



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

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Monday, October 16, 2023

1:30 PM

809 N. Broadway, 1st Floor Boardroom

Amended 11/6/23 - Clerical correction (spelling) was made.

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: 5 - Crane, Nemec, Sas-Perez, Bloomingdale, Smith

Excused: 2 - Washington, Moody

Also present:

*Sam Leichtling, DCD Planning Division
Kristin Connelly, DCD Planning Division
Tayler Jones, DCD Planning Division
Emily Goodman, DCD Planning Division*

1. Review and approval of the previous meeting minutes from September 25, 2023.

Meeting minutes from September 25, 2023 were approved without objection. Member Smith abstained.

Zoning - Public Hearing 1:30 PM

- 2. [230628](#)** A substitute ordinance relating to the change in zoning from Two-Family Residential, RT1, to Local Business, LB1, for commercial development on the western portion of 5208 South 27th Street, located on the east side of South 27th Street, south of West Abbott Avenue, in the 13th

Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

Appearing:

Shannon Liggett, QLS Architects

Lakhwinder Kaur, son to property owner

Mr. Liggett presented.

Public testimony with inquiries:

Wendy Brinza, resident, testified with inquiries regarding whether there would be a buffer between the new development and neighborhood.

Ald. Scott Spiker, 13th Ald. Dist., said that he would not want tobacco/vape retailer uses at the new development.

Mr. Kaur and Liggett said that the intention for the development would not involve tobacco retail use, however, the lessee(s) to their storefront would ultimately determine the uses.

Ald. Spiker said he was in opposition based on the applicant's testimony not being satisfactory.

Vice-chair Nemec moved to hold, seconded by member Smith, for the applicant to address the concerns raised including but not limited to use, parking, noise, and a buffer. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Willie Smith, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Crane, Nemec, Sas-Perez, Bloomingdale, and Smith

No: 0

Excused: 2 - Washington, and Moody

Zoning

3. [230627](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Garden Apartments for changes to the previously approved residential development at 4450 South 27th Street, located on the east side of South 27th Street, south of West Whitaker Avenue, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

Appearing:

Nabil Salous, owner/applicant

Mr. Salous presented.

Ald. Scott Spiker, 13th Ald. Dist., was in support.

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Brianna Sas-Perez, 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, Nemec, Sas-Perez, Bloomingdale, and Smith

No: 0

Excused: 2 - Washington, and Moody

4. [230828](#)

Resolution approving the development plans for a bank with drive-through facility proposed for 7630 West Good Hope Road, on the north side of West Good Hope Road, west of North 76th Street, as they relate to a Site Plan Review Overlay Zone known as Pick N Save, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

Appearing:

Zak Klobucar, Interior Architects

Brian Emrich, Allegro Civil Engineers

Mr. Klobucar and Emrich presented.

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 5-0)

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

Aye: 5 - Crane, Nemec, Sas-Perez, Bloomingdale, and Smith

No: 0

Excused: 2 - Washington, and Moody

5. [230829](#)

Resolution approving the Riverwalk and site elements along 300 West Lincoln Avenue, on the north side of West Lincoln Avenue, east of South 4th Street and on the west side of the Kinnickinnic River, relative to the Harbor District Site Plan Review Overlay Zone, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichting and Ms. Connelly presented.

Appearing:

Jason Wilke, MKE Recreation

Mr. Wilke presented.

Vice-chair Nemec recused herself.

*Member Sas-Perez moved approval, seconded by member Crane. (Prevailed 4-0-1)
Vice-chair Nemec abstained.*

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

Aye: 4 - Crane, Sas-Perez, Bloomingdale, and Smith

No: 0

Excused: 2 - Washington, and Moody

Abstain: 1 - Nemec

Zoning - Public Hearing 2:15 PM

6. [230626](#) A substitute ordinance relating to the 1st Amendment to the Detailed Planned Development known as Block 3 - Arena Master Plan, Phase 1 for changes to the previously approved music venue, and the change in zoning from DPD to a General Planned Development for a portion of 1051 North Vel R. Phillips Avenue located on the west side of North Vel R. Phillips Avenue, north of West State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Mr. Leichtling presented.

Appearing:

Joe Plant, Frank Productions

Greg Uhen, EUA

Andy Inman, North Central Group

Mr. Plant and Uhen presented.

