



City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

PATRICIA NAJERA, CHAIR

Larri Sue Jacquart, Vice Chair

J. Allen Stokes, Whitney Gould, Stephanie Bloomingdale,

Joaquin Altoro and Preston Cole

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

Monday, January 23, 2017

1:30 PM

809 N Broadway, 1st Floor Boardroom

Meeting convened at 1:31 p.m.

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

Excused: 1 - Stokes

Individual also present:

Vanessa Koster, Department of City Development Planning

1. Review and Approval of the Previous Meeting Minutes from December 5, 2016.

Member Bloomingdale moved approval, seconded by member Gould, of the meeting minutes from December 5, 2016. There were no objections.

Zoning - Public Hearing 1:30 PM

- 2. [161041](#)** An ordinance relating to common council reconsideration of applications for amendments to the zoning map that have been denied.

Sponsors: Ald. Bohl

Member Bloomingdale moved to close the public hearing. There were no objections.

Member Bloomingdale moved approval, seconded by member Jacquart. Member Altoro abstained. There were no objections.

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

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

No: 0

Excused: 1 - Stokes

Abstain: 1 - Altoro

Zoning - Public Hearing 1:40 PM

3. [161010](#) A substitute ordinance relating to zoning regulations for indoor storage facilities and indoor wholesale and distribution facilities.

Sponsors: THE CHAIR

Individual appearing:

Ed Richardson, Department of City Development

Member Bloomingdale moved conditional approval, seconded by member Gould. There were no objections.

Condition: Approval of the ordinance by the Zoning Code Technical Committee.

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 - Jacquart, Bloomingdale, Cole, Najera, Gould, and Altoro

No: 0

Excused: 1 - Stokes

Zoning - Public Hearing 1:50 PM

4. [161161](#) A substitute ordinance relating to the change in zoning from Industrial-Light to Industrial-Office for the property located at 352-354 East Stewart Street, on the northeast corner of East Stewart Street and South Hilbert Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individual appearing:

Nick Anton, 352 LLC

Member Bloomingdale moved to close the public hearing. There were no objections.

Member Bloomingdale moved approval, seconded by member Jacquart. There were no objections.

A motion was made by Stephanie Bloomingdale, 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 - Jacquart, Bloomingdale, Cole, Najera, Gould, and Altoro

No: 0

Excused: 1 - Stokes

Zoning

5. [160693](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 5, for revisions to the landscape plan for Heiser Toyota located at 11301 West Metro Auto Mall, on the south side of West Metro Auto Mall, east of North 114th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Lynn Goldstein, Creative Landscape Designs, LLC

Member Gould moved approved, seconded by member Jacquart. There were no objections.

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

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

No: 0

Excused: 1 - Stokes

Zoning

6. [161222](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Clarke Square to permit site and building modifications to an existing building at 1818 West National Avenue, located on the north side of West National Avenue, east of South 20th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Michael DeMichele, DeMichele Company, LLC

Jalem Getz, Wantable

Gregg Prossen, The Consortium ae, LLC

Member Bloomingdale moved approval, seconded by member Jacquart. There were no objections.

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

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

No: 0

Excused: 1 - Stokes

Meeting adjourned at 2:24 p.m.

Chris Lee, Staff Assistant

City Clerk's Office - Council Records Section

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
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Meeting Minutes

CITY PLAN COMMISSION

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

Monday, February 13, 2017

2:30 PM

809 N Broadway, 1st Floor Boardroom

Meeting convened at 2:30 a.m.

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

Excused: 2 - Bloomingdale, Altoro

Individual also present:

Vanessa Koster, Department of City Development Planning

1. Review and approval of the previous meeting minutes from January 23, 2017.

Member Gould moved approval, seconded by member Jacquart, of the meeting minutes from January 23, 2017. There were no objections from those members present.

Communication

2. [161392](#) Communication from the University of Wisconsin - Milwaukee School of Architecture and Urban Planning relating to the Mobile Design Box.

Sponsors: THE CHAIR

Individual appearing:
Mo Zell, UWM School of Architecture & Urban Planning

This Communication was ORDERED ON FILE

Zoning

3. [161318](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Block 16 for changes to previously approved building elevations at 210 East Knapp Street, in the block bounded by East Knapp Street, North Market Street and North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individual appearing:
Steve Kroening, Hammes Company

Member Jacquart moved approval, seconded by member Stokes. Objecting was member Gould. There were no objections from other members present.

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

Aye: 4 - Stokes, Jacquart, Cole, and Najera

No: 1 - Gould

Excused: 2 - Bloomingdale, and Altoro

- 4. [161321](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Block 1 - Arena Master Plan for site, building and signage changes to the previously approved arena on land located on the south side of West Juneau Avenue, west of North 4th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:
Gabe Braselton, Populous

Member Stokes moved approval, seconded by member Cole. There were no objections from those members present.

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

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

No: 0

Excused: 2 - Bloomingdale, and Altoro

Street & Alleys

- 5. [161322](#) Resolution to vacate a portion of the alley in the block bounded by North Broadway, East Mason Street, North Water Street and East Wells Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Rob Oldenburg, Irgens

Member Allen moved conditional approval, seconded by member Gould. There were no objections from those members present.

Condition: submittal to DCD staff an executed petition and payment of \$9100 in fees

to remove existing alley approach and building of new curb on south side of Wells Street

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

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

No: 0

Excused: 2 - Bloomingdale, and Altoro

DPW

6. [161291](#) An ordinance relating to the amendment of the Official Map of the City of Milwaukee.

Sponsors: THE CHAIR

Member Stokes moved approval, seconded by member Jacquart. There were no objections from those members present.

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

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

No: 0

Excused: 2 - Bloomingdale, and Altoro

7. [161292](#) A substitute ordinance granting an air space lease to LKP Walkers LLC for a building facade overhanging the sidewalks for the premises at 324 S. 2nd Street in the 12th Aldermanic District.

Sponsors: THE CHAIR

*Individual appearing:
Chad Griswold, Rinka Chung Architecture*

Member Stokes moved approval, seconded by member Jacquart. There were no objections from those members present.

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

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

No: 0

Excused: 2 - Bloomingdale, and Altoro

Zoning

8. [161516](#) Resolution approving a final Certified Survey Map for land located on the south side of West Silver Spring Drive and east of North 68th Street to divide a portion of one parcel into multiple parcels and to dedicate land for public alley purposes, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Individual appearing:

Warren Jones, Housing Authority of the City of Milwaukee

Member Stokes moved approval, seconded by member Gould. There were no objections from those members present.

A motion was made by 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 the following vote:

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

No: 0

Excused: 2 - Bloomingdale, and Altoro

Miscellaneous

9. [161393](#) Communication relative to the 2016 year in review.

Sponsors: THE CHAIR

Individual appearing:

Kristin Connelly, Department of City Development Planning

This Communication was ORDERED ON FILE

10. [161394](#) Resolution electing the chair and vice-chair of the City Plan Commission for a term of two years commencing January 2017.

Sponsors: THE CHAIR

Member Gould moved nomination of member Najera as chair, seconded by member Allen. There were no objections from those members present. Member Najera elected as chair.

Member Gould moved nomination of member Jacquart as vice-chair, seconded by member Allen. There were no objections from those members present. Member Jacquart elected as vice-chair.

This Plan Commission Resolution was APPROVED

Meeting adjourned at 3:41 p.m.

Chris Lee, Staff Assistant

City Clerk's Office - Council Records Section

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809 N. Broadway
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Meeting Minutes

CITY PLAN COMMISSION

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

Monday, March 13, 2017

1:30 PM

809 N Broadway, 1st Floor Boardroom

Meeting convened at 1:30 p.m.

