed Planned Development for construction of a mixed-use building on the properties located at 2202-06 South Kinnickinnic Avenue and 371 East Ward Street and from Single-Family Residential to Detailed Planned Development for construction of a parking lot on vacated excess street right-of-way in the area bounded by South Allis Street, East Brunks Lane, East Ward Street and a portion of East Brunks Lane between South Allis Street and East Ward Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Conditions: work with staff on the final narrative and drawings. Clarify uses in the commercial space, signage, provide additional details on the replacement parking lot. Cementitious panel should be removed as an alternate building material from the drawing set. Smooth metal panel will be used on the hoop portions of the building.

A motion was made Whitney Gould, 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

Street & Alley Vacation

5. 141642 Resolution to vacate excess street right-of-way in the area bounded by South Allis Street, East Brunks Lane and East Ward Street and a portion of East Brunks Lane between South Allis Street and East Ward Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Condition: applicant must submit fee outlined in coordinated report

A motion was made Whitney Gould, seconded by J. Allen Stokes, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the PUBLIC WORKS COMMITTEE This motion PREVAILED by Voice Vote

Zoning - Public Hearing 2:15 PM

6. 150506 Resolution approving the request for deviation from the performance standards established by the Port of Milwaukee Sub Area B (Center) Development Incentive Zone (DIZ) for the property at 2039 South Lenox Street, located on the west side of South Lenox Street, north of East Bay Street, in the 14th Aldermanic District. This deviation would allow for indoor storage, a prohibited use in the DIZ, at 2039 South Lenox Street. It would also allow relief from the landscape standards due to environmental conditions of the site.

Sponsors: THE CHAIR

A motion was made J. Allen Stokes, seconded by Joaquin Altoro, that this Plan Commission Resolution be APPROVED This motion PREVAILED by Voice Vote.

Zoning - Public Hearing 2:25 PM

7. 150461 An ordinance relating to the change in zoning from Local Business to Two-Family Residential for the property at 2488-90 South 12th Street, on the east side of South 12th Street and north of West Arthur Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

A motion was made 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

Zoning - Public Hearing 2:30 PM

8. 150462 An ordinance relating to the First Amendment to the Detailed Planned Development known as 1st and Greenfield-Phase 1 for building changes and additional residential units on land located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

A motion was made 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 Voice Vote

Zoning - Public Hearing 2:45 PM

9. 150375 An ordinance relating to the change in zoning from Residential-Office to a Detailed Planned Development known as 2040 West Wisconsin Avenue, located on the north side of West Wisconsin Avenue, east of North 21st Street, in the 4th Aldermanic District.

Sponsors: Aid. Bauman

A motion was made 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 Voice Vote

Comprehensive Planning - Public Hearing 3:00 PM

10. 150526 Resolution approving the 2016 Operating Plan and boundary expansion for Business Improvement District No. 25 (Riverworks), and approving the dissolution of Business Improvement District No. 36 (Riverworks II), in the 3rd and 6th Aldermanic Districts.

Sponsors: Aid. Coggs

A motion was made J. Allen Stokes, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE. This motion PREVAILED by Voice Vote.

Communication File

11. 150508 Communication file from Avenues West BID relating to the Near West Side Partners, Inc.

Sponsors: THE CHAIR

A motion was made J. Allen Stokes, seconded by Whitney Gould, that this Plan Commission Communication file be ORDERED ON FILE. This motion PREVAILED by Voice Vote.

Comprehensive Planning - Public Hearing 3:30 PM

12. 150525 Resolution approving the 2016 Operating Plan and boundary expansion for Business Improvement District No. 10 (Avenues West), in the 4th, 10th, and 15th Aldermanic Districts.

Sponsors: Aid. Bauman

A motion was made J. Allen Stokes, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE. This motion PREVAILED by Voice Vote.

Real Estate

13. 150519 Resolution declaring the City-owned property at 371 East Ward Street surplus to municipal needs and authorizing sale to Dermond Property Investments LLC for housing development, in the 14th Aldermanic District.

Sponsors: Aid. Zielinski

A motion was made Whitney Gould, seconded by J. Allen Stokes, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the PUBLIC WORKS COMMITTEE This motion PREVAILED by Voice Vote



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,
and Joaquin Altoro

Monday, September 21, 2015

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 5 - Stokes, Jacquart, Bloomingdale, Gould, Altoro

Excused: 1 - Najera

Zoning - Public Hearing 1:30 PM

1. [150448](#) A substitute ordinance relating to various code provisions for floodplain overlay zones.

