



# City of Milwaukee

809 N. Broadway  
First Floor Boardroom  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

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

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Monday, April 10, 2017

1:30 PM

809 N Broadway, 1st Floor Boardroom

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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>.**