



# 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, June 5, 2023

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 1:30 p.m.**

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

**Excused:** 1 - Moody

**Also present:**

*Sam Leichtling, DCD Planning  
Kristin Connelly, DCD Planning  
Sydney Swift, DCD Planning*

**1. Review and approval of the previous meeting minutes from May 15, 2023.**

*The meeting minutes from May 15, 2023 were approved without objection.*

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

- 2. [221920](#)** An ordinance relating to the change in zoning from Industrial Light, IL1, to Parks, PK, for the property located at 11715 West County Line Road, on the south side of West County Line Road, east of North 124th Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

**Appearing:**

*Sarah Toomsen, Milwaukee County Parks*

*A presentation was made by Mr. Leichtling and Ms. Toomsen.*

*Public testimony in opposition:*

*Scott Beaudry, resident, testified of environmental contamination and toxicity from this property and nearby or neighboring landfill, scrap yards, and dump sites. The site would be open to the public to access, which would be a public health hazard concern.*

*Mr. Leichtling said that the local alder office did not have a position in favor or oppose.*

*Member Crane moved approval, seconded by vice-chair Nemec. (Prevailed 4-1-1)  
Member Washington voting no, and member Sas-Perez abstained.*

**A motion was made by Catrina Crane, 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:** 4 - Crane, Nemec, Bloomingdale, and Smith

**No:** 1 - Washington

**Excused:** 1 - Moody

**Abstain:** 1 - Sas-Perez

### Zoning - Public Hearings 1:45 PM

3. [230120](#) Resolution approving the site plan and building elevations for a proposed 5,360 square foot restaurant with drive-through at 2701 West Morgan Avenue, on the west side of South 27th Street, south of West Morgan Avenue, 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

*Appearing:*

*Joe Vavrina, HR Green  
Shaun Walker, Chick-fil-A  
Joseph Ganzer, MMSD  
Dawn Schmidt, DPW*

*A presentation was made by Ms. Connelly, Ms. Walker, and Mr. Vavrina.*

*Ald. Scott Spiker, 13th Ald. Dist., was present in support.*

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

*Condition:*

*•Necessary agreements being in place between MMSD, applicant and property owner prior to site work commencing on the portion of land owned by MMSD.*

•Working with staff to revise the drive-through facility canopy design to better align with the Garden District aesthetic.

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

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

**No:** 0

**Excused:** 1 - Moody

4. [230119](#)

Resolution approving a request to deviate from the performance standards established by the Loomis Centre Development Incentive Zone (DIZ) overlay to allow a monument sign and relief from a building setback standard for a new 5,360 square foot restaurant with drive-through proposed for 2701 West Morgan Avenue, on the west side of South 27th Street, south of West Morgan Avenue, in the 13th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Joe Vavrina, HR Green*

*Shaun Walker, Chick-fil-A*

*Joseph Ganzer, MMSD*

*Dawn Schmidt, DPW*

*A presentation was made by Ms. Connelly, Ms. Walker, and Mr. Vavrina.*

*Ald. Scott Spiker, 13th Ald. Dist., was present in support.*

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

*Condition:*

•Necessary agreements being in place between MMSD, applicant and property owner prior to site work commencing on the portion of land owned by MMSD.

•Working with staff to revise the drive-through facility canopy design to better align with the Garden District aesthetic.

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

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

**No:** 0

**Excused:** 1 - Moody

### Comprehensive Planning

5. [221233](#)

An ordinance adopting the Climate and Equity Plan and amending the

Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan, and directing its implementation.

**Sponsors:** Ald. Dimitrijevic, Ald. Perez, Ald. Brostoff, Ald. Murphy and Ald. Bauman

*Appearing:*  
Erick Shambarger, ECO  
Pamela Ritger de la Rosa, ECO

*A presentation was given by Mr. Leicthing, Mr. Shambarger, and Ms. Ritger de la Rosa.*

*For consideration was the Proposed Substitute A version in the file.*

*Public testimony in support:*  
Bruce Wiggins, City-County Task Force on Climate & Economic Equity  
Robert Kraig, Citizen Action Milwaukee

*Ald. Jonathan Brostoff, 3rd Ald. Dist., was present in support.*

*Member Smith moved approval, seconded by vice-chair Nemec. (Prevailed 5-0-1)  
Member Sas-Perez abstained.*

**A motion was made by Willie Smith, 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, Bloomingdale, Washington, and Smith

**No:** 0

**Excused:** 1 - Moody

**Abstain:** 1 - Sas-Perez

### **Zoning - Public Hearings 2:30 PM**

6. [230101](#) An ordinance relating to regulations for food peddler vehicle parks and restaurant collectives.

**Sponsors:** Ald. Brostoff and Ald. Zamarripa

*Appearing:*  
Ald. JoCasta Zamarripa, 8th Ald. Dist.  
Ald. Jonathan Brostoff, 3rd Ald. Dist.  
Tea Norfolk, LRB

*A presentation was made by Mr. Leichtling, Ald. Zamarripa, and Ald. Brostoff.*

*Under consideration was the Proposed Substitute A version for the file.*

*Vice-chair Nemec moved approval, seconded by member Smith. (Prevailed 6-0)*

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

**No:** 0

**Excused:** 1 - Moody

7. [230097](#)

An ordinance relating to zoning regulations for tobacco or e-cigarette retailers.

**Sponsors:** Ald. Brostoff, Ald. Dimitrijevic, Ald. Murphy and Ald. Westmoreland

*Appearing:*

*Sydney Swift, DCD Planning*

*Ald. Jonathan Brostoff, 3rd Ald. Dist.*

*Gunnar Raasch, LRB*

*A presentation was made by Mr. Leichtling and Ms. Swift.*

*For consideration was the Proposed Substitute A version in the file.*

*Public testimony in support:*

*Aaliyah Torres, UMOS*

*Joyce Ellinger, resident*

*Charlie Leonard, Community Advocates*

*Edgar Mendez, Wisconsin Tobacco Prevention and Poverty Network*

*Molly Collins, American Lung Association*

*Christal West*

*Those testifying testified against tobacco implications to public health and youths.*

*Members Crane and Nemec left the meeting at 4 p.m. and 4:16 p.m., respectively.*

*Member Smith moved approval, seconded by member Sas-Perez. (Prevailed 4-0)*

**A motion was made by Willie Smith, 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:** 4 - Bloomingdale, Washington, Smith, and Sas-Perez

**No:** 0

**Excused:** 3 - Crane, Nemec, and Moody

**Meeting adjourned at 4:18 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>.**