



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, Darryl Johnson, Allyson Nemec,
Brianna Sas-Perez and Ranell Washington*

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

Monday, October 21, 2019

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Meeting convened at 1:30 p.m.

Present: 5 - Nemec, Sas-Perez, Johnson, Washington, Bloomingdale

Excused: 2 - Najera, Gould

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

Members Bloomingdale and Nemec elected as chair pro tem and vice-chair pro tem, respectively, for this meeting without objection.

1. Review and approval of the previous meeting minutes.

Meeting minutes from September 30, 2019 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [190784](#)** An ordinance relating to a change in zoning from a Detailed Planned Development to a new Detailed Planned Development for the property located at 234 (f/k/a 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Katherine Kawczynski, VJS Construction Services

Bryan Bedford, Bedford Development

Testifying with concerns:

Dennis Hasenfang, resident

A letter with concerns from Christine Heavey, resident, was read into the record.

Member Johnson moved conditional approval, seconded by member Washington.
(Prevailed 5-0)

Condition:

Submittal of final documents that include the following changes:

1. Lighten the tone of the metal in the parking area along Water Street so that it blends in better with the balance of the building.
2. On the Water Street elevation, consolidate the two vents under the one window to the south of the main entrance into one and center it beneath the window. All vents should be painted to match the building materials.
3. Change the material at the entrance (corner of Pittsburgh and Water) from metal to masonry and change the shadow lines around the windows in the stair tower adjacent to the entrance so that they don't appear to be protruding from the brick.
4. Note the area along the first floor on the river-facing elevation where the future art component will be installed.
5. The rooftop HVAC screen should be a lighter tone metal.
6. Confirm that, while the balcony systems have changed from glass inset to a cable rail, the glass insets will remain at the points where the building steps back to create the roof terraces.
7. Provide additional details on the Riverwalk, including a zoomed-in cross section and how the planters and green screen will look along the Riverwalk. Provide plans that show the lighting, as previously requested.
8. Establish a maintenance agreement for the green screen.

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

Aye: 5 - Nemec, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Zoning

3. [190987](#) Resolution approving the Riverwalk, site plan, and building design for a mixed-use development located at 234 (f/k/a 236) South Water Street, relative to a Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

*Katherine Kawczynski, VJS Construction Services
Bryan Bedford, Bedford Development*

Testifying with concerns:

Dennis Hasenfang, resident

A letter with concerns from Christine Heavey, resident, was read into the record.

Member Johnson moved conditional approval, seconded by member Washington. (Prevailed 5-0)

Condition:

Submittal of final documents that include the following changes:

- 1. Lighten the tone of the metal in the parking area along Water Street so that it blends in better with the balance of the building.*
- 2. On the Water Street elevation, consolidate the two vents under the one window to the south of the main entrance into one and center it beneath the window. All vents should be painted to match the building materials.*
- 3. Change the material at the entrance (corner of Pittsburgh and Water) from metal to masonry and change the shadow lines around the windows in the stair tower adjacent to the entrance so that they don't appear to be protruding from the brick.*
- 4. Note the area along the first floor on the river-facing elevation where the future art component will be installed.*
- 5. The rooftop HVAC screen should be a lighter tone metal.*
- 6. Confirm that, while the balcony systems have changed from glass inset to a cable rail, the glass insets will remain at the points where the building steps back to create the roof terraces.*
- 7. Provide additional details on the Riverwalk, including a zoomed-in cross section and how the planters and green screen will look along the Riverwalk. Provide plans that show the lighting, as previously requested.*
- 8. Establish a maintenance agreement for the green screen.*

A motion was made by Darryl Johnson, seconded by Ranell Washington, that this Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Real Estate

4. [191015](#) Resolution to facilitate expansion of Milwaukee Public Schools' Franklin Square Playfield by authorizing conveyance of four City-owned vacant lots to the City of Milwaukee In Trust for the Board of School Directors, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individual appearing:

Yves LaPierre, Dept. of City Development

Pamela Lynn, Milwaukee Public Schools

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

A motion was made by Allyson Nemec, 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 - Nemece, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Streets & Alleys

- 5. [190652](#) Substitute resolution to vacate the north-south alley, located in the block bounded by North Vel R. Phillips Avenue, West Vine Street, West Walnut Street and North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

*Individual appearing:
Sharon Grinker*

Member Nemece moved approval, seconded by member Sas-Perez. (Prevailed 5-0)

A motion was made by Allyson Nemece, seconded by Brianna Sas-Perez, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemece, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Miscellaneous

- 6. [190984](#) Resolution establishing the City Plan Commission meeting schedule for 2020.

Sponsors: THE CHAIR

Proposed 2020 meeting dates for Mondays at 1:30 p.m.:

- January 27*
- February 17*
- March 9*
- April 6*
- May 11*
- June 1*
- June 22*
- July 20*
- August 17*
- September 21*
- October 19*
- November 9*
- December 7*

Member Sas-Perez moved approval, seconded by member Johnson. (Prevailed 5-0)

A motion was made by Brianna Sas-Perez, seconded by Darryl Johnson, that this Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 5 - Nemeec, Sas-Perez, Johnson, Washington, and Bloomingdale

No: 0

Excused: 2 - Najera, and Gould

Meeting adjourned at 2:35 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>.