



City of Milwaukee

809 N. Broadway, 1st Floor
Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

STEPHANIE BLOOMINGDALE - CHAIR

ALLYSON NEMEC - VICE-CHAIR

*Ranell Washington, Catrina Crane, Willie Smith, Tarik Moody,
and Jesus O. Gonzalez*

Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov

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Monday, January 26, 2026

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: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, Gonzalez

Also present:

Tanya Fonseca, DCD Planning

Kristin Connelly, DCD Planning

1. Review and approval of the previous meeting minutes from December 1, 2025.

The meeting minutes from December 1, 2025 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [241665](#)** A substitute ordinance relating to notification requirements for certain matters appearing before the zoning, neighborhoods and development committee.

Sponsors: Ald. Perez, Ald. Stamper, Ald. Jackson and Ald. Spiker

Ms. Fonseca presented.

Currently, the code requires that notice of a zoning, neighborhoods and development

committee public hearing on a proposed zoning map amendment be provided to the applicant, petitioners, owners of property under consideration, and owners of property immediately surrounding and within at least 200 feet of the property. This ordinance increases the notification distance for zoning map amendments to all mailing addresses within 250 feet of the subject property.

Staff recommended approval.

No public testimony.

Vice-chair Nemec moved approval, seconded by commissioner Smith. (Prevailed 7-0)

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: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, and Gonzalez

No: 0

Zoning - Public Hearing 1:35 PM

3. [251071](#) A substitute ordinance relating to notification requirements for city plan commission public hearings on zoning map amendments.

Sponsors: Ald. Perez and Ald. Stamper

Ms. Fonseca presented.

Currently, per the CPC by-laws, notice of a CPC public hearing for a zoning map amendment is mailed to the applicant, petitioners, owners of property under consideration, and all owners of property immediately surrounding and within at least 200 feet of the property under consideration, including streets and alleys, as well as to all mailing addresses in the same area. This ordinance increases the noticing boundary of the same recipients to 250 feet.

Staff recommended approval of Proposed Substitute A.

No public testimony.

Vice-chair Nemec moved approval, seconded by commissioner Washington. (Prevailed 7-0)

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

Aye: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, and Gonzalez

No: 0

Streets & Alleys

4. [251259](#) Resolution to vacate a portion of unimproved right of way in the block bound by West Birch Avenue, North 66th Street, and North 67th Street, in the 2nd Aldermanic District.

Sponsors: Ald. Chambers Jr.

Appearing:

Jonathan Latsko, DCD Planning

Alison Woznicki, Travaux/HACM

Mr. Latsko presented.

This resolution vacates the above public right-of-way in accordance with vacation proceedings under power granted to the City of Milwaukee by Section 62.73, Wisconsin Statutes, and Section 308-28, Milwaukee Code of Ordinances. This vacation was requested by the Housing Authority of the City of Milwaukee to allow for development of Block 7 Outlot 1 of the Westlawn West subdivision into a park.

Ms. Woznicki said that there was a funding deadline to develop the lot by May 11th with a park (phase 1) and pavilion, playground, and seating wall (phase 2).

Commissioners inquired about bringing in students and youths to the space, lighting plan, and parking.

Ms. Woznicki replied that students, youths, and adults would use the sidewalk structure to access the park; there would be lighting and security cameras; there would be no parking lot; and there being only street parking.

Commissioner Washington moved approval, seconded by commissioner Gonzalez. (Prevailed 7-0)

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

Aye: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, and Gonzalez

No: 0

Zoning

5. [251590](#) Resolution approving exterior building modifications to an existing multi-tenant building located at 1010 West Layton Avenue, on the north side of West Layton Avenue, east of South 13th Street, relative to a Development Incentive Zone Overlay known as Bouraxis Layton, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

Appearing:

Mahmoud Jassar, architect

Muhammad Ayesh, Firebird Construction

This file relates to modifications to a portion of the multi-tenant building façade by increasing glazing at the primary entrance of the subject tenant space at 1010 West Layton Avenue, located within the Bouraxis-Layton (or 938 W. Layton) DIZ Overlay. A coffee shop will occupy 2,932 square feet within the building. This is an allowable use per the DIZ overlay. No site changes are proposed as part of this new occupancy. Some exterior alterations to the Layton Avenue (south) façade within this tenant space are proposed, and are subject to the DIZ overlay design standards.

