City of Milwaukee

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

Meeting Minutes

CITY PLAN COMMISSION

PATRICIA NAJERA, CHAIR
Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,
Preston Cole and Darryl Johnson

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

Tuesday, January 22, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:33 p.m.

Present: 4 - Johnson, Altoro, 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 December 3, 2018.

Member Johnson moved approval, seconded by member Altoro, of the meeting minutes from December 3, 2018. There was no objection.

Zoning - Public Hearing 1:30 PM

2. 181208 A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Industrial-Office, IO1, for the property located at 529 South 93rd Street, located on the west side of South 93rd Street, south of West Adler Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Atty. Meghan E. Busalacchi, Lichtsinn & Haensel, S.C

Member Altoro moved approval, seconded by member Johnson. (Prevailed 4-0)

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: 4 - Johnson, Altoro, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning - Public Hearing 1:35 PM

3. 180305

A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM4, to Industrial-Light, IL2, for part of the property located at 1746-1748 North 5th Street, on the east side of North 5th Street, south of West Vine Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Sharon Grinker
Mike Grinker

Member Gould moved approval, 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, Altoro, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning - Public Hearing 1:45 PM

4. 181207

An ordinance relating to the change in zoning from a previously approved Detailed Planned Development to a new Detailed Planned Development for a mixed-use building on land located at 700 East Kilbourn Avenue, on the north side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

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

A motion was made by 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 the following vote:

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning

5. 181209

Resolution relating to a Minor Modification to the Detailed Planned Developments known as Columbia St. Mary's Main Hospital and Columbia St. Mary's Phase 1 (Water Tower Medical Commons) to allow additional site signage on land located on the north side of East North Avenue between North Prospect Avenue and North Terrace Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Meeting recessed at 2:04 p.m.

Meeting reconvened at 2:05 p.m.

Individual appearing:
Tina Lewis, Lemberg Electric
Eric Rhodes, Ascension Columbia St. Mary's

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

A motion was made by Joaquin Altoro, 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, Altoro, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning

6. 181427

Substitute resolution amending the design standards for the Menomonee Valley Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2)(b) of the Milwaukee Code of Ordinances.

Sponsors: THE CHAIR

Individuals appearing:
Greg Patin, Dept. of City Development
Peter Balistrieri, HGA Architects and Engineers
Corey Zetts, Menomonee Valley Partners

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Miscellaneous

7. 171319 Resolution electing the chair and vice-chair of the City Plan Commission for a term of two years commencing January 2019.

Sponsors: THE CHAIR

Member Altoro moved nomination of Patricia Najera as chair and Whitney Gould as vice-chair, seconded by member Johnson. There was no objection.

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Meeting adjourned at 2:39 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Joaquin Altoro, Preston Cole, Darryl Johnson and Allyson Nemec

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

Monday, February 11, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:30 p.m.

Members Bloomingdale and Johnson joined the committee at 1:34 p.m. during item 2.

Present: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, Gould

Absent: 1 - Cole

Individual also present:

Vanessa Koster, Dept. of City Development Planning

1. Review and approval of the previous meeting minutes from January 22, 2019.

Member Gould moved approval, seconded by member Altoro, of the meeting minutes from January 22, 2019. There was no objection.

Zoning - Public Hearing 1:30 PM

2. 180435 A substitute ordinance relating to the Third Amendment to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) - Phase 1 to permit the second part of Phase 2 development on the south outlot of the development site located on the east side of South 1st Street, north of East Greenfield Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Austen Conrad, Strang, Inc.
Mark Lake, Wangard Partners, Inc.
Gregory Polacheck, Summit Credit Union

Members Bloomingdale and Johnson joined the committee at 1:34 p.m.

Member Bloomingdale moved conditional approval, seconded by member Gould. (Prevailed 6-0)

Conditions: submittal of a site plan reflecting a retaining wall, submittal of sample glazing, and other minor items.

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: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 1:40 PM

3. 181392 An ordinance relating to the change in zoning from Detailed Planned Development, DPD, to Local Business, LB2, and Parks, PK, for the properties located at 3100 West Capitol Drive and 4101 North 31st Street, on the north side of West Capitol Drive, west of North 31st Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:
Samina Ali
Tory Kress, Dept. of City Development

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

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

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 1:45 PM

4. 181536 A substitute ordinance establishing a Site Plan Review Overlay Zone for a 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

Individuals appearing:
Greg Schaal, MKE Industrial Park LLC
David Rhodes, Dept. of Neighborhood Services

Ald. Terry Witkowski, 13th Ald. Dist.

Member Bloomingdale moved to hold to the call of the chair, seconded by member Gould. (Prevailed 5-1)

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: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 1 - Altoro

Absent: 1 - Cole

Zoning

5. 181538 Resolution establishing design standards for the Site Plan Review Overlay Zone, SPROZ, for 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

Individuals appearing:
Greg Schaal, MKE Industrial Park LLC
David Rhodes, Dept. of Neighborhood Services
Ald. Terry Witkowski, 13th Ald. Dist.

Member Bloomingdale moved to hold to the call of the chair, seconded by member Gould. (Prevailed 5-1)

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

Aye: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 1 - Altoro

Absent: 1 - Cole

Zoning

6. 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

Individuals appearing:
Greg Schaal, MKE Industrial Park LLC
David Rhodes, Dept. of Neighborhood Services

Ald. Terry Witkowski, 13th Ald. Dist.

