



# 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*

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Monday, February 11, 2019

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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**Meeting convened at 1:30 p.m.**

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

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

**Absent:** 1 - Cole

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning*

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

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

**Zoning - Public Hearing 1:30 PM**

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

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Austen Conrad, Strang, Inc.*

*Mark Lake, Wangard Partners, Inc.*

*Gregory Polacheck, Summit Credit Union*

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

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

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

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

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

**No:** 0

**Absent:** 1 - Cole

**Zoning - Public Hearing 1:40 PM**

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

**Sponsors:** Ald. Hamilton

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

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

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

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

**No:** 0

**Absent:** 1 - Cole

**Zoning - Public Hearing 1:45 PM**

- 4. [181536](#) A substitute ordinance establishing a Site Plan Review Overlay Zone for a portion of the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

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

*Ald. Terry Witkowski, 13th Ald. Dist.*

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

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

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

**No:** 1 - Altoro

**Absent:** 1 - Cole

**Zoning**

- 5. [181538](#) Resolution establishing design standards for the Site Plan Review Overlay Zone, SPROZ, for the property located at 6000 South 6th Street, on the east side of South 6th Street, north of West College Avenue, in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Greg Schaal, MKE Industrial Park LLC*

*David Rhodes, Dept. of Neighborhood Services*

*Ald. Terry Witkowski, 13th Ald. Dist.*

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

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

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

**No:** 1 - Altoro

**Absent:** 1 - Cole

**Zoning**

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

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Greg Schaal, MKE Industrial Park LLC*

*David Rhodes, Dept. of Neighborhood Services*

*Ald. Terry Witkowski, 13th Ald. Dist.*

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

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

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

**No:** 1 - Altoro

**Absent:** 1 - Cole

### **Zoning - Public Hearing 2:00 PM**

7. [181462](#) An ordinance relating to the zoning code definition of “general office”.

**Sponsors:** THE CHAIR

*Individual appearing:  
Ed Richardson, Dept. of City Development*

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

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

**No:** 0

**Absent:** 1 - Cole

### **Zoning - Public Hearing 2:10 PM**

8. [181429](#) A substitute ordinance relating to review and approval of site work within an overlay zone.

**Sponsors:** Ald. Bauman

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

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

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

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

**No:** 0

Absent: 1 - Cole

**Zoning - Public Hearing 2:25 PM**

9. [181520](#) A substitute ordinance relating to landscaping and screening requirements for various land uses.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Kyle Gast, Dept. of City Development*

*Ald. Terry Witkowski, 13th Ald. Dist.*

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

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

**Aye:** 6 - Nemeec, Johnson, Altoro, Najera, Bloomingdale, and Gould

**No:** 0

**Absent:** 1 - Cole

**Meeting adjourned at 3:46 p.m.**

**Chris Lee, Staff Assistant**

**Council Records Section**

**City Clerk's Office**

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