



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, January 24, 2022

1:30 PM

Virtual Meeting

This is a virtual meeting. Additional instructions, virtual access 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 1:30 p.m.

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

Excused: 1 - Bloomingdale

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

1. Review and approval of the previous meeting minutes from December 6, 2021.

The meeting minutes from December 6, 2021 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [211402](#) A substitute ordinance relating to zoning regulations for self-service storage facilities in industrial zoning districts.

Sponsors: Ald. Bauman, Ald. Perez and Ald. Spiker

Appearing:

Ed Richardson, DCD Planning

Monica Wauck-Smith, DCD

No public testimony.

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

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

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:40 PM

- 3. [211348](#) An ordinance relating to the Fourth Amendment to the Detailed Planned Development known as Pick N' Save, f/k/a Home Depot, to allow construction of a commercial building west of the grocery store located at 7401 West Good Hope Road, on the south side of West Good Hope Road, east of North 76th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Tim Maertz, RMA Architects Inc.
Deborah Moore, 9th Ald. Dist.*

Ms. Moore was in support on behalf of Ald. Chantia Lewis.

No public testimony.

Member Washington moved approval, seconded by member Crane, with minor revisions to details to be made. 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 - Nemec, Washington, Sas-Perez, Smith, Crane, and Moody

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:50 PM

- 4. [211349](#) An ordinance relating to the Second Amendment to the General Planned Development known as Concordia Trust to update the permitted use list, remove one structure, and add surface parking on the Phase 1 part of the campus located on the east side of North 33rd Street, south of West

State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Vice-chair Nemec passed the gavel to member Washington on this item and appeared as part of the development team.

Appearing:

Chris Hau, Quorum Architects

Kip Ritchie, Forest County Potawatomi Community

Paul Hoesly, Forest County Potawatomi Community

Public testimony:

Amy Fritz, 929 N. 33rd St.

Ms. Fritz testified as residing across the pool building, understanding the demolitions taking place, having suggested underground parking previously, having issues with the loading dock previously not being properly permitted, being unhappy with the loading dock being relocated directly across her living room, being concerned with the removal of four mature trees, and being appreciative of planned native plantings.

Tammy Bockhorst, 4th Ald. Dist, appeared in support on behalf of Ald. Robert Bauman.

Member moved conditional approval, seconded by member . Vice-chair Nemec abstaining. (Prevailed 5-0-1)

Conditions:

1. Historic Preservation Commission approval of the landscape plan

2. Submission of updated exhibits incorporating the conditions recommended by staff contained and within the CPC Staff Report.

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

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

A motion was made by Brianna Sas-Perez, seconded by Catrina Crane, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

5. [211350](#) An ordinance relating to the Second Amendment to the Detailed Planned

Development known as Concordia Trust Property, Phase 1 to allow demolition of the pool building, renovation of the gymnasium building, and additional surface parking at 3215 West State Street, located on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

This item was heard in companionship with item 4, CCFN 211349.

Vice-chair Nemec passed the gavel to member Washington on this item and appeared as part of the development team.

Appearing:

Chris Hau, Quorum Architects

Kip Ritchie, Forest County Potawatomi Community

Paul Hoesly, Forest County Potawatomi Community

Public testimony:

Amy Fritz, 929 N. 33rd St.

Ms. Fritz testified as residing across the pool building, understanding the demolitions taking place, having suggested underground parking previously, having issues with the loading dock previously not being properly permitted, being unhappy with the loading dock being relocated directly across her living room, being concerned with the removal of four mature trees, and being appreciative of planned native plantings.

Tammy Bockhorst, 4th Ald. Dist, appeared in support on behalf of Ald. Robert Bauman.

Member moved conditional approval, seconded by member . Vice-chair Nemec abstaining. (Prevailed 5-0-1)

Conditions:

1. Historic Preservation Commission approval of the landscape plan

2. Submission of updated exhibits incorporating the conditions recommended by staff contained and within the CPC Staff Report.

This Ordinance was APPROVED CONDITIONALLY

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

A motion was made by Brianna Sas-Perez, seconded by Catrina Crane, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

DPW

6. [210822](#) An ordinance granting an air space lease to the Wisconsin Center District for a Skywalk on North Vel R Phillips Avenue for the premises at 400 West Wisconsin Avenue.