Sponsors: THE CHAIR

A motion was made 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 Voice Vote.

Zoning

2. [150609](#) Resolution relating to a minor modification to the Detailed Planned Development for 2001 North Holton Street for changes to the site plan and parking on land located on the north side of East Brown Street and west of North Holton Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

A motion was made J. Allen Stokes, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE. This motion PREVAILED by Voice Vote.

Condition: rear elevation needs to be painted

Zoning

3. [150608](#) Resolution relating to a minor modification to the Detailed Planned Development known as Sojourner Family Peace Center for additional parking at 619 West Walnut Street, located in the block bounded by West Walnut Street, North 6th Street, West Galena Street and North 7th Street, in the 6th Aldermanic District.
- Sponsors:** THE CHAIR
- Condition: additional landscaping*
- This Resolution was RECOMMENDED FOR ADOPTION AND ASSIGNED TO the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE.**
- Aye:** 4 - Jacquart, Bloomingdale, Gould, and Altoro
- No:** 1 - Stokes
- Excused:** 1 - Najera

Zoning

4. [150681](#) Resolution approving the site plan and building elevations for the redevelopment of Building 23 of the Brewery Project, located at 1137 West Juneau Avenue, on the southeast corner of West Juneau Avenue and North 11th Street, in the 4th Aldermanic District, relative to a Development Incentive Zone (DIZ) known as the Brewery Project, established by Section 295-1007.0010 of the Milwaukee Code.
- Sponsors:** THE CHAIR
- A motion was made J. Allen Stokes, seconded by Whitney Gould, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by Voice Vote.**

Street & Alley Vacation

5. [141507](#) Resolution to vacate the North-South alley in the block bounded by North Palmer Street, East Pleasant Street, East Vine Street and North 1st Street, in the 6th Aldermanic District.
- Sponsors:** THE CHAIR
- A motion was made J. Allen Stokes, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the**

PUBLIC WORKS COMMITTEE. This motion PREVAILED by Voice Vote.

Land Division

6. [150612](#) Resolution approving a final Certified Survey Map for vacated right-of-way located south of East Ward Street and west of South Allis Street to subdivide the newly created parcel and dedicate land for public alley purposes, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Conditions: DPW & Treasurer's Office signatures

A motion was made J. Allen Stokes, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE. This motion PREVAILED by Voice Vote.

Real Estate

7. [150383](#) Substitute resolution approving a Project Plan, a Development Agreement, authorizing expenditures, creating Tax Incremental District No. 84 (West McKinley and West Juneau), declaring the City-owned parking structure at 324 West Highland Avenue surplus to municipal needs and approving Land Disposition Reports and authorizing conveyance of 324 West Highland Avenue and 300-18 West Juneau Avenue to the Milwaukee Bucks, LLC, in the 4th and 6th Aldermanic Districts.

Sponsors: Ald. Bauman

A motion was made J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the COMMON COUNCIL. This motion PREVAILED by Voice Vote.



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,
and Joaquin Altoro*

Monday, September 28, 2015

1:30 PM

City Hall, Room 301-B

SPECIAL JOINT MEETING WITH THE HISTORIC PRESERVATION COMMISSION

Meeting convened: 1:35 PM

1. Roll call of City Plan Commission members.

Member excused: Joaquin Altoro

2. Roll call of Historic Preservation Commission members.

Members excused: Blair Williams

3. Matters before the Commissions: file 150613 (An ordinance relating to the change in zoning from Local Business and Two-Family Residential to a Detailed Planned Development for a mixed-use building at 1701-11 and 1717-19 North Humboldt Avenue, on the northwest corner of East Brady Street and North Humboldt Avenue, in the 3rd Aldermanic District) and file 150677 (Resolution relating to a certificate of appropriateness for the demolition of an existing building and the construction of a new mixed-used building at 1701 N. Humboldt Ave.)

