



# City of Milwaukee

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

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*

*Larri Sue Jacquart, Vice Chair*

*Whitney Gould, Stephanie Bloomingdale, Joaquin Altoro,  
Preston Cole and Darryl Johnson*

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

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Monday, December 3, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

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Meeting convened at 1:30 p.m.

*Presiding as chair for the meeting was Vice-Chair Jacquart.*

**Present:** 5 - Johnson, Altoro, Jacquart, Najera, Gould

**Excused:** 2 - Cole, Bloomingdale

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning*

**1. Review and approval of the previous meeting minutes from November 12, 2018.**

*Member Gould move approval, seconded by member Najera, of the meeting minutes from November 12, 2018. There was no objection.*

**Zoning - Public Hearing 1:30 P.M.**

- 2. [180945](#)** A substitute ordinance establishing the Harbor District Riverwalk Site Plan Review Overlay Zone for certain properties adjacent to the Kinnickinnic River, in the 12th and 14th Aldermanic Districts.

**Sponsors:** Ald. Perez and Ald. Zielinski

*Individuals appearing:*

*Samuel Leichtling, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*

*Individual testifying in support:*

*Dan Adams, Harbor District Inc.*

*Individuals testifying in opposition:*

*Gregory Bird, resident*

*Brian Read, resident*

*Individuals testifying with questions:*

*John Spigel, resident*

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

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Zoning**

- 3. [180946](#) Substitute resolution establishing design standards for the Harbor District Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2)(b) of the Milwaukee Code of Ordinances.

**Sponsors:** Ald. Perez and Ald. Zielinski

*Individuals appearing:*

*Samuel Leichtling, Dept. of City Development*

*Alyssa Remington, Dept. of City Development*

*Individual testifying in support:*

*Dan Adams, Harbor District Inc.*

*Individuals testifying in opposition:*

*Gregory Bird, resident*

*Brian Read, resident*

*Individuals testifying with questions:*

*John Spigel, resident*

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

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Real Estate**

- 4. [181205](#) Substitute resolution authorizing the dedication of a portion of City-owned property at 401 East Greenfield Avenue, as public right-of-way for street

purposes, and approving a Land Disposition Report and surplus declaration for the conveyance of 401 East Greenfield Avenue to Komatsu Mining Corp. for the Komatsu Mining Corp. and Harbor District riverwalk projects, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individuals appearing:*

*Dan Casanova, Dept. of City Development*

*Matt Beaudry, Komatsu Mining Corp*

*John Koetz, Komatsu Mining Corp*

*Commissioner Rocky Marcoux, Dept. of City Development*

*Individual testifying in support:*

*Lilith Fowler, Harbor District Inc.*

*Individuals testifying in opposition:*

*Gregory Bird, resident*

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

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

### **Zoning - Public Hearing 2:00 P.M.**

5. [181075](#) An ordinance relating to the change in zoning, from Institutional to Parks, of lands located south of West Hampton Avenue and east of North Port Washington Road (6th Aldermanic District).

**Sponsors:** Ald. Coggs and Ald. Kovac

*Individual appearing:*

*Sarah Toomsen, Milwaukee County Parks*

*Individual testifying in support:*

*Ald. Nik Kovac, 3rd Ald. Dist.*

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

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

**Zoning - Public Hearing 2:10 P.M.**

- 6. [181157](#) A substitute ordinance relating to the First Amendment to the General Planned Development, GPD, known as the Arena Master Plan to allow temporary banner signs and lighting on the existing parking structure on Block 2 of the GPD, located on the east side of North 6th Street between West Highland Avenue and West State Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Individual appearing:*  
Mike Abrams, Icon Venue Group

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

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Zoning**

- 7. [181018](#) Resolution relating to a Minor Modification to the Detailed Planned Developments known as Honey Creek Corporate Center, Phases I, II and III to reduce the amount of surface parking and increase the landscaped open space at 115, 125 and 135 South 84th Street, located on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
Cassandra Friedli, Greywolf Partners

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

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

**Zoning**

- 8. [181021](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Wisconsin Lutheran Retirement Community to remove references to the use of the building located at 8949 North 97th Street as senior housing and include references to use of the property as a multi-family dwelling, on land located on the west side of North 97th Street, south of West Allyn Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*  
*Atty. Christina Ruud, counsel for applicant*

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

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

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Zoning**

- 9. [181130](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as St. Rita Square to allow minor changes to the previously approved building design for a senior living facility and church on the north side of East Pleasant Street between North Cass Street and North Van Buren Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individual appearing:*  
*Eric Harrmann, AG Architecture*

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

*Member Najera moved approval, seconded by member Altoro. (Prevailed 4-1)*

**A motion was made by Patricia Najera, 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:** 4 - Johnson, Altoro, Jacquart, and Najera

**No:** 1 - Gould

**Excused:** 2 - Cole, and Bloomingdale

**Zoning**

10. [180997](#) An ordinance granting an air space lease to Yards, LLC for a building facade overhanging the sidewalks for the premises at 223 W. Oregon Street in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:  
Katie Monachos, Rinka Chung Architects*

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

**A motion was made by Whitney Gould, seconded by Patricia Najera, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Johnson, Altoro, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 2 - Cole, and Bloomingdale

**Meeting adjourned at 4:27 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>.**