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

Excused: 1 - Jacquart

Individual also present:

Vanessa Koster, Department of City Development Planning Division

1. Review and approval of the previous meeting minutes from February 13, 2017.

Member Stokes moved approval, seconded by member Cole, of the meeting minutes from February 13, 2017. There were no objections from those members present.

Zoning

- 2. [161585](#)** Resolution relating to a Minor Modification to the Detailed Planned Development known as United Methodist Children's Services to permit an extension of hours for an existing day care center at 3940 West Lisbon Avenue, located on the north side of West Lisbon Avenue, west of North 39th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Theresa Purifoy, The Growing Tree Children's Services

Member Cole moved approval, seconded by member Stokes. There were no objections from those members present.

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

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

No: 0

Excused: 1 - Jacquart

Zoning - Public Hearing 1:35 P.M.

3. [161575](#) Resolution approving the request for deviation from the performance standards established by the Layton Plaza Development Incentive Zone (DIZ) overlay for a proposed Golden Corral restaurant at 306 (AKA 300) West Layton Avenue, located on the north side of West Layton Avenue, east of South 5th Street, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

David Church, Golden Corral

Peter Ogorek, Prospective Design Inc.

Ald. Terry Witkowski, 13th Aldermanic District

Member Stokes moved to close the public hearing. There were no objections from those members present.

Member Stokes moved approval, seconded by member Gould. There were no objections from those members present.

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

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

No: 0

Excused: 1 - Jacquart

Zoning

4. [161576](#) Resolution approving a site plan and building elevations for a Golden Corral restaurant at 306 (AKA 300) West Layton Avenue, relative to a Development Incentive Zone (DIZ) overlay known as Layton Plaza, established by Section 295-1007.0007 of the Milwaukee Code, in the 13th Aldermanic District.

Sponsors: THE CHAIR

This item was heard companion to item 3.

Individuals appearing:

David Church, Golden Corral

Peter Ogorek, Prospective Design Inc.

Member Stokes moved approval, seconded by member Gould. There were no objections from other members present.

A motion was made by J. Allen Stokes, seconded by Whitney Gould, that this

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

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

No: 0

Excused: 1 - Jacquart

Zoning - Public Hearing 1:45 P.M.

- 5. [161479](#) An ordinance relating to the change in zoning from Parks to a Detailed Planned Development known as The Couture for a mixed-use development at 909 East Michigan Street, located on the southwest corner of East Michigan Street and North Lincoln Memorial Drive, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Individuals appearing:
Matt Rinka, Rinka Chung Architecture
Patick Kressin, Graef*

*Individual from the public appearing to testify with concerns:
Mark Irgens, Irgens Development Partners, 833 E. Michigan St., Milwaukee*

Member Stokes moved approval, seconded by Bloomingdale. There were no objections from those members present.

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: 6 - Stokes, Bloomingdale, Cole, Najera, Gould, and Altoro

No: 0

Excused: 1 - Jacquart

Land Division

- 6. [161588](#) Resolution approving a final Certified Survey Map for land generally located east of North Cass Street, north of East Clybourn Street and south of East Mason Street to divide unplatted land into four lots and to dedicate land for public street purposes, in the 4th Aldermanic District.

Sponsors: THE CHAIR

*Individuals appearing:
Dan Casanova, Department of City Development
Atty. Mary Schanning, City Attorney's Office*

Member moved conditional approval, seconded by Bloomingdale. There were no

objections from those members present.

Condition: Signatures required from the Department of Public Works and City Treasurer's Office.

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

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

No: 0

Excused: 1 - Jacquart

Public Works

7. [161615](#) Resolution authorizing dedication of a portion of City-owned property as public right-of-way for street purposes, approving a Land Disposition Report and surplus declaration for the conveyance of a portion of City-owned property to Milwaukee County and accepting an easement from Milwaukee County for the Lakefront Gateway project, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

This item was heard companion to item 6.

Individuals appearing:

*Dan Casanova, Department of City Development
Atty. Mary Schanning, City Attorney's Office*

Member Stokes moved approval, seconded by Bloomingdale. There were no objections from those members present.

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

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

No: 0

Excused: 1 - Jacquart

Meeting adjourned at 3:02 p.m.

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

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Meeting Minutes

CITY PLAN COMMISSION

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

Monday, April 10, 2017

1:30 PM

809 N Broadway, 1st Floor Boardroom

Meeting convened at 1:31 p.m.

Member Cole joined the committee at 1:36 p.m. during item 6, which was considered prior to item 3 and beyond.

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

Excused: 1 - Stokes

Individual also present:

Vanessa Koster, Department of City Development Planning Division

1. Review and approval of the previous meeting minutes from March 13, 2017.

Member Gould moved approval, seconded by member Altoro, of the meeting minutes from March 13, 2017. There were no objections from those members present. Member Cole excused.

Zoning - Public Hearing 1:30 P.M.

2. [161597](#) A substitute ordinance relating to the setback requirement for new street-facing garages in the LB3 local business zoning district.

Sponsors: THE CHAIR

Individual appearing:
Ed Richardson, Department of City Development

Mr. Richardson said the committee should consider Proposed Substitute A in lieu of the original version of the ordinance.

Member Bloomingdale moved approval of Proposed Substitute A in lieu of the original, seconded by Member Gould. There were no objections from those members present. Member Cole excused.

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 - Cole, Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Stokes

Zoning - Public Hearing 1:35 P.M.

3. [161479](#) A substitute ordinance relating to the change in zoning from Parks to a Detailed Planned Development known as The Couture for a mixed-use development at 909 East Michigan Street, located on the southwest corner of East Michigan Street and North Lincoln Memorial Drive, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Item 6 was considered out of order prior to this item.

Individuals appearing:

*Rocky Marcoux, Department of City Development Commissioner
Chad Griswold, Rinka Chung Architecture*

Individuals testifying in support from the public:

James Tarantino, Milwaukee County Economic Development

Member Bloomingdale moved approval, seconded by member Altoro. There were no objections from those members present.

A motion was made by Stephanie Bloomingdale, 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 - Cole, Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Stokes

Zoning - Public Hearing 1:55 P.M.

4. [161586](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Multi-Family Residential, RM1, to permit a three-family residence at 227 North 75th Street, located on the west side of North 75th Street, south of West Bluemound Road, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

*Jeffrey Natrop, Renner Architects
William Huettner, 76th Street Properties LLC*

Member Bloomingdale moved approval, seconded by member Jacquart. There were

no objections from those members present.

A motion was made by Stephanie Bloomingdale, 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 - Cole, Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Stokes

Zoning - Public Hearing 2:00 P.M.

5. [161590](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development for multi-family residential development at 1632-1648 North Franklin Place, located on the east side of North Franklin Place, south of East Brady Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Joe Klein, KC Franklin Partners Inc.

Chris Gallagher, Eppstein Uhen Architect

Jeno Cataldo, KC Franklin Partners Inc.

Individual testifying in opposition from the public:

Donald Bass, Blankstein Enterprises Inc., 1628 N. Franklin Pl., Milwaukee

Member Gould moved conditional approval, seconded by member Altoro. There were no objections from those members present.

Conditions:

1. *Providing a final narrative that includes stff comments.*

2. *Providing final drawings that incorporate the Design Review Team's comments with respect to additional vertical emphasis on the street-facing facades, addressing comments regarding elevator access from the Arlington side of the building and from within the garage, providing cross sections to show the building modulation and providing building material samples.*

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 - Cole, Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Stokes

Zoning

6. [161589](#) Substitute resolution relating to a Minor Modification to a Detailed Planned Development known as Park Place, Stage 9, to permit additional signage for an existing building at 11200 West Parkland Avenue, located on the north side of West Parkland Avenue, west of North 111th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

This item was considered out of order after item 2 and prior to item 3.