Member Bloomingdale moved to hold to the call of the chair, seconded by member Gould. (Prevailed 5-1)

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: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 1 - Altoro

Absent: 1 - Cole

Zoning - Public Hearing 2:00 PM

7. 181462 An ordinance relating to the zoning code definition of "general office".

Sponsors: THE CHAIR

Individual appearing:
Ed Richardson, Dept. of City Development

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

Aye: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 2:10 PM

8. 181429 A substitute ordinance relating to review and approval of site work within an overlay zone.

Sponsors: Ald. Bauman

Individual appearing:
Rocky Marcoux, Dept. of City Development Commissioner

Member Gould moved to place on file, seconded by member Altoro. (Prevailed 6-0)

A motion was made by Whitney Gould, seconded by Joaquin Altoro, 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: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 2:25 PM

9. 181520 A substitute ordinance relating to landscaping and screening requirements for various land uses.

Sponsors: Ald. Witkowski

Individuals appearing:
Kyle Gast, Dept. of City Development
Ald. Terry Witkowski, 13th Ald. Dist.

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

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: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Meeting adjourned at 3:46 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Joaquin Altoro, Preston Cole, Darryl Johnson and Allyson Nemec

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

Monday, March 11, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:30 p.m.

Present: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, Gould

Absent: 1 - Cole

Individual also present:

Vanessa Koster, Dept. of City Development Planning

1. Review and approval of the previous meeting minutes from February 11, 2019.

Member Nemec moved approval, seconded by member Gould, of the meeting minutes from February 11, 2019. There was no objection.

Zoning - Public Hearing 1:30 P.M.

2. 181599 A substitute ordinance relating to the change in zoning from Local Business, LB2, to Institutional, TL, for the properties located at 1200 and 1222 West Wells Street, on the north side of West Wells Street, west of North 12th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:
Joel Smullen, Marquette University

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

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: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning

3. 181486

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Block 1 - Arena Master Plan to allow an additional monument sign on the Fiserv Forum property located at 1111 North Vel R. Phillips Avenue, on the south side of West Juneau Avenue, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:
Mike Abrams, ICON Venue Group

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

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: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 1:40 P.M.

4. 181534

A substitute ordinance relating to the change in zoning from Industrial-Office, IO2, to Neighborhood Shopping, NS2, for the property located at 2778 South 35th Street, on the east side of South 35th Street, north of West Montana Street, in the 11th Aldermanic District.

Sponsors: Ald. Borkowski

Individual appearing:
Ronald Bluma, Smart Financial Services Inc.

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

A motion was made by Allyson Nemec, 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: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning

5. 181487

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Luke's Medical Center, Phase 2, to allow for additional wall signage on the existing building at 3355 West Forest Home Avenue, located on the south side of West Forest Home Avenue, east of South 34th Street, in the 11th Aldermanic District.

Sponsors: Ald. Borkowski

Individual appearing:
Matt Kaminski, Poblocki Sign Company

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

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

Aye: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning

6. 181488

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 3600@Villard to change the previously approved enclosed parking to surface parking for a mixed-use development at 3611, 3615, 3619, 3621 and 3633 West Villard Avenue, located on the south side of West Villard Avenue, east of North 37th Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals appearing:
Ali Kopyt, Korb and Associates Architects
Rafael Garcia, Index Development Group
Michael Roane, Brinshore Development

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

A motion was made by Joaquin Altoro, 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: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 2:00 P.M.

7. 181394

A substitute ordinance relating to the change in zoning from a General Planned Development known as Clarke Square Apartments to a Detailed Planned Development known as Journey House at Clarke Square for multi-family residential development at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street, located on the northeast corner of West Mineral Street and North 24th Street and the southeast corner of West Vieau Place and North 24th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:
Dr. Michele Bria, Journey House
Bob McCormick, Cardinal Capital Management, Inc.
Jerry Bourquin, Dimension Madison Design Group
Kevin Turner, Journey House

Individual testifying in opposition:
Lee Valentine, resident

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

Conditions:
Submit final exhibits with staff comments incorporated into them, specifically, the drawings for the Vieau Place building to show revisons to the porch roof and the base of the porch, and the grids within the windows on both buildings to be removed.

A motion was made by 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 the following vote:

Aye: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 2:10 P.M.

8. 181598

A substitute ordinance relating to the change in zoning from Industrial-Office, IO2, to Local Business, LB2, for the property located at 603 North 36th Street, on the west side of North 36th Street, north of West Michigan Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Nabil Salous, SRN Real Estate

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 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning

9. 181536

A substitute ordinance establishing a Site Plan Review Overlay Zone for a 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

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

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

Aye: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning

10. 181538

Substitute resolution establishing design standards for the Site Plan Review Overlay Zone, SPROZ, for a 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

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

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

Aye: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Zoning

11. 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

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

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

Aye: 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Absent: 1 - Cole

Miscellaneous

12. 181700 Communication related to the 2018 year in review.

Sponsors: THE CHAIR

Individual appearing:
Kristin Connelly, Dept. of City Development Planning

Meeting adjourned at 3:19 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Joaquin Altoro, Preston Cole, Darryl Johnson and Allyson Nemec

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

Monday, April 22, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:31 p.m.

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

Excused: 1 - Johnson

Individual also present:

Vanessa Koster, DCD Planning

1. Review and approval of the previous meeting minutes from March 11, 2019.

Member Nemec moved approval, seconded by member Gould, of the meeting minutes from March 11, 2019. There was no objection.

