



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, December 5, 2022

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, if available, or the internet, if available, at <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened at 1:31 p.m.

Present: 6 - Nemec, Sas-Perez, Crane, Washington, Moody, Smith

Excused: 1 - Bloomingdale

Also present:

*Sam Leichtling, DCD Planning
Kristin Connelly, DCD Planning
Sydney Swift, DCD Planning
Sandra Stirgus, DCD Planning*

1. Review and approval of the previous meeting minutes from November 7, 2022.

The meeting minutes from November 7, 2022 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [220876](#)** A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Commercial, IC, to allow a broader mix of uses on the property located at 212 East Mineral Street, on the north side of East Mineral Street, east of South Barclay Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Charlie Hutchinson, applicant

Mr. Leichtling and Hutchinson presenting.

Tia Torhorst, Harbor District Inc., provided public testimony in support.

Member Washington moved approval, seconded by member Crane. (Prevailed 6-0)

A motion was made by Ranell Washington, 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 - Nemece, Sas-Perez, Crane, Washington, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:40 PM

3. [220877](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Local Business, LB2, to allow a mixed-use development on the property located at 3808 West Wisconsin Avenue, on the north side of West Wisconsin Avenue, east of North 39th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Darnell Williams, TEAM Management
Todd Hutchison, Wisconsin Redevelopment

Mr. Leichtling and Williams presenting.

Public testimony in opposition:

James Dieter, resident, testified of chronic nuisance and public safety problems stemming from a number of apartment developments in the same area, issues with blanket leasing, oversaturation of LIHTC/affordable housing and crime from those buildings in the area, local aldermanic preference to reduce large apartment complexes in the area, the reduction of property values due to low-income housing developments, many apartment fires in the area, experiencing unsafe situations himself living in the neighborhood, supporting market rate housing, the development going against the City's comprehensive plan of de-densification, prevalence of placing sex offenders in the area, and lack of community engagement on the development.

Member Washington moved approval, seconded by member Sas-Perez. (Prevailed 5-1) No - Smith

A motion was made by Ranell Washington, seconded by Brianna Sas-Perez, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 1 - Smith

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:50 PM

- 4. [220987](#) An ordinance relating to the 3rd Amendment to the General Planned Development, GPD, known as Freshwater Plaza to update the development standards for future Phase III 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

Appearing:
Yves LaPierre, DCD Real Estate

Ms. Connelly presenting.

No public testimony.

Member Sas-Perez moved approval, seconded by member Smith. (Prevailed 6-0)

A motion was made by Brianna Sas-Perez, 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: 6 - Nemec, Sas-Perez, Crane, Washington, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Zoning

- 5. [220986](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as 1550 Prospect for design changes to a previously approved multi-family residential development at 1550 North Prospect Avenue, on the east side of North Prospect Avenue, north of East Albion Street, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Chris Houden, Jr., applicant
Devon Patterson, SCB architect

Mr. Leichtling, Houden, Jr. and Patterson presenting.

Member Washington moved approval, seconded by member Sas-Perez. (Prevailed 6-0)

A motion was made by Ranell Washington, 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: 6 - Nemec, Sas-Perez, Crane, Washington, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Right-of-way Vacation

- 6. [220488](#) Resolution to vacate a portion of East Wright Street in the block bound by East Meinecke Avenue, North Gordon Place, East Wright Street, and the Milwaukee River, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Kevin Kuschel, DCD Planning
Fritz Seidel, owner*

Mr. Kuschel presenting.

Member Washington moved approval, seconded by member Crane. (Prevailed 6-0)

A motion was made by Ranell Washington, 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 - Nemec, Sas-Perez, Crane, Washington, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Real Estate

- 7. [220997](#) Resolution declaring a City-owned parking lot surplus to municipal needs and authorizing marketing and sale of the property to private buyers.

Sponsors: Ald. Perez

*Appearing:
Yves LaPierre, DCD Real Estate*

Mr. LaPierre presenting.

Member Sas-Perez moved approval, seconded by member Smith. (Prevailed 6-0)

A motion was made by Brianna Sas-Perez, seconded by Willie Smith, that this Resolution be **RECOMMENDED FOR ADOPTION AND ASSIGNED** to the **ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE** . This motion **PREVAILED** by the following vote:

Aye: 6 - Nemec, Sas-Perez, Crane, Washington, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Meeting adjourned at 3:14 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>.