*Individual appearing:
Dan Schaefer, SIGNworks of Wisconsin Inc.*

Member Cole joined the committee at 1:36 p.m.

Member Bloomingdale moved approval, seconded by member Altoro. There were no objections from those members present.

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

No: 0

Excused: 1 - Stokes

7. [161587](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Bishop's Creek Phase IV for changes to the previously approved facade improvements for an existing building at 3200 West Hampton Avenue, located on the northwest corner of West Hampton Avenue and North 32nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

*Individuals appearing:
Ghee Ong, Thomas Kloiber & Associates Inc.
John Johnson*

Member Cole moved to hold in committee for the next meeting, seconded by member Gould. There were no objections from those members present.

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

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

No: 0

Excused: 1 - Stokes

This item was reconsidered after item 11.

Member Cole moved reconsideration, seconded by member Altoro. There were no objections.

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

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

No: 0

Excused: 1 - Stokes

Individuals appearing:

*Rev. Bishop Daniels, Holy Redeemer Institutional Church of God in Christ
Arlisia McHenry, 1st aldermanic district*

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

No: 0

Excused: 1 - Stokes

8. [161584](#) Substitute resolution relating to a Minor Modification to a Detailed Planned Development known as Hotel of the Arts Days Inn to permit additional hotel rooms and an outdoor patio at the Hotel of the Arts Days Inn and Suites at 1840 North 6th Street, located on the east side of North 6th Street, south of West Reservoir Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Gerard Capell, Capell Design Associates
Patrick Prabhu, Hotel of the Arts Days Inn and Suites*

Member Bloomingdale moved approval, seconded by member Jacquart. There were no objections from those members present.

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

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

No: 0

Excused: 1 - Stokes

9. [161713](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1st and Greenfield - Phase 1 for approval of the water feature at 1320 South 1st Street, located on the

north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individual appearing:

James Wasley, UWM - School of Architecture & Urban Planning

Member Bloomingdale moved approval, seconded by member Gould. There were no objections from those members present. Member Cole abstained.

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 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Stokes

Abstain: 1 - Cole

10. [161747](#)

Resolution approving the site plan and building elevations for the redevelopment of an existing building on Block 2 of the Brewery Project located at 1131 North 8th 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

Individuals appearing:

Matt Rinka, Rinka Chung Architecture

Steve Morales, Rinka Chung Architecture

Member Gould moved approval, seconded by member Jacquart. There were no objections from those members present.

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 - Cole, Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Stokes

Street & Alley Vacation

11. [161477](#)

Resolution to vacate the unimproved portion of West Barnard Avenue from a point east of South 20th Street east to its terminus, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Member Altoro moved approval, seconded by member Cole. There were no objections from those members present.

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

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

No: 0

Excused: 1 - Stokes

Meeting adjourned at 3:55 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
First Floor Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, May 15, 2017

1:30 PM

809 N. Broadway, First Floor Boardroom

Meeting convened at 1:31 p.m.

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

Individual also present:

Vanessa Koster, Department of City Development

1. Review and approval of the previous meeting minutes from April 10, 2017.

Member Altoro moved approval, seconded by member Cole, of the previous meeting minutes from April 10, 2017. There were no objections from those members present. Member Bloomingdale excused.

Zoning - Public Hearing 1:30 p.m.

2. An ordinance relating to the First Amendment to the Detailed Planned Development known as Block 7 - Arena Master Plan for development of a mixed-use building on the west side of the site bounded by West McKinley Avenue, North 5th Street, West Juneau Avenue and North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Terrell Walter, Royal Capitol Group LLC
Amanda Koch Engberg Anderson Architects
Kevin Newell, Royal Capitol Group LLC

Member Bloomingdale joined the committee at 1:32 p.m.

Individual appearing from the public:

Lennie Mosley, Halyard Park Association

Member Stokes moved conditional approval, seconded by member Altoro. There were no objections.

Conditions:

1. Working with staff on the final narrative to clarify items including, but not limited to

permitted uses for the commercial section of the building, site statistics and bicycle parking standards.

2. Providing final drawings that include additional information, including but not limited to details on the treatment of service doors, treatment of the undersides of the balconies, and clarification on scoring pattern of the cement board.

3. Providing material and glazing samples.

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

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

No: 0

Zoning - Public Hearing 1:40 p.m.

- 3.** An ordinance relating to the Second Amendment to the Detailed Planned Development known as Brewers Hill Commons, Phase VI, to revise previously approved plans for a multi-family residential development at 1937 North Hubbard Street, located on the south side of West Brown Street between North Palmer Street and North Hubbard Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Terrell Walter, Royal Capitol Group LLC

Amanda Koch Engberg Anderson Architects

Individual appearing from the public in opposition to Phase B:

Molly Booth, Historic Brewers Hill Association

Member Stokes moved conditional approval, seconded by member Altoro. There were no objections.

Conditions:

1. Working with staff on the final narrative to clarify items including, but not limited to site statistics and phasing of the development.

2. Providing final drawings that include additional information, including but not limited to clarification of the retaining wall along Palmer, the addition of landscape screening on the south property line, providing section cuts to demonstrate the building modulation, and adding additional design detail such as wood textured overhangs to break up rooflines and provide vertical emphasis to the buildings.

3. Providing material and glazing samples.

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

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

No: 1 - Bloomingdale

Zoning - Public Hearing 1:50 p.m.

4. An ordinance relating to the change in zoning from Commercial Service, CS, to a Detailed Planned Development known as City Place for a multi-family development on land located on the north side of West Walnut Street, west of North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Kalan Haywood, Sr., Vanguard Group LLC

Jason Korb, Korb & Associates Architects

Individual appearing in support:

Lennie Mosley, Halyard Park Association

Mike Grinker, Sid Grinker Restoration, 416 W. Walnut St., Milwaukee

Individual appearing in opposition:

Paul Witkowski

Member Bloomingdale moved to hold. Motion was withdrawn.

Additional individual appearing:

David Misky, Redevelopment Authority of the City of Milwaukee

Member Stokes moved conditional approval, seconded by member Gould. There were no objections.

Conditions:

1. *Working with staff on the final narrative to clarify items including, but not limited to site statistics, refuse collection, bicycle parking, and uses permitted within the buildings. Information regarding phasing of the development should also be added.*

2. *Providing final drawings that include additional information, including but not limited to providing section cuts to demonstrate the building modulation, providing details on balcony railings and undersides, and demonstrating that staff's design comments have been incorporated into the Building 1 elevations. Plans that show the proposed phasing of the project, as well as interim landscaping conditions, should be added.*

3. *Providing material and glazing samples.*

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, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 2:00 p.m.

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

Sponsors: Ald. Lewis

Individuals appearing:

Yvonne Lasley, 9th Aldermanic District

David Jubelirer, General Capitol Group

Member Stokes moved approval, seconded by member Gould. There were no objections.

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, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

No: 0

Zoning

6. Resolution relating to a Minor Modification to the Detailed Planned Development known as Marquette University Valley Fields Complex to allow signage on the temporary dome structure at 1818 West Canal Street, located on the north side of West Canal Street, west of North 16th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individual appearing:

Chris Gluesing, Marquette University

Member Stokes moved approval, seconded by member Bloomingdale. There were no objections.

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

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

No: 0

Zoning

7. Resolution relating to a Minor Modification to a Detailed Planned Development to allow the site located at 700 East Kilbourn Avenue to continue to be utilized as a temporary parking lot, on land located on the north side of East Kilbourn Avenue and east of North Van Buren Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Individual appearing:
David Torkildson*

Member Cole moved approval, seconded by member Jacquart. There were no objections.

