



# 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, Allyson Nemec,  
Brianna Sas-Perez and Ranell Washington*

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

---

Monday, July 15, 2019

1:30 PM

809 N. Broadway, 1st Floor Boardroom

---

Meeting convened at 1:31 p.m.

**Present:** 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, Sas-Perez

**Excused:** 1 - Najera

**Individual also present:**

*Vanessa Koster, Dept. of City Development Planning Division*

**1. Review and approval of the previous meeting minutes.**

*Member Johnson moved approval, seconded by member Washington, of the meeting minutes from June 10, 2019. There was no objection.*

**Comprehensive Planning - Public Hearing 1:30 PM**

- 2. [180438](#)** Resolution approving annexation of territory to Business Improvement District No. 26 (Menomonee Valley), in the 4th, 8th and 12th Aldermanic Districts.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Sierra Starnier-Heffron, Dept. of City Development  
Corey Zetts, Menomonee Valley Partners*

*Individual testifying in opposition:*

*Thomas Kranick, Sunlite Building Corp., 1400 & 1501-17 W Pierce St., Milwaukee*

*Individual testifying in support:*

*Tracy Wymelenberg, Aurora Health Care & Menomonee Valley Partners*

*Member Bloomingdale moved approval, seconded by member Johnson. (Prevailed 6-0)*

**A motion was made by Stephanie Bloomingdale, seconded by Darryl Johnson, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the**

---

**COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion  
PREVAILED by the following vote:**

**Aye:** 6 - Nemeec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

**No:** 0

**Excused:** 1 - Najera

### Zoning

3. [190406](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Columbia St. Mary's Main Hospital to allow new exterior windows on the building located at 2323 North Lake Drive, on the west side of North Lake Drive, north of East North Avenue, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Individual appearing:*

*James Sisson, HGA Architects*

*Member Bloomingdale moved approval, seconded by member Nemeec. (Prevailed 6-0)*

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

**Aye:** 6 - Nemeec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

**No:** 0

**Excused:** 1 - Najera

### Zoning - Public Hearing 2:00 PM

4. [190503](#) Resolution approving the request for deviation from the performance standards established by the Port of Milwaukee Development Incentive Zone (DIZ) for the proposed new headquarters for Komatsu Mining Corporation, located at 311 and 401 East Greenfield Avenue, on the south side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Matt Beaudry, Komatsu Mining Corp*

*Greg Uhen, Eppstein Uhen Architects*

*Pat Kressin, GRAEF*

*Tom Stacey, Eppstein Uhen Architects*

*Individual testifying in support and with concerns:*

*Lilith Fowler, Harbor District Inc.*

*Member Bloomingdale moved conditional approval, seconded by member Johnson.  
(Prevailed 6-0)*

*Condition:  
Submittal of a revised narrative.*

**A motion was made by Stephanie Bloomingdale, seconded by Darryl Johnson, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

**No:** 0

**Excused:** 1 - Najera

## Zoning

5. [190504](#) Resolution approving the site plan and building elevations for construction of a new headquarters for Komatsu Mining Corporation located at 311 and 401 East Greenfield Avenue, on the south side of East Greenfield Avenue, east of South 1st Street, relative to a Development Incentive Zone (DIZ) known as Port of Milwaukee, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:  
Matt Beaudry, Komatsu Mining Corp  
Greg Uhen, Eppstein Uhen Architects  
Pat Kressin, GRAEF  
Tom Stacey, Eppstein Uhen Architects*

*Individual testifying in support and with concerns:  
Lilith Fowler, Harbor District Inc.*

*Member Bloomingdale moved conditional approval, seconded by member Johnson.  
(Prevailed 6-0)*

*Conditions:  
Submittal of revised exhibits and narrative on floor area ratio,, signs, bicycle areas, pedestrian access, and other building design elements. Also explore pedestrian experience along Greenfield, parking lot landscaping, greenspace and reducing surface parking.*

**A motion was made by Stephanie Bloomingdale, seconded by Darryl Johnson, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

**No:** 0

**Excused:** 1 - Najera

### Zoning

6. [190505](#) Resolution approving the site work and elements for the limited portions of property that are within the Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ) at 311 and 401 East Greenfield Avenue, on the west side of the Kinnickinnic River and south of East Greenfield Avenue, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Individuals appearing:*

*Matt Beaudry, Komatsu Mining Corp  
Greg Uhen, Eppstein Uhen Architects  
Pat Kressin, GRAEF  
Tom Stacey, Eppstein Uhen Architects*

*Individual testifying in support and with concerns:*

*Lilith Fowler, Harbor District Inc.*

*Member Bloomingdale moved conditional approval, seconded by member Nemec.  
(Prevailed 6-0)*

*Condition:*

*Collaborate with staff and Harbor District, Inc. on integration of design with Riverwalk landscaping.*

**A motion was made by Stephanie Bloomingdale, seconded by Allyson Nemec, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 6 - Nemec, Bloomingdale, Gould, Washington, Johnson, and Sas-Perez

**No:** 0

**Excused:** 1 - Najera

### DPW

7. [190405](#) Resolution authorizing acceptance of two quit claim deeds from the State of Wisconsin Department of Transportation, for portions of property along East Clybourn Street and North Harbor Drive (Lakefront Gateway) for dedication as public right-of-way purposes for street purposes, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Member Johnson left the committee at 3:42 p.m.*

*Individual appearing:*

*David Misky, Dept. of City Development*

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

**A motion was made by Stephanie Bloomingdale, seconded by Allyson Nemec, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Nemec, Bloomingdale, Gould, Washington, and Sas-Perez

**No:** 0

**Excused:** 2 - Najera, and Johnson

## DPW

8. [190513](#) Substitute resolution to dedicate certain City-owned land for public right-of-way purposes in the area north of West Brown Deer Road between North 76th Street and North 85th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Individual appearing:  
Benjamin Timm, Dept. of City Development*

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

**A motion was made by Stephanie Bloomingdale, seconded by Allyson Nemec, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Nemec, Bloomingdale, Gould, Washington, and Sas-Perez

**No:** 0

**Excused:** 2 - Najera, and Johnson

## DPW

9. [190558](#) A substitute ordinance establishing a pedestrian mall to be known as the "Historic Mitchell Street Pedestrian Mall" comprised of a portion of the east-west 20-foot wide alley, in the block bounded by West Historic Mitchell Street, South 10th Street, West Lapham Boulevard, and South 9th Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Individual appearing:  
Anthony Gayfield, Dept. of Public Works*

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

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

**Aye:** 5 - Nemeč, Bloomingdale, Gould, Washington, and Sas-Perez

**No:** 0

**Excused:** 2 - Najera, and Johnson

**Meeting adjourned at 3:51 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>.**