



City of Milwaukee

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

Meeting Minutes

CITY PLAN COMMISSION

PATRICIA NAJERA, CHAIR
WHITNEY GOULD, VICE-CHAIR
Stephanie Bloomingdale, Joaquin Altoro, Preston Cole, Darryl Johnson and Allyson Nemec

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

Monday, March 11, 2019

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Meeting convened at 1:30 p.m.

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

Absent: 1 - Cole

Individual also present:

Vanessa Koster, Dept. of City Development Planning

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

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

Zoning - Public Hearing 1:30 P.M.

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

Sponsors: Ald. Bauman

Individual appearing:
Joel Smullen, Marquette University

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

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

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

No: 0

Absent: 1 - Cole

Zoning

3. [181486](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Block 1 - Arena Master Plan to allow an additional monument sign on the Fiserv Forum property located at 1111 North Vel R. Phillips Avenue, on the south side of West Juneau Avenue, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:
Mike Abrams, ICON Venue Group

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

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

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

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 1:40 P.M.

4. [181534](#) A substitute ordinance relating to the change in zoning from Industrial-Office, IO2, to Neighborhood Shopping, NS2, for the property located at 2778 South 35th Street, on the east side of South 35th Street, north of West Montana Street, in the 11th Aldermanic District.

Sponsors: Ald. Borkowski

Individual appearing:
Ronald Bluma, Smart Financial Services Inc.

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

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

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

No: 0

Absent: 1 - Cole

Zoning

5. [181487](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Luke's Medical Center, Phase 2, to allow for additional wall signage on the existing building at 3355 West Forest Home Avenue, located on the south side of West Forest Home Avenue, east of South 34th Street, in the 11th Aldermanic District.
- Sponsors:** Ald. Borkowski
- Individual appearing:*
Matt Kaminski, Poblocki Sign Company
- Member Gould moved approval, seconded by member Nemec. (Prevailed 6-0)*
- A motion was made by Whitney Gould, seconded by Allyson Nemec, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**
- Aye:** 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould
- No:** 0
- Absent:** 1 - Cole

Zoning

6. [181488](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 3600@Villard to change the previously approved enclosed parking to surface parking for a mixed-use development at 3611, 3615, 3619, 3621 and 3633 West Villard Avenue, located on the south side of West Villard Avenue, east of North 37th Street, in the 1st Aldermanic District.
- Sponsors:** Ald. Hamilton
- Individuals appearing:*
Ali Kopyt, Korb and Associates Architects
Rafael Garcia, Index Development Group
Michael Roane, Brinshore Development
- Member Altoro moved approval, seconded by member Gould. (Prevailed 6-0)*
- A motion was made by Joaquin Altoro, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**
- Aye:** 6 - Nemec, Johnson, Altoro, Najera, Bloomingdale, and Gould
- No:** 0

Absent: 1 - Cole

Zoning - Public Hearing 2:00 P.M.

7. [181394](#) A substitute ordinance relating to the change in zoning from a General Planned Development known as Clarke Square Apartments to a Detailed Planned Development known as Journey House at Clarke Square for multi-family residential development at 2331 West Vieau Place, 918 South 24th Street and 2330 West Mineral Street, located on the northeast corner of West Mineral Street and North 24th Street and the southeast corner of West Vieau Place and North 24th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individuals appearing:

Dr. Michele Bria, Journey House

Bob McCormick, Cardinal Capital Management, Inc.

Jerry Bourquin, Dimension Madison Design Group

Kevin Turner, Journey House

Individual testifying in opposition:

Lee Valentine, resident

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

Conditions:

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

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

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

No: 0

Absent: 1 - Cole

Zoning - Public Hearing 2:10 P.M.

8. [181598](#) A substitute ordinance relating to the change in zoning from Industrial-Office, IO2, to Local Business, LB2, for the property located at 603 North 36th Street, on the west side of North 36th Street, north of West Michigan Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Nabil Salous, SRN Real Estate

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

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

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

No: 0

Absent: 1 - Cole

Zoning

- 9. [181536](#) A substitute ordinance establishing a Site Plan Review Overlay Zone for a portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individual appearing:
Greg Schaal, MKE Industrial Park LLC

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

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

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

No: 0

Absent: 1 - Cole

Zoning

- 10. [181538](#) Substitute resolution establishing design standards for the Site Plan Review Overlay Zone, SPROZ, for a portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individual appearing:
Greg Schaal, MKE Industrial Park LLC

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

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

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

No: 0

Absent: 1 - Cole

Zoning

- 11. [171864](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM1, to Industrial-Light, IL1, for the northern portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

Sponsors: Ald. Witkowski

Individual appearing:
Greg Schaal, MKE Industrial Park LLC

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

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

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

No: 0

Absent: 1 - Cole

Miscellaneous

- 12. [181700](#) Communication related to the 2018 year in review.

Sponsors: THE CHAIR

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

Meeting adjourned at 3:19 p.m.

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

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