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

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

No: 0

Excused: 1 - Stokes

Land Division

8. Resolution approving a final Certified Survey Map for land located on the south side of West Layton Avenue and west of South 20th Street to divide a portion of one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

Sponsors: THE CHAIR

*Individuals appearing in opposition:
Deb Ritter, Bostonian Village North, Milwaukee resident
Ald. Terry Witkowski, 13th Aldermanic District*

Member Cole left the committee at 3:02 p.m.

Chair Najera passed the gavel to Vice-Chair Jacquart.

Member Najera moved to place on file, seconded by member Gould. There were no objections.

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

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

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

No: 0

No: 0

Excused: 1 - Cole

Excused: 1 - Cole

Abstain: 1 - Jacquart

Abstain: 1 - Jacquart

Comprehensive Planning

9. Resolution approving the South 27th Street Strategic Action Plan and amending the Southeast Side Area Comprehensive Plan and the Southwest Side Area Comprehensive Plan to include the Strategic Action Plan as part of Milwaukee's Overall Comprehensive Plan, in the 11th and 13th Aldermanic Districts.

Sponsors: Ald. Witkowski

Individuals appearing:

Monica Wauck, Department of City Development

Member Stokes left at 3:10 p.m.

Additional individuals appearing:

Ald. Terry Witkowski, 13th Aldermanic District

Ald. Mark Borkowski, 11th Aldermanic District

Member Bloomingdale moved approval, seconded by member Gould. There were no objections.

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

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

No: 0

No: 0

Excused: 2 - Stokes, and Cole

Excused: 2 - Stokes, and Cole

Meeting adjourned at 3:38 p.m.

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

**Diane Lopez
City Planning
Department of City Development**

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City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, June 5, 2017

1:30 PM

809 N Broadway, 1st floor boardroom

Meeting convened at 1:31pm

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

Excused: 2 - Altoro, Cole

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

1. Review and approval of the previous meeting minutes from May 15, 2017

Member Gould moved approval, seconded by member Jacquart of the previous meeting minutes from May 15, 2017. There were no objections from those members present.

Zoning - Public Hearing 1:30 p.m.

2. [170152](#) An ordinance relating to the maximum permitted height of new non-industrial buildings in the industrial-mixed (IM) zoning district.

Sponsors: THE CHAIR

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

Member Stokes moved approval of proposed substitute A, seconded by member Jacquart. There were no objections.

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

No: 0

Excused: 2 - Altoro, and Cole

Zoning - Public Hearing 1:35 p.m.

3. [170033](#) An ordinance relating to the First Amendment to the Detailed Planned Development known as Brewers Hill Commons, Phase V, to permit construction of seven townhomes at 301 East Brown Street, located on the south side of East Brown Street between North Hubbard Street and North Killian Place, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Amanda Koch, Engberg Anderson Architects

Terrell Walter, Royal Capitol Group, LLC

Mark Ernst, Engberg Anderson Architects

Member Stokes moved conditional approval, seconded by member Bloomingdale. There were no objections.

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

No: 0

Excused: 2 - Altoro, and Cole

Zoning - Public Hearing 1:45 p.m.

4. [170043](#) An ordinance establishing the Menomonee Valley Riverwalk Site Plan Review Overlay Zone measured from the ordinary high water mark or bulkhead line extending 50 feet landward for the properties immediately adjacent to the Menomonee River, generally extending from the confluence of the Milwaukee River and the Menomonee River westerly to Three Bridges Park, in the 4th, 8th and 12th Aldermanic Districts.

Sponsors: Ald. Donovan

Individual appearing:

Bob Harris, Department of City Development-Planning

Corey Zetts, Memomonee Valley Partners

Member Stokes moved approval, seconded by member Gould. There were no objections.

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

No: 0

Excused: 2 - Altoro, and Cole

Zoning

5. [170044](#) Resolution establishing design standards for the Menomonee Valley Riverwalk Site Plan Review Overlay Zone extending 50 feet landward from the ordinary high water mark or bulkhead line for the properties immediately adjacent to the Menomonee River, generally extending from the confluence of the Milwaukee River and the Menomonee River westerly to Three Bridges Park, in the 4th, 8th and 12th Aldermanic Districts.

Sponsors: Ald. Donovan

Individuals appearing:

Bob Harris, Department of City Development-Planning

Corey Zetts, Memomonee Valley Partners

Member Stokes moved approval, seconded by member Gould. There were no objections.

A motion was made by 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 the following vote:

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

No: 0

Excused: 2 - Altoro, and Cole

Streets and Alleys

6. [161718](#) Resolution to vacate a portion of the unimproved pedestrian way in the block bounded by West Cornell Street, West Glendale Avenue, North Green Bay Avenue and North 20th Street extended, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Jean Castle, AB Data

Dorothy Johnson representing Alderman Hamilton

Attorney Mike Maistelman representing Waukesha Iron

Kyle Gast, Department of City Development-Planning

Attorney Maistelman requesting to hold.

Member Stokes moved to hold, seconded by member Bloomindale.

Motion failed on a 2 - 3 vote. Voting no were members Najera, Jacquart, and Gould.

Member Gould moved conditional approval, seconded by member Jacquart.

Condition: Having all petitions signed by the adjacent property owners.

Motion prevailed. Voting no were members Stokes and Bloomingdale.

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

Aye: 3 - Jacquart, Najera, and Gould

No: 2 - Stokes, and Bloomingdale

Excused: 2 - Altoro, and Cole

Meeting Adjourned At 2:40 p.m. :

By Commissioner Najera

*Diane Lopez
Administrative Assistant
Department of City Development-Planning*

“This meeting will be webcast live at www.milwaukee.gov/channel25.”

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City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, June 26, 2017

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:31 p.m.

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

Excused: 2 - Jacquart, Cole

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

1. Review and approval of the previous meeting minutes from June 5, 2017

Zoning - Public Hearing 1:30 p.m.

2. [170182](#) A substitute ordinance relating to requirements for bicycle parking spaces.

Sponsors: Ald. Kovac

*Individuals appearing: Greg Patin, Department of City Development-Planning
Karen Dettmer, Department of Public Works*

Stephanie Bloomingdale arrived 1:34 p.m.

A motion was made by 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 the following vote:

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning - Public Hearing 1:40 p.m.

3. [170164](#) An ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a Detailed Planned Development, DPD, for mixed-use residential development on land

located on the east side of South Kinnickinnic Avenue, south of East Bay Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

*Individuals appearing: Tim Gokhman, New Land Enterprises
Randy Wilhelm, Korb & Associates Architects*

Conditions:

- 1. Working with staff on the final narrative to clarify items including, but not limited to design standards, allowable uses within the commercial space, commercial tenant signage, and bicycle parking for the residents and commercial space, and clarification regarding how tenant move ins/outs and loading will occur on the site.*
- 2. Providing final drawings that include additional information, including but not limited to revisions to the Bay and Kinnickinnic elevations as well as the second floor parking condition to respond to the Design Review Team's comments, and noting possible placement of vent louvers for the parking.*

Individuals that testified from the public in support:

*Michael Coleman, Bay View business owner
James Wiechmann, Real Estate Investor
Lee Barczak, owner of the Avalon Theater & Chair of KK Bid 44
Santo Galati, owner of Santino's Restaruant
Keye Voigt, Bay View resident
Mark Rhode, Milwaukee resident
Matt Suminski, Bay View resident
Mike Boden, business owner & Bay View resident
Michael Wyne, Bay View resident
John Edries, Bay View resident
Nick Anton, Bay View resident
Alderman Tony Zielinski*

Individuals that testified from the public in opposition:

