



# 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**

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Monday, September 21, 2020

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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**This is a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable or on the Internet at <http://city.milwaukee.gov/citychannel>.**

**Meeting convened at 1:31 p.m.**

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

**Also present:**

*Sam Leichtling, DCD Planning Division  
Kristin Connelly, DCD Planning Division  
Forrest Elliott, DCD Planning Division*

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

*The meeting minutes from August 17, 2020 were approved without objection.*

**Zoning - Public Hearing 1:30 PM**

- 2. [200462](#)** A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to Multi-Family Residential, RM4, for redevelopment of the former Edison Middle School located at 5372 North 37th Street, in the block bounded by West Custer Avenue, North 36th Street, West Rohr Avenue, and North 37th Street, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Appearing:  
Ted Matkom, Gorman & Company*

*Mr. Matkom responded to audience written inquires.*

*Member Washington moved approval, seconded by member Johnson. (Prevailed)*

5-0-1) Member Nemecec abstained.

A motion was made by Ranell Washington, seconded by Darryl Johnson, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

**No:** 0

**Abstain:** 1 - Nemecec

**Zoning**

- 3. [200461](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Bader Philanthropies to allow a digital monument sign with LED changeable messages at its headquarters located at 3300 North Dr. Martin Luther King Jr. Drive, on the east side of North Dr. Martin Luther King Jr. Drive, north of West Concordia Avenue, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Frank Cumberbatch, Bader Philanthropies  
Kim Thao, Bader Philanthropies

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

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

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

**No:** 0

**Zoning - Public Hearing 1:45 PM**

- 4. [200463](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to Detailed Planned Development, DPD, for the property located at 6270 North 76th Street, and the Second Amendment to the DPD known as 5XEN Marketplace (previously known as Milwaukee's Asian Markets Phongsavan) for the properties located at 6270 and 6300 North 76th Street, on the east side of North 76th Street, south of West Mill Road, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Appearing:*  
Josh Davison, Oliver Construction Co.

Steve Van Lieshout, rep for 5XEN Inc.

Member Nemec moved conditional approval, seconded by member Washington.  
(Prevailed 6-0)

Condition:

*That the applicant and staff work to amend the proposed DPD to provide additional flexibility for the applicant to incorporate wayfinding signage at the street and/or facility entrances to make it easier for guests to navigate the site, provided that the additional signage does not result in an overabundance of signage on the site.*

**A motion was made by Allyson Nemec, seconded by Ranell Washington, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

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

**No:** 0

**A motion was made by Allyson Nemec, seconded by Ranell Washington, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

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

**No:** 0

### Zoning - Public Hearing 2:00 PM

5. [200515](#) Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow a plasma center, which is classified as a medical service facility, as a permitted use within the multi-tenant building at 4101 North 56th Street, located on the west side of North 56th Street, north of West Capitol Drive, in the 2nd Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Richard Donner, legal counsel for CSL Plasma*

*Jay Sory, CSL Plasma*

*Adam Greenberg, Leasing for DLC Management Corp*

*Mr. Sory responded to audience written inquiries.*

*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 APPROVED. This motion PREVAILED by the following vote:**

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

**No:** 0

Meeting adjourned at 3:46 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>.