



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, July 17, 2017

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:31 p.m.

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

Excused: 2 - Stokes, Cole

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

1. **Review and approval of the previous meeting minutes from June 26, 2017**

Zoning - Public Hearing 1:30 p.m.

2. [170295](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Park Place, Stage 25, to permit construction of an office building at 11000 West Park Place, in the 5th Aldermanic District.

Sponsors: Ald. Bohl

*Individual appearing: Scott Justus, Zimmerman Architecture Studio, Inc.
John Kastner, Zimmerman Architecture Studio, Inc.
Tom Irgens, Irgens Development Partners
Jennifer O'Leary, New Eden Landscape Architecture, LLC
Alderman James Bohl*

Member Patricia Najera moved approval, seconded by member Stephanie Bloomingdale. There were no objections from those members present.

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

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

No: 0

Excused: 2 - Stokes, and Cole

Zoning - Public Hearing 1:40 p.m.

3. [170291](#) A substitute ordinance relating to the change in zoning from Industrial-Office, IO2, to Two-Family Residential, RT4, for residential development on a portion of 2123 South Lenox Street, located on the west side of South Lenox Street, south of East Bay Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

*Individuals appearing: Ryan Konicek, applicant
Alderman Tony Zielinski*

Member Whitney Gould moved conditional approval, seconded by member Larri Sue Jaquart. There were no objections from those members present.

Condition of approval: approval of the Certified Survey Map

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

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

No: 0

Excused: 2 - Stokes, and Cole

Zoning - Public Hearing 1:50 p.m.

4. [170284](#) A substitute ordinance relating to the Third Amendment to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, for construction of a second hotel wing on the existing Potawatomi Hotel building and connection to the casino on land located on the south side of Canal Street, west of West Potawatomi Circle, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

*Individuals appearing: Dave Stroik, Zimmerman Architecture Studio
Ken Kraemer, Executive Building Advantage*

Member Stephanie Bloomingdale moved approval, seconded by member Larri Sue Jaquart. There were no objections from those members present.

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

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

No: 0

Excused: 2 - Stokes, and Cole

Zoning - Public Hearing 2:00 p.m.

5. [170289](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM6, to Local Business, LB3, for 2215 North Cambridge Avenue, located on the west side of North Cambridge Avenue, south of East North Avenue, in the 3rd Aldermanic District.
- Sponsors:** Ald. Kovac
- Individuals appearing: Kalan Haywood, Sr., Vanguard Group, LLC*
- Member Joaquin Altoro moved approval, seconded by member Whitney Gould. There were no objections from those members present.*
- A motion was made by Joaquin Altoro, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Altoro, Jacquart, Najera, Bloomingdale, and Gould
- No:** 0
- Excused:** 2 - Stokes, and Cole

Zoning

6. [170293](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase II, to permit changes to the existing building at 2650 North Downer Avenue to allow for a retail and coffee shop, with adjacent patio, on land located on the east side of North Downer Avenue, south of East Park Place, in the 3rd Aldermanic District.
- Sponsors:** Ald. Kovac
- Individual appearing: Eric Resch, Stone Creek Coffee*
- Member Whitney Gould moved approval, seconded by member Larri Sue Jacquart. There were no objections from those members present.*
- A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Resolution be APPROVED. This motion PREVAILED by the following vote:**
- Aye:** 5 - Altoro, Jacquart, Najera, Bloomingdale, and Gould
- No:** 0
- Excused:** 2 - Stokes, and Cole

Zoning

7. [170407](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Block 16 for changes to previously approved

building elevations at 210 East Knapp Street, in the block bounded by East Knapp Street, North Market Street and North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individual appearing: Steve Kroening, Hammes Company

Member Stephanie Bloomingdale moved approval, seconded by member Larri Sue Jacquart. There were no objections from those members present.

A motion was made by Stephanie Bloomingdale, seconded by Larri Sue Jacquart, that this Resolution be APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Stokes, and Cole

Land Division

8. [170464](#) Resolution approving a Preliminary Plat known as Westlawn West, located on the south side of West Silver Spring Drive between North 64th Street and North 68th Street, in the 2nd Aldermanic District

Resolution

Sponsors: THE CHAIR

Individual appearing: Warren Jones, Housing Authority of the City of Milwaukee

Member Whitney Gould moved approval, seconded by member Larri Sue Jacquart. There were no objections from those members present.

A motion was made by Whitney Gould, seconded by Larri Sue Jacquart, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Stokes, and Cole

Streets & Alleys

9. [170166](#) Substitute resolution to vacate the western portion of the east-west alley in the block bounded by East Archer Avenue, East Bay Street, South Kinnickinnic Avenue and East Ward Street and to dedicate land for public alley purposes, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing: Jason Korb, Korb & Associates Architects

Members Joaquin Altoro moved conditional approval, seconded by member Stephanie Bloomingdale. There were no objections from those members present.

Condition of approval: submittal of executed petition and deposit

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

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

No: 0

Excused: 2 - Stokes, and Cole

Streets & Alleys

10. [170165](#) Substitute resolution to vacate the southerly east-west alley in the block bounded by South Howell Avenue, South Kinnickinnic Avenue, East Lincoln Avenue and East Smith Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Member Stephanie Bloomingdale moved approval, seconded by member Joaquin Altoro. There were no objections from those members present.

A motion was made by Stephanie Bloomingdale, seconded by Joaquin Altoro, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Stokes, and Cole

Land Division

11. [170498](#) Resolution approving a final certified survey map for land located on the east side of North 6th Street and north of West Juneau Avenue to divide one parcel into two parcels and to dedicate land for public street purposes, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing: Jason Korb, Korb & Associates Architects

Members Joaquin Altoro moved conditional approval, seconded by member Stephanie Bloomingdale. There were no objections from those members present.

Condition of approval: submittal of executed petition and deposit

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

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

No: 0

Excused: 2 - Stokes, and Cole

Meeting adjourned at 2:48 p.m. by Commissioner Najera

*Diane Lopez
Administrative Assistant
Department of City Development-Planning Division*

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

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