Sponsors: THE CHAIR

Appearing:

Dawn Schmidt, DPW

Mike Abrams, CAA Icon

Scott Uhen, Eppstein Uhen Architects

Dan Weiss, CAA Icon

Tammy Bockhorst, 4th Ald. Dist, appeared in support on behalf of Ald. Robert Bauman.

Member Washington moved approval, seconded by member Smith. Vice-chair Nemec abstaining. (Prevailed 5-0-1)

A motion was made by Ranell Washington, seconded by Willie Smith, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

7. [210821](#) An ordinance granting an air space lease to the Wisconsin Center District for a building overhang on North Vel R Phillips Avenue for the premises at 400 West Wisconsin Avenue.

Sponsors: THE CHAIR

This item was heard in companionship with item 6, CCFN 210822.

Appearing:

Dawn Schmidt, DPW

Mike Abrams, CAA Icon

Scott Uhen, Eppstein Uhen Architects

Dan Weiss, CAA Icon

Tammy Bockhorst, 4th Ald. Dist, appeared in support on behalf of Ald. Robert Bauman.

Member Washington moved approval, seconded by member Smith. Vice-chair Nemec

abstaining. (Prevailed 5-0-1)

A motion was made by Ranell Washington, seconded by Willie Smith, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

8. [210823](#)

An ordinance granting an air space lease to the Wisconsin Center District for a building overhang on West Kilbourn Avenue for the premises at 400 West Wisconsin Avenue.

Sponsors: THE CHAIR

This item was heard in companionship with item 6, CCFN 210822.

Appearing:

Dawn Schmidt, DPW

Mike Abrams, CAA Icon

Scott Uhen, Eppstein Uhen Architects

Dan Weiss, CAA Icon

Tammy Bockhorst, 4th Ald. Dist, appeared in support on behalf of Ald. Robert Bauman.

Member Washington moved approval, seconded by member Smith. Vice-chair Nemec abstaining. (Prevailed 5-0-1)

A motion was made by Ranell Washington, seconded by Willie Smith, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

9. [210928](#)

An ordinance granting an air space lease to the Wisconsin Center District for a connector between North 6th and Vel R Phillips Avenue on Wells Street for the premises at 400 West Wisconsin Avenue.

Sponsors: THE CHAIR

This item was heard in companionship with item 6, CCFN 210822.

Appearing:

Dawn Schmidt, DPW

Mike Abrams, CAA Icon

*Scott Uhen, Eppstein Uhen Architects
Dan Weiss, CAA Icon*

Tammy Bockhorst, 4th Ald. Dist, appeared in support on behalf of Ald. Robert Bauman.

Member Washington moved approval, seconded by member Smith. Vice-chair Nemec abstaining. (Prevailed 5-0-1)

A motion was made by Ranell Washington, seconded by Willie Smith, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

Miscellaneous

10. [211475](#) Communication related to the 2021 year in review.
- Sponsors:** THE CHAIR
- A 2021 Year In Review presentation was given by Mr. Leichtling.*
11. [211476](#) Resolution amending the City Plan Commission by-laws.
- Sponsors:** THE CHAIR
- Mr. Leichtling presented proposed by-laws.*
- 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 APPROVED. This motion PREVAILED by the following vote:**
- Aye:** 6 - Nemec, Washington, Sas-Perez, Smith, Crane, and Moody
- No:** 0
- Excused:** 1 - Bloomingdale
12. [211477](#) Resolution to elect the Chair and Vice Chair of the City Plan Commission.
- Sponsors:** THE CHAIR
- Vice-chair Nemec indicated her willingness to continue as the vice-chair and chair Bloomingdale's willingness to continue as the chair.*
- Member Washington moved nomination, seconded by member Sas-Perez, of Stephanie Bloomingdale as chair and Allyson Nemec as vice-chair for the next two*

year term. (Prevailed 6-0)

Ms. Bloomingdale and Nemec elected as chair and vice-chair respectively.

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

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

No: 0

Excused: 1 - Bloomingdale

Meeting adjourned at 3:27 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>.