



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, August 22, 2022

1:30 PM

Room 301-B, 3rd Fl., City Hall
200 E. Wells St.
Milwaukee, WI 53202

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, if available, or the internet, if available, at <https://city.milwaukee.gov/cityclerk/CityChannel>.

Meeting convened at 1:31 p.m.

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

Also present:

*Sam Leichtling, DCD Planning
Kristin Connelly, DCD Planning
Sydney Swift, DCD Planning*

1. Review and approval of the previous meeting minutes from July 18, 2022.

The meeting minutes from July 18, 2022 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [220400](#)** A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, for the properties located at 2317-25 North 6th Street, and 2316-18 and 2322 North 7th Street, on the north side of West North Avenue between North 6th Street and North 7th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
 Amy Turim, DCD/RACM
 Michael Adetoro, FIT Investment Group
 Elisabeth Rask, Cinnaire

No public testimony.

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 Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Streets & Alleys

3. [220168](#) Resolution to vacate the alley between West McKinley Avenue and North 6th Street in the block bound by West McKinley Avenue, North Vel R Phillips Avenue, West Vliet Street, and North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
 Kevin Kuschel, DCD Planning
 Katie Sanders, Milwaukee Public Museum

Vice-chair Nemec moved approval, seconded by member Crane. (Prevailed 7-0)

Condition:
 Submission of payment

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, Sas-Perez, Crane, Washington, Bloomingdale, Moody, and Smith

No: 0

Zoning - Public Hearing 1:45 PM

4. [220401](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM3 to Multi-Family Residential, RM6, for a multi-family development on the northern portion of 2604-44 North Hackett Avenue, located on the east side of North Hackett Avenue, north of East Bellevue Place, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

Vice-chair Nemec moved that the City Plan Commission convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved.

Ayes (7) - Bloomington, Nemec, Sas-Perez, Washington, Crane, Smith, Moody

The meeting convened into closed session at 2:13 p.m.

Present (7) - Bloomington, Nemec, Sas-Perez, Washington, Crane, Smith, Moody

Also present:

Sam Leichtling, DCD Planning Division

Kristin Connelly, DCD Planning Division

Todd Farris, Deputy City Attorney

Lafayette Crump, DCD Commissioner

Dawn Schmidt, DPW

Member Crane moved to reconvene, seconded by vice-chair Nemec, into open session. There was no objection.

The committee reconvened into open session at 2:59 p.m.

The meeting recessed at 3 p.m.

The meeting reconvened at 3:10 p.m.

Appearing:

Michael DeMichele, DeMichele Company, LLC

Pastor Ian Burch, St. Mark's Episcopal Church

Dawn Schmidt, DPW

James Shields, HGA

Andrew Lasca, HGA

Ms. Schmidt said that a traffic analysis study was not required presently by DPW standards and Hackett Ave. would remain a one way street.

Public testimony in support:

John Johnson

Isaac Rowlett

Leslie McCormick

Montavius Jones, Bicycle & Pedestrian Task Force

Aaron Moriak

Robin Palm

Quinton Klabon

Charle Megenity

Jonathan Brostoff

Those in support testified in favor of increased density in the area and city, increased foot traffic, sustainability for the commercial corridor, historic preservation sustainability, more accessibility for people to live in the area, increased market rate housing, bicycle parking in the indoor garage, RM6 zoning existing elsewhere in the city similar to Hackett Ave., that the church would need additional funding on top of the sale of the parking lot for the apartment development,

*Public testimony in opposition:**Lorraine McNamara-McGraw**Kay Wosewick**Jim Schleif**Debbie Bylan**Janet Fitch**Mark Plotkin**Jeff May**Shirley Bankier**Kelly Knoke**Luke Chiarelli**Neil Thompson*

Those in opposition testified with concerns over increased density, reduced street and above lot parking, increased package deliveries, increased traffic; no formal full traffic impact analysis being done; timeliness of information received; RM6 zoning being inappropriate for the area; wanting more time for review and community input; wanting lesser density, a smaller development, lower RM zoning in the new development, increased home ownership via a development instead of new market rate rental housing; that the church did not entertain a second mortgage to fund their church rebuild; that the new apartment development was not a necessity; that several homes within the block would be directly impacted, have their views obstructed, and potentially see their homes devalued; and that a lawsuit was filed representing several neighbors and expressing their concerns.

Vice-chair Nemece moved to hold the file to the next meeting without a public hearing for there to be a full traffic impact analysis study be done by the developer. Member Moody seconded. (Failed 1-6) Aye - Nemece

Member Washington moved conditional approval, seconded by member Crane, with the recommendation conditioned upon the applicant conducting a traffic and safety impact analysis and submitting the results to DCD and DPW prior to this item being heard by the Zoning, Neighborhoods, and Development Committee. City staff shall identify an appropriate scope for this analysis and share with the applicant. The results of the analysis should also be shared with neighbors via mailing to residents within 250 feet of the proposed development prior to the hearing at ZND. (Prevailed 7-0)

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

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

No: 0

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

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

No: 0

Meeting adjourned at 6:59 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>.