*Patricia Buckett, Bay View resident
Diane Nowacki, Bay View resident
Jeff Raasch, Bay View resident
Joel Green, Bay View resident
Ameila Santiago, Bay View resident*

*Individual that testified from the public that was both in support & in opposition:
Timothy Mueller, Bay View resident*

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Streets & Alleys

4. [170166](#) Resolution to vacate a portion of the alley in the block bounded by East Archer Avenue, East Bay Street, South Kinnickinnic Avenue and East Ward Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning

5. [170287](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Metcalfe Park Center to permit an extension of hours for a day care and building signage at 3624 West North Avenue, located on the north side of West North Avenue, east of North 37th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing: Pamela Graham, relative of daycare owner, Crystal Johnson

A motion was made by 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 the following vote:

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning

6. [161472](#) Resolution relating to a Minor Modification to a Detailed Planned Development to permit changes to a previously approved mixed-use development located at 1500-1534 West North Avenue, on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

*Individuals appearing: Nicolette Jergens -Tamminga, Evergreen Real Estate Group
Mike Soto, Continuum Architects
Sally Pelz, Co-Developer*

J. Allen Stokes left at 3:40 p.m.

A motion was made by 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 the following vote:

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning

7. [170353](#) Resolution approving the design of Trestle Park located at 501 East Erie Street, on the east side of the Milwaukee River, west of East Erie Street, relative to the Riverwalk Site Plan Review Overlay Zone established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

*Individuals appearing: Alyssa Remington, Department of City Development
Jim Shields, Hammel, Green, & Abrahamson Architects
Andy Wiegman, Mandel Group Inc.*

This Plan Commission Resolution was APPROVED

Meeting adjourned at 3:59 p.m. By Commissioner Najera

*Diane Lopez
Administrative Assistant
Department of City Development-Planning*

"This meeting will be webcast live at www.milwaukee.gov/channel25."

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City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, July 17, 2017

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:31 p.m.

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

Excused: 2 - Stokes, Cole

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

1. **Review and approval of the previous meeting minutes from June 26, 2017**

Zoning - Public Hearing 1:30 p.m.

2. [170295](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Park Place, Stage 25, to permit construction of an office building at 11000 West Park Place, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

*Individual appearing: Scott Justus, Zimmerman Architecture Studio, Inc.
John Kastner, Zimmerman Architecture Studio, Inc.
Tom Irgens, Irgens Development Partners
Jennifer O'Leary, New Eden Landscape Architecture, LLC
Alderman James Bohl*

Member Patricia Najera moved approval, seconded by member Stephanie Bloomingdale. There were no objections from those members present.

A motion was made by Patricia Najera, seconded by Stephanie Bloomingdale, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Stokes, and Cole

Zoning - Public Hearing 1:40 p.m.

3. [170291](#) A substitute ordinance relating to the change in zoning from Industrial-Office, IO2, to Two-Family Residential, RT4, for residential development on a portion of 2123 South Lenox Street, located on the west side of South Lenox Street, south of East Bay Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

*Individuals appearing: Ryan Konicek, applicant
Alderman Tony Zielinski*

Member Whitney Gould moved conditional approval, seconded by member Larri Sue Jaquart. There were no objections from those members present.

Condition of approval: approval of the Certified Survey Map

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

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

No: 0

Excused: 2 - Stokes, and Cole

Zoning - Public Hearing 1:50 p.m.

4. [170284](#) A substitute ordinance relating to the Third Amendment to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, for construction of a second hotel wing on the existing Potawatomi Hotel building and connection to the casino on land located on the south side of Canal Street, west of West Potawatomi Circle, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

*Individuals appearing: Dave Stroik, Zimmerman Architecture Studio
Ken Kraemer, Executive Building Advantage*

Member Stephanie Bloomingdale moved approval, seconded by member Larri Sue Jaquart. There were no objections from those members present.

A motion was made by Stephanie Bloomingdale, seconded by Larri Sue Jacquart, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Stokes, and Cole

Zoning - Public Hearing 2:00 p.m.

5. [170289](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM6, to Local Business, LB3, for 2215 North Cambridge Avenue, located on the west side of North Cambridge Avenue, south of East North Avenue, in the 3rd Aldermanic District.
- Sponsors:** Ald. Kovac
- Individuals appearing: Kalan Haywood, Sr., Vanguard Group, LLC*
- Member Joaquin Altoro moved approval, seconded by member Whitney Gould. There were no objections from those members present.*
- A motion was made by Joaquin Altoro, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Altoro, Jacquart, Najera, Bloomingdale, and Gould
- No:** 0
- Excused:** 2 - Stokes, and Cole

Zoning

6. [170293](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, to permit changes to the existing building at 2650 North Downer Avenue to allow for a retail and coffee shop, with adjacent patio, on land located on the east side of North Downer Avenue, south of East Park Place, in the 3rd Aldermanic District.
- Sponsors:** Ald. Kovac
- Individual appearing: Eric Resch, Stone Creek Coffee*
- Member Whitney Gould moved approval, seconded by member Larri Sue Jacquart. There were no objections from those members present.*
- A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be APPROVED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Altoro, Jacquart, Najera, Bloomingdale, and Gould
- No:** 0
- Excused:** 2 - Stokes, and Cole

Zoning

7. [170407](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Block 16 for changes to previously approved

building elevations at 210 East Knapp Street, in the block bounded by East Knapp Street, North Market Street and North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individual appearing: Steve Kroening, Hammes Company

Member Stephanie Bloomingdale moved approval, seconded by member Larri Sue Jacquart. There were no objections from those members present.

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

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

No: 0

Excused: 2 - Stokes, and Cole

Land Division

8. [170464](#) Resolution approving a Preliminary Plat known as Westlawn West, located on the south side of West Silver Spring Drive between North 64th Street and North 68th Street, in the 2nd Aldermanic District

Resolution

Sponsors: THE CHAIR

Individual appearing: Warren Jones, Housing Authority of the City of Milwaukee

Member Whitney Gould moved approval, seconded by member Larri Sue Jacquart. There were no objections from those members present.

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

No: 0

Excused: 2 - Stokes, and Cole

Streets & Alleys

9. [170166](#) Substitute resolution to vacate the western portion of the east-west alley in the block bounded by East Archer Avenue, East Bay Street, South Kinnickinnic Avenue and East Ward Street and to dedicate land for public alley purposes, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing: Jason Korb, Korb & Associates Architects

Members Joaquin Altoro moved conditional approval, seconded by member Stephanie Bloomingdale. There were no objections from those members present.

Condition of approval: submittal of executed petition and deposit

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

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

No: 0

Excused: 2 - Stokes, and Cole

Streets & Alleys

10. [170165](#) Substitute resolution to vacate the southerly east-west alley in the block bounded by South Howell Avenue, South Kinnickinnic Avenue, East Lincoln Avenue and East Smith Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Member Stephanie Bloomingdale moved approval, seconded by member Joaquin Altoro. There were no objections from those members present.

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

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

No: 0

Excused: 2 - Stokes, and Cole

Land Division

11. [170498](#) Resolution approving a final certified survey map for land located on the east side of North 6th Street and north of West Juneau Avenue to divide one parcel into two parcels and to dedicate land for public street purposes, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing: Jason Korb, Korb & Associates Architects

Members Joaquin Altoro moved conditional approval, seconded by member Stephanie Bloomingdale. There were no objections from those members present.

Condition of approval: submittal of executed petition and deposit

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

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

No: 0

Excused: 2 - Stokes, and Cole

Meeting adjourned at 2:48 p.m. by Commissioner Najera

*Diane Lopez
Administrative Assistant
Department of City Development-Planning Division*

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City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, August 14, 2017

1:30 PM

809 N Broadway, 1st Floor Boardroom

Meeting convened at 1:32 p.m.

