



# 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, March 25, 2024

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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**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 1:32 p.m.**

*Member Smith joined the meeting at 2:10 p.m. during item 5, file number 231809.*

**Present:** 6 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Smith

**Excused:** 1 - Moody

**Also present:**

*Sam Leichtling, DCD Planning*

*Kristin Connelly, DCD Planning*

*Khari Bell, DCD Planning*

**1. Review and approval of the previous meeting minutes from March 4, 2024.**

*Meeting minutes from March 4, 2024 were approved without objection from those members present. Excused were members Moody and Smith.*

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

- 2. [231709](#)** A substitute ordinance relating to the 1st Amendment to the Development Incentive Zone known as the Bronzeville Cultural and Entertainment District to make technical adjustments to the performance standards 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

*Mr. Leichtling presented.*

*No neighborhood testimony.*

*Vice-chair Nemec moved approval, seconded by member Washington. (Prevailed 5-0)  
Excused - Moody, Smith*

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

**Aye:** 5 - Crane, Nemec, Sas-Perez, Washington, and Bloomingdale

**No:** 0

**Excused:** 2 - Moody, and Smith

### Zoning

3. [231762](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Honey Creek Corporate Center, Phase III, to allow additional wall signage on an existing building at 135 South 84th Street, located on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Ms. Connelly presented.*

*Appearing:  
Khushrow Madon, Sr., MEC*

*Mr. Madon presented further.*

*Vice-chair Nemec moved approval, seconded by member Crane. (Prevailed 5-0)  
Excused - Moody, Smith*

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

**No:** 0

**Excused:** 2 - Moody, and Smith

### Zoning - Public Hearing 1:45 PM

4. [231808](#) Resolution approving the request for a deviation from the performance standards established by the Historic Mitchell Street Neighborhood Conservation Overlay Zone (NC) for the property located at 733 West Historic Mitchell Street, on the south side of west Historic Mitchell Street, east of South 8th Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Mr. Leichtling presented.*

*Appearing:*

*Christine Neumann-Ortiz, Voces de la Frontera  
Danny Merkt, VJS Construction Services, Inc*

*Ms. Neumann-Ortiz and Mr. Merkt presented further.*

*Public testimony in support:*

*Nancy Bush, Historic Mitchell Street BID*

*Member Crane moved conditional approval, seconded by vice-chair Nemeec. (Prevailed 5-0) Excused - Moody, Smith*

*Condition:*

*That the proposed social service use not be accompanied by any alterations to the storefront façade that would reduce existing glazing, or conflict with the requirements for street-activating uses within the interior street frontage zone.*

**A motion was made by Catrina Crane, seconded by Allyson Nemeec, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

**Aye:** 5 - Crane, Nemeec, Sas-Perez, Washington, and Bloomingdale

**No:** 0

**Excused:** 2 - Moody, and Smith

## Zoning

5. [231809](#) Resolution approving an updated site plan and river-facing elevations for a proposed mixed-use development, and changes to the existing Riverwalk at 1005 North Edison Street, and changes to the existing Riverwalk connectors at 1001 and 1027 North Edison Street, on the east side of the Milwaukee River, west of North Edison Street, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Mr. Leichtling presented.*

*Appearing:*

*Greg Patin, DCD Planning  
Paul Alessandro, Hart Shorne Plunkard Architecture  
CJ Fermanich, The Neutral Project*

*Mr. Patin, Alessandro, and Fermanich presented further.*

*Member Smith joined the committee at 2:10 p.m.*

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

*Condition:*

*That the applicant will continue to work with staff to explore improvements to the street crossing where the Riverwalk meets State Street as well as alternative design solutions to re-locate or screen the transformers proposed for the State Street frontage to improve the open space along State Street.*

**A motion was made by Allyson Nemec, seconded by Ranell Washington, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:**

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

**No:** 0

**Excused:** 1 - Moody

### **Zoning - Public Hearing 2:10 PM**

6. [231461](#) An ordinance relating to the change in zoning from Industrial Commercial, IC, to Industrial Mixed, IM, for the properties located at 324 North 15th Street and 1357-1439 West St. Paul Avenue, on the south side of West St. Paul Avenue, west of North 13th Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Monica Wauck-Smith, DCD Planning  
Kendall Breunig, applicant  
Alan T. Rentmeester, Spire Engineering*

*Mr. Leichtling and Ms. Wauck-Smith presented. Staff recommended to place on file as IM zoning was inconsistent with the Menomonee Valley Partners 2.0 Area Plan and the Industrial Land Analysis.*

