



# 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*

*Legislative Liaison, Max Drickey, 414-286-8012,*

*max.drickey@milwaukee.gov*

*Planning Division, 414-286-5726, planadmin@milwaukee.gov*

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Monday, February 17, 2025

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

**Present:** 5 - Crane, Nemec, Bloomingdale, Washington, Gonzalez

**Excused:** 2 - Smith, Moody

#### Also present:

*Sam Leichtling, DCD Planning*

*Kristin Connelly, DCD Planning*

*Emily Goodman, DCD Planning*

#### 1. Review and approval of the previous meeting minutes from January 27, 2025.

*The meeting minutes from January 27, 2025 were approved without objection.*

#### Streets & Alleys

#### 2. [241029](#) Resolution to vacate the east-west alley in the block bounded by East Mineral Street, East Washington Street, South Barclay Street, and railway, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

**Appearing:**

*Jonny Latsko, DCD Planning  
Atty. Michael Maistelman, legal counsel for applicant*

*Mr. Latsko presented. Staff recommends approval.*

*This resolution vacates the above public right-of-way in accordance with vacation proceedings. This vacation was requested by Mill Valley Recycling LLC, the abutting property owner at 1006 South Barclay Street, to continue utilizing the alley as a private drive.*

*Vice-chair Nemecek moved approval, seconded by commissioner Washington. (Prevailed 5-0)*

**This Resolution was RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE**

**Aye:** 5 - Crane, Nemecek, Washington, Bloomingdale, and Gonzalez

**No:** 0

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

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

3. [240938](#) An ordinance relating to the 1st Amendment to the Detailed Planned Development known as Downer Avenue Redevelopment, Phase 2 to allow a multi-family residential development to be constructed on the property located at 2560 North Stowell Avenue, on the northeast corner of North Stowell Avenue and East Webster Place, in the 3rd Aldermanic District.

**Sponsors:** Ald. Brostoff

*Ms. Connelly presented. Staff recommends approval.*

*Appearing:*

*Atty. Leah Wyant, legal counsel for applicant  
Luke Holdmann, Stephen Perry Smith Architects*

*Atty. Wyant and Mr. Holdmann presented on details of the development project.*

*This zoning change will allow a multi-family residential development to be constructed on the subject site. The new owners, 2502 LLC, 2502 S LLC and 2502 H LLC, are requesting an amendment to the DPD zoning to allow a 7-story, 65-unit multi-family residential building to be constructed on the site. Approximately 81 indoor parking spaces will be provided for the residents, along with bicycle parking. Changes from the previous proposed development include a reduction in height and density, increase in landscaping, and an upgrade in building materials.*

*Public testimony in opposition and/or with concerns:*

*Rachel Kinder, resident  
Jen Lalko, resident  
Elizabeth McKenna, resident  
Matt Groth, resident*

*Those who testified in opposition were concerned with negative impacts on pedestrian safety, parking, traffic safety, property values, and accessibility stemming from increased density, low visibility, noise, location of the entranceway at Stowell Ave. and Webster Pl., and lack of loading zones for the new development. They advocated for lower building height, less density, relocation of the entrance way, use of the alley as a thoroughfare, and addition of traffic calming measures.*

*Public testimony with questions:*

*Pam Frautschi, resident, inquired about the timeline for staging and construction.*

*Dawn Schmidt, DPW, appeared and said that the development did not merit a traffic impact analysis to be done.*

*Atty. Wyant and Mr. Holdmann said that they will proceed to pursue Common Council review in April to allow for aldermanic representation to be in place, the project will have a 9-11 month construction period, and they will utilize the alley as the primary staging area.*

*Vice-chair Nemeč moved approval conditionally, seconded by commissioner Crane. (Prevailed 5-0)*

*Conditions:*

*Applicant working with staff prior to ZND to study feasibility of relocating the main parking garage entrance to the alley, confirming adequate elevator dimensions and logistics for tenants moving in and out, and that access and circulation plans allow for efficient trash pickup operations.*

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

**Aye:** 5 - Crane, Nemeč, Washington, Bloomingdale, and Gonzalez

**No:** 0

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

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

**Aye:** 5 - Crane, Nemeč, Washington, Bloomingdale, and Gonzalez

**No:** 0

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

### **Zoning - Public Hearings 2:00 PM**

4. [241339](#) An ordinance relating to the Second Amendment to the General Planned Development, known as Arena Master Plan to allow changes to the zoning standards for Block 3 located on the north side of West State Street, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

*Mr. Leichtling presented. Staff recommends approval.*

*Assistant City Attorney Joseph Dobbs appeared and commented on the commission's authority and standards to consider on matters pertaining to zoning map and GPD amendments.*

*Appearing:*

*Peter Feigin, Milwaukee Bucks*

*Andy Inman, North Central Group*

*Jeff Brenkus, GBA (architect)*

*Mr. Feigin, Mr. Inman, and Mr. Brenkus presented on details of the development project.*

*This amendment will allow changes to the GPD standards for Block 3, including the allowance of up to 4 buildings on the block and other adjustments to the design standards. Milwaukee DD Lodging Investors II, LLC is proposing to construct a 7-story, 156-room hotel known as the Moxy on the southeast portion of Block 3 within the GPD. As part of this proposal, the existing parcel (430 W. State Street) will be divided into two, creating a 4th lot within Block 3.*

