



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, March 10, 2025

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 1:33 p.m.

Present: 5 - Nemec, Washington, Smith, Moody, Gonzalez

Excused: 2 - Crane, Bloomingdale

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

Emily Goodman, DCD Planning

1. Review and approval of the previous meeting minutes from February 17, 2025.

Meeting minutes from February 17, 2025 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [241463](#)** A substitute ordinance relating to the change in zoning from Local Business, LB1, to Industrial Office, IO2, for the property located at 201 South Hawley Court, on the west side of South Hawley Court, south of Interstate I-94, in the 10th Aldermanic District.

Sponsors: Ald. Moore

Mr. Leichtling presented. Staff recommends approval.

*Appearing:
Bill Sinsky, Druml Properties*

Mr. Sinsky presented.

This zoning change was requested by the new owner, Hawley Court, LLC, who is requesting a change in zoning to IO2 to allow a wider mix of industrial uses within the existing 26,000 square foot building, including but not limited to wholesale and distribution.

Amanda Grice, representing Ald. Sharlen Moore from the 10th aldermanic district, appeared with no questions.

No public testimony.

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

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: 5 - Nemec, Washington, Smith, Moody, and Gonzalez

No: 0

Excused: 2 - Crane, and Bloomingdale

Zoning

3. [241594](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 7025 West Main Street to allow changes to an existing freestanding sign along North 70th Street for the building located at 7025 West Main Street, on the south side of West Main Street, west of South 70th Street, in the 10th Aldermanic District.

Sponsors: Ald. Moore

Ms. Connolly presented. Staff recommends approval.

*Appearing:
Ken Peters, Seth LED Signage Co.*

Mr. Peters presented.

This minor modification was requested by Monterrey Market Main, LLC and will allow changes to an existing freestanding sign located along North 70th Street to accommodate a new grocery store within the existing building on the subject site.

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

A motion was made by Willie Smith, seconded by Ranell Washington, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemeec, Washington, Smith, Moody, and Gonzalez

No: 0

Excused: 2 - Crane, and Bloomingdale

Miscellaneous

4. [241694](#) Communication from the Department of City Development regarding the West Side Area Plan Update.

Sponsors: THE CHAIR

Mr. Leichtling gave initial remarks.

Appearing:

Monica Wauck-Smith, DCD Planning

Ms. Wauck-Smith gave an update relating to the plan schedule, opportunities and challenges, market study analysis and demographics, market analysis initial findings, varying commercial and residential building character, land use, zoning, public engagement process, online survey results, developing goals, and next steps.

Commissioners discussed having more robust community engagement and data points, the prevalence of short term rentals, and consideration of impacts from American Family Field and Wis-175 expansion and/or alterations.

No action was taken on the file.

Meeting adjourned at 2:23 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>.