



# City of Milwaukee

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

## Meeting Minutes

### CITY PLAN COMMISSION

**STEPHANIE BLOOMINGDALE - CHAIR**

**ALLYSON NEMEC - VICE-CHAIR**

**Darryl Johnson, Brianna Sas-Perez, Ranell Washington, and  
Catrina Crane**

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

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

---

Monday, June 1, 2020

1:30 PM

809 N. Broadway, 1st Floor Boardroom

---

**This is a virtual meeting.**

Those wishing to view the proceedings are able to do so by registering for City Plan Commission on Jun 1, 2020 1:30 PM CDT at <https://attendee.gotowebinar.com/register/291352296660755214>. After registering, you will receive a confirmation email containing information about joining the webinar. Additional instructions and meeting details can further be found on the City Plan Commission website: <https://city.milwaukee.gov/CPC>.

Meeting convened at 1:33 p.m.

Individuals also present:

*Vanessa Koster, DCD City Planning Division  
Kristin Connelly, DCD City Planning Division  
Forrest Elliott, DCD City Planning Division*

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

*The meeting minutes from May 11, 2020 were approved without objection.*

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

- 2. [190323](#)** Resolution creating Neighborhood Improvement District No. 11 (River Ridge) and approving its Initial Operating Plan, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Appearing:  
Ken Fisher, River Ridge Homeowner's Association  
Sierra Starnier-Heffron, DCD*

*Mr. Elliott indicated two individuals were present in support.*

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

**A motion was made by Darryl Johnson, seconded by Brianna Sas-Perez, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

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

**No:** 0

### Zoning

3. [191954](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Concordia Trust-Phase II for a temporary solar installation and extension of a fence on the property located at 3234 West State Street, on the north side of West State Street, east of North 33rd Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Joe Tesch, Potawatomi Business Development Corporation*

*Adam Gusse, Sunvest*

*Vice-chair Nemec recused herself.*

*Member Sas-Perez moved approval, seconded by member Crane. (Prevailed 5-0-1)*

*Vice-chair Nemec abstaining.*

**A motion was made by Brianna Sas-Perez, seconded by Catrina Crane, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Bloomingdale, Washington, Johnson, Sas-Perez, and Crane

**No:** 0

**Abstain:** 1 - Nemec

### Zoning

4. [191948](#) Substitute resolution relating to a minor modification to the Detailed Planned Development known as Milwaukee Metro Center, Phase 1 for changes to a freestanding sign at 11330 West Metro Auto Mall, located on the north side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

**Sponsors:** Ald. Dodd

*Appearing:*  
*Josh Hall, AGI*

*Vice-chair Nemec moved approval, seconded by member Crane. (Prevailed 5-0)*

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

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

**No:** 0

**Excused:** 1 - Johnson

### Zoning - Public Hearing 2:00 PM

5. [200084](#) Resolution approving the request for deviation from the design standards established by the Reed Street Yards Development Incentive Zone (DIZ) relative to a parking lot adjacent to an office building that is part of the Rite Hite development on the property located on the north side of West Freshwater Way, west of South 3rd Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*Ward Wojciehowski, Rite Hite*  
*Greg Uhen, Epstein Uhen Architects*  
*Peter Kucha, Epstein Uhen Architects*

*No public testimony. Mr. Elliott indicated Ald. Jose Perez was in support.*

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

*Conditions:*  
*Clarify written narrative for the visitor parking area and provide details on pavement treatment in the parking area.*

**A motion was made by Brianna Sas-Perez, seconded by Darryl Johnson, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

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

**No:** 0

### Zoning

6. [200085](#) Resolution approving the site plan and building elevations for the Rite Hite development, consisting of an office building, research and

development building, and accessory parking structure located on the north and south sides of West Freshwater Way, west of South 3rd Street, in the 12th Aldermanic District, relative to a Development Incentive Zone (DIZ) known as Reed Street Yards.

**Sponsors:** THE CHAIR

*Appearing:*

*Ward Wojciehowski, Rite Hite*

*Greg Uhen, Epstein Uhen Architects*

*Peter Kucha, Epstein Uhen Architects*

*No public testimony. Mr. Elliott indicated Ald. Jose Perez was in support.*

*Vice-chair Nemec moved conditional approval, seconded by member Johnson.  
(Prevailed 6-0)*

*Conditions:*

*Clarify written narrative on the west connector; meet building requirements; provide details on the grills, parking structure, and curb ramp; and update drawings relative to the pavers*

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

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

**No:** 0

**Meeting adjourned at 3:00 p.m.**

**Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office**