Miscellaneous

2. 190012 Communication relating to Business Improvement Districts and Neighborhood Improvement Districts.

Sponsors: THE CHAIR

Individual appearing:
Kenneth Little, DCD Commercial Corridor

Zoning - Public Hearing 1:50 P.M.

3. 181875 A substitute ordinance relating to the change in zoning from Industrial-Heavy, IH, to Industrial-Mixed, IM, for the property located at 1958 South 1st Street, on the east side of South 1st Street, south of East Anderson Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Mark Lake, Wangard Partners

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

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

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

No: 0

Excused: 1 - Johnson

Zoning - Public Hearing 2:00 P.M.

4. 181872 A substitute ordinance relating to the change in zoning from Industrial-Mixed, IM, to Two-Family Residential, RT4, for the property located at 1004 South 6th Street, on the east side of South 6th Street, south of West Mineral Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Fernando Campos, United Community Center

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

A motion was made by 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 the following vote:

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

No: 0

Excused: 1 - Johnson

Land Divisions

5. 190010 Resolution approving a final Certified Survey Map for land located on the west side of North Arlington Place and south of East Kane Place to combine two parcels into one parcel and to dedicate land for public street purposes, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Kevin Kuschel, DCD

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

A motion was made by Allyson Nemec, 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 - Nemec, Najera, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Johnson

DPW

6. 181740 An ordinance relating to the amendment of the Official Map of the City of Milwaukee.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 1 - Johnson

Meeting adjourned at 2:29 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Joaquin Altoro, Darryl Johnson and Allyson Nemec

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

Monday, May 13, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:30 p.m.

Member Bloomingdale joined the committee at 1:35 p.m. during items 2 and 3.

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

Excused: 1 - Nemec

Individual also present:

Vanessa Koster, DCD Planning

1. Review and approval of the previous meeting minutes from April 22, 2019.

Member Altoro moved approval, seconded by member Gould of the meeting minutes from April 22, 2019. There was no objection.

Zoning - Public Hearing 1:30 PM

2. 190131 Resolution approving the request for deviation from the performance standards established by the Port of Milwaukee Development Incentive Zone (DIZ) for the property located at 317 East National Avenue, on the south side of East National Avenue, west of South Water Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Items 2 and 3 were heard concurrently.

Individuals appearing:
Yves LaPierre, DCD Real Estate
Joshua Weber, V. Marchese Inc.

Member Bloomingdale joined the committee at 1:35 p.m. during items 2 and 3.

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

A motion was made by Whitney Gould, seconded by Darryl Johnson, that this Resolution be APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Nemec

Zoning

3. 190132 Resolution approving the site plan and building elevations for the construction of a parking lot and accessory building located at 317 East National Avenue, on the south side of East National Avenue, west of South Water Street, in the 12th Aldermanic District, relative to a Development Incentive Zone (DIZ) known as Port of Milwaukee.

Sponsors: THE CHAIR

Items 2 and 3 were heard concurrently.

Individuals appearing:
Yves LaPierre, DCD Real Estate
Joshua Weber, V. Marchese Inc.

Member Bloomingdale joined the committee at 1:35 p.m. during items 2 and 3.

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

A motion was made by Whitney Gould, seconded by Darryl Johnson, that this Resolution be APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Nemec

Zoning - Public Hearing 1:40 PM

4. 190143 Resolution approving the request for deviation from the performance standards established by the Port of Milwaukee Development Incentive Zone (DIZ) for the property located at 1120 South Baclay Street, on the east side of South Barclay Street, south of East Washington Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Craig Ellsworth, architect
Laura Nelson, Foamation Inc.
Ralph Bruno, Foamation Inc.
Dan Adams, Harbor District Inc.

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 APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Nemec

Zoning

5. 190049 Resolution relating to a Minor Modification to the Detailed Planned Development known as Greater Mt. Sinai Church of God in Christ to allow a freestanding sign at 5384 North 60th Street, located on the east side of North 60th Street, south of West Custer Avenue, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Individual appearing:
Thaddeus Hannah, Greater Mt. Sinai Church of God in Christ

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 ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Nemec

Zoning

6. 190056 Resolution relating to a Minor Modification to the Detailed Planned Development known as Miller Compressing for consolidation of a portion of operations into a new building proposed to be located at 1800-1942 West Bruce Street, on the north side of West Pierce Street, west of South 16th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:
Darren Engbring, Alter Trading
Dom Ferrante, Briohn Design Group

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 ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Nemec

DPW

7. 190124 A Substitute ordinance granting an air space lease to J. Jeffers and Company for a portion of the building to overhang the adjacent north-south alley for the premises at 511 North Broadway in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Eric Huberty, Engberg Anderson Architects

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

A motion was made by Stephanie Bloomingdale, 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: 5 - Johnson, Altoro, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Miscellaneous

8. 190133 Communication relating to an overview of sign types and standards.

Sponsors: THE CHAIR

Individual appearing:
Kristin Connelly, DCD Planning

Chair Najera left the committee at 2:25 p.m.

Meeting adjourned at 2:38 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Darryl Johnson and Allyson Nemec

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

Monday, June 10, 2019	1:30 PM	809 N.Broadway, 1st Floor Boardroom

Special

Meeting convened at 1:32 p.m.

