



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, June 26, 2017

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:31 p.m.

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

Excused: 2 - Jacquart, Cole

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

1. Review and approval of the previous meeting minutes from June 5, 2017

Zoning - Public Hearing 1:30 p.m.

2. [170182](#) A substitute ordinance relating to requirements for bicycle parking spaces.

Sponsors: Ald. Kovac

*Individuals appearing: Greg Patin, Department of City Development-Planning
Karen Dettmer, Department of Public Works*

Stephanie Bloomingdale arrived 1:34 p.m.

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

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning - Public Hearing 1:40 p.m.

3. [170164](#) An ordinance relating to the change in zoning from Local Business, LB2, and Two-Family Residential, RT4, to a Detailed Planned Development, DPD, for mixed-use residential development on land

located on the east side of South Kinnickinnic Avenue, south of East Bay Street, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

*Individuals appearing: Tim Gokhman, New Land Enterprises
Randy Wilhelm, Korb & Associates Architects*

Conditions:

- 1. Working with staff on the final narrative to clarify items including, but not limited to design standards, allowable uses within the commercial space, commercial tenant signage, and bicycle parking for the residents and commercial space, and clarification regarding how tenant move ins/outs and loading will occur on the site.*
- 2. Providing final drawings that include additional information, including but not limited to revisions to the Bay and Kinnickinnic elevations as well as the second floor parking condition to respond to the Design Review Team's comments, and noting possible placement of vent louvers for the parking.*

Individuals that testified from the public in support:

*Michael Coleman, Bay View business owner
James Wiechmann, Real Estate Investor
Lee Barczak, owner of the Avalon Theater & Chair of KK Bid 44
Santo Galati, owner of Santino's Restaruant
Keye Voigt, Bay View resident
Mark Rhode, Milwaukee resident
Matt Suminski, Bay View resident
Mike Boden, business owner & Bay View resident
Michael Wyne, Bay View resident
John Edries, Bay View resident
Nick Anton, Bay View resident
Alderman Tony Zielinski*

Individuals that testified from the public in opposition:

*Patricia Buckett, Bay View resident
Diane Nowacki, Bay View resident
Jeff Raasch, Bay View resident
Joel Green, Bay View resident
Ameila Santiago, Bay View resident*

*Individual that testified from the public that was both in support & in opposition:
Timothy Mueller, Bay View resident*

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

No: 0

Excused: 2 - Jacquart, and Cole

Streets & Alleys

4. [170166](#) Resolution to vacate a portion of the alley in the block bounded by East Archer Avenue, East Bay Street, South Kinnickinnic Avenue and East Ward Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

A motion was made by Stephanie Bloomingdale, seconded by J. Allen Stokes, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Jacquart, and Cole

Zoning

5. [170287](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Metcalfe Park Center to permit an extension of hours for a day care and building signage at 3624 West North Avenue, located on the north side of West North Avenue, east of North 37th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing: Pamela Graham, relative of daycare owner, Crystal Johnson

A motion was made by J. Allen Stokes, 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 - Stokes, Altoro, Najera, Bloomingdale, and Gould

No: 0

Excused: 2 - Jacquart, and Cole

Zoning

6. [161472](#) Resolution relating to a Minor Modification to a Detailed Planned Development to permit changes to a previously approved mixed-use development located at 1500-1534 West North Avenue, on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

*Individuals appearing: Nicolette Jergens -Tamminga, Evergreen Real Estate Group
Mike Soto, Continuum Architects
Sally Pelz, Co-Developer*

J. Allen Stokes left at 3:40 p.m.

A motion was made by J. Allen Stokes, 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 - Stokes, Altoro, Najera, Bloomingdale, and Gould

No: 0

Excused: 2 - Jacquart, and Cole

Zoning

7. [170353](#) Resolution approving the design of Trestle Park located at 501 East Erie Street, on the east side of the Milwaukee River, west of East Erie Street, relative to the Riverwalk Site Plan Review Overlay Zone established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

*Individuals appearing: Alyssa Remington, Department of City Development
Jim Shields, Hammel, Green, & Abrahamson Architects
Andy Wiegman, Mandel Group Inc.*

This Plan Commission Resolution was APPROVED

Meeting adjourned at 3:59 p.m. By Commissioner Najera

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

"This meeting will be webcast live at www.milwaukee.gov/channel25."

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>.

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>.