



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, and
Willie Smith**

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

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

Monday, March 29, 2021

1:30 PM

Virtual Meeting

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>.

Additional instructions and meeting details can further be found on the City Plan Commission website: <https://city.milwaukee.gov/CPC>.

Meeting convened at 1:32 p.m.

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

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 from March 8, 2021.

Meeting minutes from March 8, 2021 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [201352](#)** A substitute ordinance relating to the 13th Amendment to the General Planned Development, GPD, known as Park Place to add business service as a permitted use within Sub Area D of the GPD, generally located on the north side of West Park Place and West Calumet Road, on the north and south sides of West Lake Park Drive, and west of North 113th Street, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Appearing:

Olivia Xaysombath, Mindful Staffing Solutions
Reginald Reed, Jr., Mindful Staffing Solutions
Danielle Venus, 5th Ald. Dist. for Ald. Nikiya Dodd (in support)

No public testimony.

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

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

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

No: 0

Zoning

3. [201353](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development, DPD, known as Park Place, Stage 4 to allow additional signage on the property located at 11700 West Lake Park Drive, on the north side of West Lake Park Drive, west of North 113th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Olivia Xaysombath, Mindful Staffing Solutions
Reginald Reed, Jr., Mindful Staffing Solutions
Danielle Venus, 5th Ald. Dist. for Ald. Nikiya Dodd (in support)

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

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

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

No: 0

Zoning - Public Hearing 1:40 PM

4. [201351](#) An ordinance relating to the change in zoning from General Planned Development, GPD, to a Detailed Planned Development, DPD, known as Block 6-Arena Master Plan, Phase 1, for development of a hotel on the southern portion of 420 West Juneau Avenue, on the north side of West Juneau Avenue between North Vel R. Phillips Avenue and North 5th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Andy Inman, North Central Group
Josh Wilcox, Gary Brink & Assoc.

No public testimony.

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

Conditions:

Applicant submitting final drawings that include revised building materials on the north elevation, clarifying the paving material in the port cochere, and updating the south elevation to reflect clear glazing on the upper floors of the south portion of the façade.

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

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

No: 0

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

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

No: 0

Land Division

5. [201470](#) Resolution approving a final Certified Survey Map for land located north of West Juneau Avenue and west of North Vel R. Phillips Avenue to reconfigure two parcels and to dedicate land for public street purposes, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Kevin Kuschel, DCD Planning

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

Condition:

Approval by the City Treasurer's Office.

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

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

No: 0

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

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

No: 0

Zoning

6. [201262](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as City Place to allow changes to the previously approved multi-family residential building located on the southeast corner of West Vine Street and North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Al Smith, Thirty Six Blocks, Inc.

Mark Linser, Engberg Anderson

Kalan Haywood, Haywood Group

Member Crane moved approval, seconded by member Smith. (Prevailed 6-0)

A motion was made by Catrina Crane, seconded by Willie Smith, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Meeting adjourned at 2:52 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>.