



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, May 19, 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.

Mr. Leichtling introduced Tanya Fonseca as the new Acting City Planning Director in staffing the commission. Mr. Leichtling will remain with DCD as the new Deputy Commissioner.

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

Excused: 1 - Smith

Also present:

*Sam Leichtling, DCD Planning
Tanya Fonseca, DCD Planning
Kristin Connelly, DCD Planning
Emily Goodman, DCD Planning*

- 1. Review and approval of the previous meeting minutes from April 7, 2025.**

Maps and Plats

- 2. [241823](#)** An ordinance relating to the amendment of the Official Map of the City of Milwaukee.

Sponsors: THE CHAIR

Appearing:
Yance Marti, Dept. of Public Works

Mr. Marti presented. The adoption of this ordinance will update the Official Map of the City of Milwaukee to include additions contained within the file.

Staff recommends approval.

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

A motion was made by Allyson Nemec, 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: 6 - Crane, Nemec, Bloomingdale, Washington, Moody, and Gonzalez

No: 0

Excused: 1 - Smith

Streets and Alleys

3. [241333](#) Substitute resolution to vacate a portion of the east-west alley in the block bounded by West Wisconsin Avenue, North 20th Street, West Michigan Street, and North 23rd Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Jonathan Latsko, DCD Planning
Joseph Ullrich, applicant

Mr. Latsko and Mr. Ullrich presented. This file vacates the above public right-of-way in accordance with vacation proceedings under power granted to the City of Milwaukee by Section 62.73, Wisconsin Statutes, and Section 308-28, Milwaukee Code of Ordinances. This vacation was requested by Joseph Ullrich, the abutting property owner at 2111 West Wisconsin Avenue, to square off the alley and secure the rear of the existing building.

There was discussion regarding the perimeter and fencing.

Staff recommends approval.

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 PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:35 PM

4. [241871](#) A substitute ordinance relating to the 2nd Amendment to the General Planned Development known as Bookends to allow a community garden as an interim use on the property located at 711 East Kilbourn Avenue, on the south side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Ms. Connelly presented.

Appearing:
Joey Wisniewski, New Land Enterprises

Mr. Wisniewski presented. This amendment was requested by 701 E Kilbourn, LLC and will allow the site to be used as a community garden until future development occurs.

There was discussion regarding planters and plant beds, community and public use, staffing and property management, utilities, lighting, water access, seating, community input, ground material, and handling of farmers once a development comes forward.

Public testimony:
Dan Jansen, property owner to the east, inquired about the plan for developing the land.

Public testimony in support:
Cade Gerlach, resident
Dan Small, resident

Mr. Wisniewski said there were no current development plans at this lot and adjacent lot, but possibly in 4-5 years.

Commissioners said that there should be further community engagement on the community garden.

Staff recommends approval.

Commissioner Moody moved approval, seconded by vice-chair Nemec. (Prevailed 6-0)

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

No: 0

Excused: 1 - Smith

Zoning

5. [241872](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 19 to allow additional signage on an existing building located at 11800 West Park Place, on the north side of West Park Place, south of West Lake Park Drive, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommends approval.

Appearing:

Dan Schaefer, Sign Works

Mike Piotrowski, Ontech

Mr. Schaefer and Mr. Petrowski presented.

This Minor Modification was requested by Granite Haven LLC and will allow additional wall signage on the existing building.

There was discussion on the responsible party to remove signage once a tenant leaves.

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

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

No: 0

Excused: 1 - Smith

6. [250017](#)

Substitute resolution relating to a Minor Modification to a Detailed Planned Development known as Brady USA, Inc. Phase 1 (f/k/a W.H. Brady Company Corporate Center) to allow changes the signage standards for monument signs on the property located at 6555 West Good Hope Road, on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommends approval.

Appearing:

Jaime Dieman, Innovative Signs

Patrick McCrory, Brady Corp.

