



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, May 6, 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.

Vice-chair Nemec presiding over the meeting.

Present: 6 - Crane, Nemec, Sas-Perez, Washington, Moody, Smith

Excused: 1 - Bloomingdale

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

Khari Bell, DCD Planning

1. Review and approval of the previous meeting minutes from March 25, 2024.

The meeting minutes from March 25, 2024 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [231936](#)** A substitute ordinance relating to the change in zoning from Detailed Planned Development known as University Club to Downtown - Residential and Specialty Use, C9B, for the property located at 924 East Wells Street, located on the north side of East Wells Street, west of North Prospect Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Ms. Connelly presented. The change would allow for other uses within the existing building other than the currently allowed social club use.

*Appearing:
Steve Radke, Northwestern Mutual*

Mr. Radke presented.

*Public testimony with questions:
Daniel Featherly, resident*

No other public testimony.

*Member Washington moved approval, seconded by member Crane. (Prevailed 5-0-1)
Vice-chair Nemec abstained.*

A motion was made by Ranell Washington, 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: 5 - Crane, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

Zoning - Public Hearing 1:40 PM

3. [231935](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Kenilworth Building to allow additional uses within the ground floor commercial tenant spaces of the existing building located at 2185 North Prospect Avenue, on the south side of East Kenilworth Place, west of North Prospect Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Mr. Leichtling presented. The change would allow additional uses within the ground floor commercial tenant spaces of the existing building.

*Appearing:
Rich Pipek, InStudio Architecture
Morgan Shea, May One*

Ms. Shea and Mr. Pipek presented.

No public testimony.

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

A motion was made by Brianna Sas-Perez, 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: 6 - Crane, Nemec, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Land Division

4. [231454](#) Resolution approving a final Certified Survey Map for land located on the south side of West Mount Vernon Avenue east of North 12th Street, in the 4th Aldermanic District

Sponsors: Ald. Bauman

Items 4 and 5 were considered together.

Mr. Leichtling gave introductory remarks.

Appearing:

Jonathan Latsko, DCD Planning

Benji Timm, DCD

Mr. Latsko and Timm presented. The files would redivide lots for future development, dedicate land for public street purposes, and extend Mt. Vernon Ave.

Member Washington moved conditional approval, seconded by member Moody. (Prevailed 6-0)

Condition:

Applicant to obtain signature from the City Treasurer's Office of satisfying outstanding property taxes.

A motion was made by Ranell Washington, seconded by Tarik Moody, that this Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Bloomingdale

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

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

No: 0

Excused: 1 - Bloomingdale

5. [231455](#) Resolution approving a final Certified Survey Map for land located on the north side of the Menomonee River and east of I-43, in the 4th Aldermanic District

Sponsors: Ald. Bauman

Items 4 and 5 were considered together.

Mr. Leichtling gave introductory remarks.

Appearing:

Jonathan Latsko, DCD Planning

Benji Timm, DCD

Mr. Latsko and Timm presented. The files would redivide lots for future development, dedicate land for public street purposes, and extend Mt. Vernon Ave.

Member Washington moved approval, seconded by member Moody. (Prevailed 6-0)

A motion was made by Ranell Washington, seconded by Tarik Moody, 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, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Communication

6. [232025](#) Communication from the Department of City Development regarding the Reimagining WIS 175 Study.

Sponsors: THE CHAIR

Mr. Leichtling gave introductory remarks.

Appearing:

Monica Wauck-Smith, DCD Planning

Doug Cain, WisDOT

Ms. Wauck-Smith and Mr. Cain gave an update presentation on the Reimagining WIS 175 Study relative to research and data gathering, study stages, study goals, study schedule, public involvement meetings and feedback, future outreach, and broad range of alternatives.

A video was shown regarding the study area, project needs, aging infrastructure, incomplete freeway network, disconnected neighborhoods, multi-modal connection opportunities, safety, and study goals.

Study goal areas would include safe system design, transportation operations, economic equity, multi-modal mobility, environmental, neighborhood design, and social

equity.

Final report completion anticipated for March 2025.

Member Washington moved to hold to the call of the chair, seconded by member Smith. (Prevailed 5-0-1) Vice-chair Nemec abstained.

A motion was made by Ranell Washington, seconded by Willie Smith, that this Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Crane, Sas-Perez, Washington, Moody, and Smith

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Nemec

Meeting adjourned at 2:38 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>.