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

Excused: 2 - Jacquart, Cole

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

1. **Review and approval of the previous meeting minutes from July 17, 2017**

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning - Public Hearing 1:30 p.m.

2. [170406](#) An ordinance relating to the change in zoning from Detailed Planned Development to Detailed Planned Development for a multi-family residential development at 1550 North Prospect Avenue, on the east side of North Prospect Avenue, north of East Albion Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Chris Houden, DCH Properties
Thomas Miller, Kahler Slater

Individuals that testified from the public in support:
Richard Pierce, Pierce Engineers, Inc.
Ken Kraemer, Building Advantage
Dennis Klein, CD Smith & former owner of Landmark on the Lake

Individuals that testified from the public in opposition:

Alderman Robert Bauman

Christine McDermott, Milwaukee resident

Christopher Korb, Milwaukee resident

Carol Wolcott, Milwaukee resident

Robert Michael Molloy, Milwaukee resident

Barbara Duffy, Milwaukee resident

Stephanie Van Alyer Quirk, Milwaukee resident

David Bourne, Milwaukee resident

Mary Kamps, Preserve Our Parks

Reginald Gilchrist, Milwaukee resident

A motion was made by Whitney Gould, seconded by Joaquin Altoro, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:

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

No: 1 - Stokes

Excused: 2 - Jacquart, and Cole

Zoning - Public Hearing 1:40 p.m.

3. [161478](#) An ordinance relating to the change in zoning from a General Planned Development known as South Pointe to a new Detailed Planned Development for a multi-family development at 4450 South 27th Street, located east of South 27th Street and south of West Whitaker Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individuals appearing:

Nabil Salous, Property owner

Individuals that testified from the public in favor:

Tara Cavazos, Executive Director, South 27th Street Business Association/Historic Route 41 Business Improvement District

Azmi Alaeddin, Partner of Nabil Salous

Alderman Terry Witkowski

Individuals that testified from the public in opposition:

Jason Rydzewski, Milwaukee resident

Sarah Rydzewski, Milwaukee resident

Approved conditionally

Conditions:

1. *Revise landscaping on north based on Planning staff review and comment*
2. *Add a fence along property line of hotel and apartment complex*
3. *Additional bike parking*

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Comprehensive Planning

4. [170562](#) Substitute resolution amending the land use recommendation for the Catalytic Project Area at 2372 South Logan Avenue within the Southeast Side Comprehensive Area Plan, part of Milwaukee's Overall Comprehensive Plan, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals appearing:

Sam Leichtling, Department of City Development-Planning

A motion was made by Patricia Najera, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO.

This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning - Public Hearing 1:50 p.m.

5. [170444](#) A substitute ordinance relating to the change in zoning, from Two-Family Residential, RT4, to Parks, PK, for recreational use on lands located on the block bounded by East Lincoln Avenue, East Conway Street, South Bay Street and South Logan Avenue (14th Aldermanic District).

Sponsors: Ald. Zielinski

Individuals appearing:

Sam Leichtling, Department of City Development-Planning

Cecelia Chavez, Bay View resident

A motion was made by Patricia Najera, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO.

This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Jacquart, and Cole

Streets & Alleys

6. [170296](#) Resolution to vacate a portion of the north-south alley in the block

bounded by West Hadley Street, West Locust Street, North 4th Street and North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

J. Allen Stokes left at 448 p.m.

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Comprehensive Planning

7. [170607](#) Resolution approving the Granville Strategic Action Plan and Land Use Study and amending the Northwest Side Comprehensive Area Plan to include the Strategic Action Plan/Study as part of Milwaukee's Overall Comprehensive Plan, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

Sam Leichtling, Department of City Development-Planning

Mary Hoehne, Executive Director, Granville Business Improvement District

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Comprehensive Planning - 2:30 p.m.

8. [170506](#) Resolution creating Business Improvement District No. 52 (Silver City), approving its Initial Operating Plan and authorizing expenditures, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Natanael Martinez, Department of City Development-Commercial Corridor Team

Individuals that testified from the public in support:

Steve Kmiec, Kmiec Law Office

Thomas Schuler, Silver City BID

Individuals that testified from the public in opposition:

Michael Sachen, owner Silver City, LLC

Susan Fleegie, owner Mitchell Novelty Company

Ralph Fleegie, owner Mitchell Novelty Company

Jeremy McKenzie, Assistant City Attorney

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: 3 - Najera, Bloomingdale, and Gould

No: 0

Excused: 3 - Stokes, Jacquart, and Cole

Abstain: 1 - Altoro

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

Diane Lopez

Administrative Assistant

Department of City Development-Planning



City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, Wi 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, September 11, 2017

1:30 PM

City Hall, Room 301-B

Meeting convened at 1:35 p.m.

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

Excused: 2 - Jacquart, Cole

The location of this meeting will be in City Hall (200 E. Wells Street) Room 301-B

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

1. Review and approval of the previous meeting minutes from August 14, 2017

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning - Public Hearing 1:30 p.m.

2. [170559](#) An ordinance relating to floodplain maps and map revisions adopted by the city.

Sponsors: THE CHAIR

Individuals appearing:

Kurt Sprangers - Department of Public Works

Ed Richardson - Department of City Development

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning - Public Hearing 1:40 p.m.

- 3. [170149](#) An ordinance relating to the change in zoning from Industrial-Light, IL2, to a General Planned Development, GPD, for residential development on a portion of 4200 North Humboldt Boulevard, located on the north side of East Capitol Drive, east of North Holton Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Ted Matkom - Gorman & Company

Tim Baack - President & CEO of Pathfinders

James Mathy - Director of Milwaukee County Housing Division

In favor of this project:

Patrick Dedenng - Phoenix Investors

Tynnetta Jackson - Director of SOULS-King Solomon Church, Milwaukee

Meeting recessed at 2:27 p.m.

Commissioner J. Allen Stokes left early at time of recess 2:27 p.m.

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Comprehensive Planning - 3:00 p.m.

- 4. [170606](#) Resolution creating Neighborhood Improvement District No. 9 (Havenwoods), approving its Initial Operating Plan and authorizing expenditures, in the 2nd and 9th Aldermanic Districts.

Sponsors: Ald. Johnson and Ald. Lewis

Meeting reconvened at 3:02 p.m.

Individuals appearing:

Sierra Starner-Heffron - City of Milwaukee - Department of City Development

Stephanie Harling - Director of Havenwoods Economic Development Corporation

Alderman Cavalier Johnson

Jessica Noth - member of Havenwoods Economic Development Corporation

Elizabeth Hammer - member of Havenwoods Economic Development Corporation

*Opposed**Melanie Herman - Havenwoods resident**Earl Gruenwald - Havenwoods landlord**Valeria Guerin - Havenwoods resident/landlord**In favor**Cheryl Collier - Havenwoods resident**Rose Sandcone - Havenwoods resident*

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

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

No: 0

Excused: 3 - Stokes, Jacquart, and Cole

Meeting adjourned at 4:08 p.m. by Commissioner Najera

Diane Lopez

Administrative Assistant

Department of City Development - Planning

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City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, Wi 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, October 2, 2017

1:30 PM

City Hall, Room 301-B

Meeting convened at 1:33 p.m.

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

Excused: 1 - Cole

**The location of this meeting will be in City Hall (200 E. Wells Street)
Room 301-B**

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

1. **Review and approval of the previous meeting minutes from September 11, 2017**

Zoning

2. [170798](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 5, to allow for additional freestanding and building wall signage at 10850 West Park Place, located on the north side of West Park Place, west of West Liberty Drive, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Individuals appearing:

Zach Wenger, Lemberg Electric Company Inc.