Present: 5 - Nemec, Johnson, Najera, Bloomingdale, Gould

Individual also present:

Vanessa Koster, DCD Planning

1. Review and approval of the previous meeting minutes from May 13, 2019.

Member Johnson moved approval, seconded by vice-chair Gould, of the meeting minutes from May 13, 2019. There was no objection. Member Nemec abstaining.

Zoning - Public Hearing 1:30 PM

2. 190140 A substitute ordinance relating to the zoning code definitions of manufacturing-related land uses.

Sponsors: THE CHAIR

Individual appearing:
Ed Richardson, DCD

Member Bloomingdale moved approval, seconded by vice-chair Gould. (Prevailed 5-0)

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: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 1:40 PM

3. 190231 A substitute ordinance relating to uses permitted on properties zoned institutional (TL).

Sponsors: Ald. Perez

Individual appearing:
Ed Richardson, DCD

Member Nemec moved approval, seconded by vice-chair Gould. (Prevailed 5-0)

A motion was made by Allyson Nemec, 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 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 1:50 PM

4. 190164 A substitute ordinance relating to the change in zoning from Industrial-Light, IL2, to Industrial-Mixed, IM, to allow commercial uses on the property located at 419 West Vliet Street, on the south side of West Vliet Street, west of North Vel R. Phillips Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Meeting recessed at 1:42 p.m.

Meeting reconvened at 1:50 p.m.

Individuals appearing:
Pat Prabhu, Lofts Hotel Downtown Milwaukee
Karl Rajani, Lofts Hotel Downtown Milwaukee
Carla Cross, Cross Management Services

Individual testifying in support and with questions:
Larry Hoffman

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

A motion was made by Allyson Nemec, 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: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 2:00 PM

5. 190161

A substitute ordinance relating to the change in zoning from Local Business, LB2, and Redevelopment, RED-Park East, to Detailed Planned Development, DPD, for a multi-family residential development on the properties located at 1659 and 1673-85 North Jackson Street, and 1660, 1664 and 1668 North Water Street, on the west side of North Jackson Street, east of North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:
Jason Pietsch, Ogden & Company
Joel Agacki, Striegel-Agacki Studio
Peter Ogden, Ogden & Company

Individual testifying with concerns:
Gerald Fox

Individual testifying in support and with questions:
Lawrence Hoffman

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

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

A motion was made by Darryl Johnson, 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: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 2:20 PM

6. 190160

A substitute ordinance relating to the change in zoning from High-Density Residential, C9A, to a Detailed Planned Development, DPD, for a mixed-use development at 1325 North Jefferson Street, located on the west side of North Jefferson Street, north of East Knapp Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:
Jason Korb, Korb & Associates
Scott Simon, Travaux

Individual testifying in support:
John Beverix

Individual testifying with questions:
Stuart Mukamal

Individual testifying in opposition:
Lori Helk

Vice-chair Gould moved conditional approval, seconded by member Johnson. (Prevailed 5-0)

Conditions: additional clarification of the narrative and further refinement of the 1st floor drawings.

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 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 2:45 PM

7. 190158 A substitute ordinance relating to the change in zoning from Industrial-Light, IL1, to Local Business, LB1, for the properties located at 5548 North 99th Street and 9816-32 West Potomac Avenue, on the north side of West Sheridan Avenue, north of West Potomac Avenue, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Individuals appearing:
Vir Shah for Upesh Shah
Luis Barbosa, BMR Design Group

Individual testifying in opposition:
Todd Shram

Member Johnson moved approval, seconded by chair Najera. (Prevailed 3-2)

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

Aye: 3 - Nemec, Johnson, and Najera

No: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 3:00 PM

8. 190159 A substitute ordinance relating to the change in zoning from Single-Family Residential, RS2, to a Detailed Planned Development,

DPD, for the property located at 7007 and 7007-R North 115th Street, on the west side of North 115th Street, south of West Good Hope Road, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Meeting recessed at 4:00 p.m.

Meeting reconvened at 4:08 p.m.

Individuals appearing:
David Misky, DCD
Bill Zacher, Western Building Products
Jeffrey Hook, Briohn Building Corporation
Mark Willey, Western Building Products
Robert Seleen, DPW

Individuals testifying in opposition:
Bruce Winter
Kym Charles
Susan Adriansen
Janice Posik
Clark Sherman

Individual testifying in support:
Ald. Nikiya Dodd, 5th Ald. Dist.
Charles Stevens

Vice-chair Gould moved approval, seconded by member Bloomingdale. (Prevailed 5-0)

A motion was made by Whitney Gould, 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: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Meeting adjourned at 5:16 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Darryl Johnson, Allyson Nemec,
Brianna Sas-Perez and Ranell Washington

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

Monday, July 15, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:31 p.m.

Present: 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, Sas-Perez

Excused: 1 - Najera

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

1. Review and approval of the previous meeting minutes.

Member Johnson moved approval, seconded by member Washington, of the meeting minutes from June 10, 2019. There was no objection.

Comprehensive Planning - Public Hearing 1:30 PM

2. 180438 Resolution approving annexation of territory to Business Improvement District No. 26 (Menomonee Valley), in the 4th, 8th and 12th Aldermanic Districts.

