



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 19, 2024

1:30 PM

Room 301-B, City Hall
200 E. Wells St.
Milwaukee, WI 53202

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: 5 - Crane, Nemec, Washington, Moody, Smith

Excused: 2 - Sas-Perez, Bloomingdale

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

Emily Goodman, DCD Planning

1. Review and approval of the previous meeting minutes from July 29, 2024.

Meeting minutes from July 29, 2024 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [240376](#)** An ordinance relating to the change in zoning from Parks, PK, to Two-Family Residential, RT4, for the property located at 428 North 42nd Street, on the east side of North 42nd Street, north of West St. Paul Avenue, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Tess Wynn, DCD Real Estate

Ms. Connelly and Ms. Wynn presented.

This zoning change was requested by the City of Milwaukee - Department of City Development and will allow the future sale and development of the City-owned parcel into a single or two-family residence. The community garden presently at the site would be relocated.

Staff recommended approval.

No public testimony.

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

A motion was made by Ranell Washington, seconded by Tarik Moody, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Crane, Nemec, Washington, Moody, and Smith

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

Zoning - Public Hearing 1:35 PM

3. [240377](#) An ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, for the properties located at 3516-3602 West Vliet Street, on the north side of West Vliet Street between North 35th Street and North 37th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Derrick Cainion, applicant

Mr. Leichtling and Mr. Cainion presented.

This zoning change was requested by Vliet Street Development, LLC and will allow the subject sites, some of which are owned by the City of Milwaukee, to be combined with properties to the east to help facilitate the expansion of Art Intersection MKE. Vliet Street Development intends to purchase the City-owned lots and, following the zoning change, combine all of the land and program the site with uses including but not limited to outdoor gallery and community space, green infrastructure and solar pavilion, commercial kitchen, and potentially residential uses.

Staff recommended approval.

No public testimony.

*Member Washington moved approval, seconded by member Crane. (Prevailed 4-0-1)
Abstention - Smith*

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: 4 - Crane, Nemec, Washington, and Moody

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

Abstain: 1 - Smith

Zoning

4. [240534](#) Resolution approving development plans for a proposed 15,000 square foot commercial building on the south portion of 4100 North 56th Street, on the east side of North 56th Street extended, north of West Capitol Drive, relative to the Midtown Center Development Incentive Zone (DIZ) overlay established by Section 295-91.0044 of the former Milwaukee Code, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Jerry Wick, ACS Architects

Ms. Connelly and Mr. Wick presented.

This file refers to the proposed development of a new commercial building on the site identified as "Building E," which is located in Area A of the Midtown Center DIZ. The proposed 15,000 sf building will be constructed for a single retail tenant. The proposed 15,000 sf building will be constructed for a single retail tenant. A retail tenant, Foot Locker, plans to occupy the new building. General retail is a permitted use in the DIZ overlay.

Staff recommended approval.

Member Washington moved approval, seconded by member Crane. (Prevailed 5-0)

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

Aye: 5 - Crane, Nemec, Washington, Moody, and Smith

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

Land Division

5. [240246](#) Resolution approving a final Certified Survey Map for land located on the east side of North 13th Street, north of West Vliet Street, in the 15th Aldermanic District

Sponsors: THE CHAIR

Appearing:

Jonathan Latsko, DCD Planning

Emily Streff, Milwaukee County Economic Development

Mr. Latsko and Ms. Streff presented.

The resolution would approve a final Certified Survey Map that divides one parcel into two lots to facilitate future redevelopment of the Marcia P. Coggs Human Services Center and dedicates land for public street purposes.

Staff recommended conditional approval.

Member Washington moved conditional approval, seconded by member Moody. (Prevailed 4-0-1) Abstention - Nemec

Condition:

BOZA approval of the existing parking lot as a principal use parking lot.

A motion was made by Ranell Washington, seconded by Tarik Moody, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Crane, Washington, Moody, and Smith

No: 0

Excused: 2 - Sas-Perez, and Bloomingdale

Abstain: 1 - Nemec

Meeting adjourned at 2:13 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>.