



City of Milwaukee

809 N. Broadway, 1st Floor
Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

PATRICIA NAJERA, CHAIR

WHITNEY GOULD, VICE-CHAIR

Stephanie Bloomingdale, Darryl Johnson and Allyson Nemec

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

Monday, June 10, 2019

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Special

Meeting convened at 1:32 p.m.

Present: 5 - Nemec, Johnson, Najera, Bloomingdale, Gould

Individual also present:

Vanessa Koster, DCD Planning

1. Review and approval of the previous meeting minutes from May 13, 2019.

Member Johnson moved approval, seconded by vice-chair Gould, of the meeting minutes from May 13, 2019. There was no objection. Member Nemec abstaining.

Zoning - Public Hearing 1:30 PM

2. [190140](#) A substitute ordinance relating to the zoning code definitions of manufacturing-related land uses.

Sponsors: THE CHAIR

Individual appearing:

Ed Richardson, DCD

Member Bloomingdale moved approval, seconded by vice-chair Gould. (Prevailed 5-0)

A motion was made by Stephanie Bloomingdale, 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 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 1:40 PM

3. [190231](#) A substitute ordinance relating to uses permitted on properties zoned institutional (TL).

Sponsors: Ald. Perez

*Individual appearing:
Ed Richardson, DCD*

Member Nemec moved approval, seconded by vice-chair Gould. (Prevailed 5-0)

A motion was made by Allyson Nemec, 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 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 1:50 PM

4. [190164](#) A substitute ordinance relating to the change in zoning from Industrial-Light, IL2, to Industrial-Mixed, IM, to allow commercial uses on the property located at 419 West Vliet Street, on the south side of West Vliet Street, west of North Vel R. Phillips Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Meeting recessed at 1:42 p.m.

Meeting reconvened at 1:50 p.m.

*Individuals appearing:
Pat Prabhu, Lofts Hotel Downtown Milwaukee
Karl Rajani, Lofts Hotel Downtown Milwaukee
Carla Cross, Cross Management Services*

*Individual testifying in support and with questions:
Larry Hoffman*

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

A motion was made by Allyson Nemec, seconded by Stephanie Bloomingdale, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 2:00 PM

5. [190161](#) A substitute ordinance relating to the change in zoning from Local Business, LB2, and Redevelopment, RED-Park East, to Detailed Planned Development, DPD, for a multi-family residential development on the properties located at 1659 and 1673-85 North Jackson Street, and 1660, 1664 and 1668 North Water Street, on the west side of North Jackson Street, east of North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Jason Pietsch, Ogden & Company

Joel Agacki, Striegel-Agacki Studio

Peter Ogden, Ogden & Company

Individual testifying with concerns:

Gerald Fox

Individual testifying in support and with questions:

Lawrence Hoffman

Individual testifying in support:

Ald. Nik Kovac, 3rd Ald. Dist.

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

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

Aye: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 2:20 PM

6. [190160](#) A substitute ordinance relating to the change in zoning from High-Density Residential, C9A, to a Detailed Planned Development, DPD, for a mixed-use development at 1325 North Jefferson Street, located on the west side of North Jefferson Street, north of East Knapp Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Individuals appearing:

Jason Korb, Korb & Associates

Scott Simon, Travaux

Individual testifying in support:

John Beverix

Individual testifying with questions:
Stuart Mukamal

Individual testifying in opposition:
Lori Helk

Vice-chair Gould moved conditional approval, seconded by member Johnson.
(Prevailed 5-0)

Conditions: additional clarification of the narrative and further refinement of the 1st floor drawings.

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: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Zoning - Public Hearing 2:45 PM

7. [190158](#) A substitute ordinance relating to the change in zoning from Industrial-Light, IL1, to Local Business, LB1, for the properties located at 5548 North 99th Street and 9816-32 West Potomac Avenue, on the north side of West Sheridan Avenue, north of West Potomac Avenue, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Individuals appearing:
Vir Shah for Upesh Shah
Luis Barbosa, BMR Design Group

Individual testifying in opposition:
Todd Shram

Member Johnson moved approval, seconded by chair Najera. (Prevailed 3-2)

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

Aye: 3 - Nemec, Johnson, and Najera

No: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 3:00 PM

8. [190159](#) A substitute ordinance relating to the change in zoning from Single-Family Residential, RS2, to a Detailed Planned Development,

DPD, for the property located at 7007 and 7007-R North 115th Street, on the west side of North 115th Street, south of West Good Hope Road, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Meeting recessed at 4:00 p.m.

Meeting reconvened at 4:08 p.m.

Individuals appearing:

David Misky, DCD

Bill Zacher, Western Building Products

Jeffrey Hook, Briohn Building Corporation

Mark Willey, Western Building Products

Robert Seleen, DPW

Individuals testifying in opposition:

Bruce Winter

Kym Charles

Susan Adriansen

Janice Posik

Clark Sherman

Individual testifying in support:

Ald. Nikiya Dodd, 5th Ald. Dist.

Charles Stevens

Vice-chair Gould moved approval, seconded by member Bloomingdale. (Prevailed 5-0)

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

Aye: 5 - Nemec, Johnson, Najera, Bloomingdale, and Gould

No: 0

Meeting adjourned at 5:16 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>.