Sponsors: THE CHAIR

Individuals appearing:
Sierra Starner-Heffron, Dept. of City Development
Corey Zetts, Menomonee Valley Partners

Individual testifying in opposition:
Thomas Kranick, Sunlite Building Corp., 1400 & 1501-17 W Pierce St., Milwaukee

Individual testifying in support:
Tracy Wymelenberg, Aurora Health Care & Menomonee Valley Partners

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

A motion was made by Stephanie Bloomingdale, seconded by Darryl Johnson, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

No: 0

Excused: 1 - Najera

Zoning

3. 190406

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Columbia St. Mary's Main Hospital to allow new exterior windows on the building located at 2323 North Lake Drive, on the west side of North Lake Drive, north of East North Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
James Sisson, HGA Architects

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

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

Aye: 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

No: 0

Excused: 1 - Najera

Zoning - Public Hearing 2:00 PM

4. 190503

Resolution approving the request for deviation from the performance standards established by the Port of Milwaukee Development Incentive Zone (DIZ) for the proposed new headquarters for Komatsu Mining Corporation, located at 311 and 401 East Greenfield Avenue, on the south side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Matt Beaudry, Komatsu Mining Corp
Greg Uhen, Eppstein Uhen Architects
Pat Kressin, GRAEF
Tom Stacey, Eppstein Uhen Architects

Individual testifying in support and with concerns:

Lilith Fowler, Harbor District Inc.

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

Condition:
Submittal of a revised narrative.

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

Aye: 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

No: 0

Excused: 1 - Najera

Zoning

5. 190504 Resolution approving the site plan and building elevations for construction of a new headquarters for Komatsu Mining Corporation located at 311 and 401 East Greenfield Avenue, on the south side of East Greenfield Avenue, east of South 1st Street, relative to a Development Incentive Zone (DIZ) known as Port of Milwaukee, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Matt Beaudry, Komatsu Mining Corp
Greg Uhen, Eppstein Uhen Architects
Pat Kressin, GRAEF
Tom Stacey, Eppstein Uhen Architects

Individual testifying in support and with concerns:
Lilith Fowler, Harbor District Inc.

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

Conditions:
Submittal of revised exhibits and narrative on floor area ratio,, signs, bicycle areas, pedestrian access, and other building design elements. Also explore pedestrian experience along Greenfield, parking lot landscaping, greenspace and reducing surface parking.

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

Aye: 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

No: 0

Excused: 1 - Najera

Zoning

6. 190505 Resolution approving the site work and elements for the limited portions of property that are within the Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ) at 311 and 401 East Greenfield Avenue, on the west side of the Kinnickinnic River and south of East Greenfield Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Matt Beaudry, Komatsu Mining Corp
Greg Uhen, Eppstein Uhen Architects
Pat Kressin, GRAEF
Tom Stacey, Eppstein Uhen Architects

Individual testifying in support and with concerns:
Lilith Fowler, Harbor District Inc.

Member Bloomingdale moved conditional approval, seconded by member Nemec. (Prevailed 6-0)

Condition:
Collaborate with staff and Harbor District, Inc. on integration of design with Riverwalk landscaping.

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

Aye: 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

No: 0

Excused: 1 - Najera

DPW

7. 190405 Resolution authorizing acceptance of two quit claim deeds from the State of Wisconsin Department of Transportation, for portions of property along East Clybourn Street and North Harbor Drive (Lakefront Gateway) for dedication as public right-of-way purposes for street purposes, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Member Johnson left the committee at 3:42 p.m.

Individual appearing:
David Misky, Dept. of City Development

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

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

Aye: 5 - Nemec, Bloomingdale, Gould, Washington, and Sas-Perez

No: 0

Excused: 2 - Najera, and Johnson

DPW

8. 190513 Substitute resolution to dedicate certain City-owned land for public right-of-way purposes in the area north of West Brown Deer Road between North 76th Street and North 85th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individual appearing:
Benjamin Timm, Dept. of City Development

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

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

Aye: 5 - Nemec, Bloomingdale, Gould, Washington, and Sas-Perez

No: 0

Excused: 2 - Najera, and Johnson

DPW

9. 190558 A substitute ordinance establishing a pedestrian mall to be known as the “Historic Mitchell Street Pedestrian Mall” comprised of a portion of the east-west 20-foot wide alley, in the block bounded by West Historic Mitchell Street, South 10th Street, West Lapham Boulevard, and South 9th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:
Anthony Gayfield, Dept. of Public Works

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

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

Aye: 5 - Nemec, Bloomingdale, Gould, Washington, and Sas-Perez

No: 0

Excused: 2 - Najera, and Johnson

Meeting adjourned at 3:51 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Darryl Johnson, Allyson Nemec,
Brianna Sas-Perez and Ranell Washington

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

Monday, August 12, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:30 p.m.

Present: 7 - Nemec, Najera, Bloomingdale, Gould, Washington, Johnson, Sas-Perez

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

1. Review and approval of the previous meeting minutes.

The meeting minutes from July 15, 2019 were approved without objection.

Comprehensive Planning - Public Hearing 1:30 PM

2. 190322 Resolution creating Neighborhood Improvement District No. 10 (Riverview) and approving its Initial Operating Plan, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:
Sierra Starner-Heffron, Dept. of City Development
Keith Atkinson

Member Bloomingdale moved approval, seconded by member Johnson. (Prevailed 7-0)

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

Aye: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Streets & Alleys

3. 190177 Resolution to vacate a portion of the north-south alley and to dedicate certain City-owned land for public alley purposes in the block bounded by West Clybourn Street, West St. Paul Avenue, North 28th Street and North 29th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:
Joseph Kaltenberg, Dept. of Public Works
Kevin Kuschel, Dept. of City Development

Member Bloomingdale moved approval, seconded by member Sas-Perez. (Prevailed 7-0)

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

Aye: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Meeting adjourned at 2:14 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Darryl Johnson, Allyson Nemec,
Brianna Sas-Perez and Ranell Washington

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

Monday, September 9, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:30 p.m.