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

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

No: 0

Excused: 1 - Cole

Zoning - Public Hearing 1:35 p.m.

3. [170601](#) A substitute ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a Detailed Planned Development known as Welford Sanders Lofts for the site located at 2801-2821 North 4th Street, 414 West Hadley Street and 2834 North 5th Street, on the north side of West Hadley Street, west of North 4th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Leo Ries, MLK Economic Development Corporation

Ben Johnson, MLK Economic Development Corporation

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

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

No: 0

Excused: 1 - Cole

Zoning - Public Hearing 1:45 p.m.

4. [170771](#) A substitute ordinance relating to the change in zoning from Industrial-Light, IL2, and Industrial-Heavy, IH, to Industrial-Mixed, IM, for the redevelopment of properties located on the north side of West Center Street, east of North 33rd Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Que El-Amin, Scott Crawford, Inc.

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

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

No: 0

Excused: 1 - Cole

Zoning - Public Hearing 1:55 p.m.

5. [170799](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy, IH, to Industrial-Mixed, IM, for redevelopment of the property located at 187 East Becher Street, located on the south side of East Becher Street, west of South Robinson Avenue, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals appearing:

Amelia Kegel, Co-owner of Wheel and Sprocket

Ben Anderson, Colliers International

Westin Kane, Colliers International

A motion was made by Larri Sue Jacquart, seconded by Stephanie Bloomingdale, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Cole

Zoning - Public Hearing 2:05 p.m.

- 6. [170499](#) A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as 1st and Greenfield - Phase 1 to permit Phase 2 development on the north outlot of the development site located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Michael Cockroft, Wangard Partners

Mark Lake, Wangard Partners

Alderman Jose Perez

Approve conditionally

Conditioned on submitting a final narrative and drawings that incorporate staff comments, including but not limited to: setbacks, bicycle parking, glazing, and signage.

This Ordinance was RECOMMENDED FOR PASSAGE AND ASSIGNED

Land Division

- 7. [170869](#) Resolution approving a final Certified Survey Map for land located on the south side of West Layton Avenue and west of South 20th Street to divide a portion of one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Attorney Brian Randall, Friebert, Finerty & St. John

Meeting recessed at 2:38 p.m.

Commissioner Najera left early 2:47 p.m.

Meeting resumed at 3:00 p.m.

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

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

No: 0

Excused: 1 - Cole

Comprehensive Planning - Public Hearing 3:00 p.m.

8. [170606](#) Resolution creating Neighborhood Improvement District No. 9 (Havenwoods), approving its Initial Operating Plan and authorizing expenditures, in the 2nd and 9th Aldermanic Districts.

Sponsors: Ald. Johnson and Ald. Lewis

Individuals appearing:

Stephanie Harling, Director of Havenwoods Economic Development Corporation

Individuals appearing in support:

Rose & Daniel Sandrone, Havenwoods residents

Jessica Noth, Havenwoods Economic Development Corporation

Ron Hagman, R & H Properties, Havenwoods landlord

George & Anita Dixon, Havenwoods residents

Larry Ricks, Havenwoods resident

Individuals appearing in opposition:

Roy Klokow, Havenwoods landlord

Earl Gruenwald, Havenwoods resident & landlord

A motion was made by Joaquin Altoro, seconded by J. Allen Stokes, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Cole

Meeting adjourned at 4:20 p.m. by Commissioner Larri Jacquart

Diane Lopez

Administrative Assistant

Department of City Development - Planning

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City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, October 23, 2017

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:31 p.m.

1. **Review and approval of the previous meeting minutes from October 2, 2017**

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

Excused: 2 - Cole, Bloomingdale

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

Zoning - Public Hearing 1:30 p.m.

2. [170542](#) A substitute ordinance relating to the duration of zoning map amendments to the detailed planned development district designation.

Sponsors: Ald. Bauman and Ald. Bohl

Conditions:

1. *Recommended approval of substitute three.*

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning - Public Hearing 1:40 p.m.

3. [170894](#) A substitute ordinance relating to the change in zoning from Regional Business, RB1, to Industrial-Light, IL1, to allow light industrial uses at 8825 North 76th Street, located on the west side of North 76th Street, north of West Brown Deer Road, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:
Samuel Loshak, ETE Reman, Inc.

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning - Public Hearing 1:50 p.m.

- 4. [170956](#) Resolution approving a social service use to allow Wisconsin Community Services to operate at 2610 West North Avenue, located on the north side of West North Avenue, east of North 27th Street, relative to a Development Incentive Zone (DIZ) known as North Avenue Commerce Center, established by Section 295-91.0046 of the former Milwaukee Code, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Nichole Young-Todd, Wisconsin Community Services
Matthew Knitter, Wisconsin Community Services

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Streets & Alleys

- 5. [170792](#) Resolution to vacate the east-west alley and a portion of the north-south alley in the block bounded by West Highland Avenue, West Juneau Avenue, North Old World Third Street and North 4th Street Pedestrian Mall, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Conditions:
1. Upon receipt of the fees outlined in the coordinated report.

This Resolution was RECOMMENDED FOR ADOPTION AND ASSIGNED

Zoning - Public Hearing 2:00 p.m.

6. [170900](#) A substitute ordinance relating to the change in zoning from General Planned Development, GPD, to a Detailed Planned Development, DPD, for the properties at 1117-1119, 1121-1123 and 1129-1135 North Old World Third Street located on the west side of North Old World Third Street, south of West Juneau Avenue, and the First Amendment to the DPD known as Block 4 - Arena Master Plan to combine the subject properties to the Entertainment Block, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Steve Morales, Rinka Chung Architecture, Inc.

Roger Winter, Resident of The Moderne

Conditions:

1. *Submitting the final narrative and drawings that reflect recommended changes.*

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning - Public Hearing 2:15 p.m.

7. [161714](#) A substitute ordinance relating to the change in zoning from Local Business, LB2, to a Detailed Planned Development for a mixed-use development at 2900 and 2914 North Oakland Avenue, located on the northeast corner of North Oakland Avenue and East Locust Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Michael Striegel, Striegel-Agacki Studio

Jeno Cataldo, J.C. Capital

Karen Dettmer, Department of Public Works

Amanda Cervantes, Legislative Assistant to Alderman Nic Kovac

Individuals that testified from the public in opposition:

Charles Day, Apartment owner/resident

Carlen Hatala, Resident

John T. Miller, Resident

James Mehail, Resident

Glen Schmieg, Resident

Individuals that testified from the public in favor:

James Sayers, Resident

Conditions:

- 1. *Submitting final narrative and drawings that reflect recommended changes.*

A motion was made by Joaquin Altoro, seconded by Patricia Najera, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:

Aye: 3 - Altoro, Jacquart, and Najera

No: 2 - Stokes, and Gould

Excused: 2 - Cole, and Bloomingdale

Streets & Alleys

- 8. [170502](#) Substitute resolution to vacate West Birch Avenue from North 64th Street to North 67th Street, West Custer Avenue from North 64th Street to North 67th Street, West Sheridan Avenue from North 64th Street to North 68th Street, a portion of West Silver Spring Drive (service drive south side) between North 64th Street and North 68th Street and North 67th Street from West Sheridan Avenue to a point south of West Custer Avenue, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Thomas Gartner, Michael Best and Friedrich LLP

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Land Division

- 9. [171000](#) Substitute resolution approving a final plat known as Westlawn West to facilitate the revitalization of the western portion of the Housing Authority of the City of Milwaukee's Westlawn Gardens neighborhood, located on the south side of West Silver Spring Drive, between North 64th Street and North 68th Street, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Conditions:

- 1. *DPW and Treasurer sign-off.*

A motion was made by J. Allen Stokes, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Comprehensive Planning

- 10. [170808](#) Resolution approving the WIS 175 Visioning Study and amending the Washington Park Comprehensive Area Plan to include the Visioning Study as part of Milwaukee’s Overall Comprehensive Plan, in the 10th and 15th Aldermanic Districts.