*The commission inquired and discussed lighting design, landscape design, generator room location, balcony use and design, parking and valet service, construction timeline, and lots 2 and 3 future plans.*

*Public testimony in opposition and/or with concerns:*

*Dr. Michael Rosen, resident*

*Troy Brewer, resident and MASH*

*Peter Rickman, resident and MASH*

*Justin Otto, MASH*

*Shidi Chesser, MASH*

*Those who testified in opposition were concerned that the proposed new hotel development does not satisfy the standards for highest and best hospitality and land use due to the proposed development being a limited use service hotel, will not provide adequate hospitality jobs, will negatively impact the public safety and welfare of residents by providing low wage hospitality jobs, has an inadequate parking plan. They requested to hold and delay review of the proposed hotel so that a full service or better hotel development can be brought forward containing a viable full parking plan, resolve land use issues, allow for hospitality labor negotiations, and have better design.*

*Public testimony in support:*

*Chris Rasch, Building Advantage*

*Donald Oldani, IEW*

*Dan Bukiewicz, Milwaukee Building Trades*

*Thomas Moore, engineer*

*Atty. Bruce Block, legal counsel for Milwaukee Bucks*

*Those who testified in support said that the proposed hotel development had good design, meet the permitted use standards of the site, will benefit the construction trade and labor force with employment.*

*Mr. Leichtling noted that state statutes prohibit conditioning a zoning approval upon agreements or waivers related to certain items that are governed by federal labor laws.*

*The commission inquired and discussed further parking capacity and requirements, construction timeline, and employment/labor opportunities.*

*Commissioner Washington moved approval conditionally, seconded by commissioner Gonzalez. (Prevailed 5-0)*

*Condition:*

*Applicant to explore whether the generator and transformer room can be moved or otherwise adjusted to minimize visual impacts from State St.*

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

**Aye:** 5 - Crane, Nemec, Washington, Bloomingdale, and Gonzalez

**No:** 0

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

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

**Aye:** 5 - Crane, Nemec, Washington, Bloomingdale, and Gonzalez

**No:** 0

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

5. [241340](#)

An ordinance relating to the change in zoning from General Planned Development known as Arena Master Plan to a Detailed Planned Development known as Block 3 - Arena Master Plan, Phase 2 to allow the construction of a multi-story hotel on the eastern portion of 430 West State Street, located on the north side of West State Street, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Mr. Leichtling presented. Staff recommends approval.*

*City Assistant Attorney Joseph Dobbs appeared and commented on the commission's authority and standards to consider on matters pertaining to zoning map and GPD amendments.*

*Appearing:*

*Peter Feigin, Milwaukee Bucks*

*Andy Inman, North Central Group*

*Jeff Brenkus, GBA (architect)*

*Mr. Feigin, Mr. Inman, and Mr. Brenkus presented on details of the development project.*

*This zoning change was requested by Milwaukee DD Lodging Investors II, LLC and will allow the construction of a multi-story hotel on the east portion of 430 West State Street.*

*The commission inquired and discussed lighting design, landscape design, generator room location, balcony use and design, parking and valet service, construction timeline, and lots 2 and 3 future plans.*

*Public testimony in opposition and/or with concerns:*

*Dr. Michael Rosen, resident  
Troy Brewer, resident and MASH  
Peter Rickman, resident and MASH  
Justin Otto, MASH  
Shidi Chesser, MASH*

*Those who testified in opposition were concerned that the proposed new hotel development does not satisfy the standards for highest and best hospitality and land use due to the proposed development being a limited use service hotel, will not provide adequate hospitality jobs, will negatively impact the public safety and welfare of residents by providing low wage hospitality jobs, has an inadequate parking plan. They requested to hold and delay review of the proposed hotel so that a full service or better hotel development can be brought forward containing a viable full parking plan, resolve land use issues, allow for hospitality labor negotiations, and have better design.*

*Public testimony in support:*

*Chris Rasch, Building Advantage  
Donald Oldani, IEW  
Dan Bukiewicz, Milwaukee Building Trades  
Thomas Moore, engineer  
Atty. Bruce Block, legal counsel for Milwaukee Bucks*

*Those who testified in support said that the proposed hotel development had good design, meet the permitted use standards of the site, will benefit the construction trade and labor force with employment.*

*Mr. Leichtling noted that state statutes prohibit conditioning a zoning approval upon agreements or waivers related to certain items that are governed by federal labor laws.*

*The commission inquired and discussed further parking capacity and requirements, construction timeline, and employment/labor opportunities.*

*Commissioner Washington moved approval conditionally, seconded by commissioner Gonzalez. (Prevailed 5-0)*

*Condition:*

*Applicant to explore whether the generator and transformer room can be moved or otherwise adjusted to minimize visual impacts from State St.*

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

**Aye:** 5 - Crane, Nemec, Washington, Bloomingdale, and Gonzalez

**No:** 0

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

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

**Aye:** 5 - Crane, Nemec, Washington, Bloomingdale, and Gonzalez

**No:** 0

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

**Meeting adjourned at 4:57 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>.**