



City of Milwaukee

809 N. Broadway, 1st Floor
Boardroom
Milwaukee, WI 53202

Meeting Minutes

CITY PLAN COMMISSION

STEPHANIE BLOOMINGDALE - CHAIR

ALLYSON NEMEC - VICE-CHAIR

*Ranell Washington, Catrina Crane, Willie Smith, Tarik Moody,
and Jesus O. Gonzalez*

Chris Lee, Staff Assistant, 286-2232, clee@milwaukee.gov

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Monday, January 27, 2025

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 9:00 a.m.

New commissioner Gonzalez was welcomed and gave introductory remarks.

Present: 7 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, Moody, 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 December 2, 2024.

Meeting minutes from December 2, 2024 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [240721](#) An ordinance relating to the membership of the board of zoning appeals (BOZA).

Sponsors: Ald. Perez

Mr. Leichtling presented. Staff recommends approval.

Appearing:

Pres. Ald. Jose Perez, 12th Ald. Dist.

Pres. Ald. Perez commented.

This ordinance adds certain qualifications for appointed board members. It requires that the board include:

- 1) An attorney licensed to practice law in Wisconsin.*
- 2) An architect licensed in Wisconsin.*
- 3) An individual with a background in public safety.*
- 4) An individual with a demonstrated interest in social welfare or housing issues.*

No public testimony.

It was indicated that the Board of Zoning Appeals was in support.

In response to a question from Commissioners, Ald. Perez confirmed that sponsor's intent is that the requirement that the Board include a licensed architect could be met by an individual holding a landscape architecture license.

Commissioner 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, Gonzalez, Washington, Bloomingdale, Moody, and Smith

No: 0

Zoning - Public Hearing 1:35 PM

3. [240526](#) An ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Block 5 - Arena Master Plan for a mixed-use development on the block bounded by West McKinley Avenue, North Martin Luther King Jr. Drive, West Juneau Avenue, and North Vel R. Phillips Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommends approval.

Appearing:

Michael Belot, Milwaukee Bucks, Inc.

Brian Loftin, J. Jeffers & Co.

Scott Kindness, EUA

John Donoghue, J. Jeffers & Co.

Presentation was given by the development team on specifics of the development project.

This zoning change was requested by Jeffers Block 5 Partners, LLC and will allow construction of a 5-7 story mixed-use building with ground floor commercial space and approximately 269 market rate residential units on the upper floors. The 7-story volume is located on the south portion of the block and the 5-story portion is on the north side. The residential component of the building will be equipped with a ground floor resident lobby, fitness area and outdoor rooftop space, and on-site management offices, among other amenities. A 278-space parking structure that will be utilized by the residents is located at the center of the block, mostly concealed by the building. The northern portion of the block includes an outdoor plaza on the northeast corner and a Milwaukee Area Technical College (MATC) fieldhouse to the west.

There was discussion regarding rentals (unit costs, mix, and size), fieldhouse operations and usage, traffic logistics, parking count, loading/unloading/drop-off areas, accessibility, bus usage, plaza (activities, protective buffers, and size), retail/commercial spaces, outside lighting, masonry facade design and material on the northern corner, and amenities and community space.

Providing public testimony:

Albert Brown, resident, testified with no objections and inquired about affordability and human/minority resource requirements on the project.

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

Conditions:

Conditions specified in staff report, including applicant continuing to work with DPW and DCD on the final plaza design, loading areas, and submitting updated exhibits that incorporate comments previously provided by DCD and DPW. Applicant to also submit information for review by DPW regarding traffic/parking plans for times when events are held simultaneously at proposed new venue and existing neighboring venues.

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

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

No: 0

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

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

No: 0

DPW

4. [241341](#)

A substitute ordinance establishing a pedestrian mall to be known as "Nativity Jesuit Pedestrian Mall" in South 29th Street from West Orchard Street to a point approximately 180 feet south of West Orchard Street, in the 8th Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling presented. Staff recommends approval.

*Appearing:
James Washington, DPW
Brionne Bischke, JSD
Vanessa Slis, NJA*

Mr. Washington and applicant team presented on specifics of the pedestrian mall project.

This ordinance establishes a pedestrian mall in South 29th Street, from West Orchard Street to a point approximately 180 feet south of West Orchard Street, in the 8th Aldermanic District for public use and private use by Nativity Jesuit Academy.

*Providing testimony in support:
Machez Martinez, NJA teacher and parent
Mark Heron, NJA board member*

There was discussion regarding public and private use of the pedestrian mall, community outreach, safety, green space availability, accessibility, and signage/messaging.

*Commissioner Gonzalez moved approval, seconded by commissioner Crane.
(Prevailed 7-0)*

A motion was made by Jesus O. Gonzalez, seconded by Catrina Crane, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Land Division

5. [241334](#) Resolution approving a final Certified Survey Map for land located on the south side of West Bobolink Avenue, east of North 111th Street, in the 5th Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Jonny Latsko, DCD Planning*

Mr. Latsko presented.

This resolution approves a final Certified Survey Map that divides one parcel into two lots for future sale and dedicates land for public street purposes.

Vice-chair Nemec moved conditonal approval, seconded by commissioner . (Prevailed 7-0)

Conditions:

For all necessary signatures, including from the City Treasurer's Office, be obtained prior to consideration by the Zoning, Neighborhoods and Development Committee.

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

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

No: 0

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

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

No: 0

Miscellaneous

6. [241452](#) Communication relating to the 2024 year in review.

Sponsors: THE CHAIR

Ms. Goodman gave a presentation on City Plan Commission activities, items reviewed, and approvals for the year 2024 relating to amended planned developments, minor modifications, zoning changes, overlay projects, and overlay deviations.

Mr. Leichtling gave an update on past approvals.

Meeting adjourned at 3:40 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>.