Sponsors: Ald. Stamper and Ald. Murphy

*Individuals appearing:
Monica Wauck-Smith, Department of City Development-Planning*

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Comprehensive Planning

- 12. [170955](#) Resolution establishing the City Plan Commission meeting schedule for 2018.

Sponsors: THE CHAIR

- 11. [170874](#) Resolution approving the Milwaukee Aerotropolis Development Plan Summary and amending the Southeast Side Comprehensive Area Plan to include the Aerotropolis Development Plan Summary as part of Milwaukee's Overall Comprehensive Plan, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

*Individuals appearing:
Sam Leichting, Department of City Development-Planning
Leif Otteson, Aerotropolis Milwaukee
Eric Lynde, (SEWRPC) Southeastern Wisconsin Regional Planning Commission
Laurie Miller, SEWRPC
Scott Spiker, Legislative Assistant to Alderman Terry Witkowski*

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Miscellaneous

Resolution establishing the City Plan Commission meeting schedule for 2018.

Approved City Planning Commission meeting dates for 2018 as follows:

January 22

February 12

March 12

April 9

May 7

June 4

June 25

July 16

August 13

September 10

October 1

October 22

November 12

December 3

Meeting adjourned at 4:11 p.m. by Commissioner Najera

Diane Lopez

Administrative Assitant

Department of City Development-Planning

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City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, Wi 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, November 13, 2017

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:30 p.m.

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

Excused: 1 - Cole

1. **Review and approval of the previous minutes from October 23, 2017**

This was

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

2. [170997](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Multi-Family Residential, RM5, to facilitate adaptive reuse of the former Milwaukee Public Schools building into housing at 1715 North 37th Street, located on the west side of North 37th Street, north of West Walnut Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Rhonda Szallai - Department of City Development - Real Estate

Matt Melendes - Heartland Housing, Inc.

Rafeal Garcia - Community First

Katina Fuller - Resident

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

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

No: 0

Excused: 1 - Cole

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

3. [171044](#) A substitute ordinance relating to the change in zoning from Two-Family

Residential, RT4, to Multi-Family Residential, RM4, to facilitate adaptive reuse of the former Phillis Wheatley Milwaukee Public Schools building into housing at 2442 North 20th Street, located in the block bounded by West Wright Street, North 19th Street, West Meinecke Avenue and North 20th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Rhonda Szallai - Department of City Development - Real Estate

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

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

No: 0

Excused: 1 - Cole

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

- 4. [171020](#) An ordinance amending Exhibit B - Sustainable Performance Standards for the East End Menomonee Valley Development Incentive Zone, on land located generally west of North 6th Street on the north and south sides of West Canal Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Robert Harris - Department of City Development - Planning

Corey Zetts- Memomonee Valley Partners

A motion was made by Whitney Gould, seconded by Stephanie Bloomingdale, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Cole

Zoning

- 5. [170998](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Block 7 - Arena Master Plan to permit changes to the number of residential units and building elevations for a previously approved mixed-use building on the west side of the site bounded by West McKinley Avenue, North 5th Street, West Juneau Avenue and North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Terrell Walter - Royal Capital Group
Amanda Koch - Engberg Anderson Architects

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

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

No: 0

Excused: 1 - Cole

Streets & Alleys

- 6. [170794](#) Resolution to vacate the southernmost portion of the unimproved north-south alley in the block bounded by West Silver Spring Drive, West Thurston Avenue, North 41st Street and North 42nd Street, in the 1st Aldermanic District.

Sponsors: THE CHAIR

A motion was made by J. Allen Stokes, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Cole

Streets & Alleys

- 7. [160614](#) Resolution to vacate various portions of streets and alleys in the area bounded by West Cleveland Avenue, West Harrison Avenue, South 13th Street and South 16th Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Patrick Elliott - Milwaukee Metropolitan Sewerage District

Conditions:
Submit fee as outlined in the coordinated report.

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

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

No: 0

Excused: 1 - Cole

Meeting adjourned at 2:41 p.m. by Commissioner Najera

*Diane Lopez
Administrative Assistant
Department of City Development - Planning*

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City of Milwaukee

809 N. Broadway
First Floor Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

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

Monday, December 4, 2017

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:30 p.m.

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

Present: 4 - Stokes, Altoro, Najera, Gould

Excused: 3 - Jacquart, Cole, Bloomingdale

1. **Review and approval of the previous minutes from November 13, 2017**

Zoning - Public Hearing 1:30 p.m.

2. [170832](#) A substitute ordinance relating to various provisions of the zoning code.

Sponsors: THE CHAIR

Individual appearing:

Ed Richardson - Department of City Development-Planning

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

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

No: 0

Excused: 3 - Jacquart, Cole, and Bloomingdale

Zoning - Public Hearing 1:40 p.m.

3. [170999](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Institutional, TL, for the properties located at 1531 and 1533 South 29th Street, on the west side of South 29th Street, south of West Orchard Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

*Mark Herr - Plunkett Raysich Architects
Sue Smith - Nativity Jesuit Academy*

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

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

No: 0

Excused: 3 - Jacquart, Cole, and Bloomingdale

Zoning

- 4. [171111](#) Resolution relating to a Minor Modification to a Detailed Planned Development known as Block 4 - Arena Master Plan (Entertainment Block) to permit minor changes to the previously approved design for the north building (Building A) on land located on the east side of North 4th Street, south of West Juneau Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

*Individuals appearing:
Audry Grill - Rinka Chung Architecture
Matt Rinka - Rinka Chung Architecture
Blair Williams - WIRED*

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

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

No: 0

Excused: 3 - Jacquart, Cole, and Bloomingdale

Streets & Alleys

- 5. [170795](#) Substitute resolution to vacate West Green Tree Road from vacated North Industrial Road west to a point, in the 9th Aldermanic District.

Sponsors: THE CHAIR

*Individual appearing:
Paul Selin - Direct Supply*

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

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

No: 0

Excused: 3 - Jacquart, Cole, and Bloomingdale

Streets & Alleys

6. [170796](#) Resolution to vacate the unimproved north-south alley in the block bounded by East Euclid Avenue, South Kinnickinnic Avenue, South Mabbett Avenue and East Oklahoma Avenue, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Patrick McMahon - Attorney

Conditions:
Submit fee and petition.

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

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

No: 0

Excused: 3 - Jacquart, Cole, and Bloomingdale

Streets & Alleys

7. [171112](#) Resolution to vacate the north-south alley in the block bounded by West Christine Lane, West Hadley Street, North 4th Street and North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Patrick Reffert - Gorman & Company

Conditions:
Submit fee and petition

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

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

No: 0

Excused: 3 - Jacquart, Cole, and Bloomingdale

Comprehensive Planning

8. [171110](#) Resolution approving the North 27th Street Corridor Strategy and amending the Near West Side Area Comprehensive Plan to include the North 27th Street Corridor Strategy as part of Milwaukee's Overall Comprehensive Plan, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Bob Harris - Department of City Development-Planning

Lindsey St. Arnold Bell - Near West Side Partners

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

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

No: 0

Excused: 3 - Jacquart, Cole, and Bloomingdale

Meeting adjourned at 2:45 p.m. by Commissioner Najera

Diane Lopez

Administrative Assistant

Department of City Development - Planning

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