



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, September 30, 2019

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Meeting convened at 1:30 p.m.

Present: 5 - Nemec, Sas-Perez, Johnson, Najera, Washington

Excused: 2 - Bloomingdale, Gould

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

1. Review and approval of the previous meeting minutes.

Meeting minutes from September 9, 2019 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [190780](#)

A substitute ordinance relating to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM4, for the former Carleton School site located at 4116 West Silver Spring Drive, on the north side of West Silver Spring Drive between North 41st Street and North 42nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Appearing:

Martha Brown, Dept. of City Development

Rhonda Szallai, Dept. of City Development

Testifying in opposition:

Victor Burgos, resident

Allen Beckman, resident

Mandy Mahan, resident

Member Allyson moved hold in committee, seconded by member Washington, for the developer to hold a meeting and do outreach with the local community. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Ranell Washington, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 1:40 PM

- 3. [190740](#) A substitute ordinance relating to the change in zoning from Detailed Planned Development known as Dover Teacher Housing to Two-Family Residential, RT4, for the existing school site at 619 East Dover Street, located on the south side of East Dover Street, west of South Kinnickinnic Avenue, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Appearing:
Rhonda Szallai, Dept. of City Development

Testifying in support and with concerns:
Robert Schnedier, resident

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

A motion was made by Allyson Nemec, seconded by Ranell Washington, 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, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 1:50 PM

- 4. [190522](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Industrial-Mixed, IM, for a portion of 408-adj West Harrison Avenue, located on the south side of West Harrison Avenue, East of South 5th Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Jason Korb, Korb and Architects

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

A motion was made by Allyson Nemec, seconded by Ranell Washington, 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, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 2:00 PM

5. [190781](#) An ordinance relating to the change in zoning from Commercial Service, CS, to Industrial-Light, IL1, for the property located at 7676 North 76th Street, on the east side of North 76th Street, north of West Calumet Road, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Appearing:

James Smith, Douglas Dynamics

Ald. Chantia Lewis, 9th Aldermanic District

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

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: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Zoning - Public Hearing 2:15 PM

6. [190782](#) An ordinance relating to the change in zoning from Industrial-Light, IL1, to a Detailed Planned Development known as Veterans Outreach of Wisconsin to allow a tiny homes development on part of 6767 North 60th Street, located on the west side of North 60th Street, south of West Green Tree Road, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Appearing:

Amy Turim, Dept. of City Development

Jeff Gustin, Veterans Outreach of Wisconsin

Gary Randle, SEH

Brian Cooley, SEH

Ald. Chantia Lewis, 9th Aldermanic District

Member Nemec moved conditional approval, seconded by member Johnson.

(Prevailed 5-0)

Condition: submittal of final drawings with staff comments incorporated.

A motion was made by Allyson Nemec, seconded by Darryl Johnson, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

A motion was made by Allyson Nemec, seconded by Darryl Johnson, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 2 - Bloomingdale, and Gould

Streets & Alleys

- 7. [190523](#) Substitute resolution to vacate a portion of the north-south alley, located in the block bounded by West Fond du Lac Avenue, West North Avenue, West Oak Street and North 24th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Member Nemec left the committee at 3:06 p.m.

*Appearing:
Kalan Haywood, Haywood Group*

Member Johnson moved approval, seconded by member Washington. (Prevailed 4-0)

A motion was made by Darryl Johnson, seconded by Ranell Washington, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Sas-Perez, Johnson, Najera, and Washington

No: 0

Excused: 3 - Nemec, Bloomingdale, and Gould

Meeting adjourned at 3:11 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>.