



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, September 25, 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 1:33 p.m.

Present: 6 - Crane, Nemece, Sas-Perez, Washington, Bloomingdale, Moody

Excused: 1 - Smith

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

Taylor Jones, DCD Planning

Emily Goodman, DCD Planning

1. Review and approval of the previous meeting minutes from August 21, 2023.

Meeting minutes from August 21, 2023 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [230510](#)** A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Renaissance Farwell to allow changes to the previously approved multi-family residential development located at 1443 and 1451 North Prospect Avenue, on the south side of East Curtis Place between North Prospect Avenue and North Farwell Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Mr. Leichtling presented.

*Appearing:
Jason Korb, Korb & Associates Architects*

Mr. Korb presented.

*Public testimony in opposition:
David Carter*

Mr. Carter testified with concerns about the reduced parking ratio with less parking and more units.

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

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: 6 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

Zoning

- 3. [230511](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development, DPD, known as Brady-Farwell Hotel to allow a temporary principal use parking lot on the site located at 1709-23 North Farwell Avenue, on the west side of North Farwell Avenue, east of North Cambridge Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Ms. Connelly presented.

*Appearing:
Derek Schneider, Klein Development*

Mr. Schneider presented.

Member Crane 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 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

4. [230709](#) Resolution approving façade alterations for an existing multi-tenant building to accommodate a new retail space for Hibbett Sports located at 3547 South 27th Street, on the northwest corner of the Loomis Centre site, on the south side of West Morgan Avenue, west of South 27th Street, in the 13th Aldermanic District, relative to a Development Incentive Zone known as Loomis Centre, established by Section 295-91.0041 of the former Milwaukee Code.

Sponsors: THE CHAIR

Ms. Connelly presented.

*Appearing:
Russ Raposa, Raposa Design*

Mr. Raposa presented.

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 APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

5. [230708](#) Resolution approving plans for a battery storage facility, defined as an outdoor substation/distribution equipment, as it relates to a Site Plan Review Overlay Zone known as Church for Balm of Gilead established by Section 295-91.0031 of the former zoning code, located at 6100 and 6200 North 84th Street, on the east side of North 84th Street, south of West Bender Avenue, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

*Appearing:
Atty. Brian Randall, Amundsen Davis LLC
Jackson Hughes, Black Mountain Energy Storage
Ald. Mark Chambers, Jr., 2nd Ald. Dist.*

Atty. Randall and Mr. Hughes presented.

Ald. Chambers, Jr. was in support.

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

Condition:

1. *Prior to permit issuance, applicant will submit a report from a qualified professional that identifies the specific sound mitigation measures that the applicant will incorporate into the final site design, including identifying any landscaping and screening elements subject to the standards of this overlay, and an updated noise assessment that confirms that the selected mitigation measures will result in the project being operated in compliance with City of Milwaukee noise limits*

2. *Applicant to submit an updated landscape plan for review and approval by DCD staff with additional details demonstrating that the plan preserves existing trees and vegetation to the degree possible.*

A motion was made by Allyson Nemec, seconded by Brianna Sas-Perez, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearings 2:15 PM

6. [221406](#) Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow an indoor self-storage facility as a permitted use within a portion of the former Walmart building at 5825 West Hope Avenue, located on the east side of North 60th Street, north of West Capitol Drive, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling presented and recommended denial.

Appearing:

Atty. Brian Randall, Amundsen Davis LLC

Trent Overhue, NSI Investments

Atty. Randall and Mr. Overhue presented.

Public testimony

Aaron Rush, resident

Mr. Rush testified with concerns in a lack of information addressing future use, design, tenancy, and past issues on security concerns, police presence, and unsafe activities at the former facility.

Ald. Chambers, Jr. was in opposition to the use of an indoor storage facility.

Member Crane moved placing on file, seconded by vice-chair Nemec. (Prevailed 6-0)

A motion was made by Catrina Crane, seconded by Allyson Nemec, that this

Resolution be **RECOMMENDED FOR PLACING ON FILE**. This motion **PREVAILED** by the following vote:

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

No: 0

Excused: 1 - Smith

7. [221407](#)

Resolution approving changes to the site and existing building previously occupied by Walmart located at 5825 West Hope Avenue, on the east side of North 60th Street, north of West Capitol Drive, relative to the Midtown Center Development Incentive Zone (DIZ) overlay established by Section 295-91.0044 of the former Milwaukee Code, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling presented and recommended denial.

Appearing:

Atty. Brian Randall, Amundsen Davis LLC

Trent Overhue, NSI Investments

Atty. Randall and Mr. Overhue presented.

Public testimony

Aaron Rush, resident

Mr. Rush testified with concerns in a lack of information addressing future use, design, tenancy, and past issues on security concerns, police presence, and unsafe activities at the former facility.

Ald. Chambers, Jr. was in opposition to the use of an indoor storage facility.

Member Crane moved placing on file, seconded by vice-chair Nemec, based on criteria not being met. (Prevailed 6-0)

A motion was made by Catrina Crane, seconded by Allyson Nemec, that this Plan Commission Resolution be PLACED ON FILE. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Meeting recessed at 4:12 p.m.

Meeting reconvened at 4:18 p.m.

Comprehensive Planning

- 8. [221968](#) An ordinance approving the Bay View Neighborhood Plan 2040 (Bay View Neighborhood Plan) and amending the Southeast Side Area Plan as part of Milwaukee’s Overall Comprehensive Plan, in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Appearing:

*Ald. Marina Dimitrijevic, 14th Ald. Dist.
Monica Wauck-Smith, DCD Planning
Josh Ehr, Bay View Neighborhood Association*

Ald. Dimitrijevic was in support.

Ms. Wauck-Smith and Mr. Ehr presented.

Public testimony:

Louis Missurelli, resident

Mr. Missurelli testified to wanting a restriction for large housing developments 4 stories or more included in the plan.

*Member Sas-Perez moved approval, seconded by vice-chair Nemec. (Prevailed 5-0)
Excused - Washington*

A motion was made by Brianna Sas-Perez, seconded by Allyson Nemec, 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, Bloomingdale, and Moody

No: 0

Excused: 2 - Washington, and Smith

Miscellaneous

- 9. [230711](#) Resolution approving the 2024 City Plan Commission meeting dates.

Sponsors: THE CHAIR

Mr. Leichtling presented the following 2024 meeting dates all at 1:30 PM:

*Monday, January 22, 2024
Monday, February 12, 2024
Monday, March 4, 2024
Monday, March 25, 2024
Monday, May 6, 2024
Tuesday, May 28, 2024
Monday, June 17, 2024
Monday, July 8, 2024
Monday, August 19, 2024
Monday, September 30, 2024*

Monday, October 21, 2024

Monday, November 11, 2024

Monday, December 2, 2024

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

Excused - Washington

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

Aye: 5 - Crane, Nemec, Sas-Perez, Bloomingdale, and Moody

No: 0

Excused: 2 - Washington, and Smith

Meeting adjourned at 5:15 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>.