



City of Milwaukee

809 N. Broadway, 1st Floor
Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

STEPHANIE BLOOMINGDALE - CHAIR

ALLYSON NEMEC - VICE-CHAIR

*Ranell Washington, Catrina Crane, Willie Smith, Tarik Moody,
and Jesus O. Gonzalez*

Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov

*Legislative Liaison, Max Drickey, 414-286-8012,
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Planning Division, 414-286-5726, planadmin@milwaukee.gov

Monday, October 20, 2025

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, Gonzalez, Washington, Bloomingdale, Moody, Smith

Also present:

*Tanya Fonseca, DCD Planning
Kristin Connelly, DCD Planning
Sam Koziol, DCD Planning*

1. Review and approval of the previous minutes from September 29, 2025.

Minutes from September 29, 2025 were approved without objection.

Zoning - Public Input Hearing 1:30 PM

2. [240370](#) A substitute ordinance relating to shoreland-wetland and floodplain zoning regulations.

Sponsors: THE CHAIR

Appearing:
Ed Richardson, DCD Planning

Mr. Richardson presented. Staff recommended approval of the Proposed Substitute A version.

This ordinance makes various revisions to the city's shoreland-wetland and floodplain zoning regulations to bring the city's code of ordinance into compliance with current state regulations. The ordinance does not relate to any issues from the flooding that occurred in the City.

No public testimony.

Commissioner Washington moved approval of Proposed Substitute A, seconded by Vice-chair Nemec. (Prevailed 7-0)

A motion was made by Ranell Washington, 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: 7 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, Moody, and Smith

No: 0

Zoning

3. [250970](#)

Resolution approving an ADA compliant ramp, stairs and railings to facilitate access to Milwaukee Boat Line's existing deck structure at 1124 North Martin Luther King Jr. Drive, on the west side of the Milwaukee River, south of East Juneau Avenue and east of North Martin Luther King Jr. Drive, 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

Ms. Connelly presented. Staff recommended approval.

Appearing:

Jake Chianelli, Milwaukee Boat Line

Mr. Chianelli presented specifics of the proposal. Milwaukee Boat Line LLC is proposing to construct an ADA-compliant ramp, stairs and railings in the space between the Riverwalk and river to facilitate access to MBL's vessels.

There was discussion on access to vessels via a gangway and the project increasing accessibility to the Milwaukee Boat Line and the Riverwalk.

Commissioner Washington moved approval, seconded by Vice-chair Nemec. (Prevailed 7-0)

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

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

No: 0

Zoning- Public Input Hearing 1:45 PM

4. [250934](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as St. Luke's Medical Center, Phase 1 to allow the expansion of an existing parking lot at 2700 West Oklahoma Avenue onto the site at 3025 South 27th Street, located on the west side of South 27th Street, north of West Oklahoma Avenue, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

Ms. Connelly presented. Staff recommended approval.

Appearing:

Jess Johnson, Aurora St. Luke's Medical Center

Steve Fisco, GRAEF

Tracy Wymelenberg, Aurora St. Luke's Medical Center

Ms. Johnson and Mr. Fisco presented on specifics of the proposal.

This amendment was requested by St. Luke's Medical Center, Inc. and will allow the expansion of an existing surface parking lot on the subject site that was previously occupied by the Parkway Building.

There was discussion on parking spot units and their utilization, patient volume, greenspace and landscaping, wayfinding, lighting, and property tax assessment status of the demolished building.

Mr. Fisco, Ms. Johnson, and Ms. Wymelenberg said that additional surface parking would help serve the hospital including the emergency department; their patient volume was increasing proportional to the Milwaukee market; they had adequate landscaping as a buffer the surface parking, as well as wayfinding signage and pedestrian connections; site lighting would be maintained by St. Luke's; new lighting would match existing lighting; and they would have to research the tax assessment of the demolished parcel, which had not been used since 2019.

Member Washington requested that information regarding the tax assessment history of the demolished parcel be provided subsequent to the meeting.

Vice-chair Nemec moved approval, seconded by member Crane. (Prevailed 7-0)

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

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

No: 0

Meeting adjourned at 2:10 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>.**