



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, February 12, 2024

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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 1:30 p.m.

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

Excused: 1 - Smith

Also present:

*Sam Leichtling, DCD Planning
Kristin Connelly, DCD Planning
Khari Bell, DCD Planning*

1. Review and approval of the previous meeting minutes from January 22, 2024.

Meeting minutes from January 22, 2024 were approved without objection by those members present.

DPW

- 2. [231343](#)** An ordinance granting an air space lease to Northwestern Mutual for projections of the east facade of the building from Level 3 to Level 19, beyond the east property line along North Marshall Street.

Sponsors: THE CHAIR

Ms. Connelly presented.

Appearing:
Dawn Schmidt, DPW
Rodney Nelson, Pickard Chilton Architects

Mr. Nelson presented.

Member Washington moved approval, seconded by member . (Prevailed 4-0-1)
Abstained - Nemec

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

Aye: 4 - Crane, Bloomingdale, Washington, and Sas-Perez

No: 0

Excused: 2 - Smith, and Moody

Abstain: 1 - Nemec

Streets & Alleys

3. [230724](#) Resolution to vacate excess right-of-way on the north side of East Locust Street and west of North Dousman Street, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Mr. Leichtling presented.

Appearing:
Jonny Latsko, DCD Planning
Daniel Bauman, applicant

Mr. Latsko presented.

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

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:45 PM

4. [231294](#) An ordinance relating to the change in zoning from a Detailed Planned Development known as Veterans Outreach of Wisconsin to a new Detailed Planned Development known as Veterans Community Project to allow a tiny homes development at 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. Taylor

Ms. Connelly presented.

Appearing:

Ben Hendershot, Veterans Community Project

Janice Bell, Veterans Community Project

Eric Obarski, Neumann Developments

Ald. Larresa Taylor, 9th Ald. Dist. testified in support.

No public testimony.

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

Abstained - Moody

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

No: 0

Excused: 1 - Smith

Abstain: 1 - Moody

Zoning

5. [231146](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Honey Creek Corporate Center, Phase IV, to add college as a permitted use within the building located at 9000 West Chester Street, located on the north side of West Chester Street, east of South 92nd Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling presented and said for the commission to only consider land use impacts and land use criteria per advise from the City Attorney's Office.

Appearing:

Todd Farris, Deputy City Attorney

David Baum, Schroeder Holt Architects

Rodney Carter, Husch Blackwell (legal counsel)

Atty. Farris said that the commission should not consider business practices and regulatory actions of a for-profit college as those aspects were under the jurisdiction of the State.

Mr. Baum and Atty. Carter presented.

*Public testimony in opposition:**Michael Rosen, Milwaukee resident**Donald McEuens, St. Francis resident**Charlie Dee, Milwaukee resident**Lisa Conley, AFT Local 212**Tracey Schwerdtfeger, nursing instructor**Elsa Morris, college student**Owen Driscoll, high school student**Edna Hudson-Kinzey, Milwaukee Chapter National Black Nurses Association**Quinton Cotton, Minnesota resident*

Those who testified opposed the allowance for a new for-profit college to occupy and operate at the site due to negative impacts (predatory actions, inadequate instruction, and/or fraud) caused by such an operation and affecting the public health and welfare of the community, especially towards students who are low-income and of color, when those colleges go out of business. They cited their own past personal experiences and/or the failures of other for-profit colleges that have closed.

Member Moody moved placing on file, seconded by member Washington. (Prevailed 6-0) Excused - Smith

A motion was made by Tarik Moody, seconded by Ranell Washington, that this Resolution be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Crane, Bloomingdale, Nemece, Washington, Sas-Perez, and Moody

No: 0

Excused: 1 - Smith

Meeting adjourned at 3:53 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>.