



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, December 4, 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 1:30 p.m.

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

Excused: 2 - Sas-Perez, Bloomingdale

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

Emily Goodman, DCD Planning

1. Review and approval of the previous meeting minutes from November 6, 2023.

Meeting minutes from November 6, 2023 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [230880](#)** An ordinance relating to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development to allow multi-family residential development at 2953-2979 North 8th Street, located on the south side of West Chambers Street, west of North 8th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presenting.

Appearing:

Malik Cupid, Cupid Development

Felipe Ornelas, Engberg Anderson

Pastor Dr. Richard Shaw, St. Matthew CME Church

Chris Laurent, Cinaire

Mr. Cupid and Ornelas presented on a St. Matthew's senior housing development project and associated change of zoning application.

Public testimony with concerns and questions:

Lyllian Porter, resident, testified with concerns about parking and speeding (traffic) impacts from the development and inquired about outdoor play space, community garden, town home balconies, speed bumps, utilization of adjacent vacant lots for parking and amenities, and first floor commercial retail use.

Pastor Dr. Shaw said that the church will work with partners to develop their lots to provide additional services, play spaces, and other amenities but that it would take time.

Mr. Ornelas said that there would be 8th St. available street parking and 2 loading zone spaces.

Mr. Cupid said that there would be a community space on the first floor and no commercial or retail space.

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

Condition:

Conditioned on the applicant providing updated exhibits that incorporate minor changes and corrections to address DPW and DCD staff comments relating to circulation paths and landscaping.

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

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

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

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

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

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

Zoning - Public Hearing 1:45 PM

- 3. [230881](#) An ordinance relating to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM2, to allow multi-family residential development on a portion of 6090 North 35th Street, located on the east side of North 35th Street, north of West Florist Avenue, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling presenting.

Appearing:

Derrick Holland, Trinity Development

Falamak Nourzad, Continuum Architects & Planners

Mr. Holland and Ms. Nourzad presented on a multi-family housing development and associated change of zoning application.

Public testimony with concerns:

Paul Stever, resident, testified with concerns and questions about a buffer between the southern driveway and residences, parking, greenspace, and the building being taxable.

Ms. Nourzad and Mr. Holland said that there would be landscaping and delienation done between the driveway and other residences at the south, they would revisit consolidating parking and driveway for better design, and the building would be taxable.

Member Crane moved approval, seconded by member Smith. (Prevailed 5-0)

A motion was made by Catrina Crane, 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 - Crane, Nemec, Washington, Moody, and Smith

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

Streets & Alleys

- 4. [230329](#) Resolution to vacate a portion of the east-west alley in the block bound by West Burnham Street, West Rogers Street, South 23rd Street, and South 24th Street, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

Items 4 and 5 were considered together.

Mr. Leichtling presenting.

*Appearing:
Nicholas Straube, MPS
James Washington, Dept. of Public Works
Kyle Gast, DCD Planning*

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

*Condition:
1. Payment of final fees.*

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

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

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

A motion was made by Catrina Crane, seconded by Ranell Washington, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

5. [231134](#)

An ordinance establishing a pedestrian mall to be known as “South 24th Street Pedestrian Mall” in South 24th Street from West Legion Street to West Rogers Street, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

Items 4 and 5 were considered together.

Mr. Leichtling presenting.

*Appearing:
Nicholas Straube, MPS
James Washington, Dept. of Public Works
Kyle Gast, DCD Planning*

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

A motion was made by Catrina Crane, seconded by Ranell Washington, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

Meeting adjourned at 3:06 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>.