



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, September 30, 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: 4 - Nemec, Sas-Perez, Washington, Bloomingdale

Excused: 3 - Crane, Moody, Smith

Also present:

*Sam Leichtling, DCD Planning Division
Kristin Connelly, DCD Planning Division
Emily Goodman, DCD Planning Division*

1. Review and approval of the previous meeting minutes from August 19, 2024.

Meeting minutes from August 19, 2024 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [240432](#)** A substitute ordinance relating to notification of common council members of application for licensure of a premises as a group home, group foster home or community living arrangement.

Sponsors: Ald. Spiker

Mr. Leichtling presented.

This file relates to notification of Common Council members of applications for licensure of a premise as a group home, group foster home, or community living arrangement. Whenever the Dept. of Neighborhood Services receives notification from the State of Wisconsin of an application for licensure of a premises as a group home, group foster home or community living arrangement, the department shall provide written notification of this application to the Common Council member representing the area in which the facility would be located.

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 4-0)

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: 4 - Nemec, Sas-Perez, Washington, and Bloomingdale

No: 0

Excused: 3 - Crane, Moody, and Smith

Zoning - Public Hearing 1:40 PM

3. [240523](#) An ordinance relating to the change in zoning from Two-Family Residential, RT4, and Detailed Planned Development to a new Detailed Planned Development to allow a residential development on the properties located at 1524, 1540 and 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Mr. Leichting presented.

*Appearing:
Daniel Hasbani, Cirrus Property Group*

Mr. Hasbani presented.

This file will rezone the three parcels to a new DPD known as "The Fifteens at Park East". The Cirrus Property Group, LLC is proposing to construct 15 for-sale townhouses consisting of 5 three-unit, three-story buildings.

No public testimony.

Vice-chair Nemec encouraged the applicant to explore whether it would be possible to adjust the model floor plans to preserve ability for future owners to add rooftop amenity space even if the initial unit owner did not select that option and to explore additional enhancements to the private pedestrian alleyway.

Vice-chair Nemec moved conditional approval, seconded by member Sas-Perez. (Prevailed 4-0)

Conditions:
Applicant to work with staff to submit updated exhibits to clarify building base materials and confirm site elements do not encroach into the public right-of-way.

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

Aye: 4 - Nemec, Sas-Perez, Washington, and Bloomingdale

No: 0

Excused: 3 - Crane, Moody, and Smith

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

Aye: 4 - Nemec, Sas-Perez, Washington, and Bloomingdale

No: 0

Excused: 3 - Crane, Moody, and Smith

Zoning

4. [240759](#)

Resolution approving updates to the lighting along the Riverwalk on the east side of the Milwaukee River, from the Clybourn Street Bridge south to a point approximately 200 feet north of the Water Street Bridge 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

Ms. Connelly presented.

Appearing:

Paul Schwartz, BID #2 Executive Director

Kendall Breunig, BID #2 Board Member

BID #2 is proposing to update the lighting along a stretch of Riverwalk that is operated and maintained by the BID, within the Historic third Ward Riverwalk Site Plan Review Overlay Zone (SPROZ). The project includes the installation of 30 light poles along the subject stretch of Riverwalk, and will utilize 5 different mounting techniques to address the existing structure.

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 4-0)

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

Aye: 4 - Nemec, Sas-Perez, Washington, and Bloomingdale

No: 0

Excused: 3 - Crane, Moody, and Smith

5. [240525](#)

Substitute resolution relating to a Minor Modification to the Detailed

Planned Development known as Renaissance Farwell to allow an existing parking lot to temporarily be used as a principal use parking lot on a portion of the site located at 1443 and 1451 North Prospect Avenue, on the south side of East Curtis Place between North Prospect Avenue and North Farwell Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Mr. Leichtling presented.

Appearing:
Joey Wisniewski, New Land Enterprises

Mr. Wisniewski presented.

The purpose of this Minor Modification is to allow the accessory parking lots to temporarily operate as a principal use parking lot so that excess parking can be rented on an hourly, daily or monthly basis to others in the neighborhood. The owner, New Land Enterprises, has engaged a third-party operator to maintain and manage the parking lot.

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 4-0)

A motion was made by Allyson Nemec, seconded by Brianna Sas-Perez, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Nemec, Sas-Perez, Washington, and Bloomingdale

No: 0

Excused: 3 - Crane, Moody, and Smith

Zoning - Public Hearing 2:05 PM

6. [240533](#) Resolution approving the request to deviate from the performance standards established by the Port of Milwaukee Sub Area B (North) Development Incentive Zone (DIZ) to allow an assembly hall use within the existing building located at 1120 South Barclay Street, on the east side of South Barclay Street, south of East Washington Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

Appearing:
Mei-Lyn Nelson, owner applicant

Ms. Nelson presented.

This file relates to a request to deviate from the DIZ use list to allow a 2-year approval of an existing assembly hall within the building located at 1120 S. Barclay

Street. This deviation request is to serve as an interim approval of the existing assembly hall as a principal use while the building owner finalizes plans for the remainder of the building.

Tia Torhorst, Harbor District, Inc. testified in support.

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 4-0)

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

Aye: 4 - Nemec, Sas-Perez, Washington, and Bloomingdale

No: 0

Excused: 3 - Crane, Moody, and Smith

Miscellaneous

7. [240760](#) Resolution approving the 2025 City Plan Commission meeting dates.

Sponsors: THE CHAIR

This file approves the commission's meeting dates for 2025 as follows:

- January 27, 2025*
- February 17, 2025*
- March 10, 2025*
- April 7, 2025*
- April 28, 2025*
- May 19, 2025*
- June 9, 2025*
- June 30, 2025*
- July 21, 2025*
- August 18, 2025*
- September 29, 2025*
- October 20, 2025*
- November 10, 2025*
- December 1, 2025*

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 4-0)

A motion was made by that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 4 - Nemec, Sas-Perez, Washington, and Bloomingdale

No: 0

Excused: 3 - Crane, Moody, and Smith

Meeting adjourned at 3:16 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>.