



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, May 16, 2022

1:30 PM

809 N. Broadway, 1st Floor Boardroom

This is also 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, Bloomingdale, Washington, Sas-Perez, Crane, Moody

Excused: 1 - Smith

Also present:

Samuel Leichtling, DCD Planning Division

Kristin Connelly, DCD Planning Division

1. Review and approval of the previous meeting minutes from April 25, 2022.

The meeting minutes from April 25, 2022 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [211967](#) An ordinance relating to zoning regulations for open pavilions.

Sponsors: THE CHAIR

Appearing:

Ed Richardson, DCD Planning Division

Nicholas Straubne, MPS

Michelle Lenski, MPS

A presentation was given, and the commission was to consider the Proposed Substitute A version.

There was no public testimony.

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

A motion was made by Brianna Sas-Perez, 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: 5 - Washington, Sas-Perez, Bloomingdale, Crane, and Moody

No: 0

Excused: 1 - Smith

Abstain: 1 - Nemec

Zoning - Public Hearing 1:40 PM

3. [211865](#) A substitute ordinance relating to the change in zoning from Industrial Office, IO2, and Two-Family Residential, RT3, to Parks, PK, for the reconstruction and expansion of an existing totlot on the properties located at 3814 and 3840 North 29th Street, and 2900 and 3010 West Hopkins Street, on the south side of West Melvina Street, north of West Hopkins Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Items 3 and 4 were considered together.

Appearing:

Joe Kaltenberg, DPW & MKE Parks

Kevin Kuschel, DCD Planning Division

Tory Kress, DCD & RACM

A presentation was given.

No public testimony.

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

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

No: 0

Excused: 1 - Smith

Streets & Alleys

4. [212002](#) Substitute resolution to vacate a portion of North 29th Street from a point north of West Vienna Avenue to its terminus, in the 7th Aldermanic District.

Sponsors: THE CHAIR

Items 3 and 4 were considered together.

Appearing:

*Joe Kaltenberg, DPW & MKE Parks
Kevin Kuschel, DCD Planning Division
Tory Kress, DCD & RACM*

A presentation was given.

No public testimony.

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

A motion was made by Ranell Washington, seconded by Allyson Nemec, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:50 PM

5. [211866](#) An ordinance relating to the 2nd Amendment to the Detailed Planned Development, DPD, known as Valley Power Plant and the change in zoning from DPD to Industrial Light, IL2, for the property located at 841 West Canal Street, on the South Side of West Canal Street, west of South 6th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Items 5, 6, and 7 were considered together.

Appearing:

*Matthew Van Wie, Westminster Valley East
Chris Wenzler, Briohn*

A presentation was given by Ms. Connelly followed by the developer team.

No public testimony.

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

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

No: 0

Excused: 1 - Smith

Zoning

6. [220031](#) Resolution approving a site plan, building elevations, and sustainable performance standards for a proposed speculative industrial building located at 841 and a portion of 643 West Canal Street and a portion of 131 South 7th Street, on the south side of West Canal Street, west of South 6th Street, relative to the Development Incentive Zone (DIZ) overlay known as East End Menomonee Valley, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Items 5, 6, and 7 were considered together.

Appearing:

Matthew Van Wie, Westminster Valley East

Chris Wenzler, Briohn

A presentation was given by Ms. Connelly followed by the developer team.

No public testimony.

Vice-chair Nemec moved conditional approval, seconded by member Sas-Perez. (Prevailed 6-0)

Condition:

Conditioned on the applicant working with DPW to develop an accessible and safe pedestrian connection to the site, with a final alternative to be approved by DPW and DCD staff based on the technical feasibility and accessibility factors impacting the site. This condition should be resolved prior to issuance of permits.

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

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:50 PM

7. [220063](#) Resolution approving a request for deviation from the performance standards established by the East End Menomonee Valley Development Incentive Zone (DIZ) overlay for the proposed development of a speculative industrial building located at 841 and a portion of 643 West Canal Street and a portion of 131 South 7th Street, on the south side of West Canal Street, west of South 6th Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Items 5, 6, and 7 were considered together.

Appearing:

Matthew Van Wie, Westminster Valley East

Chris Wenzler, Briohn

A presentation was given by Ms. Connelly followed by the developer team.

No public testimony.

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

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

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 2:10 PM

8. [220032](#) Resolution approving a site plan and building elevations for two restaurants with drive-through facilities located at 350 West Layton Avenue, on the north side of West Layton Avenue, east of South 5th Street, relative to a Development Incentive Zone (DIZ) overlay known as Layton Plaza, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Items 8 and 9 were considered together.

Appearing:

Dimitri Dimitropoulos, owner

Adam Stein, Logic DA

A presentation was given by Ms. Connelly followed by the developer team.

Public testimony:

Doug Bradenson, resident, had traffic concerns with patrons potentially exiting onto 5th St., traversing through residential streets, and going through an uncontrolled

intersection 2 blocks away near a school.

Ald. Scott Spiker, 13th Ald. Dist., had no objections but did have the same concerns with landscaping and traffic and was hopeful issues would not arise.

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

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

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

No: 0

Excused: 1 - Smith

9. [220033](#)

Resolution approving a request for deviation from the performance standards established by the Layton Plaza Development Incentive Zone (DIZ) overlay for the proposed development of two restaurants with drive-through facilities on the property located at 350 West Layton Avenue, on the north side of West Layton Avenue, east of South 5th Street, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Items 8 and 9 were considered together.

Appearing:

Dimitri Dimitropoulos, owner

Adam Stein, Logic DA

A presentation was given by Ms. Connelly followed by the developer team.

Public testimony:

Doug Bradenson, resident, had traffic concerns with patrons potentially exiting onto 5th St., tranversing through residential streets, and going through an uncontrolled intersection 2 blocks away near a school.

Ald. Scott Spiker, 13th Ald. Dist., had no objections but did have the same concerns with landscaping and traffic and was hopeful issues would not arise.

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

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

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

No: 0

Excused: 1 - Smith

Zoning

10. [220034](#) Resolution approving the Riverwalk, public access connector and site elements along 748-820 South Water Street, on the east side of South Water Street, west of the Kinnickinnic River, relative to the Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ), in the 12th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Chris Socha, TKWA

Emily Dell Revord, Boone & Crockett

Melony Pederson, Harbor District Inc.

Mr. Leichtling gave a presentation followed by the developer team.

Member Crane left the committee at 3:30 p.m.

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

Condition:

Access features of the project to be compliant with ADA requirements.

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

Aye: 5 - Nemec, Washington, Sas-Perez, Bloomingdale, and Moody

No: 0

Excused: 2 - Smith, and Crane

Meeting adjourned at 3:36 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>.