



# 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*

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Monday, August 14, 2017

1:30 PM

809 N Broadway, 1st Floor Boardroom

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Meeting convened at 1:32 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 July 17, 2017**

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this be . 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 1:30 p.m.**

**2. [170406](#)**

An ordinance relating to the change in zoning from Detailed Planned Development to Detailed Planned Development for a multi-family residential development at 1550 North Prospect Avenue, on the east side of North Prospect Avenue, north of East Albion Street, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Chris Houden, DCH Properties*

*Thomas Miller, Kahler Slater*

*Individuals that testified from the public in support:*

*Richard Pierce, Pierce Engineers, Inc.*

*Ken Kraemer, Building Advantage*

*Dennis Klein, CD Smith & former owner of Landmark on the Lake*

*Individuals that testified from the public in opposition:*

*Alderman Robert Bauman*

*Christine McDermott, Milwaukee resident*

*Christopher Korb, Milwaukee resident*

*Carol Wolcott, Milwaukee resident*

*Robert Michael Molloy, Milwaukee resident*

*Barbara Duffy, Milwaukee resident*

*Stephanie Van Alyer Quirk, Milwaukee resident*

*David Bourne, Milwaukee resident*

*Mary Kamps, Preserve Our Parks*

*Reginald Gilchrist, Milwaukee resident*

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

**Aye:** 4 - Altoro, Najera, Bloomingdale, and Gould

**No:** 1 - Stokes

**Excused:** 2 - Jacquart, and Cole

### **Zoning - Public Hearing 1:40 p.m.**

#### **3. [161478](#)**

An ordinance relating to the change in zoning from a General Planned Development known as South Pointe to a new Detailed Planned Development for a multi-family development at 4450 South 27th Street, located east of South 27th Street and south of West Whitaker Avenue, in the 13th Aldermanic District.

**Sponsors:** Ald. Witkowski

*Individuals appearing:*

*Nabil Salous, Property owner*

*Individuals that testified from the public in favor:*

*Tara Cavazos, Executive Director, South 27th Street Business Association/Historic Route 41 Business Improvement District*

*Azmi Alaeddin, Partner of Nabil Salous*

*Alderman Terry Witkowski*

*Individuals that testified from the public in opposition:*

*Jason Rydzewski, Milwaukee resident*

*Sarah Rydzewski, Milwaukee resident*

*Approved conditionally*

*Conditions:*

- 1. Revise landscaping on north based on Planning staff review and comment*
- 2. Add a fence along property line of hotel and apartment complex*
- 3. Additional bike parking*

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

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

No: 0

Excused: 2 - Jacquart, and Cole

### Comprehensive Planning

4. [170562](#) Substitute resolution amending the land use recommendation for the Catalytic Project Area at 2372 South Logan Avenue within the Southeast Side Comprehensive Area Plan, part of Milwaukee's Overall Comprehensive Plan, in the 14th Aldermanic District.

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Sam Leichtling, Department of City Development-Planning*

**A motion was made by Patricia Najera, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO. 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 1:50 p.m.

5. [170444](#) A substitute ordinance relating to the change in zoning, from Two-Family Residential, RT4, to Parks, PK, for recreational use on lands located on the block bounded by East Lincoln Avenue, East Conway Street, South Bay Street and South Logan Avenue (14th Aldermanic District).

**Sponsors:** Ald. Zielinski

*Individuals appearing:*

*Sam Leichtling, Department of City Development-Planning*

*Cecelia Chavez, Bay View resident*

**A motion was made by Patricia Najera, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO. This motion PREVAILED by the following vote:**

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

**No:** 0

Excused: 2 - Jacquart, and Cole

### Streets & Alleys

6. [170296](#) Resolution to vacate a portion of the north-south alley in the block

bounded by West Hadley Street, West Locust Street, North 4th Street and North 5th Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*J. Allen Stokes left at 448 p.m.*

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

**No:** 0

**Excused:** 2 - Jacquart, and Cole

### Comprehensive Planning

7. [170607](#) Resolution approving the Granville Strategic Action Plan and Land Use Study and amending the Northwest Side Comprehensive Area Plan to include the Strategic Action Plan/Study as part of Milwaukee's Overall Comprehensive Plan, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individuals appearing:*

*Sam Leichtling, Department of City Development-Planning*

*Mary Hoehne, Executive Director, Granville Business Improvement District*

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

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

**No:** 0

**Excused:** 2 - Jacquart, and Cole

### Comprehensive Planning - 2:30 p.m.

8. [170506](#) Resolution creating Business Improvement District No. 52 (Silver City), approving its Initial Operating Plan and authorizing expenditures, in the 8th Aldermanic District.

**Sponsors:** Ald. Donovan

*Individuals appearing:*

*Natanael Martinez, Department of City Development-Commercial Corridor Team*

*Individuals that testified from the public in support:*

*Steve Kmiec, Kmiec Law Office*

*Thomas Schuler, Silver City BID*

*Individuals that testified from the public in opposition:*

*Michael Sachen, owner Silver City, LLC*

*Susan Fleegie, owner Mitchell Novelty Company*

*Ralph Fleegie, owner Mitchell Novelty Company*

*Jeremy McKenzie, Assistant City Attorney*

**A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

**Aye:** 3 - Najera, Bloomingdale, and Gould

**No:** 0

**Excused:** 3 - Stokes, Jacquart, and Cole

**Abstain:** 1 - Altoro

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

*Diane Lopez*

*Administrative Assistant*

*Department of City Development-Planning*