



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, November 11, 2019

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Meeting convened at 1:31 p.m.

Present: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, Gould

Excused: 1 - Nemec

Individual also present:

Vanessa Koster, Dept. of City Development Planning Division

1. Approval of the previous meeting minutes.

The meeting minutes from October 21, 2019 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [190982](#)** A substitute ordinance relating to regulations for accessory structures in residential zoning districts.

Sponsors: THE CHAIR

Appearing:

Ed Richardson, Dept. of City Development

Member Bloomingdale moved approval, seconded by vice-chair Gould. (Prevailed 6-0)

A motion was made by Stephanie Bloomingdale, seconded by Whitney Gould, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Zoning

- 3. [191014](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 28 to allow a monument sign at the Comfort Suites hotel located at 10831 West Park Place, on the south side of West Park Place, west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Kathy Remick

Vice-chair Gould move approval, seconded by member Washington. (Prevailed 6-0)

A motion was made by Whitney Gould, seconded by Ranell Washington, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Zoning - Public Hearing 1:45 PM

- 4. [191120](#) Resolution approving a site plan and building elevations for the construction of an approximately 4,300 square foot restaurant with a drive-through at 3511 South 27th Street, located on the west side of South 27th Street, south of West Morgan Avenue, in the 13th Aldermanic District relative to a Development Incentive Zone known as Loomis Centre, established by Section 295-91.0041 of the former Milwaukee Code.

Sponsors: THE CHAIR

Meeting recessed at 1:43 p.m.

Meeting reconvened at 1:45 p.m.

Appearing:
Russel Raposa, Raposa Design Architects
Ald. Scott Spiker, 13th Aldermanic District

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

Conditions:

1. Submit updated plans that reflect the removal of both existing pylon signs.
2. Add more annual plantings to the landscape strip along South 27th Street.

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

Aye: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Zoning - Public Hearing 1:45 PM

5. [191121](#) Resolution approving the request for deviation from the performance standards established by the Loomis Centre Development Incentive Zone (DIZ) for the building setback, parking placement, and a monument sign for the new 4,300 square foot restaurant with drive-through proposed for 3511 South 27th Street, located on the west side of South 27th Street, south of West Morgan Avenue, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Russel Raposa, Raposa Design Architects
Ald. Scott Spiker, 13th Aldermanic District

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

Conditions:

- 1. Submit updated plans that reflect the removal of both existing pylon signs.*
- 2. Add more annual plantings to the landscape strip along South 27th Street.*

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

Aye: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomingdale, and Gould

No: 0

Excused: 1 - Nemec

Real Estate

6. [191155](#) Resolution relating to the sale of the surplus Milwaukee Public Schools property at 9500 West Allyn Street and 9102 North 96th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Appearing:
Rhonda Szallai, Dept. of City Development

*Scott Henry, White Lotus Group
Ald. Chantia Lewis, 9th Aldermanic District
Harvey Goldstein*

Member Bloomgindale moved approval, seconded by vice-chair Gould. (Prevailed 6-0)

A motion was made by Stephanie Bloomgindale, seconded by Whitney Gould, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Sas-Perez, Johnson, Najera, Washington, Bloomgindale, and Gould

No: 0

Excused: 1 - Nemeec

Meeting adjourned at 2:36 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>.