



# 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](mailto:clee@milwaukee.gov)**

**Legislative Liaison, Max Drickey, 414-286-8012,  
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**Planning Division, 414-286-5726, [planadmin@milwaukee.gov](mailto:planadmin@milwaukee.gov)**

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**Monday, August 18, 2025**

**1:30 PM**

**809 N. Broadway, 1st Floor Boardroom**

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**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 1:32 p.m.**

**Present:** 5 - Crane, Nemec, Bloomingdale, Washington, Moody

**Excused:** 2 - Smith, Gonzalez

**Also present:**

*Tanya Fonseca, DCD Planning  
Kristin Connelly, DCD Planning  
Anthony Spiegel, DCD Planning  
Sam Koziol, DCD Planning*

**1. Review and approval of the previous meeting minutes from June 30, 2025.**

*Meeting minutes from June 30, 2025 were approved without objection.*

**Comprehensive Planning - Public Hearing 1:30 PM**

**2. [250414](#) Resolution approving annexation of territory to Business Improvement District No. 20 (East North Avenue), in the 3rd Aldermanic District.**

**Sponsors:** THE CHAIR

**Appearing:**

*Matt Rejc, DCD Commercial Corridors Team  
Ryan Laessig, BID 20  
Joey Wisniewski, BID 20*

*Mr. Rejc and Mr. Laessig presented on details of the file.*

*The file would expand the boundary and approve annexation of new territory to BID 20 as depicted in the BID Boundary Expansion Map within the file.*

*It was noted that Ald. Alex Brower, 3rd aldermanic district, was in support.*

*Members discussed community outreach, additional revenue and donations, and increased tax assessment and fees.*

*Public testimony in opposition:*

*Raul Morales, resident, opposed residential property, including his, being within the new boundaries and incurring additional fees and tax assessment.*

*Lawrence Kress, resident, questioned the selection of properties and ability to opt-out for an individual business property owner.*

*Chair Bloomingdale said that the BID expansion would only impact businesses, not impact residential properties, and there was no option for businesses within the boundaries to opt out.*

*Mr. Laessig discussed wanting to include the hospital and areas with future development potential to the BID territory.*

*Commissioner Moody moved approval, seconded by member Crane. (Prevailed 5-0)*

**A motion was made by Tarik Moody, seconded by Catrina Crane, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Crane, Nemec, Bloomingdale, Washington, and Moody

**No:** 0

**Excused:** 2 - Smith, and Gonzalez

### **Zoning - Public Hearing 1:50 PM**

3. [250523](#) An ordinance relating to the change in zoning from Detailed Planned Development known as the Fifteens at Park East to Two-Family Residential, RT4, to restore the previous zoning designation for the properties located at 1524, 1540, and 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, and allow the existing building to be reused as an office, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Ms. Connelly presented. Staff recommended approval.*

*It was noted Ald. Robert Bauman, 4th aldermanic district, was in support.*

*The new prospective buyer, Abacus Architects, Inc., is requesting to rezone the three parcels back to RT4. Abacus Architects intends to reuse the existing building (previously occupied by a day care facility) as an office building, which will also require Special Use approval from the Board of Zoning Appeals. The existing parking lot will provide accessory parking for the occupants. The balance of the land will remain vacant for now or may be developed following the RT4 zoning standards.*

*Appearing:*

*Eric Halbur, Abacus Architects*

*Mr. Halbur presented on details of the file.*

*There was discussion on challenges with general condo development, proposal for RT4 zoning presently, proposed improvements and plans, parking, and that future zoning change would be required for development beyond RT4.*

*There was no public testimony.*

*Commissioner Washington moved approval, seconded by vice-chair Nemec. (Prevailed 5-0)*

**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:** 5 - Crane, Nemec, Bloomingdale, Washington, and Moody

**No:** 0

**Excused:** 2 - Smith, and Gonzalez

#### **Zoning - Public Hearing 1:55 PM**

4. [250521](#) An ordinance relating to the change in zoning from Industrial Light, IL2, to Downtown - Mixed Activity, C9G, to allow a mixed-use development on the property located at 1414 North Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue, north of West Vliet Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Ms. Connelly presented. Staff recommended approval.*

*This zoning change was requested by the property owner, MNS Warehouse LLC, and will allow a new development on the site. More specifically, the owner intends to construct a 5-story building with 3,600 square feet of ground floor commercial space and parking, and approximately 22 residential units on the upper floors. While specific development plans are not part of this file, the building design and placement will be required to comply with the C9G zoning design standards.*