Public testimony in opposition:

Chris Ahmuty, Turner Ballroom Preservation Trust, testified on the lack of minimum height for future development on Lot 2, uncertainty with the interim landscaping on Lot 2, impact on parking on Vel R. Phillips Ave., impact on accessibility, banners facing Milwaukee Turner Hall being advertisements, lack of or altered sympathetic installations towards Milwaukee Turner Hall, and uncertainty with the development of Lots 2 and 3.

Atty. John Wirth, representing Save Milwaukee Music Scene LLC, testified on the development not meeting the spirit of the original DPD, moving of the frontage back from the eastern street as opposed to the street level, lack of street activation, lack of accountability for Lot 2, lack of meeting of technical requirements or a bare meeting of

those requirements, a redacted traffic study presented a year ago not being satisfactory, semis and busing potentially parking on the gravel lot, there being no enforceable plans presented, for the venue to be reconfigured with a plaza to the west the venue moving east to be at the street edge, the new safety plan being insufficient, and for there to be a condition set on the number of trucking to be at the venue.

Emelio De Torre, Milwaukee Turner Hall, testified with concerns on the new modifications, the traffic study not addressing the drop offs and VIP entries, the drop offs and VIP entries impacting Milwaukee Turner Hall, there being parking of semis and busing on the gravel lot, Lot 2 possibly being an extension of the gravel lot, and the safety and security report being inadequate with having no concrete plans.

Public testimony in support:

Mr. Inman testified to developing a hospitality hotel on Lot 3.

Atty. Brian Randall, Davis|Kuelthau, S.C., testified to representing FPC Live, that there was an updated safety plan that would be reviewed by MPD, that there will be coordination of meeting with neighbors on safety, and the traffic plan would be updated based on the conditions mentioned.

Peter Rickman, Milwaukee Area Service and Hospitality Workers Organization, testified on increased union job opportunities and family supported hospitality and entertainment service employment for city residents with the addition of the new venue.

Responding to questions from commissioners:

Mr. Plant said that the updated safety plan was preliminary and ongoing and that Lot 2 surveillance would be a collaborative effort with all neighbors, FPC Live has had support from the fire and police departments from their facilities in other jurisdictions, they were open to amend the safety plan due to changes in Lot 2, they have not held any community meetings since the first approval process, trucks and buses would not be in the public right of way and Lot 2, the second VIP entry being for pedestrian use only and not for vehicular loading, and the private drive being important for loading purposes and the development of Lot 3.

Mr. Uhen said that the banners on the east facade would be artistic and not for advertisement purposes, Lot 2 would be greenspace and not gravel, the banner artwork would be coordinated with neighbors, they still were being sympathetic to Milwaukee Turner Hall, the southern VIP entry would be a convenience entry, majority of VIP entry would be at the north court, busing and semi would typically operate and park at different times, the reconfiguration of the venue to be at the street edge with a plaza to the west was not an option, and Lot 3 development was still anticipated to occur.

Michael Belot, Milwaukee Bucks, said that MidAmerica was their broker, a variety of different uses would be considered (food/beverage and retail).

Vice-chair Nemecek moved conditional approval, seconded by member Sas-Perez. (Prevailed 4-0-1) Chair Bloomingdale abstained.

Conditions:

1. Applicant submitting an updated and corrected Traffic Impact Analysis (TIA) as required by DPW, and working with DPW to identify any adjustments necessary as the

result of the TIA prior to the issuance of building permits.

2. Submitting updated public safety plan, including input from adjacent property owners and to address any proposed elements that will be in place for to Lots 2 and 3 prior to development occurring on those parcels.

3. Update DPD exhibits to reflect that the banners/art that will be mounted on east façade, will not be used for advertisements. Applicant also encouraged to commit to seeking input from Turner Hall during development of these banner/art elements and implementation of interim plaza on Lot 2.

4. Updated DPD exhibits to memorialize landscaping requirements and landscape plan approval process for Lot 3 if Lot 3 has not been rezoned to DPD by 1/1/2026.

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: 4 - Crane, Nemec, Sas-Perez, and Smith

No: 0

Excused: 2 - Washington, and Moody

Abstain: 1 - Bloomingdale

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: 4 - Crane, Nemec, Sas-Perez, and Smith

No: 0

Excused: 2 - Washington, and Moody

Abstain: 1 - Bloomingdale

Meeting adjourned at 4:35 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>.