



City of Milwaukee

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

Meeting Minutes

CITY PLAN COMMISSION

STEPHANIE BLOOMINGDALE - CHAIR

ALLYSON NEMEC - VICE-CHAIR

**Brianna Sas-Perez, Ranell Washington, Catrina Crane, and
Willie Smith**

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

Planning Division, 414-286-5726, planadmin@milwaukee.gov

Monday, February 15, 2021

1:30 PM

Virtual Meeting

This is a virtual meeting. Those wishing to view the proceedings are able to do so via the Internet at <http://city.milwaukee.gov/citychannel>.

Additional instructions and meeting details can further be found on the City Plan Commission website: <https://city.milwaukee.gov/CPC>.

Meeting convened at 1:31 p.m.

Willie Smith was introduced as a new member to the commission, executive director for the Northwest Side Community Development Corporation, and having commercial and residential real estate and lending background.

Present: 6 - Nemec, Bloomingdale, Washington, Smith, Sas-Perez, Crane

Also present:

*Sam Leichtling, DCD Planning Division
Kristin Connelly, DCD Planning Division
Forrest Elliott, DCD Planning Division*

1. Review and approval of the previous meeting minutes from December 7, 2020

Meeting minutes from December 7, 2020 were approved without objection. Member Smith abstained.

Zoning - Public Hearing 1:30 PM

- 2. [201135](#)** A substitute ordinance relating to the change in zoning from a Detailed Planned Development known as Paragon at Granville Estates to Single-Family Residential, RS3, for the property located at 7901 North Granville Road, on the west side of North Granville Road, south of West Bradley Road, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Dinah Gant, New Testament Church of Milwaukee representative

No public testimony.

Member Washington moved approval, seconded by vice-chair Nemec. (Prevailed 6-0)

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

Aye: 6 - Bloomingdale, Nemec, Washington, Smith, Sas-Perez, and Crane

No: 0

Zoning - Public Hearing 1:40 PM

- 3. [201142](#) A substitute ordinance relating to the establishment of a Master Sign Program Overlay Zone known as Druml Company Master Sign Program for the properties located at 1930, 1950-1966 and 2000-2030 South 4th Street, on the east side of South 4th Street, north of West Becher Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

*Stephanie Pike, FASTSIGNS
Heidi Huber, Druml Properties
Dan Adams, Druml Properties*

No public testimony.

Member Washington moved approval, seconded by member Crane. (Prevailed 6-0)

A motion was made by Ranell Washington, seconded by Catrina Crane, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Bloomingdale, Nemec, Washington, Smith, Sas-Perez, and Crane

No: 0

Zoning - Public Hearing 1:50 PM

- 4. [201136](#) An ordinance relating to the change in zoning from Single-Family Residential, RS2, to a Detailed Planned Development, DPD, for the property located on the southeast corner of North 124th Street and West Bradley Road, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

*Brian Randall, applicant attorney
Chris Stevens, New Era Development
Brian Nelson, BRR Architecture*

No public testimony.

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

Conditions: submitting final exhibits that incorporate comments previously provided by staff and included within the staff report, as well as two additional conditions recommended by commissioners:

- 1. The applicant working with staff prior to ZND to determine whether an alternative window material, such as fiber glass, is achievable in lieu of the currently proposed vinyl.*
- 2. The applicant exploring options to incorporate additional sustainable and green infrastructure elements into the landscape plan prior to submission of final exhibits.*

A motion was made by Ranell Washington, seconded by Catrina Crane, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 6 - Bloomingdale, Nemec, Washington, Smith, Sas-Perez, and Crane

No: 0

A motion was made by Ranell Washington, seconded by Catrina Crane, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Bloomingdale, Nemec, Washington, Smith, Sas-Perez, and Crane

No: 0

Department of Public Works

- 5. [201237](#) An ordinance granting an air space lease to RITE HITE Global Headquarters Project, 360 W. Freshwater Way/425 W. Freshwater Way.

Sponsors: THE CHAIR

*Appearing:
Dawn Schmidt, DPW
Troy Jacoby, Eppstein Uhen Architects*

Member Washington moved approval, seconded by vice-chair Nemec. (Prevailed 6-0)

A motion was made by Ranell Washington, 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: 6 - Bloomingdale, Nemec, Washington, Smith, Sas-Perez, and Crane

No: 0

6. [201341](#) Communication related to the 2020 year in review.

Sponsors: THE CHAIR

Ms. Connelly and Mr. Leichtling gave a presentation on 2020 year in review and upcoming projects or items for 2021.

Tanya Fonseca was introduced as the new DCD Long Range Planning Manager.

Meeting adjourned at 3:29 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>.