Staff recommended approval and said Ald. Scott Spiker was in support of the file.

Mr. Jassar and Mr. Ayesh presented. The project was for a Middle Eastern coffee shop franchise from Illinois. Improvements would include new awnings, glass, and interior alterations.

There was discussion on interior load bearing walls, coffee shop offerings, there being no exterior seating, and the hours of operation likely being 8 a.m. to 12 a.m.

Commissioner Gonzalez moved approval, seconded by vice-chair Nemec. (Prevailed 7-0)

A motion was made by Jesus Gonzalez, seconded by Allyson Nemec, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, and Gonzalez

No: 0

Zoning - Public Hearing 1:45 PM

6. [251260](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, for the property located at 342 East Bay Street, which will be combined with the commercial property to the west, located on the north side of East Bay Street, east of South Hilbert Street, in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Ms. Fonseca presented.

This zoning change for 342 East Bay Street was requested by the property owner, 338 East Bay Street LLC. The building to the west at 338 East Bay Street is zoned LB2 and under the same ownership, and has been a bar and tavern since the early 1900's. The property is being renovated in order to be reopened as an Italian wine and cocktail bar. The existing footprint of the building extends slightly onto 342 East Bay Street, which is currently zoned RT4. This zoning change will consolidate the zoning of both properties to LB2 and allow 342 East Bay Street to be joined with 338 East Bay Street.

Staff recommended approval.

Appearing:

Greg Huber, applicant/owner

Mr. Huber presented. He purchased the property over a year ago. Plans include remodeling and improving both the interior and exterior. Both lots would be combined as one. A liquor license has been approved. They will open an Italian wine and cocktail bar with food options.

Commissioners inquired about the RT4 portion of the lot and existing concrete slabs along E. Bay St. and to the rear of the properties.

Mr. Huber replied. The new patio portion at the rear of the site will be slightly larger than the old patio. The RT4 lot will be landscaped and include greenspace. The existing slab along E. Bay St. would remain. The old concrete was removed and replaced with a new concrete pad.

No public testimony.

Commissioner Gonzalez moved approval, seconded by commissioner Crane. (Prevailed 7-0)

A motion was made by Jesus Gonzalez, 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: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, and Gonzalez

No: 0

Zoning - Public Hearing 1:50 PM

7. [251261](#) A substitute ordinance relating to the 14th Amendment to the General Planned Development, GPD, known as Park Place to add Assembly Hall and Catering Service as permitted uses for the property located at 11301 West Lake Park Drive, within Sub Area E of the GPD, generally located on the south side of West Lake Park Drive, west of North 107th Street, in the 9th Aldermanic District.

Sponsors: Ald. Taylor

Ms. Connelly presented.

This amendment was requested by Miana Lee and will allow the existing one-story building at 11301 West Lake Park Drive to be used as an assembly hall and catering service primarily intended for community memorials and cultural gatherings. A commercial kitchen ("catering service") will be built out within the space to support meal preparation for on-site events and may also be leased when available as a base kitchen for food trucks, catering services and other licensed food vendors. All interior building alterations will meet building and accessibility codes. No changes are proposed to the parking lot, building footprint, massing, or exterior façade. All existing landscaping and vegetation on the site will be retained and maintained. Interior improvements will include the addition of a new commercial kitchen.

Staff recommended approval.

Ald. Larresa Taylor, 9th Ald. Dist., was in support. The business would resemble the Italian Community Center but serve the local Hmong community.

Appearing:
Miana Lee, applicant

Ms. Lee said that the building had been vacant for over a year, she intends to use the space to be used for community cultural and memorial services, any outdoor activities would end at 8 p.m., and there would be a commercial kitchen added within the building to support on-site events and also allow for licensed catering to take place.

Commissioners inquired about monument or additional signage.

Ms. Connelly said that any signage above the current allowance would require a minor modification to the DPD zoning.

Commissioner Washington moved approval, seconded by commissioner Smith.
(Prevailed 7-0)

A motion was made by Ranell Washington, 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: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, and Gonzalez

No: 0

Zoning - Public Hearing 2:00 PM

8. [251591](#) Resolution approving a request for a deviation from the performance standards established by the Riverwalk Site Plan Review Overlay Zone for the property located at 350 South Water Street, on the west side of the Milwaukee River, east of South Water Street at East Florida Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Ms. Fonseca and Ms. Connelly presented.

