



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, May 15, 2017

1:30 PM

809 N. Broadway, First Floor Boardroom

Meeting convened at 1:31 p.m.

Present: 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, Gould

Individual also present:

Vanessa Koster, Department of City Development

1. Review and approval of the previous meeting minutes from April 10, 2017.

Member Altoro moved approval, seconded by member Cole, of the previous meeting minutes from April 10, 2017. There were no objections from those members present. Member Bloomingdale excused.

Zoning - Public Hearing 1:30 p.m.

2. An ordinance relating to the First Amendment to the Detailed Planned Development known as Block 7 - Arena Master Plan for development of a mixed-use building on the west side of the site bounded by West McKinley Avenue, North 5th Street, West Juneau Avenue and North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Terrell Walter, Royal Capitol Group LLC
Amanda Koch Engberg Anderson Architects
Kevin Newell, Royal Capitol Group LLC

Member Bloomingdale joined the committee at 1:32 p.m.

Individual appearing from the public:

Lennie Mosley, Halyard Park Association

Member Stokes moved conditional approval, seconded by member Altoro. There were no objections.

Conditions:

1. Working with staff on the final narrative to clarify items including, but not limited to

permitted uses for the commercial section of the building, site statistics and bicycle parking standards.

2. Providing final drawings that include additional information, including but not limited to details on the treatment of service doors, treatment of the undersides of the balconies, and clarification on scoring pattern of the cement board.

3. Providing material and glazing samples.

A motion was made by J. Allen Stokes, seconded by Joaquin Altoro, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 1:40 p.m.

- 3.** An ordinance relating to the Second Amendment to the Detailed Planned Development known as Brewers Hill Commons, Phase VI, to revise previously approved plans for a multi-family residential development at 1937 North Hubbard Street, located on the south side of West Brown Street between North Palmer Street and North Hubbard Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Terrell Walter, Royal Capitol Group LLC

Amanda Koch Engberg Anderson Architects

Individual appearing from the public in opposition to Phase B:

Molly Booth, Historic Brewers Hill Association

Member Stokes moved conditional approval, seconded by member Altoro. There were no objections.

Conditions:

1. Working with staff on the final narrative to clarify items including, but not limited to site statistics and phasing of the development.

2. Providing final drawings that include additional information, including but not limited to clarification of the retaining wall along Palmer, the addition of landscape screening on the south property line, providing section cuts to demonstrate the building modulation, and adding additional design detail such as wood textured overhangs to break up rooflines and provide vertical emphasis to the buildings.

3. Providing material and glazing samples.

A motion was made by J. Allen Stokes, seconded by Joaquin Altoro, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 1 - Bloomingdale

Zoning - Public Hearing 1:50 p.m.

4. An ordinance relating to the change in zoning from Commercial Service, CS, to a Detailed Planned Development known as City Place for a multi-family development on land located on the north side of West Walnut Street, west of North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Kalan Haywood, Sr., Vanguard Group LLC

Jason Korb, Korb & Associates Architects

Individual appearing in support:

Lennie Mosley, Halyard Park Association

Mike Grinker, Sid Grinker Restoration, 416 W. Walnut St., Milwaukee

Individual appearing in opposition:

Paul Witkowski

Member Bloomingdale moved to hold. Motion was withdrawn.

Additional individual appearing:

David Misky, Redevelopment Authority of the City of Milwaukee

Member Stokes moved conditional approval, seconded by member Gould. There were no objections.

Conditions:

1. *Working with staff on the final narrative to clarify items including, but not limited to site statistics, refuse collection, bicycle parking, and uses permitted within the buildings. Information regarding phasing of the development should also be added.*

2. *Providing final drawings that include additional information, including but not limited to providing section cuts to demonstrate the building modulation, providing details on balcony railings and undersides, and demonstrating that staff's design comments have been incorporated into the Building 1 elevations. Plans that show the proposed phasing of the project, as well as interim landscaping conditions, should be added.*

3. *Providing material and glazing samples.*

A motion was made by J. Allen Stokes, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 2:00 p.m.

5. A substitute ordinance relating to the change in zoning from Regional Business, RB1, to Industrial-Light, IL1, for the property located at 8501 West Brown Deer Road, on the south side of West Brown Deer Road, west of North 76th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

Yvonne Lasley, 9th Aldermanic District

David Jubelirer, General Capitol Group

Member Stokes moved approval, seconded by member Gould. There were no objections.

A motion was made by J. Allen Stokes, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

No: 0

Zoning

6. Resolution relating to a Minor Modification to the Detailed Planned Development known as Marquette University Valley Fields Complex to allow signage on the temporary dome structure at 1818 West Canal Street, located on the north side of West Canal Street, west of North 16th Street, in the 8th Aldermanic District.

Sponsors: Ald. Donovan

Individual appearing:

Chris Gluesing, Marquette University

Member Stokes moved approval, seconded by member Bloomingdale. There were no objections.

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

Aye: 7 - Stokes, Altoro, Jacquart, Najera, Cole, Bloomingdale, and Gould

No: 0

Zoning

7. Resolution relating to a Minor Modification to a Detailed Planned Development to allow the site located at 700 East Kilbourn Avenue to continue to be utilized as a temporary parking lot, on land located on the north side of East Kilbourn Avenue and east of North Van Buren Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Individual appearing:
David Torkildson*

Member Cole moved approval, seconded by member Jacquart. There were no objections.

A motion was made by , seconded by Preston Cole, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Stokes

Land Division

8. 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 in opposition:
Deb Ritter, Bostonian Village North, Milwaukee resident
Ald. Terry Witkowski, 13th Aldermanic District*

Member Cole left the committee at 3:02 p.m.

Chair Najera passed the gavel to Vice-Chair Jacquart.

Member Najera moved to place on file, seconded by member Gould. There were no objections.

A motion was made by Patricia Najera, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

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

No: 0

No: 0

Excused: 1 - Cole

Excused: 1 - Cole

Abstain: 1 - Jacquart

Abstain: 1 - Jacquart

Comprehensive Planning

- 9. Resolution approving the South 27th Street Strategic Action Plan and amending the Southeast Side Area Comprehensive Plan and the Southwest Side Area Comprehensive Plan to include the Strategic Action Plan as part of Milwaukee’s Overall Comprehensive Plan, in the 11th and 13th Aldermanic Districts.

Sponsors: Ald. Witkowski

Individuals appearing:
Monica Wauck, Department of City Development

Member Stokes left at 3:10 p.m.

Additional individuals appearing:
Ald. Terry Witkowski, 13th Aldermanic District
Ald. Mark Borkowski, 11th Aldermanic District

Member Bloomingdale moved approval, seconded by member Gould. There were no objections.

A motion was made by Whitney Gould, seconded 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 - Altoro, Jacquart, Najera, Bloomingdale, and Gould

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

No: 0

No: 0

Excused: 2 - Stokes, and Cole

Excused: 2 - Stokes, and Cole

Meeting adjourned at 3:38 p.m.

**Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office**

**Diane Lopez
City Planning
Department of City Development**

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