



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

Monday, August 17, 2020

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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 July 20, 2020 were approved without objection.

Comprehensive Planning - Public Hearing 1:30 P.M.

- 2. [200132](#)** Substitute resolution approving annexation of territory to Business Improvement District No. 19 (Villard Avenue), in the 1st Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Natanael Martinez, DCD
Stephanie Harling, Villard Avenue BID
Angelique Sharpe, Villard Avenue BID
Kermiath McClendon, DCD*

*Public testimony:
Mike Malatesta (support)*

James Kue
Jeanette Wright-Claus (support)

Ald. Ashanti Hamilton, 1st Ald. Dist., testified in support.

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

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

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

No: 0

A motion was made by Ranell Washington, seconded by Darryl Johnson, that this Resolution be REFERRED TO to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Comprehensive Planning - Public Hearing 2:00 P.M.

3. [200377](#) Resolution approving annexation of territory to Business Improvement District No. 8 (Historic King Drive), in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Terence Acquah, DCD
Deshea Agee, Historic King Drive BID
Natanael Martinez, DCD

Public testimony:
Janine James Cromwell
John Doherty (oppose)
Sy Smith (oppose)
Larry Roffers (support)
Fatima Laster (oppose)
Samuel Sims (oppose)
Darren Jackson (support)
Nicole Robbins (support)
LaMarr Franklin (support)
Jasmine Johnson (support)
James Phelps (support)
Ashely Booth (support)

Written comments in support from five individuals were read into the record.

Written comments in opposition from three individuals were read into the record.

Twelve letters in support were noted.

One letter in opposition was noted.

Ald. Milele Coggs, 6th Ald. Dist., testified in support.

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

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

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

No: 0

A motion was made by Darryl Johnson, seconded by Catrina Crane, that this Resolution be REFERRED TO to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Zoning - Public Hearing 2:30 P.M.

4. [200326](#) A substitute ordinance relating to zoning regulations for assembly halls and religious assembly.

Sponsors: THE CHAIR

*Appearing:
Ed Richardson, DCD*

Member Sas-Perez moved approval of the Proposed Substitute B version of the ordinance, seconded by member Washington. (Prevailed 6-0)

This Ordinance was RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

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

No: 0

Zoning - Public Hearing 2:35 P.M.

5. [191891](#) A substitute ordinance relating to the change in zoning from Detailed Planned Development to a new Detailed Planned Development known as Simon Landscape PD for the properties located at 4565 and 4569 South 20th Street, on the west side of South 20th Street, north of West Layton Avenue, in the 13th Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Bryan Simon, Simon Landscape
John Bielinski, Direct Outdoor*

Three letters of support were noted.

Ald. Scott Spiker, 13th Ald. Dist., testified in support.

Member Washington moved conditional approval, seconded by member Johnson. (Prevailed 5-0) Vice-chair Nemec excused.

Condition:

Submittal of a final exhibit reflecting clarifications and staff comments.

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

Excused: 1 - Nemec

Zoning

6. [200516](#) Resolution approving the site plan, landscape plan, and building elevations for the construction of a one-story, 105,485 square foot speculative building located at 8500 North Pfeil Street, on the east side of North Pfeil Street, north of West Donna Drive, relative to the Development Incentive Zone (DIZ) known as Towne Corporate Park of Granville, established by Section 295-91-0029 of the former Milwaukee Code, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Chad Navis, Industrial Investments

Frank Dekan, Zilber Property Group

Member Washington moved approval, seconded by member Crane. (Prevailed 5-0) Vice-chair Nemec excused.

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

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

No: 0

Excused: 1 - Nemec

Zoning

7. [200517](#) Resolution approving changes to the river-facing facade and Riverwalk of the property located at 107-11 East Kilbourn Avenue, on the east side of the Milwaukee River, south of East Kilbourn Avenue, relative to a Site Plan Review Overlay Zone (SPROZ) established by Section

295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Audry Grill, RINKA

Andrew Kerr, RINKA

*Member Washington moved approval, seconded by member Crane. (Prevailed 5-0)
Vice-chair Nemec excused.*

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

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

No: 0

Excused: 1 - Nemec

Meeting adjourned at 6:05 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>.