



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, June 17, 2024

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 1:32 p.m.

Member Washington chairing the meeting.

Present: 5 - Crane, Sas-Perez, Washington, Moody, Smith

Excused: 2 - Nemec, Bloomingdale

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

Emily Goodman, DCD Planning

Zion Owusu-Yeboah, DCD Summer Youth Intern

1. Review and approval of the previous meeting minutes from May 28, 2024.

Meeting minutes from May 28, 2024 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [240162](#)** An ordinance relating to the Fourth Amendment to the General Planned Development, GPD, known as Freshwater Plaza to update the development standards for Phase 3 development on Lot 4 of the GPD located at 200 East Greenfield Avenue, on the north side of East

Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Items 2 and 3 were taken together.

Mr. Leichtling and Ms. Connelly presented.

Appearing:

Michael Emem, Emem Group

Falamak Nourzad, Continuum Architects + Planners

Mr. Emem and Ms Nourzad presented on project details.

This amendment was requested by Rule Enterprises, LLC and will update the development standards for Lot 4 of the GPD. Additional changes to the GPD standards are necessary in order to align with the project details that are part of the Detailed Planned Development (DPD).

No public testimony.

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, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 2 - Nemec, and Bloomingdale

3. [230879](#)

An ordinance relating to the Fourth Amendment to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) to allow Phase 3 mixed-use residential development to occur on Lot 4 of Freshwater Plaza, located at 200 East Greenfield Avenue, on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Items 2 and 3 were taken together.

Mr. Leichtling and Ms. Connelly presented.

Appearing:

Michael Emem, Emem Group

Falamak Nourzad, Continuum Architects + Planners

Mr. Emem and Ms Nourzad presented on project details.

The DPD approves the project details, including the site and landscape plans, and

building design of the proposed 5-story, 140-unit residential building that will have approximately 1,500 sf of ground floor commercial space.

No public testimony.

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

Condition:

Applicant to submit revised plans that incorporate DPW's comments relating to the walkway along the east side of the building and the bridge within the water feature along Greenfield Av. (if determined to be necessary).

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

Aye: 5 - Crane, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 2 - Nemec, and Bloomingdale

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

Aye: 5 - Crane, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 2 - Nemec, and Bloomingdale

Zoning - Public Hearing 1:45 PM

4. [240179](#) Resolution approving the redevelopment of an existing historic building and construction of a new commercial building on the site located at 3774 South 27th Street, on the east side of South 27th Street, north of West Howard Avenue, relative to the Development Incentive Zone Overlay known as South 27th/Howard, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

Appearing:

Thomas Stachowiak, Stack Design Group

Rakesh Rehan, NVS

Mr. Stachowiak presented on project details.

The proposal would redevelop the former Jacob Nunnemacher Mansion (later known as the Wildenberg's Evergreen Hotel) into a sit-down restaurant and an approximately 10,000 square foot banquet hall. Additionally, a one-story multi-tenant commercial building is proposed to be constructed on the north portion of the site.

Atty. Brian Randall, Amundsen Davis LLC, testified in opposition, on behalf of property owners to the south, with concerns related to floodplain and stormwater management impact, lack of parking (overlap of uses), traffic and street safety issues, and lack of sufficient size for the site to support all uses. He asked to add conditions to add a more robust landscaping plan on the backside, brick material for the dumpster enclosure, and screening of the dumpster enclosure.

Ald. Scott Spiker, 13th Ald. Dist., testified and acknowledged having concerns for some aspects, including the desire for a robust landscaping plan. He indicated his support for the proposal.

*Member Sas-Perez moved conditional approval, seconded by member Smith.
(Prevailed 5-0)*

Conditions:

The applicant to provide a final landscaping plan prior to the issuance of building permits and to update their plans to reflect DPW's comments with respect to the entrances of the historic building and accessible connection to the sidewalk along S. 27th Street.

A motion was made by Brianna Sas-Perez, seconded by Willie Smith, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 5 - Crane, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 2 - Nemec, and Bloomingdale

Zoning

5. [240178](#) Resolution approving the addition of a balcony on the east (river-facing) façade of the building located at 648 North Plankinton Avenue, on the west side of the Milwaukee River, north of West Michigan Street, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling presented.

Appearing:

*Chad Griswold, Rinka
Paul Sternlied, Enerpac
Eric Gebhardt, Rinka*

Mr. Griswold presented on project details.

Enerpac Tool Group Corporation plans to move their global headquarters downtown Milwaukee. The company will be leasing 56,000 square feet of space within the 4th floor of the ASQ building at 648 N. Plankinton Avenue, which is located within the

Riverwalk Site Plan Review Overlay Zone (SPROZ). The proposal is to add a 10' by 61' amenity balcony to the 4th floor of the building façade that faces the Milwaukee River for use by Enerpac employees.

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

Conditions:

Final construction plans submitted during the permitting process relating to the balcony shall include notations that the US General Service Administration specifications for salvaging materials during demolition will be used for the windows being removed, and guidance from the federal historic renovation guidelines will be followed with respect to the removal of the terra cotta.

A motion was made by Catrina Crane, seconded by Brianna Sas-Perez, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 5 - Crane, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 2 - Nemec, and Bloomingdale

DPW

6. [240188](#) Resolution authorizing the acceptance of a quit claim deed from Boys and Girls Club, for a portion of property abutting South 24th Street just south of West Legion Street, for dedication as public right-of-way for street purposes, in the 8th Aldermanic District.

Sponsors: Ald. Zamarripa

Mr. Leichtling gave initial remarks.

Appearing:

James Washington, DPW

Mr. Washington presented.

This resolution permits the City of Milwaukee to accept a quit claim deed from Boys and Girls Club that dedicates property for public right-of-way for street purposes.

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

A motion was made by Brianna Sas-Perez, seconded by Catrina Crane, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Crane, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 2 - Nemec, and Bloomingdale

Meeting adjourned at 3:24 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>.