



# 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, October 21, 2024

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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**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:** 6 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody

**Excused:** 1 - Smith

**Also present:**

*Sam Leichtling, DCD Planning*

*Kristin Connelly, DCD Planning*

*Emily Goodman, DCD Planning*

**1. Review and approval of the previous meeting minutes from September 30, 2024.**

*Meeting minutes from September 30, 2024 were approved without objection.*

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

- 2. [240661](#)** A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Industrial Mixed, IM, for the properties located at 2716 and 2740 North Humboldt Boulevard, on the east side of North Humboldt Boulevard, north of East Center Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Brostoff

*This file was heard with companion item 3, file number 240901.*

*Mr. Leichtling presented. Staff recommends approval.*

*Appearing:*

*Nola Hitchcock Cross, applicant/developer*

*Ben Schenck, TKWA*

*Montavius Jones, co-developer*

*James Washington, DPW*

*Ms. Hitchcock Cross and Mr. Schenck presented on project details.*

*This zoning change was requested by Living in Community Milwaukee, LLC and will allow the 2716 and 2740 North Humboldt Bl., zoned RT4, to be combined with 2730 North Humboldt Bl., zoned IM, for the construction of a cohousing residential development known as River Trail Commons. A total of 40 residential units will be provided within 3 buildings, along with shared space and amenities, as well as vehicular and bicycle parking. The 40 residential units are anticipated to be owned individually by the residents.*

*Public testimony in opposition:*

*Matt LaBorde, resident*

*Joe McCarthy, resident*

*Sally Morgan, resident*

*James Morgan, resident*

*Those who testified in opposition supported the project overall but were opposed to the use of the alley and Center St. as the main vehicular entrance and exit access point to the development. They were concerned that the alley and Center St. was too narrow to support increased two-way traffic to and from the development creating public safety hazards relating to fire apparatus response, snow plow, trash pickup, deliveries, and pedestrian use. There was concern that the dimensions of the access paths were inaccurate and less than the measurements listed in City records. They said that the design of the development should be modified to have the main vehicular access point be on Humboldt Bl.*

*Public testimony in support:*

*Patrick Moore, resident*

*Vince Bushell, resident*

*Jeremiah Thompson, resident*

*Andre Lee Ellis, resident*

*Those who testified in support said that the alley and Center St. traffic concerns may be unfounded, traffic was not heavy through their experiences using those paths, traffic would remain light with the addition of the development, and the new development would be a great addition to the neighborhood and city. Mr. Thompson and Mr. Ellis indicated that they plan to reside at the new development.*

*Mr. Washington said DPW had reviewed and found, based on City mapping records relative to dimensions, that both Center St. and the associated alley would support traffic to the new development.*

*Mr. Schenck and Mr. Jones said that fire response and deliveries would be directed at Humboldt Bl. and that they would pave and plow the alley.*

Chair Bloomingdale left the meeting at 2:47 p.m.

Vice-chair Nemec chairing the remainder of the meeting.

Mr. Leichtling noted that the street and alley under discussion already provide auto access to this area, and that the approval of the zoning change does not impact the dimensions of the alley, and that the existing zoning of the 2730 N Humboldt parcel already allows for multi-family housing, which DPW has indicated would be permitted to be served by the alley.

A copy of the city engineering quarter section map, showing the dimensions of public right of way in this segment of East Center St. and the north/south alley that would serve the development site, were distributed to commissioners and made part of the record.

Member Washington moved approval, seconded by member Sas-Perez. (Prevailed 5-0)

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

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

**No:** 0

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

## Zoning

3. [240901](#) Resolution approving plans for a cohousing development known as River Trail Commons located at 2716-2740 North Humboldt Boulevard, on the west side of the Milwaukee River, east of North Humboldt Boulevard and north of East Center Street relative to the Milwaukee River Greenway Site Plan Review Overlay Zone, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*This file was heard in companionship with item 2, file number 240661.*

*Mr. Leichtling presented. Staff recommends approval.*

*Appearing:*

*Nola Hitchcock Cross, applicant/developer*

*Ben Schenck, TKWA*

*Montavius Jones, co-developer*

*James Washington, DPW*

*Ms. Hitchcock Cross and Mr. Schenck presented on project details.*

*This resolution approves plans for a cohousing development at 2716, 2730, and 2740 North Humboldt Boulevard, on the west side of Milwaukee Rive. Living in Community*

*Milwaukee, LLC is proposing to construct a 3-building, 40-unit cohousing development on the subject sites, which will be combined into one parcel.*

*Public testimony in opposition:*

*Matt LaBorde, resident*

*Joe McCarthy, resident*

*Sally Morgan, resident*

*James Morgan, resident*

*Those who testified in opposition supported the project overall but were opposed to the use of the alley and Center St. as the main vehicular entrance and exit access point to the development. They were concerned that the alley and Center St. was too narrow to support increased two-way traffic to and from the development creating public safety hazards relating to fire apparatus response, snow plow, trash pickup, deliveries, and pedestrian use. There was concern that the dimensions of the access paths were inaccurate and less than the measurements listed in City records. They said that the design of the development should be modified to have the main vehicular access point be on Humboldt Bl.*

*Public testimony in support:*

*Patrick Moore, resident*

*Vince Bushell, resident*

*Jeremiah Thompson, resident*

*Andre Lee Ellis, resident*

*Those who testified in support said that the alley and Center St. traffic concerns may be unfounded, traffic was not heavy through their experiences using those paths, traffic would remain light with the addition of the development, and the new development would be a great addition to the neighborhood and city. Mr. Thompson and Mr. Ellis indicated that they plan to reside at the new development.*

*Mr. Washington said DPW had reviewed and found, based on City mapping records relative to dimensions, that both Center St. and the associated alley would support traffic to the new development.*

*Mr. Schenck and Mr. Jones said that fire response and deliveries would be directed at Humboldt Bl. and that they would pave and plow the alley.*

*Chair Bloomingdale left the meeting at 2:47 p.m.*

*Vice-chair Nemecek chairing the remainder of the meeting.*

*Mr. Leichtling noted that the street and alley under discussion already provide auto access to this area, and that the approval of the zoning change does not impact the dimensions of the alley, and that the existing zoning of the 2730 N Humboldt parcel already allows for multi-family housing, which DPW has indicated would be permitted to be served by the alley.*

*A copy of the city engineering quarter section map, showing the dimensions of public right of way in this segment of East Center St. and the north/south alley that would serve the development site, were distributed to commissioners and made part of the record.*

*Member Washington moved approval, seconded by member Sas-Perez. (Prevailed 5-0)*

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

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

**No:** 0

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

**4. [240936](#)**

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Lincolnshire Apartments to approve a replacement fence along the entrance to the residential development located on the west side of North 55th Street, north of West Green Tree Road, in the 9th Aldermanic District.

**Sponsors:** Ald. Taylor

*Ms. Connelly presented. Staff recommends approval.*

*Appearing:*

*Greg Rich, Eagle Management Co.*

*The purpose of this Minor Modification is to allow the replacement of the existing decorative fence with a 6' tall black powder coated chain link fence. Additionally, the single arm barrier gates will be replaced with an electronic swing gate system. A new pedestrian gate will also be added behind the existing gate house.*

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

**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:** 5 - Crane, Nemec, Sas-Perez, Washington, and Moody

**No:** 0

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

**Meeting adjourned at 3:33 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>.**