



# 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**

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Monday, March 8, 2021

1:30 PM

Virtual Meeting

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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>.**

**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, 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 February 15, 2021.**

*The meeting minutes from February 15, 2021 were approved without objection.*

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

- 2. [201143](#)** A substitute ordinance relating to the change in zoning from Downtown Neighborhood Retail, C9C, to a Detailed Planned Development known as Nova for a mixed-use development on the property located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:  
Jason Korb, Korb & Associates Architects  
Tim Gokhman, New Land Enterprises*

*Greg Patin, DCD Planning Division*

*Public testimony:*

*Jeff Gallas - support*

*Georgian Casper - concerns with height*

*William Baxter - support*

*Chris Pirics - questions on rental pricing and lighting*

*Josh Welsh - concerns with impact on adjacent post office site*

*Joe Miller - support*

*A letter of support was noted.*

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

*Condition: Applicant to work with staff on articulation of the townhouse street edge.*

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

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

**No:** 0

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

3. [201262](#) An 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:*

*Yves LaPierre, DCD Real Estate*

*Al Smith, Thirty Six Blocks, Inc.*

*Mark Linser, Engberg Anderson*

*Public testimony:*

*Michael Grinker - concerns on phase 3 impact, elevations, footprint, rent, and design*

*Members wanted more accommodation for outdoor public space.*

*Vice-chair Nemec moved to hold, seconded by member Crane. (Prevailed 5-1)*

**A motion was made by Allyson Nemec, seconded by Catrina Crane, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following**

**vote:****Aye:** 5 - Bloomingdale, Nemec, Smith, Sas-Perez, and Crane**No:** 1 - Washington**Zoning**

4. [201281](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Renaissance's Park Lafayette to allow additional signage on the multi-family residential building located on the northeast corner of North Prospect Avenue and East Lafayette Place, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac*Appearing:**Melissa Cataldo, Innovative Signs**Tom Marshall, Mandel Group**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**Land Division**

5. [201349](#) Resolution approving a final Certified Survey Map for land located south of West Wells Street and east of North 16th Street to combine three parcels into one parcel and to dedicate land for public street purposes, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR*Appearing:**Kevin Kuschel, DCD Planning Division**Kathleen Kugi, Marquette University**Member Washington moved approval, seconded by vice-chair Nemec. (Prevailed 6-0)*

**A motion was made by Ranell Washington, seconded by Allyson Nemec, 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

**Meeting adjourned at 3:42 p.m.**

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