



City of Milwaukee

809 N. Broadway, 1st Floor
Boardroom
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

Monday, December 3, 2018

1:30 PM

809 N Broadway, First Floor Boardroom

Meeting convened at 1:30 p.m.

Presiding as chair for the meeting was Vice-Chair Jacquart.

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

Excused: 2 - Cole, Bloomingdale

Individual also present:

Vanessa Koster, Dept. of City Development Planning

1. Review and approval of the previous meeting minutes from November 12, 2018.

Member Gould move approval, seconded by member Najera, of the meeting minutes from November 12, 2018. There was no objection.

Zoning - Public Hearing 1:30 P.M.

- 2. [180945](#)** A substitute ordinance establishing the Harbor District Riverwalk Site Plan Review Overlay Zone for certain properties adjacent to the Kinnickinnic River, in the 12th and 14th Aldermanic Districts.

Sponsors: Ald. Perez and Ald. Zielinski

Individuals appearing:

Samuel Leichtling, Dept. of City Development

Alyssa Remington, Dept. of City Development

Individual testifying in support:

Dan Adams, Harbor District Inc.

Individuals testifying in opposition:

Gregory Bird, resident

Brian Read, resident

Individuals testifying with questions:

John Spigel, resident

Member Gould moved approval, seconded by member Najera. (Prevailed 5-0)

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning

- 3. [180946](#) Substitute resolution establishing design standards for the Harbor District Riverwalk Site Plan Review Overlay Zone as established by Section 295-1009(2)(b) of the Milwaukee Code of Ordinances.

Sponsors: Ald. Perez and Ald. Zielinski

Individuals appearing:

Samuel Leichtling, Dept. of City Development

Alyssa Remington, Dept. of City Development

Individual testifying in support:

Dan Adams, Harbor District Inc.

Individuals testifying in opposition:

Gregory Bird, resident

Brian Read, resident

Individuals testifying with questions:

John Spigel, resident

Member Gould moved approval, seconded by member Najera. (Prevailed 5-0)

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Real Estate

- 4. [181205](#) Substitute resolution authorizing the dedication of a portion of City-owned property at 401 East Greenfield Avenue, as public right-of-way for street

purposes, and approving a Land Disposition Report and surplus declaration for the conveyance of 401 East Greenfield Avenue to Komatsu Mining Corp. for the Komatsu Mining Corp. and Harbor District riverwalk projects, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Individuals appearing:

Dan Casanova, Dept. of City Development

Matt Beaudry, Komatsu Mining Corp

John Koetz, Komatsu Mining Corp

Commissioner Rocky Marcoux, Dept. of City Development

Individual testifying in support:

Lilith Fowler, Harbor District Inc.

Individuals testifying in opposition:

Gregory Bird, resident

Member Gould moved approval, seconded by member Najera. (Prevailed 5-0)

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning - Public Hearing 2:00 P.M.

5. [181075](#) An ordinance relating to the change in zoning, from Institutional to Parks, of lands located south of West Hampton Avenue and east of North Port Washington Road (6th Aldermanic District).

Sponsors: Ald. Coggs and Ald. Kovac

Individual appearing:

Sarah Toomsen, Milwaukee County Parks

Individual testifying in support:

Ald. Nik Kovac, 3rd Ald. Dist.

Member Altoro moved approval, seconded by member Gould. (Prevailed 5-0)

A motion was made by Joaquin Altoro, 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: 5 - Johnson, Altoro, Jacquart, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning - Public Hearing 2:10 P.M.

- 6. [181157](#) A substitute ordinance relating to the First Amendment to the General Planned Development, GPD, known as the Arena Master Plan to allow temporary banner signs and lighting on the existing parking structure on Block 2 of the GPD, located on the east side of North 6th Street between West Highland Avenue and West State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:
Mike Abrams, Icon Venue Group

Member Najera moved approval, seconded by member Johnson. (Prevailed 5-0)

A motion was made by Patricia Najera, 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: 5 - Johnson, Altoro, Jacquart, Najera, and Gould

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning

- 7. [181018](#) Resolution relating to a Minor Modification to the Detailed Planned Developments known as Honey Creek Corporate Center, Phases I, II and III to reduce the amount of surface parking and increase the landscaped open space at 115, 125 and 135 South 84th Street, located on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Cassandra Friedli, Greywolf Partners

Member Gould moved approval, seconded by member Altoro. (Prevailed 5-0)

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning

- 8. [181021](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Wisconsin Lutheran Retirement Community to remove references to the use of the building located at 8949 North 97th Street as senior housing and include references to use of the property as a multi-family dwelling, on land located on the west side of North 97th Street, south of West Allyn Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Individual appearing:
Atty. Christina Ruud, counsel for applicant

Member Altoro moved approval, seconded by member Johnson. (Prevailed 5-0)

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

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Zoning

- 9. [181130](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as St. Rita Square to allow minor changes to the previously approved building design for a senior living facility and church on the north side of East Pleasant Street between North Cass Street and North Van Buren Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individual appearing:
Eric Harrmann, AG Architecture

Individual testifying in support:
Ald. Nik Kovac, 3rd Ald. Dist.

Member Najera moved approval, seconded by member Altoro. (Prevailed 4-1)

A motion was made by Patricia Najera, seconded by Joaquin Altoro, 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, Altoro, Jacquart, and Najera

No: 1 - Gould

Excused: 2 - Cole, and Bloomingdale

Zoning

10. [180997](#) An ordinance granting an air space lease to Yards, LLC for a building facade overhanging the sidewalks for the premises at 223 W. Oregon Street in the 12th Aldermanic District.

Sponsors: THE CHAIR

*Individual appearing:
Katie Monachos, Rinka Chung Architects*

Member Gould moved approval, seconded by member Najera. (Prevailed 5-0)

A motion was made by Whitney Gould, seconded by Patricia Najera, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Cole, and Bloomingdale

Meeting adjourned at 4:27 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>.