



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, Willie Smith, and Tarik Moody

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

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

Monday, July 29, 2024

1:30 PM

Room 301-B, City Hall
200 E. Wells St.
Milwaukee, WI 53202

This is also a virtual meeting.

Additional instructions, virtual access and registration information, and meeting details can further be found on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable or the internet at <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened at 1:35 p.m.

Present: 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, Smith

Also present:

*Sam Leichtling, DCD Planning
Kristin Connelly, DCD Planning
Emily Goodman, DCD Planning
Zion Owusu-Yeboah, DCD Summer Youth Intern*

1. Review and approval of the previous meeting minutes from July 8, 2024.

Meeting minutes from July 8, 2024 were approved without objection.

Comprehensive Planning - Public Hearing 1:30 PM

- 2. [240402](#)** A substitute ordinance adopting the Growing MKE Plan as the Housing and Neighborhoods Element of the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan, and directing implementation.

Sponsors: Ald. Brostoff, Ald. Chambers Jr. and Ald. Zamarripa

Appearing:

*Lafayette Crump, DCD Commissioner
Amy Oeth, DCD Planning
Khari Bell, Community Engagement Specialist*

Commissioner Crump made initial remarks.

Mr. Leichtling, Ms. Oeth, and Mr. Bell gave a presentation relative to Growing MKE, comprehensive planning in Milwaukee, advancing plan recommendations and City goals, zoning codes and maps, Milwaukee's zoning over time, zoning for housing in Milwaukee, reasons for taking on the policy now, market trends, housing in the next 20 years, new development - two decades of zoning development, RS zoning districts, accessory dwelling units, limits on the number of new homes, missing middle housing, heavy reliance on planned developments, advancing equity in zoning, best practices - equity in zoning, growth and equity, density and growth as economic decisions, increasing and preserving Black and Latino homeownership, creating and preserving affordable rental housing, planning process, collaborative process, overview of the planning process, engagement across multiple platforms, engagement, themes from the public comments throughout process and draft plan, Growing MKE goals, plan amendment policies, zoning recommendations, recommendations 1-4, user-friendly process, changes to the plan based on feedback, and removal of small multi-family buildings recommendation.

Further details of the presentation can be found within the file, Common Council File Number 240402.

Public testimony in opposition and/or with concerns:

*Ald. Scott Spiker, 13th Ald. Dist.
Ald. Russell Stamper, II, 15th Ald. Dist.
Rep. Supreme Moore Omokunde, Wisconsin State Assembly District 17
Megan Shepard-Smith, Midtown neighborhood resident
Topacio Lucero, north side resident
Joseph Ellwanger, resident and Evangelical Lutheran Church retired pastor
Lueverne Laviolette, Metcalfe Park resident
Sheila Kitchens, north side resident
Rodney Johnson, Midtown neighborhood resident
Marion Autman, Metcalfe Park resident
Danelle Cross, Metcalfe Park Community Bridges
Brittney Taylor, Metcalfe Park resident
Brendetta Taylor, Amani resident
Mr. Winston
Dynasty Ceasar, The Redress Movement
Melody McCurtis, 15 Ald. Dist. resident
Fatima Laster, 5 Points Neighborhood Association
Patrice Gransberry, north side resident
Ramona Curry, Lindsey Heights resident
Cheryl Hayes, Walnut Way resident
Maria Carmen Beltran, Lindsey Heights resident and NID 12 Chair
Gail Lightfoot, Midtown neighborhood resident
Patrice Johnson, Midtown neighborhood resident
Barbara Cooley (virtual participant)
Sy Smith (virtual participant)
Dr. Nicole Robinson (virtual participant)*

Public testimony in support:

*David Bowen, AARP Wisconsin
Cade Gerlach, east side resident,
Carl Glasemeyer, north side resident
Corbeau Caldwell, north side resident
Marybeth McGinnis, north side resident
Teig Whaley-Smith, Community Development Alliance
Aaron Moriak, east side resident
Owen Driscoll, Rufus King high school student and Milwaukee Youth Council
John Johnson, Marquette University researcher
Jacob Major (virtual participant)
Montavius Jones, Sherman Park resident (virtual participant)*

Others testifying:

*Ald. Charlen Moore, 10th Ald. Dist.
Antonio Butts, Walnut Way Conservation Corps (virtual participant)*

Ald. Moore indicated she wanted to mainly listen to testimony.