Present: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, Gould

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

1. Review and approval of the previous meeting minutes.

Member Nemec moved approval, seconded by member Sas-Perez, of the meeting minutes from August 12, 2019. There was no objection.

Zoning - Public Hearing 1:30 PM

2. 190526 A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Industrial-Heavy, IH, to allow several properties located on the north side of West Meinecke Avenue, East of North 33rd Street to be combined with the main Master Lock campus, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Atty. Brian Randall, Davis & Kuelthau
Sean Melville, Master Lock

Member Nemec moved conditional approval, seconded by vice-chair Gould. (Prevailed 7-0)

Condition: landscape planning to satisfy City requirements

A motion was made by Allyson Nemec, 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 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Streets & Alleys

3. 190399 Substitute resolution to vacate a portion of North 32nd Street from West Wright Street south to a point and to vacate West Wright Street from North 32nd Street west to a point, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Atty. Brian Randall, Davis & Kuelthau
Sean Melville, Master Lock

Member Nemec moved conditional approval, seconded by vice-chair Gould. (Prevailed 7-0)

Condition: landscape planning to satisfy City requirements

A motion was made by Allyson Nemec, 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: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 1:45 PM

4. 190651 A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM1, and Local Business, LB2, to Two-Family Residential, RT4 for the properties located at 2210 West Becher Street and 2038 South Muskego Avenue, on the north side of West Becher Street, East of South Muskego Avenue, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
William Schwartz, Interstate Partners LLC
Fernando Campos, United Community Center

Vice-chair Gould moved approval, seconded by member Nemec. (Prevailed 6-0)

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

Aye: 6 - Nemec, Sas-Perez, Johnson, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Washington

Zoning - Public Hearing 1:55 PM

5. 190549 A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Ascent Apartments to allow for additional dwelling units and structured parking, as well as an increase in building height and design changes to a previously approved mixed-use building on land located at 700 East Kilbourn Avenue, on the north side of East Kilbourn Avenue, East of North Van Buren Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Jason Korb, Korb and Associates

Member Washington moved approval, seconded by member Johnson. (Prevailed 7-0)

A motion was made by Ranell Washington, 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: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Streets & Alleys

6. 181877 Substitute resolution to vacate a portion of the east side of South 1st Street, south of East Pittsburgh Avenue to a point, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Member Nemec left the committee at 2:28 p.m.

Appearing:
Robert Joseph
Matt Rinka, Rinka Chung Architecture

Member Bloomingdale moved approval, seconded by vice-chair Gould. (Prevailed 6-0)

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: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Meeting adjourned at 2:38 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Darryl Johnson, Allyson Nemec,
Brianna Sas-Perez and Ranell Washington

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

Monday, September 30, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:30 p.m.

Present: 5 - Nemec, Sas-Perez, Johnson, Najera, Washington

Excused: 2 - Bloomingdale, Gould

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

1. Review and approval of the previous meeting minutes.

Meeting minutes from September 9, 2019 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. 190780 A substitute ordinance relating to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM4, for the former Carleton School site located at 4116 West Silver Spring Drive, on the north side of West Silver Spring Drive between North 41st Street and North 42nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Appearing:
Martha Brown, Dept. of City Development
Rhonda Szallai, Dept. of City Development

Testifying in opposition:
Victor Burgos, resident
Allen Beckman, resident
Mandy Mahan, resident

Member Allyson moved hold in committee, seconded by member Washington, for the developer to hold a meeting and do outreach with the local community. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Ranell Washington, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 1:40 PM

3. 190740

A substitute ordinance relating to the change in zoning from Detailed Planned Development known as Dover Teacher Housing to Two-Family Residential, RT4, for the existing school site at 619 East Dover Street, located on the south side of East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Appearing:
Rhonda Szallai, Dept. of City Development

Testifying in support and with concerns:
Robert Schnedier, resident

Member Nemec moved approval, seconded by member Washington. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Ranell Washington, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 1:50 PM

4. 190522

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Industrial-Mixed, IM, for a portion of 408-adj West Harrison Avenue, located on the south side of West Harrison Avenue, East of South 5th Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Jason Korb, Korb and Architects

Member Nemec moved approval, seconded by member Washington. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Ranell Washington, that

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

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 2:00 PM

5. 190781 An ordinance relating to the change in zoning from Commercial Service, CS, to Industrial-Light, IL1, for the property located at 7676 North 76th Street, on the east side of North 76th Street, north of West Calumet Road, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Appearing:
James Smith, Douglas Dynamics
Ald. Chantia Lewis, 9th Aldermanic District

Member Washington moved approval, seconded by member Nemec. (Prevailed 5-0)

A motion was made by Ranell Washington, seconded by Allyson Nemec, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 2:15 PM

6. 190782 An ordinance relating to the change in zoning from Industrial-Light, IL1, to a Detailed Planned Development known as Veterans Outreach of Wisconsin to allow a tiny homes development on part of 6767 North 60th Street, located on the west side of North 60th Street, south of West Green Tree Road, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Appearing:
Amy Turim, Dept. of City Development
Jeff Gustin, Veterans Outreach of Wisconsin
Gary Randle, SEH
Brian Cooley, SEH
Ald. Chantia Lewis, 9th Aldermanic District

Member Nemec moved conditional approval, seconded by member Johnson.

