



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, Willie
Smith, and Tarik Moody**

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

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

Monday, November 7, 2022

1:30 PM

809 N. Broadway, 1st Floor Boardroom

This is also a virtual meeting.

Additional instructions, virtual access and registration information, 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

Excused: 1 - Moody

Also present:

*Sam Leichtling, DCD Planning
Kristin Connelly, DCD Planning
Sandra Stirgus, DCD Planning
Sydney Swift, DCD Planning*

1. Review and approval of the previous meeting minutes from October 17, 2022.

The meeting minutes from October 17, 2022 were approved without objection and one abstention (Sas-Perez).

Zoning - Public Hearing 1:30 PM

- 2. [220771](#)** A substitute ordinance relating to the change in zoning from Industrial Office, IO2, to Two-Family Residential, RT3, to reflect the residential use of the City-owned properties located at 3923 and 3929 North 30th Street, on the west side of North 30th Street, north of West Melvina Place, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Ms. Swift presenting.

No public testimony.

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

A motion was made by Allyson Nemec, 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 - Nemec, Bloomingdale, Washington, Smith, Sas-Perez, and Crane

No: 0

Excused: 1 - Moody

Zoning - Public Hearing 1:40 PM

- 3. [220772](#) A substitute ordinance to establish a Development Incentive Zone known as the Bronzeville Cultural and Entertainment District on land located generally on the north and south sides of West North Avenue, at and west of North Dr. Martin Luther King Jr. Drive and east of Interstate 43, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

*Appearing:
Amy Oeth, DCD Planning
Ray Hill, Historic King Drive BID*

Mr. Leichtling and Ms. Oeth presenting.

Testimony with concerns:

Maurita Simmons, resident, was concerned with any development next to her residence that would block her roof solar panels as well as any development impacting parking and green space.

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, Bloomingdale, Washington, Smith, Sas-Perez, and Crane

No: 0

Excused: 1 - Moody

Zoning - Public Hearing 2:00 PM

- 4. [220766](#) An ordinance relating to the 6th Amendment to the Detailed Planned

Development known as Friendship Village (aka Trinity Village) to add multi-family residential as a permitted use for the existing building located at 7300-7500 West Dean Road, on the north side of West Dean Road, east of North 76th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Eric Mayne, Rinka architect

Atty. Marvin Bynum, Godfrey & Kahn

Michelle Winter, Sycamore Place

Mike D'Amato, owner's representative

Mr. Leichtling, Mayne, and Atty. Bynum presenting.

Testifying in opposition:

Angeline Bradford, apartment resident, testified. She has lived at 7300 W. Dean Rd. since 2014. There has been previous neglect of the facility by previous owners. Facility remains in much disrepair and has maintenance issues, delay. She requests to delay the zoning change decision until current issues are addressed for current residents. Communication and notification from the new ownership regarding the new changes have been lacking or inadequate to her opinion.

Beverly Wilson, apartment resident, testified. The facility and services were adequate when she first lived there under a nonprofit. The property was sold 6 years ago and issues have stemmed since then with amenities and service reductions and residents being ignored. Many town hall meetings and communication to inform residents of the changes by the new ownership were inadequate, in her opinion. Negative impacts would come from opening up the facility to other demographics such as loud noise and youths causing problems. She has felt that current facility issues were not being addressed. Issues included the front desk not being staffed to monitor and direct patrons, the front door being locked not letting people in, residents not receiving their packages, lack of planning to protect current residents, no plans to feed residents, lack of adequate assisted living service with a recent one discontinuing their operations, and those residents being told to move within 30 days, and residents being told to move if they did not like living there. She and other residents have tried to work with new ownership to move seniors and assisted living residents into their own section but the new units are studios only and others potential having no other units to move to.

John Wallace, apartment resident, testified. He has been in the north building for 14 years. There is the overall feeling that residents/seniors were not being cared for. Opening the facility to families and younger people would exacerbate issues. Other people while at the facility were already not showing respect to the residents and seniors there such as other people blowing smoke to his face, as an example. Residents don't feel respected by staff. He liked and helped installed a workshop and garden there in the past, but those portions have been neglected. He and other residents mistrust the new ownership.

Vice-chair Nemec moved conditional approval, seconded by member Sas-Perez. (Prevailed 4-2) Noes - Washington, Crane

Conditions:

Owner's narrative to reflect parking, bicycle, loading zone/dropoff for senior portion, and other technical adjustments.

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

Aye: 4 - Nemec, Bloomingdale, Smith, and Sas-Perez

No: 2 - Washington, and Crane

Excused: 1 - Moody

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

Aye: 4 - Nemec, Bloomingdale, Smith, and Sas-Perez

No: 2 - Washington, and Crane

Excused: 1 - Moody

Zoning

- 5. [220954](#) Resolution approving the Riverwalk, public access connector and site elements along 311 and 615 East Greenfield Avenue, on the west side of the Kinnickinnic River, south of East Greenfield Avenue, relative to the Harbor District Riverwalk Site Plan Review Overlay Zone, in the 12th Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Alyssa Remington, DCD
Tom Rogers, SmithGroup*

Ms. Remington and Mr. Rogers presenting.

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 Resolution be APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Moody

Meeting adjourned at 4:06 p.m.

**Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office**

