



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,
max.drickey@milwaukee.gov*

Planning Division, 414-286-5726, planadmin@milwaukee.gov

Monday, June 8, 2026

1:30 PM

Room 301-A, 3rd Floor, City Hall
200 E. Wells St.
Milwaukee, WI 53202

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 1:31 p.m.

Present: 5 - Nemec, Gonzalez, Washington, Moody, Smith

Excused: 2 - Bloomingdale, Crane

Also present:

Tanya Fonseca, DCD Planning

Kristin Connelly, DCD Planning

Sam Koziol, DCD Planning

1. Review and approval of the previous meeting minutes from May 18, 2026.

Meeting minutes from May 18, 2026 were approved without objection.

Zoning

- 2. [260047](#)** Resolution relating to a Minor Modification to the Detailed Planned Development known as Kane Commons, Phase 1, to allow exterior alterations to the existing residential structure at 1162-64 East Kane Place, located on the north side of East Kane Place, east of North

Humboldt Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brower

Ms. Connelly presented.

This Minor Modification was requested by the property owners Patrick Mutsune and Brett Timmerman, and relates to exterior alterations for the residential structure at 1162-64 East Kane Place, an existing duplex. The exterior alterations include window alterations, new doors, a new first floor porch and second floor deck added to the site's north side, new roofing, and new siding.

Staff recommended approval.

It was stated that Ald. Brower was in support.

Appearing:

Russ LaFrombois, architect

Patrick Mutsune, owner/applicant

A presentation was given on details of the minor modification.

There was discussion on the home ownership structure of the Kane Commons residential development and existing deck on the west side.

Mr. Mutsune and Mr. LaFrombois said that their properties were condos, there was no formal condo association design review structure in place, and confirmed that the existing west deck on the subject structure would be removed.

Commissioner Moody moved approval conditionally, seconded by member Smith. (Prevailed 5-0)

Condition:

Minor exterior alterations proposed for the existing residences fronting East Kane Place may be approved by DCD staff provided they do not substantially change the character of the structures. Such alterations may include replacement of doors, windows, porches and siding.

A motion was made by Tarik Moody, 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: 5 - Nemec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Zoning - Public Hearing 1:35 PM

3. [252190](#) An ordinance relating to the change in zoning from General Planned Development to a new Detailed Planned Development to allow a multi-family residential development on the property located at 234 South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Ms. Fonseca presented.

File No. 252190 refers to the change in zoning from GPD (Admiral's Wharf) to a new DPD known as The Everett Multifamily. Kaeding Development Group intends to construct a 12-story, 200-unit multi-family residential building and associated Riverwalk, which is the subject of File No. 260085.

File No. 260085 refers to approval of the new Riverwalk segment and associated pedestrian connections, and development within the portion of the site that is within the Riverwalk Site Plan Review Overlay Zone (SPROZ).

Staff recommended approval conditionally.

Appearing:

Brian Griehl, VJS

Carl Kaeding, Kaeding Development

Dawn Schmidt, DPW

A presentation was given on details of the change in zoning and development project.

There was discussion on ingress and egress (access, exits, loading zones, street parking), utilities and power line connection, roof amenity deck, exterior materials, market rate units, boat slips, unit mix, ramp interaction with the Riverwalk, abutting Riverwalk portions, and exterior lighting plan.

Ms. Schmidt said there should be a loading zone at the main entrance.

Stephanie Ludovic, resident, opposed the file. She was concerned with the development's scale in height in being twice as tall compared to the surrounding buildings, impact on existing trees and birds, the increase in traffic, and site constraints given the small scale of the site.

Andrew Oates, resident, inquired about access to the site's boat slips.

Hannah Cazzola, resident, opposed the file. She was concerned that the proposed development was out of touch with the rest of the neighborhood relating to its scale and height, that other parcels surrounding the development had lower height restrictions according to their respective zoning, negative impact on landscaping, failure with previous proposed developments given the site's constraints, higher density than previous proposals, increased traffic and safety issues for pedestrians, and lack of a traffic analysis report.

Ms. Cazzola inquired about the proposed development's adherence to DNR and floodplain permitting.

Ms. Fonseca said that IM zoning in the surrounding area allowed for 75 feet in height, the previously approved development proposal was for 10 stories, staff felt comfortable with the proposed development given the site's constraints, the proposed development's parking per unit was consistent with the market, and that review of the development relative to DNR and floodplains was satisfactory.

Ms. Schmidt said that the proposed development would not produce enough traffic to warrant a traffic analysis from DPW and that there would be future traffic calming measures in the area.

Replying to members' questions, Mr. Kaeding and Mr. Griebel said that they were in contact with DNR, evaluation with floodplain was in line, boat slips would be available for anyone including residents, the proposed development's height was similar in mass in comparison to the previous proposal (which was 11 stories), they would look at incorporating native vegetation, they would be meeting with the Harbor District Association, they had looked at shadowing impacts and would submit that study, and exterior Riverwalk lighting was consistent with the SPROZ.

