



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 30, 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 1:31 p.m.

Present: 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, Moody

Excused: 1 - Smith

Also present:

Tanya Fonseca, DCD Planning

Kristin Connelly, DCD Planning

Anthony Spiegel, DCD Planning

1. Review and approval of the previous meeting minutes from June 2, 2025.

The meeting minutes from June 2, 2025 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [250149](#)** A substitute ordinance relating to the change in zoning from Industrial Office, IO2, Industrial Light, IL2, and Industrial Heavy, IH to Parks, PK, for the properties located at 4220, 4250, 4260, 4260-R, 4320, 4330 and 4350 North 35th Street, on the east side of North 35th Street, north of West Hope Avenue, to consolidate the zoning of the sites to facilitate the

construction of the Milwaukee Metropolitan Sewerage District's West Basin project, in the 1st Aldermanic District.

Sponsors: Ald. Pratt

Ms. Connelly presented. Staff recommended approval.

*Appearing:
Jerome Fogel, MMSD
Beth Smith, MMSD*

Ms. Fogel and Ms. Smith presented on specifics of the file.

This zoning change was requested by the Milwaukee Metropolitan Sewerage District and will consolidate the zoning of the subject sites to help facilitate the construction of the West Basin as part of the three-stormwater-basin system that will serve the North 30th Street Corridor.

There was discussion on flooding, stormwater infrastructure, trail access connection, public accessibility and use opportunities, public outreach, fencing, lighting, water safety, municipal fee, future structure, and maintenance.

No public testimony.

Vice-chair Nemec recommended approval, seconded by commissioner Gonzalez. (Prevailed 6-0)

A motion was made by Allyson Nemec, seconded by Jesus Gonzalez, 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, Gonzalez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:35 PM

3. [250150](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Timmerman Plaza to amend the permitted use list for the former Walmart site located at 10330 West Silver Spring Drive, on the north side of West Silver Spring Drive, south of West Appleton Avenue, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommended approval and indicated support from Ald. Chambers, Jr.

*Appearing:
Atty. Samantha Baker, Axepoint Law (legal counsel for applicant)*

Atty. Baker presented on specifics of the file.

This amendment was requested by 10330 Exceeding LLC and will allow additional uses to occupy the former Walmart site. This file will amend the use list for 10330 W. Silver Spring Drive to allow the eastern 50,000 square feet of the building to be used as indoor wholesale and distribution facility, which will be occupied by Restaurant Depot.

There was discussion on a landscape plan.

No public testimony.

Vice-chair Nemec moved approval, seconded by commissioner Crane. (Prevailed 6-0)

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: 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:45 PM

4. [250279](#) Resolution approving a restaurant with drive-through facility use, and the building design and associated plans for a proposed drive-through coffee shop on the property located at 350 West Layton Avenue, on the north side of West Layton Avenue, east of South 5th Street, relative to the Development Incentive Zone Overlay known as 5th/Layton, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommended approval conditionally.

Appearing:

Eric Draskowski, Excel Engineering

Corbin Terlip, 7Brew

Mr. Draskowski presented on specifics of the file.

Milbrew Holdings, LLC is proposing to develop the site into a 7 Brew drive-through coffee shop. A drive-through coffee shop (restaurant with drive-through facility) is permitted within the DIZ Overlay, but is subject to a public hearing and approval by CPC.

There was discussion on another location under BOZA review, plantings, staffing, signage, and traffic flow.

Public testimony:

Ald. Spiker, 13th aldermanic district, testified of potential increased traffic onsite.

Dawn Schmidt, DPW, said that ingress, egress, and mediums onsite would address traffic flow.

Vice-chair Nemec moved approval conditionally, seconded by commissioner Moody. (Prevailed 6-0)

Conditions:

Applicant to demonstrate, prior to building permit issuance, that all pedestrian connections and walkways within the site including ramps and other features are ADA compliant, Board of Zoning Appeals approval of the applicant's requested variance to exceed the maximum allowed parking spaces on the site, and that the landscaping plans and plantings meet the City's standards.

