



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, July 8, 2024

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 1:30 p.m.

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

Also present:

*Sam Leichtling, DCD Planning
Kristin Connelly, DCD Planning
Emily Goodman, DCD Planning
Zion Owusu-Yeboah, DCD Summer Youth Intern*

1. Review and approval of the previous meeting minutes from June 17, 2024.

Meeting minutes from June 17, 2024 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [240151](#) A substitute ordinance relating to floodplain and shoreland-wetland zoning regulations.

Sponsors: THE CHAIR

*Appearing:
Ed Richardson, DCD Planning*

The file revises the list of official flood hazard area maps adopted by the city. More

specifically, Section 295-1117-5 of the code will be repealed and recreated to reflect necessary updates as mandated by FEMA and the Wisconsin Department of Natural Resources.

No public testimony.

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

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

No: 0

Zoning - Public Hearing 1:35 PM

3. [240250](#) A substitute ordinance relating to the change in zoning from Local Business, LB2, to Two-Family Residential, RT4, on the western portion of 1585 South Cesar E. Chavez Drive, located on the north side of West Lapham Street, west of South Cesar E. Chavez Drive, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Ms. Connelly presented.

This zoning change was requested by Ristic Joint Revocable Trust and will allow the applicant to purchase the western 13 feet of the subject site from the City of Milwaukee and add it to their residential lot at 1610 West Lapham Street, which is zoned RT4.

It was indicated that Pres. Perez was in support.

No public testimony.

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

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

No: 0

Zoning - Public Hearing 1:45 PM

4. [240358](#) Resolution approving a mixed-use development known as the Bronzeville Creative Arts & Technology Hub located on the north side of West North

Avenue between North 6th Street and North 7th Street, relative to the Development Incentive Zone known as Bronzeville Cultural and Entertainment District, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling presented.

Appearing:

Michael Adetoro, FIT Investment Group

Amanda Koch, Engberg Anderson Architecture

Mr. Adetoro and Ms. Koch further presented.

FIT Investment Group is proposing to construct a 4-story building, known as the Bronzeville Creative Arts & Technology Hub, that includes 60 residential units and approximately 29,000 square feet of commercial space that will anchor the corner at 6th and North. There will also be 3 live-work units and a public plaza located along North Avenue. Uses within the commercial portion of the building are anticipated to include a first floor café and 150-200 seat flexible performance space. Upper floor tenants of the commercial space are intended to have a focus on arts, music and technology. A STEM tutoring use will be located on the first floor of the residential portion. The proposed uses are allowed by the DIZ overlay, but the STEM tutoring use is classified as a Community Center, which is a Conditional Use per the DIZ overlay and requires a public hearing by the City Plan Commission.

Public testimony in opposition:

Evelyn Boyles, resident, testified to residing on 6th St. near the site. She had concerns that the development would add to community issues in the area and negatively impact residents' lives due to adding density to the area. Concerns included the proposed development's lack of play space, impact on parking and traffic, lack of community engagement of immediate residents, lack of green space, elimination of main street sight lines for residents, height of the development being much larger than the homes in the area, lack of rent cost information, overpopulation of the site with 3 and 4 bedroom units, and lack of site remediation information.

Kendall Meyer, resident to the north, testified with concerns on the development. Concerns included lack of sustainability, lack of greenspace, lack of play space, lack of setback, and traffic and public safety issues with children playing in the streets and increased traffic coming into the area.

Marita Simmons, adjacent resident to the north on 6th St, testified that the development would obstruct her home's access to solar energy and line of site to North Ave. Other concerns included inadequate parking, traffic issues being exacerbated, lack of greenspace, and increased density to the area.

Public testimony in support:

Cade Gerlach testified that the development would bring residential affordability to the area and that the development should not be burdened to address the social issues of the area, which should be the City's role to address.