Commissioner Moody moved approval conditionally, seconded by commissioner Smith. (Prevailed 5-0)

Conditions:

- 1. Applicant provides updated plans that reflect revised locations of the short-term bike parking (in coordination with DPW if locations are within the right-of-way), the revised condition of the Riverwalk entrance at E. Pittsburgh Ave. and adjacent resident entrance/stair, and a loading zone along S. Water St. at Pittsburgh Ave.*
- 2. Applicant provides an updated landscape plan that includes additional native plantings within the Riverwalk SPROZ that provide year-round interest.*
- 3. Applicant continues to work with DCD staff on final selection of the tinted and spandrel glazing on the ground floor and plinth levels of the building.*
- 4. Applicant provides updated elevations that reflect the glazing types at all areas of the building.*
- 5. Applicant adds a building materials page to the DPD and Riverwalk drawings exhibit.*

A motion was made by Tarik Moody, 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: 5 - Nemeec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Zoning

4. [260085](#) Resolution approving plans for a Riverwalk and multi-family residential development known as The Everett at 234 South Water Street relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, located on the west side of the Milwaukee River, east of South Water Street and

south of East Pittsburgh Avenue, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Ms. Fonseca presented.

File No. 252190 refers to the change in zoning from GPD (Admiral's Wharf) to a new DPD known as The Everett Multifamily. Kaeding Development Group intends to construct a 12-story, 200-unit multi-family residential building and associated Riverwalk, which is the subject of File No. 260085.

File No. 260085 refers to approval of the new Riverwalk segment and associated pedestrian connections, and development within the portion of the site that is within the Riverwalk Site Plan Review Overlay Zone (SPROZ).

Staff recommended approval conditionally.

Appearing:

Brian Griehl, VJS

Carl Kaeding, Kaeding Development

Dawn Schmidt, DPW

A presentation was given on details of the change in zoning and development project.

There was discussion on ingress and egress (access, exits, loading zones, street parking), utilities and power line connection, roof amenity deck, exterior materials, market rate units, boat slips, unit mix, ramp interaction with the Riverwalk, abutting Riverwalk portions, and exterior lighting plan.

Ms. Schmidt said there should be a loading zone at the main entrance.

Stephanie Ludovic, resident, opposed the file. She was concerned with the development's scale in height in being twice as tall compared to the surrounding buildings, impact on existing trees and birds, the increase in traffic, and site constraints given the small scale of the site.

Andrew Oates, resident, inquired about access to the site's boat slips.

Hannah Cazzola, resident, opposed the file. She was concerned that the proposed development was out of touch with the rest of the neighborhood relating to its scale and height, that other parcels surrounding the development had lower height restrictions according to their respective zoning, negative impact on landscaping, failure with previous proposed developments given the site's constraints, higher density than previous proposals, increased traffic and safety issues for pedestrians, and lack of a traffic analysis report.

Ms. Cazzola inquired about the proposed development's adherence to DNR and floodplain permitting.

Ms. Fonseca said that IM zoning in the surrounding area allowed for 75 feet in height, the previously approved development proposal was for 10 stories, staff felt comfortable with the proposed development given the site's constraints, the proposed development's parking per unit was consistent with the market, and that review of the development relative to DNR and floodplains was satisfactory.

Ms. Schmidt said that the proposed development would not produce enough traffic to warrant a traffic analysis from DPW and that there would be future traffic calming

measures in the area.

Replying to members' questions, Mr. Kaeding and Mr. Griehl said that they were in contact with DNR, evaluation with floodplain was in line, boat slips would be available for anyone including residents, the proposed development's height was similar in mass in comparison to the previous proposal (which was 11 stories), they would look at incorporating native vegetation, they would be meeting with the Harbor District Association, they had looked at shadowing impacts and would submit that study, and exterior Riverwalk lighting was consistent with the SPROZ.

Commissioner Moody moved approval conditionally, seconded by commissioner Smith. (Prevailed 5-0)

Conditions:

- 1. Applicant provides updated plans that reflect revised locations of the short-term bike parking (in coordination with DPW if locations are within the right-of-way), the revised condition of the Riverwalk entrance at E. Pittsburgh Ave. and adjacent resident entrance/stair, and a loading zone along S. Water St. at Pittsburgh Ave.*
- 2. Applicant provides an updated landscape plan that includes additional native plantings within the Riverwalk SPROZ that provide year-round interest.*
- 3. Applicant continues to work with DCD staff on final selection of the tinted and spandrel glazing on the ground floor and plinth levels of the building.*
- 4. Applicant provides updated elevations that reflect the glazing types at all areas of the building.*
- 5. Applicant adds a building materials page to the DPD and Riverwalk drawings exhibit.*

A motion was made by Tarik Moody, seconded by Jesus Gonzalez, that this Plan Commission Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Meeting adjourned at 2:50 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>.