4. Presentation by Dept. of City Development Staff and questions from members.

*Also present: Ald. Nik Kovac
Ms. Vanessa Koster, Dept. of City Development said the project will be 3-story building with 23 dwelling units and 23 parking spaces with commercial use on the first floor. The CPC must consider consistency with the comprehensive plan and development compatible with surrounding uses. Mike Loughran, Dept. of Public Works, is present to address traffic issues and other public works issues. The Commission must consider an increase in density. The density is in conformance with the units above the former hardware store to the east. The staff report is based on the September 4th submittal, although a new plan was submitted on Sept. 24th
Peter Ogden - developer
Mark Ernest - architects (Engberg Anderson)
Tim Wolosz - architects
Mark Ernest said that the area has a tapestry of building materials and types in the area and the area wasn't built all at one time. He feels developers have to re-invent*

buildings in order to create interest. Mr. Ogden discussed other buildings he's designed on the east side. The developer submitted 3 designs, the third design which no-one has seen yet. With the original plan, the top floor was set back and designed to fit in with the single-family homes along Humboldt. Parking was an issue in trying to fit it into the design. In April the plans were changed to decrease the amount of glass and make it more masonry and tried to relate to neighborhood buildings in terms of materials and colors. They also went down to one garage door, rather than two. In June/July, an entire floor was removed from the plans as it was too dense. For the Sept. 4th plan, there are 23 parking spaces and with tandem parking one unit could have 2 spots. There is a retractable store front along Brady. They also exaggerated the copings at the top of the building to make them a little more historic. There are also raised planter beds along Humboldt. There is also a bike room in the lower level that accommodates 20 bikes.

For the Sept. 11th submittal, the masonry was stepped down on the Brady St. facade for a clapboard look with an undulating skyline. Along Humboldt, the large, projecting metal bays are abbreviated.

For the Sept. 28th submittal, a solid base was added to the storefront and moved the canopies to accentuate the corner and the balconies were recessed so they do not project beyond the building wall.

The developer is recommending the submittal of Sept. 28th, which was just presented for the first time.

Ald. Kovac wasn't aware that Brady Street was going to be made LB3, which is much denser and allows for much taller buildings. Ald. Kovac does not support LB3 zoning on Brady Street or at this site. The developer had originally wanted 30 units and the compromise number was 23, which is the highest existing density on Brady Street. Ald. Kovac is concerned that with this newest submittal that HPC will not support it with this corner element.

Ms. Gould was concerned that the view down along Humboldt was rather foreboding. The developer's thought was that Brady is more commercial and Humboldt is more residential. Ms. Gould feared that the zinc patina would change color over the years, while the developer saw it was a high-quality material.

Ald. Bauman prefers the second-to-last version over the most recent submittal. He does not like the protruding balconies. The balconies are five feet deep. The balconies only protrude 2.5 feet from the building exterior. Mr. Jarosz said the windows seemed very narrow, particularly on the first floor to activate the street level. The mechanical cladding on the fourth floor also seems very ominous and institutional and those should be stepped back as much as possible. There is also very much a feeling of "side wall" along the Dry Hootch side. The developer much prefers the Brady St. facade on the final version.

For the final version, the Brady St. base is more versatile, the peek-a-boo balcony is gone and all the canvas has been moved to the corner. Ald. Kovac said that the developer met with himself and HPC staff and that the original version wasn't acceptable. The third version, Ald. Kovac feels, reverses the positive changes that were made that HPC staff felt were needed. Ald. Kovac feels that there are basically just two options - version one was acceptable to CPC staff, but not to HPC staff.

5. Presentation by Historic Preservation Commission staff and questions from members.

Dean Doerrfeld said that the building on the corner would need to be demolished, which staff doesn't object to. The neighborhood does vary highly in style, form and setback. The neighborhood has rhythm, but it does not have repetition. They worked off of the second drawings in presenting their report. They did not support the projecting bay on the corner on the Humboldt side and they still feel more or different windows need to be on the Humboldt side and the large mechanicals on the top floor present as a fourth floor. In general, staff did not support the first/third option as too heavy on the street and diminished Glorioso's. The second version is dated

Sept. 11th. The scale and massing is fine, but a thoroughly modern design concept might have worked. Ald. Bauman does view this as being modern and Ald. Kovac is fine with having "design by committee" and having developers come back multiple times if needed. The third floor is set back about 6". Staff doesn't support the bay on the corner for a number of reasons. It's not intended to have any residential on the first floor. The mechanical on the fourth floor is the override for the elevator, which they tried to mask as much as they could. Ald. Kovac thinks there must be a solution to make this building look like it belongs there.

6. Public hearing (length of testimony may be limited at the discretion of the Chair).

Tony Snell - interested in traffic; he lives at Prospect and Brady and he often gets clipped. He's also concerned about only having one parking space per unit. He prefers the second version.

Mike Loughran - Public Works coordinator said there is minimal parking or traffic impact.

7. Discussion by members.

Ms. Koster would recommend approval of either the first or second version. HPC staff would recommend approval of the second version only.

