



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, March 12, 2018

1:30 PM

City Hall, 200 East Wells Street, Room 301-B

Meeting convened at 1:30 p.m.

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

Present: 4 - Stokes, Najera, Bloomingdale, Altoro

Excused: 3 - Cole, Jacquart, Gould

1. Review and approval for minutes from February 12, 2018

A motion was made by Joaquin Altoro, seconded by J. Allen Stokes, that this be . This motion PREVAILED by the following vote:

Aye: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

Zoning - Public Hearing 1:30 p.m.

2. [171686](#) An ordinance relating to the use classification of various land uses in commercial zoning districts.

Sponsors: THE CHAIR

Individual appearing:
Ed Richardson, Department of City Development-Planning

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: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

Zoning - Public Hearing 1:35 p.m.

3. [171637](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Local Business, LB2, for the properties located at 2708 West Wisconsin Avenue, 2805 West Wells Street and 763 North 28th Street, on the east and west sides of North 28th Street between West Wells Street and West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individual appearing:
Rick Wiegand, Wiegand LLC

A motion was made by Joaquin Altoro, 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: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

Zoning

4. [171706](#) Resolution approving building alterations and an addition to the river-facing facades of an existing building located at 105 North Water Street, on the east side of the Milwaukee River, west of North Water Street, relative to a Site Plan Review Overlay Zone known as the Historic Third Ward Riverwalk, established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:
Mark Wimmer, President, Wimmer Communities
Nick Wimmer, Wimmer Communities

A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

Zoning - Public Hearing 1:55 p.m.

5. [171636](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as North Meadows, Stage 4 (commonly

known as the Woodlands Condominiums), to permit construction of a multi-purpose community building on land located west of 8921 North Swan Road (91st Street), on the west side of North Swan Road, north of West Brown Deer Road, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing in favor:

Sam Leichtling, Department of City Development- Planning

Darnell Williams, TEAM Management

Neva Hill, Director of Granville BID 48

Doug McClair, Landlord and member of the Woodlands Community Board

Individual in opposition:

Holly Lang, Resident of Woodlands

Conditions:

1. Clarifying the north and south proposed building setbacks
2. Clarifying the lighting placement and types

A motion was made by that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion FAILED by the following vote:

Aye: 2 - Stokes, and Altoro

No: 2 - Najera, and Bloomingdale

Excused: 3 - Jacquart, Cole, and Gould

A motion was made by J. Allen Stokes, seconded by Joaquin Altoro, that this Ordinance be REFERRED WITHOUT RECOMMENDATION AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

Zoning

6. [171611](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Ann Center for Intergenerational Care to approve the design of a small building addition and an outdoor band shell on the site located at 2450 West North Avenue, in the block bounded by West Meinecke Avenue, West Medford Avenue, North 24th Street, West North Avenue and North 25th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Doug Barnes, Zimmerman Architectural Studios

Chris Jackson, Intergenerational Care St. Ann's Center

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: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

Zoning

- 7. [171628](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) - Phase 1 to allow window signage for the mixed-use building located at 1314 South 1st Street, on the east side of South 1st Street, north of East Greenfield Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

*Individual appearing:
Dan Weber, owner of The UPS Store*

*Condition:
1. Twenty five percent of the windows will be allowed to be covered with signage*

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

Aye: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

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

Aye: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

5 Minute Recess

Zoning

- 8. [171707](#) Resolution approving the site plan and building elevations for a 5-story

mixed-use building at 223 West Oregon Street, on the southwest corner of South 2nd Street and West Oregon Street, in the 12th Aldermanic District, relative to a Development Incentive Zone (DIZ) known as Reed Street Yards, established by Section 295-1007(2)(b).0022 of the Milwaukee Code.

Sponsors: THE CHAIR

Chad Griswold, Rinka Chung Architecture

A motion was made by J. Allen Stokes, seconded by Stephanie Bloomingdale, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

Department of Public Works

9. [171714](#) An ordinance relating to the amendment of the Official Map of the City of Milwaukee.

Sponsors: THE CHAIR

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

Aye: 4 - Stokes, Altoro, Najera, and Bloomingdale

No: 0

Excused: 3 - Jacquart, Cole, and Gould

Meeting adjourned at 3:55 p.m. by Commissioner Najera

*Minutes transcribed by:
Diane Lopez
Administrative Assistant
Department of City Development*

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