*Appearing:*

*Mehran Farahmandpour, applicant*

*Mr. Farahmandpour presented on details of the file.*

*There was discussion on parking units and opportunities, setbacks, elevator and entry accessibility and functionality, loading docks of other businesses not being blocked, property unit mix, green space and/or outdoor space (balcony, rooftop deck), marketing, market rate for the units, and the file being a base zoning change.*

*There was no public testimony.*

*Commissioner Crane moved approval, seconded by member Moody. (Prevailed 5-0)*

**A motion was made by Catrina Crane, 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, Bloomingdale, Washington, and Moody

**No:** 0

**Excused:** 2 - Smith, and Gonzalez

### **Zoning - Public Hearing 2:00 PM**

**5. [250522](#)**

An ordinance relating to the change in zoning from Industrial Light, IL2, to Industrial Mixed, IM, to allow a multi-family residential development on the property located at 1435 South 1st Street, on the northwest corner of South 1st Street and West Orchard Street, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

*Ms. Fonseca presented. Staff recommended approval.*

*This currently vacant site is owned by Rockwell Automation and was previously used as a surface parking lot. Bear Development intends to purchase the site and has requested to change the zoning to Industrial Mixed (IM) to allow the construction of a 5-story, 69-unit residential building with indoor vehicle and bicycle parking. While specific development plans are not part of this file, the building design and placement will be required to comply with the IM zoning design standards.*

*Appearing:*

*S.R. Mills, Bear Development*

*Mr. Mills presented on details of the file.*

*Public testimony in opposition:*

*Charles Engel, Engel Tool and Forge, testified having public safety, traffic, and sound concerns that would result from industrial and residential uses being incompatible with*

one another. These issues would occur with his existing business located there next to the proposed development. Residents behind or near his business have complained about these issues. He inquired about the Harbor District Water & Land Use Plan allowing for residential use.

There was discussion on parking, apartment unit specifics and amenities, maximum/minimum number of units allowed, City financing assistance, and mitigation of traffic and industrial operations, and outreach to the Harbor District.

Ms. Fonseca said that the proposed zoning change to Industrial Mixed (IM) is consistent with the Harbor District Water & Land Use Plan, the Equitable Growth Through Transit Oriented Development: A Neighborhood Plan for Walker's Point, and the Industrial Land Analysis.

Public testimony:

Tia Torhorst, Harbor District, Inc. testified in support for industrial and residential uses in the Harbor District, and her neutral position on this file.

Commissioner Washington moved approval, seconded by commissioner Crane. (Prevailed 5-0)

**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:** 5 - Crane, Nemec, Bloomingdale, Washington, and Moody

**No:** 0

**Excused:** 2 - Smith, and Gonzalez

### **Zoning - Public Hearing 2:05 PM**

6. [250588](#) Resolution approving the redevelopment of an existing historic building and construction of a new commercial building on the site located at 3774 South 27th Street, on the east side of South 27th Street, north of West Howard Avenue, relative to the Development Incentive Zone Overlay known as South 27th/Howard, in the 13th Aldermanic District.

**Sponsors:** THE CHAIR

Ms. Connelly presented. Staff recommended approval conditionally.

The applicant has submitted a proposal to redevelop the existing historic building and construct a new commercial building. The historic building is proposed to be renovated and reused as a restaurant and banquet (assembly) hall. A restaurant is an allowable use, and an assembly hall is also permitted within the overlay zone, but is subject to a public hearing and approval by CPC.

Appearing:

Tom Stachowiak, Stack Design Group

*Mr. Stachowiak presented on details of the file.*

*Public testimony in support:*

*Ald. Scott Spiker, 13th aldermanic district, testified in support, that the development was smaller in scope from the original proposal, and the development would be an added benefit to the district.*

*There was discussion on capacity, compliance with district requirements, pursuance of national/state/local historic tax credits, and patio space.*

*Commissioner Washington moved approval conditionally, seconded by vice-chair Nemec. (Prevailed 5-0)*

*Conditions:*

*Applicant to provide a final landscape plan that meets zoning requirements and a landscape easement with MMSD to DCD staff prior to the issuance of building permits.*

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

**Aye:** 5 - Crane, Nemec, Bloomingdale, Washington, and Moody

**No:** 0

**Excused:** 2 - Smith, and Gonzalez

**Meeting adjourned at 3:33 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>.**