Ms. Dieman and Mr. McCrory presented.

This Minor Modification was requested by Brady USA, Inc. and will allow an updated

monument sign at the main entry that includes an electronic message center.

There was discussion on foliage and lighting.

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

Condition:

That DPW requirements on electric messaging are met.

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

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

No: 0

Excused: 1 - Smith

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

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

No: 0

Excused: 1 - Smith

7. [241873](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Wisconsin Electric Valley Power Plant to allow a new water storage tank and enclosure of an existing safety shower on the property located at 1019 West Canal Street, on the south side of West Canal Street, west of North 6th Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommends approval.

Appearing:

Max Calle, WE Energies

Mr. Calle presented. This Minor Modification was requested by Wisconsin Electric Power Company and will allow the addition of a new above-ground water storage tank and enclosure of an existing safety shower.

There was discussion on the safety enclosure and lack of community objections.

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

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearings 2 PM

8. [250040](#) 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 3702 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

Items 8 and 9, CCFNs 250040 and 250041, were considered together.

Ms. Connelly presented.

MilBrew Holdings, LLC is proposing to raze the existing building and redevelop 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. Separately, the applicant is also seeking Board of Zoning Appeals approval as it relates to exceeding the maximum allowed number of parking spaces.

Staff recommends approval conditionally.

Appearing:

Eric Drazkowski, Excel Engineering

Tommy Pennington, 7 Brew

Mr. Drazkowski and Mr. Pennington presented on details of the proposed development.

There was discussion on the number of parking spaces, national branding, parking lot traffic, ingress and egress, advance ordering, and stop signage at the curb cut requirements.

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

No other public testimony.

Ms. Connelly said she can check with DPW on the stop signage.

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

Condition:

Board of Zoning Appeals approval of the applicant's requested variance to exceed the maximum allowed parking spaces.

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, Bloomingdale, Washington, Moody, and Gonzalez

No: 0

Excused: 1 - Smith

9. [250041](#)

Resolution approving a request to deviate from the performance standards established by the South 27th/Howard Development Incentive Zone Overlay to allow relief from a minimum building height standard for a drive-through coffee shop proposed for 3702 South 27th Street, on the east side of South 27th Street, north of West Howard Avenue, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Items 8 and 9, CCFNs 250040 and 250041, were considered together.

Ms. Connelly presented.

MilBrew Holdings, LLC is requesting to deviate from the DIZ overlay's minimum building height standard of 22'.

Staff recommends approval.

Appearing:

Eric Drazkowski, Excel Engineering

Mr. Drazkowski and Mr. Pennington presented on details of the proposed development.

There was discussion on the number of parking spaces, national branding, parking lot traffic, ingress and egress, advance ordering, and stop signage at the curb cut requirements.

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

No other public testimony.

Ms. Connelly said she can check with DPW on the stop signage.

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 Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Comprehensive Plans

10. [241977](#)

Substitute resolution approving Amendment No. 2 to the North 35th Street - West Capitol Drive (Century City) Redevelopment Plan, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:

Benji Timm, DCD Real Estate

Amy Oeth, DCD Planning

Mr. Timm and Ms. Oeth presented on details of the plan amendment.

This file will approve a redevelopment plan amendment for the identified project area to extend the redevelopment plan for an additional five years, and clarify permitted and prohibited land uses in the project area.

Staff recommends approval.

There was discussion on the rationale for a 5-year extension, job creation and attraction, future plan amendment, impact on historic buildings, development of a marketing plan, prospective new uses, past abatement efforts, communication with the community, and AI businesses.

Commissioner Crane moved approval, seconded by member Washington. (Prevailed 5-0-1) Vice-chair Nemec abstained.

A motion was made by Catrina Crane, 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 - Crane, Bloomingdale, Washington, Moody, and Gonzalez

No: 0

Excused: 1 - Smith

Abstain: 1 - Nemec

Meeting adjourned at 3:21 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>.