



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, October 17, 2022

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, if available, or the internet, if available, at <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened at 1:30 p.m.

Present: 5 - Nemec, Crane, Washington, Bloomingdale, Moody

Excused: 2 - Sas-Perez, Smith

Also present:

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

1. Review and approval of the previous meeting minutes from September 26, 2022.

The meeting minutes from September 26, 2022 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [220770](#)** A substitute ordinance relating to the 4th Amendment to the Detailed Planned Development known as Southgate Marketplace to allow for changes to an existing multi-tenant commercial building located at 3333 South 27th Street, on the west side of South 27th Street, north of West Morgan Avenue, in the 11th Aldermanic District.

Sponsors: Ald. Borkowski

Ms. Connelly presenting.

Appearing:

Russ Raposa, architect

Ald. Mark Borkowski, 11th Ald. Dist.

Ald. Borkowski was in support.

No other public testimony.

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

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: 5 - Nemec, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

Zoning - Public Hearing 1:40 PM

3. [220627](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as River House to allow changes to the previously approved Phase 2 multi-family residential development located at 1801-1881 North Water Street, on the west side of North Water Street, north of East Pearson Street extended, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presenting.

Appearing:

Jordan Staleos, Atlantic Residential

Matt Kurensky, HKM Architects

No public testimony.

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

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: 5 - Nemec, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

Zoning

4. [220626](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Elevation 1659 to allow changes to the design of a previously approved multi-family residential building located at 1659 North Jackson Street, on the west side of North Jackson Street, east of North Water Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presenting.

Appearing:

Jason Pietsch, applicant

Joel Agacki, architect

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

A motion was made by Allyson Nemec, seconded by Tarik Moody, 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, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

5. [220629](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Vue Apartments to allow changes to the first floor glazing along Ward Street, located on the east side of South Kinnickinnic Avenue, south of East Ward Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presenting.

Appearing:

Heather Huhn, applicant

Jeffrey Baker, architect

Dawn Schmidt, DPW

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

A motion was made by Allyson Nemec, seconded by Ranell Washington, 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, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

Zoning - Public Hearing 2:10 PM

- 6. [220833](#) Resolution approving a social service use within an existing building located at 1037 West McKinley Avenue, on the south side of West McKinley Avenue, east of North 11th Street, in the 4th Aldermanic District, relative to the Development Incentive Zone (DIZ) known as the Brewery Project.

Sponsors: THE CHAIR

Mr. Leichtling presenting.

*Appearing:
Ethleen Peacock, applicant*

No public testimony.

*Member Washington moved conditional approval, seconded by member Crane.
(Prevailed 5-0)*

*Condition:
Applicant to submit final payment of application fee.*

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

Aye: 5 - Nemec, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

Land Division

- 7. [220765](#) Resolution approving a final Certified Survey Map for land located west of North Harbor Drive and north of East Summerfest Place to re-divide two lots and dedicate land for public right-of-way purposes, in the 4th Aldermanic District

Sponsors: THE CHAIR

Mr. Leichtling presenting.

*Appearing:
Alyssa Remington, DCD*

Ms. Remington gave additional details.

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

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 - Nemec, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

Zoning - Public Hearing 2:20 PM

8. [190780](#) A substitute ordinance relating to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM4, for the former Carleton School site located at 4116 West Silver Spring Drive, on the north side of West Silver Spring Drive between North 41st Street and North 42nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Appearing:

*Tanya Fonseca, DCD Planning
Rhonda Szallai, DCD Real Estate
Tina Anderson, developer
Sherry Webb*

Ms. Fonseca and Szallai presenting.

Public testimony in support:

*Obiageli Nwabuzur
Keith Turner*

Public testimony in opposition:

Allan Beckmann took issue with timeliness of meeting noticing, transparency with the community meetings hosted by the developer, opposed rental units, opposed increased density and the scale of the project, and was concerned of damages that may result from project construction.

Ty Williams opposed based on the scale of the project and increased density that may come with negative impacts.

Anthony Gray opposed based on increased density, increased traffic, limited parking, and potential public safety and security impacts.

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

Condition:

Applicant to continue to work with City Real Estate and Planning staff during the land sale process on the design of the proposed town home units.

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

Aye: 5 - Nemec, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

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

Aye: 5 - Nemec, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

Zoning - Public Hearing 2:35 PM

- 9. [220628](#) An ordinance relating to the change in zoning from Regional Business, RB1, to Industrial Light, IL1, for the property located at 8120 West Brown Deer Road, on the north side of West Brown Deer Road, east of North 85th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling presenting.

Meeting recessed at 4:22 p.m.

Meeting reconvened at 4:25 p.m.

*Appearing
Tyler Edwards, Menards Inc.*

*Public testimony in support:
Charles Haring, Jr., Menards Inc.*

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

A motion was made by Allyson Nemec, seconded by Catrina Crane, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Sas-Perez, and Smith

Meeting adjourned at 5:08 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>.