



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, December 2, 2024

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, Washington, Bloomingdale, Moody, Smith

Excused: 1 - Sas-Perez

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

Emily Goodman, DCD Planning

1. Review and approval of the previous meeting minutes from November 11, 2024.

The meeting minutes from November 11, 2024 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [240371](#) A substitute ordinance relating to the notification requirements for matters appearing before the board of zoning appeals.

Sponsors: Ald. Spiker

Mr. Leichtling presented.

Appearing:

*Ald. Scott Spiker, 13th Ald. Dist.
India Gaar, BOZA*

This ordinance provides that written (mail) notice of a board of zoning appeals public hearing on a special use permit or variance request shall be provided at least 7 days prior to the hearing. No timeframe is currently specified in the code. The ordinance also provides that this notice shall be provided to all property owners in the area within 250 feet of the property for which the special use permit or variance is requested. The code currently specifies distances of 200 feet (for special use permits) or 150 feet (for variances). Finally, this ordinance adds a requirement that notice be provided to all mailing addresses within the 250-foot area.

Ms. Gaar said that her office can meet the additional mailing requirement with a full staffing level.

No other public testimony.

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

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: 6 - Crane, Nemec, Washington, Bloomingdale, Moody, and Smith

No: 0

Excused: 1 - Sas-Perez

Zoning - Public Hearing 1:35 PM

3. [241040](#) A substitute ordinance relating to the Fourth Amendment to the General Planned Development known as Kilbourn Square to allow additional freestanding signage on a site with an existing parking lot located at 2303 West State Street, on the west side of North 23rd Street, south of West State Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Ms. Connelly presented. Staff recommended approval and said that the local alderperson, Ald. Robert Bauman, had no objections.

*Appearing:
Art Serna, City on a Hill*

Mr. Serna presented.

This amendment was requested by City on a Hill, Inc. and will allow additional freestanding signage, including an electronic changeable message sign, on a site with an existing parking lot.

No public testimony.

Vice-chair Nemec recused herself.

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

A motion was made by Willie Smith, 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, Washington, Bloomingdale, Moody, and Smith

No: 0

Excused: 1 - Sas-Perez

Abstain: 1 - Nemec

Zoning - Public Hearing 1:40 PM

4. [240937](#) An ordinance relating to the 1st Amendment to the Detailed Planned Development known as Southgate Marketplace, Phase 2 to add assembly hall as an allowable use within the former cinema building, and approve site and exterior building changes for the property located at 3300 South 30th Street, on the west side of South 27th Street, south of West Euclid Avenue, in the 11th Aldermanic District.

Sponsors: Ald. Burgelis

Ms. Connelly presented. Staff recommended approval conditionally.

Appearing:

Nathan Remitz, Patera (architect)

Ald. Peter Burgelis, 11th Ald. Dist.

Mr. Remitz presented.

This zoning change was requested by Kanaan, LLC to allow site and exterior changes to the former cinema building, which is proposed to be reused as a banquet hall with associated parking.

Ald. Burgelis testified with no objections. He had held a community meeting and received community input with concerns and/or questions raised and no objections.

No other public testimony.

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

Conditions:

Applicant submitting updated exhibits that incorporate minor changes and clarifications as requested by DPW and DCD. These items include:

1. *Confirming that the pedestrian connection to the S. 29th Street right-of-way will be*

constructed concurrent with the banquet hall.

2. Clarifying details of dumpster enclosure to ensure that the dumpsters can be accessed properly.

3. Consider DPW's recommendation to rebuild the pedestrian ramp on the south end of the east side of the building to meet the current code requirements.

4. Updating the landscape plan to show the new ramp for deliveries proposed to be located near the southwest corner of the building, as shown on the architectural and civil plans, and reflect the concrete material for the pedestrian walks.

A motion was made by Willie Smith, seconded by Allyson Nemec, that this Ordinance be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 6 - Crane, Nemec, Washington, Bloomingdale, Moody, and Smith

No: 0

Excused: 1 - Sas-Perez

A motion was made by Willie Smith, seconded by Allyson Nemec, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 6 - Crane, Nemec, Washington, Bloomingdale, Moody, and Smith

No: 0

Excused: 1 - Sas-Perez

DPW

5. [240978](#)

An ordinance to grant a subterranean space lease to the City of Milwaukee to occupy and maintain a tunnel located beneath an alley adjacent to the premises at 5920 West Center Street (10th Aldermanic District).

Sponsors: THE CHAIR

Mr. Leichtling gave introductory remarks.

Appearing:

Matt Haessly, DCD Real Estate

Dawn Schmidt, DPW

Mr. Haessly and Ms. Schmidt presented.

In accordance with state law, this ordinance grants a subterranean space lease to the City of Milwaukee for the purpose of maintaining an existing tunnel located under an alley adjacent to, and between, two properties with the address 5920 West Center Street, in the 10th Aldermanic District.

It was indicated that Ald. Sharlen Moore was in support.

Member Moody moved approval, seconded by member Smith. (Prevailed 6-0)

A motion was made by Tarik Moody, 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: 6 - Crane, Nemec, Washington, Bloomingdale, Moody, and Smith

No: 0

Excused: 1 - Sas-Perez

Real Estate

6. [241195](#) Resolution approving the surplus declaration and sale of the City-owned library property at 6431 North 76th Street, in the 9th Aldermanic District.

Sponsors: Ald. Taylor

Mr. Leichtling gave introductory remarks.

Appearing:

Rhonda Szallai, DCD Real Estate

Ms. Szallai presented and said both the local alderperson, Ald. Larresa Taylor, and the library board were in support.

This resolution authorizes the surplus declaration and sale of City-owned library property (former Mill Road Library) according to the conditions in a Land Disposition Report pursuant to Section 304-49, Milwaukee Code of Ordinances. Fatimah Ayesh, or its newly created entity or assignee (jointly referred to as "Buyer") will purchase and renovate the building for use as a liquidated appliance store.

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

A motion was made by Allyson Nemec, seconded by Willie Smith, 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, Washington, Bloomingdale, Moody, and Smith

No: 0

Excused: 1 - Sas-Perez

Meeting adjourned at 2:36 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>.