Appearing:
Alyssa Remington, DCD

The applicant, Pontis LLC, plans to construct a five-story office building at 350 S. Water Street. The ground floor would include parking, a lobby, and building support spaces. The upper 4 floors are anticipated to be utilized as office space. Additionally, this site is zoned Industrial Mixed (IM) and located within the Riverwalk Site Plan Review Overlay Zone (SPROZ).

Due to the railroad encumbrance on the southeast portion of the property, the applicant is requesting a deviation from the SPROZ standards by proposing not to construct their initial Riverwalk segment along the full length of river frontage of the site, which

will obstruct a future connection to the south. Additionally, the applicant is asking a temporary deviation from the SPROZ standard that requires the Riverwalk to be open to the public 24-hours per day until a future Riverwalk segment is constructed to the north or south of the site, at which time, this segment will connect. DCD outlined their analysis of the proposal alongside the SPROZ standards and deviation criteria. As part of the analysis of the deviation request, DCD also recommends that a potential future easement over the north walkway be provided as part of the Riverwalk easement agreement so that it remains an option as a public connection point in the future, should certain conditions exist.

Appearing:
Ali Kopyt, architect
Peter Moede, Pontis, LLC

Ms. Kopyt presented on specific details of the development project. Their small lot size and railroad deed restriction make it infeasible for their Riverwalk portion to be publicly accessible at the time it is constructed, and prevents construction of the Riverwalk along the full frontage of the site. The request for a temporary deviation from providing public access to the Riverwalk would be until they can connect to future adjacent segments.

Commissioners inquired about interim private access to the Riverwalk patio, resolution on railroad issues, status of the adjacent concrete silos, and parking for the anticipated office use.

Ms. Kopyt replied. Private Riverwalk patio access was via the north walkway, which is temporarily gated, from S. Water St. Resolutions for the adjacent railroad property was unknown. The adjacent concrete silos are unoccupied. The enclosed parking within the proposed building is for building tenants with 2 temporary outdoor spaces along S. Water St. (outside of the SPROZ) for deliveries. They would comply with public access to the Riverwalk portion after the temporary deviation is lifted and outstanding issues with the adjacent sites to the north and south were resolved. They were open to the easement discussion.

Tia Torhorst, Harbor District, testified in support of staff recommendations relating to full public access to the Riverwalk and an easement that potentially includes the north walkway.

DCD outlined the staff recommendation and recommended conditions of approval. For this site, DCD acknowledges the unique site constraints and has identified a number of recommended conditions of approval that have a direct nexus to the requested deviations that would mitigate the impacts of the requested deviation consistent with SRPOZ standards and a number of additional requested technical updates to the exhibits.

There was discussion regarding whether the 5 foot walkway would be part of the public access easement. DCD clarified that the terms of the easement were not part of this overlay file being reviewed by the City Plan Commission, and this would be discussed as part of the negotiations with DCD, and the easement along with the development agreement would ultimately be subject to Common Council approval.

Staff recommended approval conditionally.

Conditions:

1. *Adjustment to Exhibits:*

a. *Applicant adds language to the project narrative that was conveyed to DCD by the applicant's architect via email regarding the grade of the site at the north and south connection points and the additional analysis that was done in order to conclude that future Riverwalk connections to the north and south are feasible from a grade and elevation standpoint. This information supplements the "Elevation Clarification" drawing that was provided by the applicant's architect.*

b. *Prior to City Plan Commission, applicant submits additional information to the file that has been shared with DCD staff verbally and in emails with respect to options that have been explored to provide the required public access to the Riverwalk on site at the time of building construction, and why those were determined to be infeasible.*

c. *Applicant adds language to the deviation narrative that was conveyed to DCD by the applicant's architect via email regarding the grade of the site at the north and south connection points and the additional analysis that was done in order to conclude that future Riverwalk connections to the north and south are feasible from a grade and elevation standpoint. This information supplements the "Elevation Clarification" drawing that was provided by the applicant's architect.*

2. *Final plans that are submitted for permitting reflect the elevations cited in the applicant's Elevation Clarification exhibit.*

