



# 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**

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Monday, April 4, 2022

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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**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 1:32 p.m.**

**Present:** 6 - Nemec, Washington, Smith, Sas-Perez, Crane, Moody

**Excused:** 1 - Bloomingdale

**Also present:**

*Sam Leichtling, DCD Planning Division  
Kristin Connelly, DCD Planning Division  
Sandra Stirgus, DCD Planning Division*

**1. Review and approval of the previous meeting minutes from March 7, 2022.**

*The meeting minutes from March 7, 2022 were approved without objection.*

**Zoning - Public Hearing 1:30 PM**

- 2. [211510](#)** An ordinance relating to the change in zoning from a Detailed Planned Development known as ReadCo to a new Detailed Planned Development to allow a mixed-use residential building at 1132, 1136-46 and 1164 East North Avenue, located on the north side of East North Avenue, west of North Commerce Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Appearing:*

*Anthony Kazee, KG Development*

*Jackson Lindsay, General Capital*

*Sig Strautmanis, General Capital*

*Mariana Arena, Engberg Anderson Architects*

*Ald. Nik Kovac, 3rd Ald. Dist.*

*Mr. Leichtling presented followed by the development team.*

*No public testimony.*

*Ald. Kovac was in support.*

*Member Washington moved conditional approval, seconded by member Smith.  
(Prevailed 6-0)*

*Conditions:*

*Revise zoning exhibits to incorporate technical changes including clarifying parking spaces and permitted uses, and minor changes to the building elevations.*

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

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

**No:** 0

**Excused:** 1 - Bloomingdale

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

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

**No:** 0

**Excused:** 1 - Bloomingdale

## Zoning

3. [211898](#) Resolution approving building modifications on the river-facing facade and improvements to the seasonal outdoor beer garden area for Lakefront Brewery located at 1872 and 1872-adj North Commerce Street, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Member Washington left the meeting at 2:20 p.m.*

*Appearing:*  
*Chris Socha, The Kubala Washatko Architects*  
*Russ Klisch, Lakefront Brewery*

*Ms. Connelly presented followed by Mr. Socha.*

*Member Crane moved approval, seconded by member Smith. (Prevailed 4-0)*

**A motion was made by Catrina Crane, seconded by Willie Smith, that this Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 4 - Nemec, Smith, Crane, and Moody

**No:** 0

**Excused:** 3 - Washington, Sas-Perez, and Bloomingdale

4. [211899](#) Resolution approving site changes on a portion of the existing parking lot of Schlitz Park to accommodate a seasonal beer garden adjacent to the Riverwalk located at 1555 North Rivercenter Drive, on the west side of the Milwaukee River, north of West Cherry Street, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*Nick Marking, applicant*

*Ms. Connelly presented followed by Mr. Marking.*

*Member Crane moved approval, seconded by member Smith. (Prevailed 5-0)*

**A motion was made by Catrina Crane, seconded by Willie Smith, that this Resolution be APPROVED. This motion PREVAILED by the following vote:**

**Aye:** 5 - Nemec, Sas-Perez, Smith, Crane, and Moody

**No:** 0

**Excused:** 2 - Washington, and Bloomingdale

## Land Division

5. [211734](#) Resolution approving a final Certified Survey Map for land located north of West Birch Avenue and west of North 60th Street to create four lots and dedicate an alley for public right-of-way purposes, in the 2nd Aldermanic District

**Sponsors:** THE CHAIR

*Appearing:*  
*Kevin Kuschel, DCD Planning Division*  
*Warren Jones, HACM*

*Mr. Kuschel presented followed by Mr. Jones.*

*Vice-chair Nemec abstaining.*

*Member moved approval, seconded by member . (Prevailed 4-0-1)*

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

**Aye:** 4 - Sas-Perez, Smith, Crane, and Moody

**No:** 0

**Excused:** 2 - Washington, and Bloomingdale

**Abstain:** 1 - Nemec

## DPW

6. [211786](#) An ordinance relating to the amendment of the Official Map of the City of Milwaukee.

**Sponsors:** THE CHAIR

*Appearing:  
Bill Fuchs, DPW*

*Mr. Leichtling presented followed by Mr. Fuchs.*

*Member Craine moved approval, seconded by member Smith. (Prevailed 5-0)*

**A motion was made by Catrina Crane, 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:** 5 - Nemec, Sas-Perez, Smith, Crane, and Moody

**No:** 0

**Excused:** 2 - Washington, and Bloomingdale

**Meeting adjourned at 2:52 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>.**