8. Vote by City Plan Commission members on file 150613 -- An ordinance relating to the change in zoning from Local Business and Two-Family Residential to a Detailed Planned Development for a mixed-use building at 1701-11 and 1717-19 North Humboldt Avenue, on the northwest corner of East Brady Street and North Humboldt Avenue, in the 3rd Aldermanic District.

Mr. Stokes moved, seconded by Ms. Jacquart, for conditional approval. Ms. Bloomingdale said that input from the meeting should be included and she is frustrated as this wasn't really ready for a public hearing. There were no objections. Jim Owczarski, City Clerk, clarified the bureaucratic process between the two bodies.

9. Vote on by Historic Preservation Commission members on file 150677 -- Resolution relating to a certificate of appropriateness for the demolition of an existing building and the construction of a new mixed-used building at 1701 N. Humboldt Ave.

Staff recommends approval with the condition that staff review the detail work. The second version (9/11 and 9/24) is acceptable to the developer with today's comments. The Americans with Disabilities (ADA) access, the west windows should be wider, the protruding balcony and other issues should be addressed.

Ms. Pieper Eisenbrown said on the Humboldt elevation is a little bit busy above the first floor. She doesn't see how the Brady St. elevation fits on Brady St. as too massive for that street and the storefront appears to be pulled back from the street. She is concerned about the mass of the columns and the glazing. The store front was set back, per the developer, deliberately. Ald. Bauman said if the bay on the corner is modified or removed, that would need to come back before the Commission. Ms. Keating Kahn would like to have this come before the Commission again because there are too many variables to approve at this time.

Ms. Keating Kahn moved to hold this matter until October 19th, seconded by Mr. Jarosz. There were no objections.

Meeting adjourned: 3:35 P.M.

Linda M. Elmer

Staff Assistant

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 North Broadway
Milwaukee, WI 53202

Meeting Minutes CITY PLAN COMMISSION

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

Monday, October 19, 2015

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 5 - Stokes, Najera, Bloomingdale, Gould, Altoro

Excused: 1 - Jacquart

Zoning - Public Hearing 1:30 PM

1. [150611](#) An ordinance relating to the change in zoning from Two-Family Residential to Local Business for adaptive reuse of the former school located at 2770 North 5th Street, on the east side of North 5th Street, south of West Hadley Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

This Ordinance was HELD IN COMMITTEE

Aye: 4 - Stokes, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Jacquart

Abstain: 1 - Altoro

Zoning - Public Hearing 1:40 PM

2. [150811](#) Resolution approving the request for deviation from the performance standards established by the Loomis Centre Development Incentive Zone (DIZ) for building signage that exceeds the allowable amount for the new, 25,000 square foot Ross Dress for Less retail establishment located on the northwest corner of the Loomis Centre site, on the south side of West Morgan Avenue, west of South 27th Street, in the 13th Aldermanic District

Sponsors: THE CHAIR

A motion was made J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by Voice Vote.

Miscellaneous

3. [150828](#) Resolution establishing the City Plan Commission meeting schedule for 2016.

Sponsors: THE CHAIR

This Plan Commission Resolution was APPROVED.

Aye: 4 - Stokes, Najera, Bloomingdale, and Gould

No: 0

Excused: 2 - Jacquart, and Altoro



City of Milwaukee

200 E. Wells Street, Room
301-B
Milwaukee, WI 53202

Meeting Minutes - Final CITY PLAN COMMISSION

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

Monday, November 9, 2015

1:30 PM

NOTE: 200 E Wells Street, City Hall, Room 301-B

Present: 6 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro

Zoning

1. 150611 A substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business for adaptive reuse of the former school located at 2770 North 5th Street, on the east side of North 5th Street, south of West Hadley Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Zoning - Public Hearing 1:40 PM

2. 150610 An ordinance relating to the change in zoning from Industrial-Light to a Detailed Planned Development for multi-family development at 1500 and 1542-46 North 32nd Street and 3131 West Galena Street, on the south side of West Galena Street, east of North 32nd Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Conditions: incorporate additional features into the site plan to address the comprehensive plan security strategies and neighborhood concerns; work with DCD Planning staff on final building elevations and site/landscape plans; work with DCD Planning staff on the final written narrative.

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

Zoning - Public Hearing 1:50 PM

3. 150874 A substitute ordinance relating to the change in zoning from Industrial-Heavy to Industrial-Office at 4150 West Burnham Street to consolidate zoning on land located on the north side of West Burnham Street, west of South 38th Street, in the 8th Aldermanic District.

