



# 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**

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Monday, May 10, 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 1:35 p.m.**

*Vice-chair Nemec chairing the meeting for items 1 and 2 followed by member Washington for items 3 and beyond.*

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

**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 April 19, 2021.**

*The meeting minutes from April 19, 2021 were approved without objection.*

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

- 2. [201563](#)** A substitute ordinance relating to the change in zoning from Local Business, LB2 to Two-Family Residential, RT4, for the properties located at 3466 and 3470 North 2nd Street, on the east side of North 2nd Street, south of West Keefe Avenue, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

**Appearing:**

*Chris Garrison, Milwaukee Habitat for Humanity*

*No public testimony.*

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

**A motion was made by Ranell Washington, seconded by Brianna Sas-Perez, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

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

**No:** 0

### **Zoning - Public Hearing 1:40 PM**

3. [201567](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Detailed Planned Development, DPD for a portion of the property located at 1255 North 20th Street and the 1st Amendment to the Detailed Planned Development known as McKinley School for 2001 West Vliet Street and the northern portion of 1255 North 20th Street, located on the south side of West Vliet Street, west of North 20th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Vice-chair Nemecc recused herself and left the meeting at 2 p.m.*

*Appearing:  
Ted Matkom, Gorman & Co.  
Benji Timm, RACM*

*No public testimony.*

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

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

**No:** 0

**Excused:** 1 - Nemecc

### **Land Divisions**

4. [201559](#) Resolution approving a final Certified Survey Map for land located south of West Vliet Street and west of North 20th Street to redivide the parcels for redevelopment and to dedicate land for public street purposes, in the

4th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Kevin Kuschel, DCD

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

**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:** 6 - Bloomingdale, Washington, Smith, Sas-Perez, Crane, and Moody

**No:** 0

**Excused:** 1 - Nemec

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

5. [201560](#) A substitute ordinance relating to the Tenth Amendment to the General Planned Development known as Milwaukee Metro Center to allow a second freestanding sign on the Phase 5 site located at 11301 West Metro Auto Mall, on the south side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Don Meyer, Heiser Toyota

*No public testimony.*

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

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

**No:** 0

**Excused:** 1 - Nemec

### **Zoning**

6. [201561](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 5 to allow a second freestanding sign and additional building wall signs for Heiser Toyota located at 11301 West Metro Auto Mall, on the south side of West Metro

Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*Don Meyer, Heiser Toyota*

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

**A motion was made by Catrina Crane, 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, Washington, Smith, Sas-Perez, Crane, and Moody

**No:** 0

**Excused:** 1 - Nemec

7. [201562](#)

Resolution relating to a Minor Modification to the Detailed Planned Development known as Western Building Products to allow additional signage on the property located at 7007 North 115th Street, on the west side of North 115th Street, south of West Good Hope Road, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

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

**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:** 6 - Bloomingdale, Washington, Smith, Sas-Perez, Crane, and Moody

**No:** 0

**Excused:** 1 - Nemec

8. [201280](#)

Resolution relating to a Minor Modification to the Detailed Planned Development known as the Kenilworth Building to allow a temporary surface parking lot at 2135 North Prospect Avenue, located on the west side of North Prospect Avenue, south of East Kenilworth Place, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Appearing:*  
*Doug Weas, Weas Development*

*Member Smith moved approval, seconded by member Crane. (Prevailed 5-0)*

**A motion was made by Willie Smith, 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:** 5 - Washington, Smith, Sas-Perez, Crane, and Moody

**No:** 0

**Excused:** 2 - Bloomingdale, and Nemec

**Meeting adjourned at 2:37 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>.**