



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, August 21, 2023

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>. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable or the internet at <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened at 1:30 p.m.

Present: 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, Smith

Also present:

*Sam Leichtling, DCD Planning
Kristin Connelly, DCD Planning
Taylor Jones, DCD Graduate Intern*

1. Review and approval of the previous meeting minutes from July 17, 2023.

Meeting minutes from July 17, 2023 were approved without objection. Member Smith abstained.

Comprehensive Planning - Public Hearing 1:30 PM

2. [230316](#) Resolution creating Business Improvement District No. 54 (Fond du Lac Avenue) and approving its Initial Operating Plan, in the 7th Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Terrence Moore, Sr., DCD Commercial Corridor
Kenneth Little, DCD Commercial Corridor*

Maurice Wince

Mr. Moore, Sr. and Wince presented.

Public testimony in support:

Dr. Shawna Whitehead, Wisconsin NAACP Economic Committee

Keith Stanley

Oliver Edwards, 4943 W. Fond du Lac Ave.

Michelle Harris, 4323 W. Fond du Lac Ave.

Those testifying in support advocated for support and investment into the corridor to address issues such as blight, assist and protect businesses in the corridor, and to attract new investments into the corridor.

Public testimony in opposition:

Lee Beans, 4949 W. Fond du Lac Ave., testified that only a few for-profit businesses would pay into the BID, many businesses were in objection based on his communication with them, his and other for-profit businesses will be burdened as main contributors into the BID, many businesses are closed and/or lack the resources to contribute into the BID, that there would many non-profits or tax exempt businesses that would not pay into the BID, businesses need to be responsible to maintain and clean their own businesses, and that businesses should not have to pay to maintain other businesses.

Member Crane moved approval, seconded by member Smith. (Prevailed 7-0)

A motion was made by Catrina Crane, seconded by Willie Smith, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, and Smith

No: 0

Zoning - Public Hearing 1:50 PM

3. [221923](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to Commercial Service, CS, to allow commercial development on the northern portion of 7201 West Good Hope Road, located on the south side of West Good Hope Road, east of North 76th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Connor Weas, Weas Development

Maureen Goetz, Children's Hospital of Wisconsin

Mr. Leichting and Weas presented.

No public testimony.

*Member Crane moved approval, seconded by member Smith. (Prevailed 6-0-1)
Member Sas-Perez abstained.*

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 - Crane, Nemece, Washington, Bloomingdale, Moody, and Smith

No: 0

Abstain: 1 - Sas-Perez

Zoning

- 4. [230330](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Eighteen87 on Water to allow an additional building wall sign on a previously approved multi-family residential building located at 1887 North Water Street, on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District

Sponsors: Ald. Brostoff

Ms. Connelly presented.

Member Smith moved approval, seconded by member Sas-Perez. (Prevailed 7-0)

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

Aye: 7 - Crane, Nemece, Sas-Perez, Washington, Bloomingdale, Moody, and Smith

No: 0

- 5. [230512](#) Resolution relating to a Minor Modification to the Detailed Planned Development, DPD, known as Downer Avenue Redevelopment, Phase 2 to allow alterations to the façade of an existing building located at 2575 North Downer Avenue, on the west side of North Downer Avenue, north of East Webster Place, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

*Appearing:
Steve Esser, Patera*

Ms. Connelly and Mr. Esser presented.

Member Sas-Perez moved approval, seconded by member Crane. (Prevailed 7-0)

A motion was made by Brianna Sas-Perez, seconded by Catrina Crane, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, and Smith

No: 0

Streets & Alleys

6. [230506](#) Resolution to dedicate certain City-owned land for public right-of-way purposes at 357 East Howard Avenue, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Rhonda Szallai, DCD Real Estate

Ms. Szallai presented.

Member Smith moved approval, seconded by member Sas-Perez. (Prevailed 7-0)

A motion was made by Willie Smith, 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: 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, and Smith

No: 0

Meeting adjourned at 3:00 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>.