(Prevailed 5-0)

Condition: submittal of final drawings with staff comments incorporated.

A motion was made by Allyson Nemec, seconded by Darryl Johnson, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

A motion was made by Allyson Nemec, seconded by Darryl Johnson, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Streets & Alleys

7. 190523 Substitute resolution to vacate a portion of the north-south alley, located in the block bounded by West Fond du Lac Avenue, West North Avenue, West Oak Street and North 24th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Member Nemec left the committee at 3:06 p.m.

Appearing:
Kalan Haywood, Haywood Group

Member Johnson moved approval, seconded by member Washington. (Prevailed 4-0)

A motion was made by Darryl Johnson, seconded by Ranell Washington, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 3 - Nemec, Bloomingdale, and Gould

Meeting adjourned at 3:11 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Darryl Johnson, Allyson Nemec,
Brianna Sas-Perez and Ranell Washington

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

Monday, October 21, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:30 p.m.

Present: 5 - Nemec, Sas-Perez, Johnson, Washington, Bloomingdale

Excused: 2 - Najera, Gould

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

Members Bloomingdale and Nemec elected as chair pro tem and vice-chair pro tem, respectively, for this meeting without objection.

1. Review and approval of the previous meeting minutes.

Meeting minutes from September 30, 2019 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. 190784 An ordinance relating to a change in zoning from a Detailed Planned Development to a new Detailed Planned Development for the property located at 234 (f/k/a 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:
Katherine Kawczynski, VJS Construction Services
Bryan Bedford, Bedford Development

Testifying with concerns:
Dennis Hasenfang, resident

A letter with concerns from Christine Heavey, resident, was read into the record.

Member Johnson moved conditional approval, seconded by member Washington. (Prevailed 5-0)

Condition:

Submittal of final documents that include the following changes:
1. Lighten the tone of the metal in the parking area along Water Street so that it blends in better with the balance of the building.
2. On the Water Street elevation, consolidate the two vents under the one window to the south of the main entrance into one and center it beneath the window. All vents should be painted to match the building materials.
3. Change the material at the entrance (corner of Pittsburgh and Water) from metal to masonry and change the shadow lines around the windows in the stair tower adjacent to the entrance so that they don't appear to be protruding from the brick.
4. Note the area along the first floor on the river-facing elevation where the future art component will be installed.
5. The rooftop HVAC screen should be a lighter tone metal.
6. Confirm that, while the balcony systems have changed from glass inset to a cable rail, the glass insets will remain at the points where the building steps back to create the roof terraces.
7. Provide additional details on the Riverwalk, including a zoomed-in cross section and how the planters and green screen will look along the Riverwalk. Provide plans that show the lighting, as previously requested.
8. Establish a maintenance agreement for the green screen.

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

Aye: 5 - Nemec, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Zoning

3. 190987 Resolution approving the Riverwalk, site plan, and building design for a mixed-use development located at 234 (f/k/a 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

Individuals appearing:
Katherine Kawczynski, VJS Construction Services
Bryan Bedford, Bedford Development

Testifying with concerns:
Dennis Hasenfang, resident

A letter with concerns from Christine Heavey, resident, was read into the record.

Member Johnson moved conditional approval, seconded by member Washington. (Prevailed 5-0)

Condition:

Submittal of final documents that include the following changes:
1. Lighten the tone of the metal in the parking area along Water Street so that it blends in better with the balance of the building.
2. On the Water Street elevation, consolidate the two vents under the one window to the south of the main entrance into one and center it beneath the window. All vents should be painted to match the building materials.
3. Change the material at the entrance (corner of Pittsburgh and Water) from metal to masonry and change the shadow lines around the windows in the stair tower adjacent to the entrance so that they don't appear to be protruding from the brick.
4. Note the area along the first floor on the river-facing elevation where the future art component will be installed.
5. The rooftop HVAC screen should be a lighter tone metal.
6. Confirm that, while the balcony systems have changed from glass inset to a cable rail, the glass insets will remain at the points where the building steps back to create the roof terraces.
7. Provide additional details on the Riverwalk, including a zoomed-in cross section and how the planters and green screen will look along the Riverwalk. Provide plans that show the lighting, as previously requested.
8. Establish a maintenance agreement for the green screen.

A motion was made by Darryl Johnson, seconded by Ranell Washington, that this Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Real Estate

4. 191015 Resolution to facilitate expansion of Milwaukee Public Schools' Franklin Square Playfield by authorizing conveyance of four City-owned vacant lots to the City of Milwaukee In Trust for the Board of School Directors, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individual appearing:
Yves LaPierre, Dept. of City Development
Pamela Lynn, Milwaukee Public Schools

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

A motion was made by Allyson Nemec, 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 - Nemec, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Streets & Alleys

5. 190652 Substitute resolution to vacate the north-south alley, located in the block bounded by North Vel R. Phillips Avenue, West Vine Street, West Walnut Street and North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Sharon Grinker

Member Nemec moved approval, seconded by member Sas-Perez. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Brianna Sas-Perez, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Miscellaneous

6. 190984 Resolution establishing the City Plan Commission meeting schedule for 2020.