3. *Limitation of Approval: As noted in the project and deviation narratives, the approval of this project, as it relates to the Riverwalk SPROZ, and the deviation is specific to the building plans and design included in this file. If the building is not constructed as approved, this approval relating to the Riverwalk SPROZ is null and void.*

4. *Easement Agreement: Final negotiation and execution of an easement agreement related to future public access to the Riverwalk shall occur prior to the issuance of building permits.*

5. *Public Access: The deviation from the 24-hour public access requirement is temporary until such time that a Riverwalk segment is constructed to the north or south of the subject property.*

Vice-chair Nemec moved approval conditionally, seconded by commissioner Washington. (Prevailed 7-0)

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

Aye: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, and Gonzalez

No: 0

Zoning

9. [251592](#) Resolution approving a Riverwalk and associated plans for a 5-story office building located at 350 South Water Street, on the west side of the Milwaukee River, east of South Water Street at East Florida Street,

relative to the Riverwalk Site Plan Review Overlay Zone established by Section 295-91.0021 of the former Milwaukee Code, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Ms. Fonseca and Ms. Connelly presented.

*Appearing:
Alyssa Remington, DCD*

The applicant, Pontis LLC, plans to construct a five-story office building at 350 S. Water Street. The ground floor would include parking, a lobby, and building support spaces. The upper 4 floors are anticipated to be utilized as office space. Additionally, this site is zoned Industrial Mixed (IM) and located within the Riverwalk Site Plan Review Overlay Zone (SPROZ).

Due to the railroad encumbrance on the southeast portion of the property, the applicant is requesting a deviation from the SPROZ standards by proposing not to construct their initial Riverwalk segment along the full length of river frontage of the site, which will obstruct a future connection to the south. Additionally, the applicant is asking a temporary deviation from the SPROZ standard that requires the Riverwalk to be open to the public 24-hours per day until a future Riverwalk segment is constructed to the north or south of the site, at which time, this segment will connect. DCD outlined their analysis of the proposal alongside the SPROZ standards and deviation criteria. As part of the analysis of the deviation request, DCD also recommends that a potential future easement over the north walkway be provided as part of the Riverwalk easement agreement so that it remains an option as a public connection point in the future, should certain conditions exist.

*Appearing:
Ali Kopyt, architect
Peter Moede, Pontis, LLC*

Ms. Kopyt presented on specific details of the development project. Their small lot size and railroad deed restriction make it infeasible for their Riverwalk portion to be publicly accessible at the time it is constructed, and prevents construction of the Riverwalk along the full frontage of the site. The request for a temporary deviation from providing public access to the Riverwalk would be until they can connect to future adjacent segments.

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full public access to the Riverwalk and an easement that potentially includes the north walkway.

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Staff recommended approval conditionally.

Conditions:

1. Adjustment to Exhibits:

a. Applicant adds language to the project narrative that was conveyed to DCD by the applicant's architect via email regarding the grade of the site at the north and south connection points and the additional analysis that was done in order to conclude that future Riverwalk connections to the north and south are feasible from a grade and elevation standpoint. This information supplements the "Elevation Clarification" drawing that was provided by the applicant's architect.

b. Prior to City Plan Commission, applicant submits additional information to the file that has been shared with DCD staff verbally and in emails with respect to options that have been explored to provide the required public access to the Riverwalk on site at the time of building construction, and why those were determined to be infeasible.

c. Applicant adds language to the deviation narrative that was conveyed to DCD by the applicant's architect via email regarding the grade of the site at the north and south connection points and the additional analysis that was done in order to conclude that future Riverwalk connections to the north and south are feasible from a grade and elevation standpoint. This information supplements the "Elevation Clarification" drawing that was provided by the applicant's architect.

2. Final plans that are submitted for permitting reflect the elevations cited in the applicant's Elevation Clarification exhibit.

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5. Public Access: The deviation from the 24-hour public access requirement is

temporary until such time that a Riverwalk segment is constructed to the north or south of the subject property.

Vice-chair Nemec moved approval conditionally, seconded by commissioner Washington. (Prevailed 7-0)

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: 7 - Crane, Nemec, Bloomingdale, Washington, Smith, Moody, and Gonzalez

No: 0

Meeting adjourned at 3:23 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>.