



# City of Milwaukee

200 East Wells Street,  
Room 301-B  
Milwaukee, WI 53202

## Meeting Minutes

### CITY PLAN COMMISSION

*PATRICIA NAJERA, CHAIR*

*Larri Sue Jacquart, Vice Chair*

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

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

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Monday, June 4, 2018

1:30 PM

Room 301-B, Third Floor, City Hall  
200 E. Wells St.  
Milwaukee, WI 53202

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Meeting convened at 1:35 p.m.

**Present:** 4 - Johnson, Jacquart, Najera, Gould

**Excused:** 3 - Altoro, Cole, Bloomingdale

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning Division*

**1. Review and approval of the previous meeting minutes from May 7, 2018.**

*Member Jacquart moved approval, seconded by member Gould, of the meeting minutes from May 7, 2018. There was no objection.*

**Zoning - Public Hearing 1:30 P.M.**

- 2. [180066](#)** An ordinance relating to the change in zoning from Two-Family Residential, RT2, to Local Business, LB2, to allow commercial development on the eastern part of 2733 West Euclid Avenue, located on the south side of West Euclid Avenue, west of South 27th Street, in the 11th Aldermanic District.

**Sponsors:** Ald. Borkowski

*Individuals appearing:*

*Ald. Mark Borkowski, 11th Ald. Dist.*

*John Kayser, Cave Enterprises Operations, LLC*

*Individuals testifying with concerns:*

*Lynn Roob, 3222 S. 39th St., Milwaukee*

*Chris Roob, 3222 S. 39th St., Milwaukee*

*Member Jacquart moved conditional passage, seconded by member Gould. (Prevailed 4-0)*

*Condition: Approval of a certified survey map.*

**A motion was made by Larri Sue Jacquart, seconded by Whitney Gould, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

**A motion was made by Larri Sue Jacquart, seconded by Whitney Gould, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

### Zoning

3. [180107](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as the Kenilworth Building to permit a banquet hall use within the building located on the south side of East Kenilworth Place between North Farwell Avenue and North Prospect Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Individuals appearing:*

*Mike Priem, University of Wisconsin - Milwaukee*

*Randall Trumbull-Holper, University of Wisconsin - Milwaukee*

*Member Gould moved adoption, seconded by member Jacquart. (Prevailed 4-0)*

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

### Zoning

4. [171881](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Westlawn Revitalization - Phase II to allow changes to the previously approved site plan and elevations for the

proposed building to be located at 5565 North 66th Street, on the south side of West Silver Spring Drive, west of South 66th Street, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Individual appearing:*  
*Melissa Rudolph, Eppstein Uhen Architects*

*Member Jacquart moved adoption, seconded by member Gould. (Prevailed 4-0)*

**A motion was made by Larri Sue Jacquart, 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:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

#### **Zoning - Public Hearing 1:45 P.M.**

5. [180065](#) An ordinance relating to the change in zoning from Two-Family Residential, RT4, to Industrial-Mixed, IM, for the properties located at 409, 413, 417, 421, 425, 427, 433 and 439 West Harrison Avenue, located on the south side of West Harrison Avenue, east of South 5th Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individual appearing:*  
*Jason Korb, Korb & Associates Architects*

*Member Gould moved passage, seconded by member Johnson. (Prevailed 4-0)*

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

#### **Street & Alleys**

6. [180062](#) Resolution to vacate South 5th Street from West Harrison Avenue south to a point and the east-west alley south of West Harrison Avenue between South 4th Street and South 5th Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individual appearing:*  
Jason Korb, Korb & Associates Architects

*Member moved conditional passage, seconded by member . (Prevailed 4-0)*

*Conditions: Submittal of petition report and payment of fees.*

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

## Street & Alleys

7. [180064](#) Resolution to vacate South 2nd Street from West Becher Street north to a point, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individual appearing:*  
Andrew Schmidt

*Member Gould moved conditional adoption, seconded by member Jacquart. (Prevailed 4-0)*

*Conditions: Payment of fees and submittal of petition report*

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

### Street & Alleys

8. [171883](#) Resolution to vacate unimproved West Auer Avenue from North 31st Street to the Soo Line Railroad Company Right-of-Way and the unimproved east-west alley in the block bounded by West Auer Avenue, West Concordia Avenue extended, North 31st Street and the Soo Line Railroad Company Right-of-Way, in the 7th Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*Yves LaPierre, Dept. of City Development*

*Member Johnson moved conditional adoption, seconded by member Jacquart.  
(Prevailed 4-0)*

*Condition: Payment of fees.*

**A motion was made by Darryl Johnson, seconded by Larri Sue Jacquart, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

**A motion was made by Darryl Johnson, seconded by Larri Sue Jacquart, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

### Street & Alleys

9. [180165](#) Resolution to vacate the east-west alley in the block bounded by West Meinecke Avenue, West North Avenue, North 54th Street and North 55th Street, in the 10th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Atty. Joshua Gimbel, Gimbel, Reilly, Guerin and Brown, LLP*

*Edward Miller, 2320 N. 55th St., Milwaukee*  
*Cori Aronow, 2321 N. 54th St., Milwaukee*

*Member Gould moved conditional adoption, seconded by member Jacquart. (Prevailed 4-0)*

*Conditions: Payment of fees and submittal of petition report.*

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

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

**Aye:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

## Real Estate

10. [180213](#) Resolution declaring the City-owned property at 5500 West Lisbon Avenue surplus to municipal needs and authorizing sale to 55th Lisbon LLC, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Individual appearing:*  
*Yves LaPierre, Dept. of City Development*

*Member Gould moved adoption, seconded by member Jacquart. (Prevailed 4-0)*

**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:** 4 - Johnson, Jacquart, Najera, and Gould

**No:** 0

**Excused:** 3 - Altoro, Cole, and Bloomingdale

## Comprehensive Planning - Public Hearing 2:30 P.M.

11. [180140](#) Resolution terminating Business Improvement District No. 44 (Kinnickinnic Avenue), in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Montavius Jones, Dept. of City Development  
Atty. Jeremy McKenzie, City Attorney's Office  
Kenneth Little, Dept. of City Development*

*Individuals testifying in opposition to the BID termination:*

*John Toutenhoofd, BID 44 Board  
Lee Barczak, BID 44 Board  
Kevin Walzak, 2767 N. Frederick Ave., Milwaukee*

*Individuals testifying in support to the BID termination:*

*Gary Guetzlaff, 2685 S. Kinnickinnic Ave., Milwaukee  
Joyce Parker, 2685 S. Kinnickinnic Ave., Milwaukee  
Dave Brazeau, 3130 S. Kinnickinnic Ave., Milwaukee*

*The commission did not act on the file.*

**This Resolution was REFERRED TO to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**

**Meeting adjourned at 3:44 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>.**