*Mr. Breunig and Rentmeester further presented. There were no other options other than adding residential to the building in order to restore, rehabilitate, and address existing blight and vandalism at the building, which were significant. The building was not suitable for being solely an industrial-commercial, manufacturing or office use.*

*Public testimony in opposition:*

*Corey Zetts, Menomonee Valley Partners*

*Julie Penman, Penman Consulting*

*Those who were in opposition testified against adding new residential zoning to the area in order to protect public health, especially against hazardous chemical and truck traffic/freight operations occurring in the area. Adding residential may negatively impact and deter existing industrial businesses in the area. There were no infrastructure in place to support residents. Residential zoning went against the industrial land analysis and would become a bad precedent. Conversion to residential would not be the solution to combat blight at the property. Industrial land, which were few, should be preserved as much as possible. The land analysis plans were well developed. There should be alternative use for the building, such as office, instead of residential. The City should perhaps invest in the building to provide financial assistance for a non-residential use.*

*Public testimony in support:*

*Dan Carey, Plum Media*

*John Crone, River Valley Historic Venue*

*Stacy Swadish*

*Christopher Kidd, Christopher Kidd and Associates, LLC*

*Steve Kaniewski, Brass Light Gallery*

*Tom Olejniczak, Hardwood Engineering Consultants*

*Eric Conley, Plum Media*

*Korkut Colakoglu, House of Stone, Inc.*

*Andy Gehl, Third Space Brewing*

*Claude Krawczyk, Milwaukee Preservation Alliance*

*Those who were in support testified that they represented neighboring businesses and manufacturers in the Menomonee Valley, the zoning change would allow the blighted site to be rehabilitated, all other options have been exhausted, the site did not have the necessary footprint or characteristics for IC or industrial/manufacturing use, public safety was not at risk based on current patronage existing in the area and on St. Paul Ave. corridor should residential be allowed there, the applicant had the expertise and track record, the applicant would be making significant investment to rehabilitate the building, the market would determine whether the site would be successful in incorporating residential, housing would benefit in connecting residents to employment and patronizing businesses in the Menomonee Valley, improving the aesthetics of the building was worth the risk by allowing residential there, they no longer wanted the building to remain blighted for crime and safety reasons, an exception to the land analysis plans should be given to this site, the building needed to be historically preserved, and bad precedent would not occur, and there was no office or commercial use desired at the site.*

*Ald. Robert Bauman, 4th Ald. Dist., testified in support of the industrial building of this nature to be converted to housing similar to others that had been converted in other areas such as the Third Ward, that residential development would add to the City's tax base, demolition of the building as a solution was unacceptable, land analysis plans needed to be updated and evolved, the St. Paul Ave. corridor was evolving to incorporate residential, there were more concerns with the industrial operations in the Menomonee Valley and not from residential, and that traffic use was light at best in the area.*

*Mr. Breunig said he had extensive portfolio experience rehabilitating/converting other significant buildings within the city, he planned to install about 45 1 to 2-bedroom market rate apartments with rent ranging from \$1500 to \$2000, have a possible*

*restaurant on the first floor, and the primary tenant market would be mostly for Marquette University staff and students.*

*Member Smith moved approval, seconded by member Washington. (Failed 0-5-1)  
Excused - Moody; Abstained - Crane*

**A motion was made by Willie Smith, seconded by Ranell Washington, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion FAILED by the following vote:**

**Aye:** 0

**No:** 5 - Nemec, Sas-Perez, Washington, Bloomingdale, and Smith

**Excused:** 1 - Moody

**Abstain:** 1 - Crane

*Members discussed the impacts that could potentially result in having vacant land rezoned to IM and the potential result of allowing new construction of residential uses on rezoned parcels. Members also discussed the potential impacts of the IM limited use standards prohibiting residential zoning within 150 feet of heavy industrial zoning.*

*Member Washington moved that the Commission recommend approval of the rezoning of the parcel at 324 N. 15th St. where the existing building is located but denying the rezoning of vacant land parcel at 1357-1439 W. St. Paul Ave. (Prevailed 3-2-1) No - Sas Perez; Bloomingdale; Excused - Moody; Abstained - Crane*

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

**Aye:** 3 - Nemec, Washington, and Smith

**No:** 2 - Sas-Perez, and Bloomingdale

**Excused:** 1 - Moody

**Abstain:** 1 - Crane

**Meeting adjourned at 4:58 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>.**