



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, June 26, 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 1:31 p.m.

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

Excused: 1 - Washington

Also present:

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

1. Review and approval of the previous meeting minutes from June 5, 2023.

Meeting minutes from June 5, 2023 were approved without objection.

Streets & Alleys

2. [230046](#) Substitute resolution to vacate North Cass Street between East Mason Street north to East Wells Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Appearing:
Amy Oeth, DCD Planning
Lafayette Crump, DCD Commissioner*

Dan Casanova, DCD
 Steve Radke, Northwestern Mutual Foundation
 Rebecca Villegas, Enterprise Compliance
 Robert Greenstreet, UW-Milwaukee
 Rodney Nelson, Rickard Chilton

A presentation was made.

Testimony in opposition:

Mitchell Henke, Pedestrian & Bicycle Advisory Committee, testified wanting public access to bicyclists and pedestrians.

Testimony in support:

Michael DeMichele
 Beth Weirick, Milwaukee Downtown BID
 Bruce Westling

Member Smith moved approval, seconded by member Moody. (Prevailed 5-0)

A motion was made by Willie Smith, seconded by Tarik Moody, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 2 - Nemec, and Washington

Zoning

3. [230281](#) Resolution approving a Riverwalk, pedestrian connections, and the site plan and design of a proposed dog park on the property located at 103 West Clybourn Street, on the west side of the Milwaukee River, east of North Plankinton Avenue, relative to the Historic Third Ward Riverwalk 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

Vice-chair Nemec joined the committee at 2:55 p.m.

Appearing:

Greg Patin, DCD Planning
 Matt Dorner, Milwaukee Downtown BID
 Paul Schwartz, Milwaukee Public Market
 Steve Fisco, GRAEF
 Eric Nesseth, Steven Perry Smith Architects

A presentation was made.

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

Conditions:

1. *Providing additional details on the lighting plan for the site.*
2. *Removing the metal "alternative" iron enclosure option for the WE Energies equipment (cedar fence is preferred).*
3. *Identifying additional opportunities for landscaping, particularly along the fence line closest to the Riverwalk.*
4. *The applicant working with DPW and DCD staff on incorporating DPW comments relating to the Riverwalk Overlay Zone, including but not limited to revising plans to accommodate minimum required clearances to the public sidewalk on St. Paul and Riverwalk connection on the south side of the Foxtown Landing site.*

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

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

No: 0

Excused: 1 - Washington

4. [230282](#)

Resolution approving a Riverwalk, pedestrian connections, and the site plan and design of a proposed taproom on the property located at 406 and 412 North Plankinton Avenue, on the west side of the Milwaukee River, south of West Clybourn Street, relative to the Historic Third Ward Riverwalk 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

This file was considered together with item 3, file number 230281, as a companion file.

Vice-chair Nemec joined the committee at 2:55 p.m.

Appearing:

*Greg Patin, DCD Planning
Matt Dorner, Milwaukee Downtown BID
Paul Schwartz, Milwaukee Public Market
Steve Fisco, GRAEF
Eric Nesseth, Steven Perry Smith Architects*

A presentation was made.

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

Conditions:

1. *Clarifying site elements within the Riverwalk zone (specifically on the northeast corner of the site) and showing them in the renderings.*
2. *Revising the Riverwalk pathway through the pedestrian plaza (within the vacated alley limits) to this site from pavers to concrete, consistent with the adjacent Riverwalk segments for both the MKE Dog Park and Foxtown Landing sites.*
3. *The applicant working with DPW and DCD staff on incorporating DPW comments*

relating to the Riverwalk Overlay Zone, including but not limited to revising plans to accommodate minimum required clearances to the public sidewalk on St. Paul and Riverwalk connection on the south side of the Foxtown Landing site.

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

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

No: 0

Excused: 1 - Washington

Zoning - Public Hearing 2:05 PM

5. [230044](#) An ordinance relating to the 1st Amendment to the Detailed Planned Development, DPD, known as Nova to add Commercial Hotel as a permitted use within the previously approved mixed-use residential building located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Tim Gokhman, New Land Enterprises

A presentation was made.

Public testimony in opposition:

Johnathan Yopps, Jewish Family Services, Inc., testified to the potential unauthorized use of their parking lot, trespassing and loitering, and risk to vehicle and property damage stemming from short term rental users.

Wendi Halstead, neighbor resident, testified there being only one-way entranceway at the facility, short term rentals not being part of the original development, and short term rentals not enhancing the neighborhood.

Sofia Dorsano, neighbor resident, testified that the Knickerbocker and Astor hotels were zoned residential.

Mr. Gokhman said that there were two garage entranceways/exits, the consideration of short term rentals occurred within the last 12 months to address vacancies, the commercial hotel use was to be for 2 years only while vacant units would be leased out, short term rental users werer not using cars based on research, there was adequate parking at the facility, NOVA had an onsite security team, there would be a short term rental manager onsite, there were cameras inside and outside the property, and lessees were not permitted to sublease their units out for short term leasing purposes.

Member Crane moved approval, seconded by vice-chair Nemec. (Prevailed 6-0)

A motion was made by Catrina Crane, seconded by Allyson Nemec, 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, Bloomingdale, Moody, and Smith

No: 0

Excused: 1 - Washington

Land Division

6. [230302](#) Resolution approving a final Certified Survey Map for land located east of West Hopkins Street and to the west of North 29th Street to consolidate parcels for redevelopment as a park and to dedicate land for public street purposes, in the 7th Aldermanic District

Sponsors: THE CHAIR

Mr. Leichtling presented.

Member Sas-Perez moved approval, seconded by vice-chair Nemec. (Prevailed 6-0)

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

No: 0

Excused: 1 - Washington

Meeting adjourned at 4:04 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>.