Mr. Adetoro and Ms. Koch commented. They were committed to work with Ms. Simmons to address her solar panel access concerns and landscaping as well as

connect with other immediate resident neighbors. They were open to explore adding landscaping, especially to the north. The site was too small to feasibly install play space. The site will offer creative arts programming and lessons to community youths, students, and families. There will be onsite property management and security in place. His office will be located onsite. They are exploring making additional parking arrangements for the commercial components.

Member Washington moved conditional approval, seconded by member Sas-Perez. (Prevailed 6-0-1) Member Smith abstained.

Conditions:

That the developer submit an updated landscape plan that meets code requirements and includes additional elements along the portion of the northern property line adjacent to 2327 N 6th St. The developer has also agreed to meet with the adjacent property owner to review impacts of the proposed development on existing solar panels.

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

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

No: 0

Abstain: 1 - Smith

Land Division

5. [240247](#) Resolution conditionally approving a final Certified Survey Map for land located on the north side of West North Avenue, east of North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

This file was taken in companionship with the previous file.

Mr. Leichtling presented.

This resolution approves a final Certified Survey Map that combines 8 lots into 1 lot for the development of the Bronzeville Creative Arts & Technology Hub project and dedicated land for public street purposes.

Member Washington moved conditional approval, seconded by member Sas-Perez. (Prevailed 6-0-1) Member Smith abstained.

Condition:

Closing of the real estate transaction under one entity.

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

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

No: 0

Abstain: 1 - Smith

Comprehensive Planning

6. [240199](#) A substitute ordinance amending land use recommendations in the Menomonee Valley Area Comprehensive Plan Update, part of Milwaukee's Overall Comprehensive Plan, for a portion of the St. Paul Corridor in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Monica Wauck-Smith, DCD Planning

Mr. Leichtling and Ms. Wauck-Smith presented.

The proposed Plan Amendment would modify the future land use recommendations contained within MVP 2.0 for the portion of the West St. Paul Avenue Corridor bounded by North 16th Street to the west, I-94 to the north, the Canadian Pacific Kansas City railroad tracks to the south, and North 6th Street on the east to indicate that if there are existing former industrial buildings that are no longer feasible for industrial, office or commercial uses, the land uses for those buildings should be permitted to transition to residential uses, if such a transition is required to preserve the building.

Based on analysis, staff recommended denial.

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

Public testimony in support:
Kendall Breunig, Sunset Investors
Jim Barry, The Barry Company
Stephen Kaniewski, Brass Light Gallery
Cade Gerlach
John Crone, River Valley Historic Venue
Emma Rudd, Milwaukee Preservation Alliance
Joe D'Acquisto, River Valley Historic Venue
Dan Cary, Plum Media
Christopher Kidd, CCK Properties LLC
Andrew Gehl, Third Space Brewing

Those in support testified that the amendment was needed to repurpose and revitalize the building, residential use was the only viable option for the site, that the revision was minor and limited, that the revision would not impact public health and safety in the area, that it would not negatively impact industrial operations in the area, and that the existing plan was not working for this portion of the area.

Testimony in opposition:
Joyce Koker, Menomonee River Valley Business Improvement District #26
Garan Chivinski, Ingeteam
Lindsey St. Arnold-Bell, Near West Side Partners
Jeff Morgan, Allied Insulation & Menomonee Valley Partners
Julie Penman, Menomonee Valley Partners

*E.J. Strother, Materion
Tracey Heber, Stamm Technologies
Corey Zetts, Menomonee Valley Partners*

Those in opposition testified that the plan amendment would endanger the overall plan and the preservation of industrial land uses within the area, present public safety and traffic issues with existing industrial operations, that residential use was incompatible, and that the land use change to residential would spread.

Chair Bloomingdale moved to place on file, seconded by member Moody. (Prevailed 4-2-1) Noes - Washington, Smith; Abstention - Crane

A motion was made by Stephanie Bloomingdale, seconded by Tarik Moody, that this Ordinance be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Nemec, Sas-Perez, Bloomingdale, and Moody

No: 2 - Washington, and Smith

Abstain: 1 - Crane

Meeting adjourned at 5:40 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>.