Sponsors: Aid. Donovan

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

Zoning - Public Hearing 1:55 PM

4. 150857 An ordinance relating to the change in zoning from Two-Family Residential to a Detailed Planned Development for supportive housing at 1914-18 North 6th Street, on the northeast corner of North 6th Street and West Reservoir Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Conditions: work with Planning staff on final narrative; provide final landscaping plans; provide an updated site plan.

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

Zoning - Public Hearing 2:05 PM

5. 141842 An ordinance relating to a change in zoning from a Detailed Planned Development known as Rivianna to a Detailed Planned Development for the property located at 236 South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Conditions: provide additional details on the Riverwalk connection points; provide details on the proposed materials and lighting fixtures; provide updated elevations and clarify building materials based on staff comments; provide material samples of the proposed building; final narrative incorporating staff comments.

A motion was made Whitney Gould, seconded by Joaquin Altoro, that this Ordinance be APPROVED. This Ordinance was RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE. This motion PREVAILED by voice vote.

Zoning

6. 150971 Resolution approving the Riverwalk, site plan, and building design for a mixed-use development located at 236 South Water Street, relative to a Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Conditions: See Item 5.

A motion was made Whitney Gould, seconded by Joaquin Altoro, that this Plan Commission Resolution be APPROVED CONDITIONALLY. This motion prevailed by Voice Vote.

Street & Alley Vacation

7. 090424 Substitute resolution to vacate South 6th Street from a point south of West Grange Avenue southerly 2,450 feet more or less to a point, in the 13th Aldermanic District.

Sponsors: THE CHAIR

A motion was made Stephanie Bloomingdale, seconded by Larri Sue Jacquart, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the PUBLIC WORKS COMMITTEE This motion PREVAILED by Voice Vote



City of Milwaukee

Meeting Minutes CITY PLAN COMMISSION

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

Monday, November 23, 2015

1:30 PM

200 E Wells Street, Room 301-B

Present: 5 - Stokes, Najera, Jacquart, Gould, Altoro

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:30 PM

1. [150724](#) An ordinance relating to the change in zoning from Downtown-Warehouse and Light Manufacturing, Downtown-Civic Activity, and Redevelopment-Park East to a General Planned Development for the Arena Master Plan on land generally bounded by West McKinley Avenue to the north, North Old World Third Street and North 4th Street to the east, West State Street to the south and North 6th Street to the west, in the 4th and 6th Aldermanic Districts.

Sponsors: Ald. Bauman

Conditions: work with staff on the final narrative, site statistics, density, design standards. Provide final drawings with requested information for each block including site statistics, updated block mpas, activation for each block face. Work with city staff on the sequencing of the removal of the 4th & Highland parking structure.

This Ordinance was RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE.



City of Milwaukee

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

Meeting Minutes CITY PLAN COMMISSION

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

Monday, December 7, 2015

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Present: 6 - Stokes, Najera, Jacquart, Bloomingdale, Gould, Altoro

Zoning - Public Hearing 1:30 PM

1. 151012 An ordinance relating to the change in zoning from Industrial-Office to Industrial-Mixed on land located at 3456 North Buffum Street, on the east side of North Buffum Street, south of East Keefe Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

A motion was made 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 Voice Vote.

Zoning - Public Hearing 1:35 PM

2. 151013 An ordinance relating to the change in zoning from Industrial-Office to Industrial-Mixed on land located on the south side of West Harrison Avenue, east and west of South 5th Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

A motion was made 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 Voice Vote.

Zoning - Public Hearing 1:45 PM

3. 151011 A substitute ordinance relating to the change in zoning from Local Business to Commercial Service on land located at 4623 West Lisbon Avenue, on the south side of West Lisbon Avenue and west of North 46th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

A motion was made 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 Voice Vote,

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

No: 1 - Stokes

Zoning

4. 151030 Resolution relating to a minor modification to the Detailed Planned Development known as Ryder Truck for the addition of a fence at 9301 West Heather Avenue, on the south side of West Heather Avenue and west of North 91st Street, in the 9th Aldermanic District.

Sponsors: Ald. Puente

A motion was made Larri Sue Jacquart, seconded by Stephanie Bloomingdale, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE This motion PREVAILED by Voice Vote.

DPW

5. 150962 An ordinance relating to the amendment of the Official Map of the City of Milwaukee.

Sponsors: THE CHAIR

A motion was made Larri Sue Jacquart, seconded by Stephanie Bloomingdale, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE This motion PREVAILED by Voice Vote.