Sponsors: THE CHAIR

Proposed 2020 meeting dates for Mondays at 1:30 p.m.:

January 27
February 17
March 9
April 6
May 11
June 1
June 22
July 20
August 17
September 2
October 19
November 9
December 7

Member Sas-Perez moved approval, seconded by member Johnson. (Prevailed 5-0)

A motion was made by Brianna Sas-Perez, seconded by Darryl Johnson, that this Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Meeting adjourned at 2:35 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Darryl Johnson, Allyson Nemec,
Brianna Sas-Perez and Ranell Washington

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

Monday, November 11, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

Meeting convened at 1:31 p.m.

Present: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, Gould

Excused: 1 - Nemec

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

1. Approval of the previous meeting minutes.

The meeting minutes from October 21, 2019 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. 190982 A substitute ordinance relating to regulations for accessory structures in residential zoning districts.

Sponsors: THE CHAIR

Appearing:
Ed Richardson, Dept. of City Development

Member Bloomingdale moved approval, seconded by vice-chair Gould. (Prevailed 6-0)

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: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Zoning

3. 191014

Resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 28 to allow a monument sign at the Comfort Suites hotel located at 10831 West Park Place, on the south side of West Park Place, west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Kathy Remick

Vice-chair Gould move approval, seconded by member Washington. (Prevailed 6-0)

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

Aye: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Zoning - Public Hearing 1:45 PM

4. 191120

Resolution approving a site plan and building elevations for the construction of an approximately 4,300 square foot restaurant with a drive-through at 3511 South 27th Street, located on the west side of South 27th Street, south of West Morgan Avenue, 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

Meeting recessed at 1:43 p.m.

Meeting reconvened at 1:45 p.m.

Appearing:
Russel Raposa, Raposa Design Architects
Ald. Scott Spiker, 13th Aldermanic District

Member Bloomingdale moved conditional approval, seconded by member Sas-Perez. (Prevailed 6-0)

Conditions:
1. *Submit updated plans that reflect the removal of both existing pylon signs.*
2. *Add more annual plantings to the landscape strip along South 27th Street.*

A motion was made by Stephanie Bloomingdale, seconded by Brianna Sas-Perez, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Zoning - Public Hearing 1:45 PM

5. 191121

Resolution approving the request for deviation from the performance standards established by the Loomis Centre Development Incentive Zone (DIZ) for the building setback, parking placement, and a monument sign for the new 4,300 square foot restaurant with drive-through proposed for 3511 South 27th Street, located on the west side of South 27th Street, south of West Morgan Avenue, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Russel Raposa, Raposa Design Architects
Ald. Scott Spiker, 13th Aldermanic District

Member Bloomingdale moved conditional approval, seconded by member Sas-Perez. (Prevailed 6-0)

Conditions:
1. Submit updated plans that reflect the removal of both existing pylon signs.
2. Add more annual plantings to the landscape strip along South 27th Street.

A motion was made by Stephanie Bloomingdale, seconded by Brianna Sas-Perez, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Real Estate

6. 191155

Resolution relating to the sale of the surplus Milwaukee Public Schools property at 9500 West Allyn Street and 9102 North 96th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Appearing:
Rhonda Szallai, Dept. of City Development

Scott Henry, White Lotus Group
Ald. Chantia Lewis, 9th Aldermanic District
Harvey Goldstein

Member Bloomgindale moved approval, seconded by vice-chair Gould. (Prevailed 6-0)

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: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Meeting adjourned at 2:36 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
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Darryl Johnson, Allyson Nemec,
Brianna Sas-Perez and Ranell Washington

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

Monday, December 2, 2019 | **1:30 PM** | **809 N.Broadway, 1st Floor Boardroom**

With the meeting being her last, Chair Najera was recognized for her service to the City Plan Commission and by DCD Commissioner Rocky Marcoux, on behalf of Mayor Tom Barrett.

Meeting convened at 1:35 p.m.

Present: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, Gould

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

1. Approval of the previous meeting minutes.

Member Nemec moved approval, seconded by vice-chair Gould, of the meeting minutes from November 11, 2019 without objection.

Zoning - Public Hearing 1:30 P.M.

2. 190983 A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

Appearing:
Ed Richardson, Dept. of City Development
Greg Patin, Dept. of City Development

Member Nemec moved approval of Proposed Substitute A, seconded by vice-chair Gould. (Prevailed 7-0)

A motion was made by Allyson Nemec, 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 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Land Divisions

3. 191152 Resolution approving a final Certified Survey Map for land located to the north of West Maplewood Court and west of South 9th Street to divide one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Kevin Kuschel, Dept. of City Development
William Fuchs, Dept. of Public Works

Member Bloomingdale moved conditional approval, seconded by member Nemec. (Prevailed 7-0)

Condition:
Signature by the City Treasurer's Office.

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

Aye: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

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

Aye: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Land Divisions

4. 191287 Resolution approving a final Certified Survey Map for land located to the south of West Good Hope Road and west of North 115th Street to combine parcels and to dedicate land for public street purposes, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Appearing:
Kevin Kuschel, Dept. of City Development

Member Bloomingdale moved conditional approval, seconded by member Nemec. (Prevailed 7-0)

Condition:
Signature by the City Treasurer's Office.

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

Aye: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

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

Aye: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Comprehensive Planning

5. 191240 Communication on an update to the Fond du Lac and North Area Plan.

Sponsors: THE CHAIR

Appearing:
Kyle Gast, Dept. of City Development

A motion was made by Stephanie Bloomingdale, seconded by Allyson Nemec, that this Communication be ORDERED ON FILE. This motion PREVAILED by the following vote:

Aye: 7 - Nemec, Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Meeting adjourned at 2:24 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.