



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, March 7, 2022

1:30 PM

Virtual Meeting

This is a virtual meeting. Those wishing to view the proceedings are able to do so by registering for City Plan Commission on March 7, 2022, 1:30 PM CDT at <https://attendee.gotowebinar.com/register/8040495858459826703>. After registering, you will receive a confirmation email containing information about joining the webinar. 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>.

Those wishing to provide written comments for agenda item 5, CCFN 211529, may also do so by visiting the city's eComment platform by copying and pasting the following link on your internet browser address bar:

https://milwaukee.granicusideas.com/meetings/6731-city-plan-commission-on-2022-03-07-1-30-pm/agenda_items/6213cf8df2b670d2cd000882-5-211529-an-ordinance-relating-to-the-change-in-z

Please follow the below steps. Any comment provided will become part of the official record. (Note: New users may be required to create an account before commenting)

1. Select your position on the legislation (oppose, neutral or support).
2. Type your comment in the comment box. Comments are limited to 1,200 characters.
3. Hit submit.

Meeting convened at 1:32 p.m.

Present: 7 - Nemec, Bloomingdale, Washington, Smith, Sas-Perez, Crane, Moody

Also present:

Sam Leichtling, DCD Planning Division
Kristin Connelly, DCD Planning Division

1. **Review and approval of the previous meeting minutes from February 14, 2022.**

Meeting minutes from February 14, 2022 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [211490](#) A substitute ordinance relating to the Fourth Amendment to the Detailed Planned Development known as Metro Center Phase 2 for a building addition and exterior changes to an existing automobile dealership located at 11212 West Metro Auto Mall, on the north side of West Metro Auto Mall and west of North 107th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Chad Kemnitz, Professional Consultants, Inc.

Ms. Connelly gave a presentation followed by Mr. Kemnitz.

No public testimony.

Member Sas-Perez moved approval, seconded by vice-chair Nemec. (Prevailed 7-0)

A motion was made by Brianna Sas-Perez, 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: 7 - Nemec, Washington, Sas-Perez, Bloomingdale, Smith, Crane, and Moody

No: 0

Zoning

3. [211491](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Metro Center, Phase 1 to allow removal of the former Smart Car automobile dealership building located at 11340 West Metro Auto Mall, on the north side of West Metro Auto Mall, east of U.S. Highway 41 and 45, in the 5th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Chad Kemnitz, Professional Consultants, Inc.
Ryan Lancour, RA Smith

Ms. Connelly gave a presentation followed by Mr. Kemnitz.

*Vice-chair Nemec moved conditional approval, seconded by member Sas-Perez.
(Prevailed 7-0)*

Condition:

The applicant to work with staff towards adding plantings to the surface parking at the end caps.

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

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

No: 0

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

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

No: 0

Land Division

4. [211708](#) Resolution approving a final Certified Survey Map for land located south of West Lawn Avenue and to the west of North 13th Street is to combine parcels under common ownership and to dedicate land for public street purposes, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Kevin Kuschel, DCD Planning

Tom Reep, applicant

Lisa Reep, applicant

Mr. Kuschel gave a presentation.

Member Washington moved approval, seconded by member Crane. (Prevailed 7-0)

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

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

No: 0

Zoning - Public Hearing 1:45 PM

5. [211529](#) An ordinance relating to the change in zoning from Industrial Mixed, IM, to Downtown-Mixed Activity, C9G, on land generally bounded by the Milwaukee River to the south and west, North Harbor Drive to the east,

and East Corcoran Avenue to the north, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Mr. Leichtling said that the sponsor wanted to hold the file.

*Public testimony with concerns and requesting a hold:
Rodney Carter, on behalf of Harbor Front Condo Association
David Halbrooks, Law Office of David Halbrooks
John Wirth
Brad Holz, resident
Carolyn Maduza*

Member Crane moved to adjourn, seconded by vice-chair Nemec, the public testimony. There was no objection.

*Member Crane moved to hold to the call of the chair, seconded by vice-chair Nemec.
(Prevailed 7-0)*

A motion was made by Catrina Crane, seconded by Allyson Nemec, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Zoning - Public Hearing 1:45 PM

6. [211537](#) A substitute ordinance relating to zoning regulations for theaters in various downtown zoning districts.

Sponsors: Ald. Bauman

Mr. Leichtling said that the sponsor wanted to hold the file.

*Public testimony with concerns and requesting a hold:
Rodney Carter, on behalf of Harbor Front Condo Association
David Halbrooks, Law Office of David Halbrooks
John Wirth
Brad Holz, resident
Carolyn Maduza*

Member Crane moved to adjourn, seconded by vice-chair Nemec, the public testimony. There was no objection.

*Member Crane moved to hold to the call of the chair, seconded by vice-chair Nemec.
(Prevailed 7-0)*

A motion was made by Catrina Crane, seconded by Allyson Nemec, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

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

No: 0

Comprehensive Planning

7. [211710](#) Resolution approving the City of Milwaukee Comprehensive Outdoor Recreation Plan 2022-2027, including a Gathering Place Feasibility Study.
- Sponsors:** Ald. Johnson
- Appearing:*
Kate Madison, DCD Planning
- Mr. Leichtling and Ms. Madison gave a presentation.*
- Vice-chair Nemec moved approval, seconded by member Crane. (Prevailed 7-0)*
- A motion was made by Allyson Nemec, seconded by Catrina Crane, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**
- Aye:** 7 - Nemec, Washington, Sas-Perez, Bloomingdale, Smith, Crane, and Moody
- No:** 0

Meeting adjourned at 3:03 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>.