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

Aye: 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

Zoning

5. [250280](#) Resolution approving site changes and exterior building modifications to an existing multi-tenant building located at 1010 West Layton Avenue, on the north side of West Layton Avenue, east of South 13th Street, relative to a Development Incentive Zone Overlay known as Bouraxis Layton, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommend approval.

Appearing:

*Seth Dickey, ArchWell Health
Eric Lynn, ESa - Architect*

Mr. Dickey and Mr. Lynn presented on specifics of the file.

This resolution approves exterior building modifications and site changes to an existing multi-tenant commercial building located at 1010 West Layton Avenue, on the north side of West Layton Avenue, east of South 13th Street. The applicant, ArchWell Health, will occupy approximately 6,000 square feet of space within the existing multi-tenant building and operate a medical office. Modifications are proposed to the south elevation of the building fronting West Layton Avenue to accommodate the medical office use.

There was discussion on glazing, staffing and referral operations, landscaping, and exterior panels.

Ald. Scott Spiker, 13th aldermanic district, was in support.

*Vice-chair Nemec moved approval conditionally, seconded by commissioner Crane.
(Prevailed 6-0)*

Conditions:

Add opaque film to the three transoms initially planned as clear glazing, and the landscaping plan and plantings meet the City's standards.

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

Aye: 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

6. [250250](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Forest County Potawatomi Legacy District, Phase 1, to allow additional wall signs on the parking structure located at 320 South 19th Street, on the south side of West Potawatomi Circle, west of South 16th Street, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

Ms. Connelly presented. Staff recommended approval.

Appearing:

J'Kayla Hodges, Sign Effectz

Ms. Hodges presented on specifics of the file.

This Minor Modification was requested by Forest County Potawatomi Community of Wisconsin and will allow additional wall signs on the existing parking structure.

*Commissioner Crane moved approval, seconded by commissioner Gonzalez.
(Prevailed 6-0)*

A motion was made by Catrina Crane, seconded by Jesus Gonzalez, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

DPW

7. [250394](#)

Resolution conditionally approving a final Certified Survey Map for land located on the north side of West Scott Street, east of South 25th Street, in the 8th Aldermanic District

Sponsors: THE CHAIR

Items 7 and 8 were taken together.

Appearing:

Jonathan Latsko, DCD Planning

Stu LaRose, Zimmerman Architectural Studios

Brian Couch, Seton Catholic Schools

Mr. Latsko presented. Staff recommended approval.

Mr. LaRose and Mr. Couch presented on specifics of the files.

File no. 250394 conditionally approves a final Certified Survey Map that reconfigures several parcels and dedicates land in order to reroute an alley which is proposed for vacation.

The proposed vacation, file no. 241976, would allow for greater development area for the school, as well as improved connectivity between the school, parking lot, and anticipated future play field. The vacation was initiated by Seton Catholic Schools.

There was discussion on the width of the alley, pickup and drop-off sites, public use of the playground and/or site, and community outreach.

Vice-chair Nemec moved approval, seconded by commissioner Crane. (Prevailed 6-0)

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: 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

Streets & Alleys

8. [241976](#) Substitute Resolution to vacate a portion of the north-south alley in the block bounded by West Mineral Street, South 24th Street, West Scott Street, and South 25th Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Items 7 and 8 were taken together.

Appearing:

Jonathan Latsko, DCD Planning

Stu LaRose, Zimmerman Architectural Studios

Brian Couch, Seton Catholic Schools

Mr. Latsko presented. Staff recommended approval.

Mr. LaRose and Mr. Couch presented on specifics of the files.

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There was discussion on the width of the alley, pickup and drop-off sites, public use of the playground and/or site, and community outreach.

Vice-chair Nemec moved approval, seconded by commissioner Moody. (Prevailed 6-0)

A motion was made by Allyson Nemec, seconded by Tarik Moody, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

Meeting adjourned at 3:31 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>.