



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 2, 2017

1:30 PM

City Hall, Room 301-B

Meeting convened at 1:33 p.m.

Present: 6 - Stokes, Altoro, Jacquart, Najera, Bloomingdale, Gould

Excused: 1 - Cole

**The location of this meeting will be in City Hall (200 E. Wells Street)
Room 301-B**

Individuals also present: Vanessa Koster, Department of City Development - Planning

1. **Review and approval of the previous meeting minutes from September 11, 2017**

Zoning

2. [170798](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 5, to allow for additional freestanding and building wall signage at 10850 West Park Place, located on the north side of West Park Place, west of West Liberty Drive, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

Individuals appearing:

Zach Wenger, Lemberg Electric Company Inc.

A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED. This motion PREVAILED by the following vote:

Aye: 6 - Stokes, Altoro, Jacquart, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Cole

Zoning - Public Hearing 1:35 p.m.

3. [170601](#) A substitute ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a Detailed Planned Development known as Welford Sanders Lofts for the site located at 2801-2821 North 4th Street, 414 West Hadley Street and 2834 North 5th Street, on the north side of West Hadley Street, west of North 4th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Leo Ries, MLK Economic Development Corporation

Ben Johnson, MLK Economic Development Corporation

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: 6 - Stokes, Altoro, Jacquart, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Cole

Zoning - Public Hearing 1:45 p.m.

4. [170771](#) A substitute ordinance relating to the change in zoning from Industrial-Light, IL2, and Industrial-Heavy, IH, to Industrial-Mixed, IM, for the redevelopment of properties located on the north side of West Center Street, east of North 33rd Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Que El-Amin, Scott Crawford, Inc.

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: 6 - Stokes, Altoro, Jacquart, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Cole

Zoning - Public Hearing 1:55 p.m.

5. [170799](#) A substitute ordinance relating to the change in zoning from Industrial-Heavy, IH, to Industrial-Mixed, IM, for redevelopment of the property located at 187 East Becher Street, located on the south side of East Becher Street, west of South Robinson Avenue, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals appearing:

Amelia Kegel, Co-owner of Wheel and Sprocket

Ben Anderson, Colliers International

Westin Kane, Colliers International

A motion was made by Larri Sue Jacquart, seconded by Stephanie Bloomingdale, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:

Aye: 6 - Stokes, Altoro, Jacquart, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Cole

Zoning - Public Hearing 2:05 p.m.

6. [170499](#) A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as 1st and Greenfield - Phase 1 to permit Phase 2 development on the north outlot of the development site located on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:

Michael Cockroft, Wangard Partners

Mark Lake, Wangard Partners

Alderman Jose Perez

Approve conditionally

Conditioned on submitting a final narrative and drawings that incorporate staff comments, including but not limited to: setbacks, bicycle parking, glazing, and signage.

This Ordinance was RECOMMENDED FOR PASSAGE AND ASSIGNED

Land Division

7. [170869](#) Resolution approving a final Certified Survey Map for land located on the south side of West Layton Avenue and west of South 20th Street to divide a portion of one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Attorney Brian Randall, Friebert, Finerty & St. John

Meeting recessed at 2:38 p.m.

Commissioner Najera left early 2:47 p.m.

Meeting resumed at 3:00 p.m.

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

Aye: 6 - Stokes, Altoro, Jacquart, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Cole

Comprehensive Planning - Public Hearing 3:00 p.m.

8. [170606](#) Resolution creating Neighborhood Improvement District No. 9 (Havenwoods), approving its Initial Operating Plan and authorizing expenditures, in the 2nd and 9th Aldermanic Districts.

Sponsors: Ald. Johnson and Ald. Lewis

Individuals appearing:

Stephanie Harling, Director of Havenwoods Economic Development Corporation

Individuals appearing in support:

Rose & Daniel Sandrone, Havenwoods residents

Jessica Noth, Havenwoods Economic Development Corporation

Ron Hagman, R & H Properties, Havenwoods landlord

George & Anita Dixon, Havenwoods residents

Larry Ricks, Havenwoods resident

Individuals appearing in opposition:

Roy Klokow, Havenwoods landlord

Earl Gruenwald, Havenwoods resident & landlord

A motion was made by Joaquin Altoro, seconded by J. Allen Stokes, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED. This motion PREVAILED by the following vote:

Aye: 6 - Stokes, Altoro, Jacquart, Najera, Bloomingdale, and Gould

No: 0

Excused: 1 - Cole

Meeting adjourned at 4:20 p.m. by Commissioner Larri Jacquart

Diane Lopez

Administrative Assistant

Department of City Development - Planning

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Administration Office at 286-5800, (FAX) 286-0851 or by writing to the Coordinator at City Development, 809 N. Broadway, Milwaukee, WI 53202. Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.

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