Those in opposition testified in objection to adding density and large multi-housing rental developments into their communities. They had significant concerns that the plan lacked adequate inclusiveness and engagement from Black and Brown communities within the City; was flawed in its current form; had a singular focus to only add density in neighborhoods; was not addressing systematic community issues, zoning issues, and/or needs; served to benefit only nonresident tenants, investors, and developers instead of City residents; would cause negative unintended consequences; would exacerbate many public health and safety issues prevalent in Black and Brown communities; was not racially equitable; would impact their communities the most due to their communities having the most available vacant lots and homes that would be of target to add density to; and was being rushed rather than being carefully vetted.

Those in opposition testified that they did not want their voices to be suppressed or marginalized; that there was a lack of adequate time for them to review the plan; that community issues and considerations needed to be addressed prior to a plan or be addressed within the plan; that the plan be broken down to cater to each community uniquely rather than being applied citywide; that there be a significant delay in the plan's approval process; that there be better, thorough, and inclusive vetting, engagement; and that all communities and stakeholders should be engaged together as one to develop the plan.

Community issues and/or considerations that many wanted to be addressed prior to a plan or integrated as part of a plan would include (but not be limited to) the aspects of poverty, landlord absenteeism and accountability, gentrification and displacement (especially for the elderly, disabled, and young adults), revitalization of current housing stock, affordable housing, improving multi-housing maintenance and living conditions, homeownership instead of rentals, access to healthy food and medical services and options, public health and safety, crime, human resource requirements and hiring of residents on new multi-housing developments, real estate prejudice, equity, homelessness, legacy of Black and Brown communities, inflated tax assessments, concentration of low-income tax credit housing, environmental sustainability and greenspace, updating the Anti-displacement Plan, housing reparations and/or subsidies, reckless driving and street infrastructure, adequate modal and bus transit routes, lead laterals, erosion controls, co-ops, generational wealth creation, and tenancy requirement reform.

Some in opposition testified in support of the plan relating to town homes, multiple homes, and cottages; however, they advocated for homeownership over rentals.

Those testifying in support were in favor of middle housing, increasing affordable housing, increasing the property tax base, increasing density, zoning reform, having multiple housing in the interior of neighborhoods, town homes, cottages, and there being no major delay in the plan among other aspects.

Many in support concurred that the plan may need further community engagement and to attempt to build consensus from impacted communities of color and attempt to address some of the concerns raised by those testifying in opposition at the hearing. A number of speakers indicated support for reconsidering the recommendation that had been removed from the draft plan to permit small multi-family buildings within neighborhoods so multi-family housing is not only encouraged on commercial corridors and other busy streets.

Mr. Butts testified that his firm was hired to help with the plan, they had positive intentions as the engagement team, and they will have more robust and inclusive engagement going forward.

Commissioner Crump said their office recommended to hold the matter and for the commission to not take action. His office was acknowledging the request from many community members in wanting more time for outreach and engagement.

DCD staff said further community engagement would occur.

Commissioners commented. As plan development and engagement continue, staff should review frameworks that other cities have utilized for similar work such as the Minneapolis 2040 Plan. Staff should also explore how to use this opportunity to demonstrate that complementary efforts are underway to “repair” in addition to growing through new housing development and take a broad based comprehensive approach to addressing some of the concerns that were raised during the hearing today even if they may be beyond the specifics of zoning, housing, and land use policy. A glossary should be prominent in the plan to explain key terms. Ongoing engagement strategies should be tailored to specific needs of targeted communities. Staff should continue to explore what tools can be used that are permitted by WI law to address some of these goals of tenants’ rights and affordability.

Staff committed to provide additional data and information on impacts on homeownership and anti-displacement when the plan is presented in the future and to consider additional adjustments related to those policy goals, as appropriate.

Member Smith moved to hold to the call of the chair, seconded by member Crane. (Prevailed 6-0) Excused - Washington

A motion was made by Willie Smith, seconded by Catrina Crane, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Washington

Meeting adjourned at 6:42 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>.