



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

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

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

Monday, May 7, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:30 p.m.

Present: 5 - Najera, Jacquart, Bloomingdale, Gould, Altoro

Excused: 1 - Cole

Individuals also present:

Vanessa Koster, Dept. of City Development Planning Division

Kristin Connelly, Dept. of City Development Planning Division

1. Review and approval of minutes from April 9, 2018

Member Jacquart moved approval, seconded by member Gould, of the meeting minutes from April 9, 2018. There was no objection.

Zoning

2. [171904](#)

Resolution relating to a Minor Modification to the Detailed Planned Development known as Block 4 - Arena Master Plan (Entertainment Block) to approve the design of Building D, which will be located at 1129-35 North Old World Third Street, on the west side of North Old World Third Street, south of West Juneau Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:

Steve Morales, Rinka Chung Architecture Inc.

Member Gould moved adoption, seconded by member Jacquart. (Prevailed 5-0)

A motion was made 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 - Cole

Comprehensive Planning

3. [180045](#) Resolution amending certain land use recommendations within the West Side Area Comprehensive Plan, part of Milwaukee's Overall Comprehensive Plan, for the property at 5800 West Hope Avenue on the east side of North 60th Street and south of West Fond du Lac Avenue, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Individuals appearing:

Joseph LaDien, Phoenix Investors

John Peret, Phoenix Investors

Kyle Gast, Dept. of City Development

*Member Altoro moved conditional adoption, seconded by member Bloomingdale.
(Prevailed 5-0)*

Conditions:

1. Approval of land use change by the Common Council.

2. Dept. of City Development staff to approve final exterior landscape design plan.

A motion was made by Joaquin Altoro, seconded by Stephanie Bloomingdale, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Cole

A motion was made by Joaquin Altoro, seconded by Stephanie Bloomingdale, that this Resolution be REFERRED 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 - Cole

Zoning - Public Hearing 1:45 p.m.

4. [180121](#) Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow an indoor wholesale and distribution facility as

a permitted use within the former Lowe's building at 5800 West Hope Avenue, located on the south side of West Fond du Lac Avenue, east of North 60th Street, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Joseph LaDien, Phoenix Investors

John Peret, Phoenix Investors

Kyle Gast, Dept. of City Development

*Member Altoro moved conditional adoption, seconded by member Bloomingdale.
(Prevailed 5-0)*

Conditions:

- 1. Approval of land use change by the Common Council.*
- 2. Dept. of City Development staff to approve final exterior landscape design plan.*

A motion was made by Joaquin Altoro, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Cole

Zoning

5. [180125](#) Resolution approving site and building changes to the former Lowe's located at 5800 West Hope Avenue, on the south side of West Fond du Lac Avenue, east of North 60th Street, within the Midtown Center Development Incentive Zone established by Section 295-91.0044 of the former Milwaukee Code, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Joseph LaDien, Phoenix Investors

John Peret, Phoenix Investors

Kyle Gast, Dept. of City Development

*Member Altoro moved conditional adoption, seconded by member Bloomingdale.
(Prevailed 5-0)*

Conditions:

- 1. Approval of land use change by the Common Council.*
- 2. Dept. of City Development staff to approve final exterior landscape design plan.*

A motion was made by Joaquin Altoro, seconded by Stephanie Bloomingdale,

that this Plan Commission Resolution be **APPROVED CONDITIONALLY**. This motion **PREVAILED** by the following vote:

Aye: 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Cole

Streets & Alleys

6. [171381](#) Resolution to vacate a portion of North 2nd Street from West Wells Street to West Wisconsin Avenue and a portion of the east-west alley in the block bounded by West Wells Street, West Wisconsin Avenue, North 2nd Street and North Old World Third Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Dan Casanova, Dept. of City Development

Member Gould moved adoption, seconded by member Jacquart. (Prevailed 5-0)

A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Cole

Streets & Alleys

7. [171748](#) Resolution to vacate a portion of East Vine Street between North Hubbard Street and North Commerce Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Carl Tomich

Member Bloomingdale moved conditional adoption, seconded by member Gould. (Prevailed 5-0)

Conditions:

1. *Submittal of a deposit.*
2. *Submittal of an executed petition.*

A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED

by the following vote:

Aye: 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Cole

A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Cole

Comprehensive Planning

8. [171851](#) Communication from the Department of City Development relating to the Anti-Displacement Plan for the Neighborhoods Surrounding Downtown Milwaukee.

Sponsors: THE CHAIR

Individuals appearing:

Sam Leichtling, Dept. of City Development

Nolan Zaroff, Dept. of City Development

Member Bloomingdale moved placing on file, seconded by member Gould. (Prevailed 5-0)

A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Plan Commission Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

Aye: 5 - Najera, Jacquart, Bloomingdale, Gould, and Altoro

No: 0

Excused: 1 - Cole

Meeting adjourned at 3:24 p.m.

Chris Lee, Staff Assistant
Council Record's 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>.