



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, September 27, 2021

1:30 PM

Virtual Meeting

This is a virtual meeting. Those wishing to view the proceedings are able to do so via the Internet at <https://city.milwaukee.gov/cityclerk/CityChannel>.

Additional instructions and meeting details can further be found on the City Plan Commission website: <https://city.milwaukee.gov/CPC>.

Meeting convened at 1:31 p.m.

Present: 7 - Nemec, Sas-Perez, Crane, Washington, Bloomingdale, Moody, Smith

Also present:

*Sam Leichtling, DCD Planning Division
Kristin Connelly, DCD Planning Division
Forrest Elliott, DCD Planning Division*

Mr. Leichtling announced that the next meeting on October 18, 2021 will remain virtual and meetings will be hybrid, barring any issues, starting with the meeting on November 8, 2021.

1. Review and approval of the previous meeting minutes from August 23, 2021.

Meeting minutes from August 23, 2021 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [210796](#)** Resolution approving a carry-out restaurant with drive-through use for the existing building at 5610 West Capitol Drive relative to the Midtown Center Development Incentive Zone (DIZ) overlay for the property located on the north side of West Capitol Drive, west of North 56th Street, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Steve Kolber, Kolbrook Design

No public testimony.

Member Crane moved approval, seconded by member Smith. (Prevailed 7-0)

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

Aye: 7 - Nemeec, Sas-Perez, Crane, Washington, Bloomingdale, Moody, and Smith

No: 0

Zoning - Public Hearing 1:30 PM

- 3. [210797](#) Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) overlay to allow a freestanding monument sign, exceed the total allowable square footage of building wall signs, and permit Type B wall signs for a proposed Wing Stop on the site located at 5610 West Capitol Drive, on the north side of West Capitol Drive, west of North 56th Street, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Steve Kolber, Kolbrook Design

No public testimony.

Member Crane moved approval, seconded by member Smith. (Prevailed 7-0)

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

Aye: 7 - Nemeec, Sas-Perez, Crane, Washington, Bloomingdale, Moody, and Smith

No: 0

Zoning - Public Hearing 1:45 PM

- 4. [210472](#) An ordinance relating to the change in zoning from Two-Family Residential, RT3, to a Detailed Planned Development, DPD, to allow the redevelopment of an existing building on part of 2480 North Cramer Street into residential and other uses, on land located on the east side of North Cramer Street, south of East Bradford Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:
Aaron Matter, Matter Development

Wayne Rappold, CBRE
Dawn Schmidt, DPW

No public testimony.

Ald. Nik Kovac, 3rd Ald. Dist., appeared and testified that he held a community meeting where some residents were concerned with parking, nuisance behavior with events, and the list of uses.

Vice-chair Nemec moved conditional approval, seconded by member Sas-Perez.
(Prevailed 7-0)

Conditions:

1. Refining the list of permitted uses to include additional parameters relating to several uses including assembly hall/theater, general retail and secondhand store, and broadcasting/recording studio, and removing other uses including health clinic and indoor recreation facility, tavern and brew pub.
2. Revising signage standards to reduce the size of allowable freestanding and building wall signs.
3. Providing an architectural site plan that shows all required information outlined in the DPD Submittal Checklist.
4. Providing a signed copy of a shared parking agreement memorializing the parking arrangement that is noted in the DPD exhibits.
5. Updating narrative to memorialize that any valet parking occurring at the development will not be permitted to utilize on street parking stalls for valet parking.

A motion was made by Allyson Nemec, seconded by Brianna Sas-Perez, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 7 - Nemec, Sas-Perez, Crane, Washington, Bloomingdale, Moody, and Smith

No: 0

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

Aye: 7 - Nemec, Sas-Perez, Crane, Washington, Bloomingdale, Moody, and Smith

No: 0

Meeting adjourned at 3:04 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>.