



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, November 6, 2023

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.

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

Excused: 1 - Moody

Also present:

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

1. Review and approval of the previous meeting minutes from October 16, 2023.

Meeting minutes from October 16, 2023 were approved without objection. Member Washington abstained. Member Crane excused.

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

Appearing:
Layla Qarout, QLS Architect
Lakhwinder Kaur, owner

Ms. Qarout presented.

Ms. Kaur said that they would not pursue tenants and uses with alcohol and tobacco sales.

Ald. Scott Spiker, 13th Ald. Dist., was present with no objections based on applicant testimony.

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 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, and Smith

No: 0

Excused: 1 - Moody

Zoning

- 3. [230726](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 17 to allow additional signage on an existing building located at 11414 West Park Place, on the south side of West Liberty Drive, north of West Park Place, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

Appearing:
Josh Brown, Sign Effectz

Mr. Brown presented on a proposal to install new exterior signage for a new tenant, Jacobus Energy.

Vice-chair Nemec moved approval, seconded by member 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 ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Moody

- 4. [230727](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Highland Park to allow two additional elevators to be added to an existing multi-family residential building located at 1818 West Juneau Avenue, on the north side of West Juneau Avenue between North 18th and North 19th Streets, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Ms. Connelly presented.

*Appearing:
Warren Jones, HACM*

Mr. Jones presented on the proposal to install two elevators with one on each wing of the housing development.

*Member Sas-Perez moved approval, seconded by member Crane. (Prevailed 5-0-1)
Vice-chair Nemec abstained.*

A motion was made by Brianna Sas-Perez, seconded by Catrina Crane, 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, Sas-Perez, Washington, Bloomingdale, and Smith

No: 0

Excused: 1 - Moody

Abstain: 1 - Nemec

Comprehensive Planning

- 5. [230959](#) An ordinance approving the Bruce and Pierce Sub-District Plan and amending the Menomonee Valley 2.0 Area Plan as part of Milwaukee's Overall Comprehensive Plan, in the 12th Aldermanic District.

Sponsors: Ald. Perez

*Appearing:
Monica Wauck-Smith, DCD Planning Division
Corey Zetts, Menomonee Valley Partners*

Ms. Wauck-Smith and Ms. Zetts presented on the Bruce and Pierce Sub-District Plan, amendment to the Menomonee Valley 2.0 Area Plan, and plan recommendations.

*Member Sas-Perez moved approval, seconded by member Smith. (Prevailed 5-0-1)
Member Crane abstained.*

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: 5 - Nemec, Sas-Perez, Washington, Bloomingdale, and Smith

No: 0

Excused: 1 - Moody

Abstain: 1 - Crane

Miscellaneous

6. [230954](#) Communication from the Department of City Development regarding the Growing MKE initiative to encourage housing choice and growth through Milwaukee's zoning code.

Sponsors: THE CHAIR

Appearing:

Amy Oeth, DCD Planning Division

Susan Henderson, consultant

Matthew Lambert, consultant

Mr. Leichtling and Ms. Oeth presented on a Growing MKE Plan update relative to housing and zoning recommendations.

Ms. Henderson and Ms. Lambert presented on zoning and housing draft recommendations.

Vice-chair Nemec moved to hold to the call of the chair, seconded by member Smith. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Willie Smith, that this Resolution 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

Meeting adjourned at 3:28 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>.

