



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

Monday, February 17, 2020

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Meeting convened at 1:30 p.m.

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

Excused: 1 - Bloomingdale

Also present:

Vanessa Koster, Dept. of City Development City Planning

1. Review and approval of the previous meeting minutes.

The meeting minutes from January 27, 2020 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [191646](#)** Resolution approving the request for a deviation from the performance standards established by the 27th and Howard Development Incentive Zone (DIZ) for the property at 3804 South 27th Street, located on the east side of South 27th Street, north of West Howard Avenue, in the 13th Aldermanic District.

Sponsors: THE CHAIR

This item was withdrawn by the applicant.

A motion was made by Ranell Washington, seconded by Brianna Sas-Perez, that this Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:45 PM

- 3. [191647](#) Resolution approving the request for a deviation from the performance standards established by the Historic Mitchell Street Neighborhood Conservation Overlay Zone (NC) for the property located at 1670 South 11th Street, on the east side of South 11th Street, north of West Historic Mitchell Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

*Atty. Thomas Gartner, Michael Best & Friedrich LLP
 Gregory Osterhues, Labor Solutions of Wisconsin
 Michael Nix, Labor Solutions of Wisconsin
 Omero Lopez, Labor Solutions of Wisconsin
 Alex Kostner, Schuster Lofts building ownership
 Ruben Velez, property manager
 Mary Wilkinson-Church, Development Center*

Public testimony in support:

Emmanuel Barnes, Schuster Lofts resident

45 signed letters of support from building residents were acknowledged.

Public testimony in opposition:

*Nancy Bush, BID 4 Mitchell Street
 Demetra Copulos, BID 4 member*

Member Johnson moved conditional approval, seconded by member Sas-Perez. (Prevailed 5-0)

Conditions:

- 1. The waiting area for employees must be large enough to accommodate all employees inside the tenant space. No loitering or queueing is permitted outside of the business or the rear of the building, other than the small designated area in the surface parking lot to accommodate smoking and waiting for transportation.*
- 2. The exterior of the tenant space and designated outdoor space within parking area must be kept free of debris and litter.*
- 3. Hours of operation stated in the submittal must be adhered to.*

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

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

No: 0

Excused: 1 - Bloomingdale

Streets & Alleys

- 4. [191260](#) Substitute resolution to vacate unimproved West McKinley Avenue from North 54th Street east to a point, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
 Kevin Kuschel, Dept. of City Development
 Loulou GuoLee

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

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

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

No: 0

Excused: 1 - Bloomingdale

Streets & Alleys

- 5. [191279](#) Resolution to vacate a portion of the south side of West Silver Spring Drive from North 60th Street west to a point in the block bounded by West Sheridan Avenue, West Silver Spring Drive, North 60th Street and North 62nd Street, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Appearing:
 Warren Jones, Housing Authority
 Matt Carey, Pinnacle Engineering Group

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

Condition: coordination of deposit

A motion was made by Ranell Washington, seconded by Catrina Crane, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

A motion was made by Ranell Washington, seconded by Catrina Crane, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

Meeting adjourned at 3:24 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>.