



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, August 23, 2021

1:30 PM

Virtual Meeting

This is a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on 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*

1. Review and approval of the previous meeting minutes from July 12, 2021.

The meeting minutes from July 12, 2021 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [210486](#) A substitute ordinance relating to zoning regulations for electric vehicle supply equipment and charging facilities.

Sponsors: Ald. Kovac and Ald. Johnson

Appearing:
*Ed Richardson, DCD Planning Division
Matt Donath, Environmental Collaboration Office*

Mr. Richardson, Elliott, and Donath gave an overview.

No public testimony.

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

A motion was made by Allyson Nemec, 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: 7 - Nemec, Sas-Perez, Crane, Washington, Bloomingdale, Moody, and Smith

No: 0

Zoning - Public Hearing 1:40 PM

3. [210468](#) A substitute ordinance relating to the change in zoning from Downtown-Mixed Activity, C9G, to Downtown-Residential and Specialty Use, C9B(B), to allow a mixed-use development at 333 North Water Street, on the southwest corner of North Water Street and East St. Paul Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Greg Patin, DCD Planning Division

Devon Patterson, Solomon Cordwell Buenz

Tom D'Arcy, Hines

Mr. Patin and the development team gave an overview.

Ald. Robert Bauman, 4th Ald. Dist., appeared in support.

Appearing to provide public testimony:

Marty Wall - in support

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

A motion was made by Allyson Nemec, 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: 7 - Nemec, Sas-Perez, Crane, Washington, Bloomingdale, Moody, and Smith

No: 0

Zoning

4. [210646](#) Resolution approving a Riverwalk connection, site plan and river-facing elevations for a proposed mixed-use development located at 333 North Water Street, on the east side of the Milwaukee River and west of North Water Street, relative to a Site Plan Review Overlay Zone known as the

Historic Third Ward Riverwalk, established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

This item was considered in companion to item 3.

Appearing:

*Greg Patin, DCD Planning Division
Devon Patterson, Solomon Cordwell Buenz
Tom D'Arcy, Hines*

Mr. Patin and the development team gave an overview.

Ald. Robert Bauman, 4th Ald. Dist., appeared in support.

Appearing to provide public testimony:

Marty Wall - in support

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

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

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

No: 0

Zoning

5. [210647](#) Resolution approving the site plan and river-facing elevations for a proposed mixed-use development and changes to the existing Riverwalk at 1005 North Edison Street, and changes to the existing Riverwalk connectors at 1001 and 1027 North Edison Street, on the east side of the Milwaukee River, west of North Edison Street, relative to a Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

*Nate Helbach, The Neutral Project
Ola Adamczewska, Michael Green Architecture
Evan Dysart, Michael Green Architecture
Yves LaPierre, DCD Real Estate*

Mr. Leichtling and the applicant team gave an overview.

Ald. Robert Bauman, 4th Ald. Dist., appeared in support.

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

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

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

No: 0

Zoning - Public Hearing 2:10 PM

6. [210585](#) Substitute ordinance creating the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Mr. Leichtling gave an overview.

Ald. Milele Coggs, 6th Ald. Dist., appeared in support.

No public testimony.

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

A motion was made by Catrina Crane, seconded by Ranell Washington, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED 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

Zoning

7. [210586](#) Substitute resolution creating a study plan for the Bronzeville Cultural and Entertainment District Interim Study Overlay Zone, as established by Section 295-1005 of the Milwaukee Code of Ordinances, for properties located along West North Avenue between North Dr. Martin Luther King, Jr. Drive and Interstate 43, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

This item was considered in companion to item 6.

Mr. Leichtling gave an overview.

Ald. Milele Coggs, 6th Ald. Dist., appeared in support.

No public testimony.

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

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

No: 0

Comprehensive Planning

8. [210587](#) Substitute resolution approving the City of Milwaukee Industrial Land Analysis and amending the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan.

Sponsors: Ald. Perez

Appearing:

Monica Wauck-Smith, DCD Planning Division

Ms. Wauck-Smith gave an overview.

*Member Washington moved approval, seconded by member Crane. (Prevailed 6-0)
Vice-chair Nemec excused.*

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

No: 0

Excused: 1 - Nemec

The commission commended Mr. Elliott for his service to the commission and gave congratulatory remarks to him on his next endeavor.

Meeting adjourned at 4:21 p.m.

**Chris Lee, Staff Assistant
Council Records Center
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>.