



# 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, November 9, 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 Internet at <http://city.milwaukee.gov/citychannel> or by registering for City Plan Commission on November 9, 2020, 1:30 PM CDT at <https://attendee.gotowebinar.com/register/6755430637939819022>. After registering, you will receive a confirmation email containing information about joining the webinar. Additional instructions and meeting details can further be found on the City Plan Commission website: <https://city.milwaukee.gov/CPC>.

**Meeting convened at 1:30 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 from October 19, 2020.**

*Meeting minutes from October 19, 2020 were approved without objection.*

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

- 2. [200696](#)** A substitute ordinance relating to the change in zoning from Institutional, TL, to Downtown Mixed Activity, C9G, for the properties located on the south side of West Michigan Street, west of North James Lovell Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
Greg Patin, DCD Planning Division  
Lora Strigens, Marquette University

*No public testimony.*

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

**A motion was made by Allyson Nemec, seconded by Catrina Crane, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED 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 1:40 PM**

3. [200695](#) A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, for the properties located at 123 and 147 East Becher Street, located on the south side of East Becher Street, east of South 1st Street, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
S. R. Mills, Bear Development  
Ald. Marina Dimitrijevic, 14th Ald. Dist.  
Lilith Fowler, Harbor District

*Public testimony in support:*  
Willie Karidis, Rails to Trails

*An attendee was noted as being in support.*

*Various letters in support and opposition were read into the record.*

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

**A motion was made by Brianna Sas-Perez, 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:** 6 - Nemec, Sas-Perez, Crane, Johnson, Washington, and Bloomingdale

**No:** 0

### **Zoning - Public Hearing 1:50 PM**

4. **200906** Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive

Zone (DIZ) overlay to allow a freestanding monument sign on the site located at 5610 West Capitol Drive, on the north side of West Capitol Drive, west of North 56th Street, in the 2nd Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Liz Kolepp-Mayer, First Citizens Bank*

*Chase Fuquay, Kimley Horn*

*Peter Watson, First Citizens Bank*

*Lisa Chang, EUA*

*Steve Fitts, Fitts*

*No public testimony.*

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

**A motion was made by Allyson Nemec, 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

**Streets & Alleys**

**5. [200694](#)**

Resolution to vacate a portion of the north-south alley in the block bounded by North Bartlett Avenue, East North Avenue, North Oakland Avenue and East Windsor Place, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Kevin Kuschel, DCD Planning Division*

*Stephen Trate, Thermo Fisher*

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

*Conditions:*

*Applicant to provide executed lis pendens and petitions and submit fees as outlined in the coordinated report.*

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

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

No: 0

Streets & Alleys

- 6. [200583](#) Resolution to vacate South 3rd Street from West Florida north to a point, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Kevin Kuschel, DCD Planning Division  
Ann Pieper Eisenbrown, Pieper Properties Inc.

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

*Conditions:*  
*Applicant to provide executed lis pendens and petitions and submit fees as outlined in the coordinated report.*

**A motion was made by Allyson Nemec, seconded by Darryl Johnson, that this Resolution 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 Darryl Johnson, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

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

**No:** 0

Streets & Alleys

- 7. [160387](#) Substitute resolution to vacate South Harbor Drive from East Jones Street north to its terminus, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Kevin Kuschel, DCD Planning Division

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

**A motion was made by Allyson Nemec, 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:** 6 - Nemec, Sas-Perez, Crane, Johnson, Washington, and Bloomingdale

**No:** 0

**Meeting adjourned at 2:55 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>.**