



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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