



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

Monday, April 7, 2025

1:30 PM

Room 301-B, City Hall
200 E. Wells St.
Milwaukee, WI 53202

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 1:33 p.m.

Present: 6 - Crane, Nemec, Washington, Smith, Moody, Gonzalez

Excused: 1 - Bloomingdale

Also present:

Samuel Leichtling, DCD Planning

Kristin Connelly, DCD Planning

Emily Goodman, DCD Planning

1. Review and approval of the previous meeting minutes from March 10, 2025.

Meeting minutes from March 10, 2025 were approved without objection.

Zoning

- 2. [241814](#)** Resolution approving modifications to the river-facing façade of an existing building located at 273 East Erie Street, on the east side of the Milwaukee River, south of East Erie Street and west of North Broadway, relative to the Historic Third Ward Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of

the former Milwaukee Code, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommends approval.

*Appearing:
Daniel Kabara, Rinka*

Mr. Kabara presented.

The Milwaukee Institute of Art and Design (MIAD) is located at 273 E. Erie Street. MIAD is completing a renovation project within the existing building to add a Student Success Center, creating a space for students to receive counseling and tutoring services, along with study rooms. Proposed changes to the exterior of the building on the river-facing façade are the subject of this file. The proposal includes removal of existing concrete infill panels on the ground level of the Riverwalk side of the building and adding windows.

*Commissioner Washington moved approval, seconded by commissioner Smith.
(Prevailed 6-0)*

A motion was made by Ranell Washington, seconded by Willie Smith, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 6 - Crane, Nemec, Washington, Smith, Moody, and Gonzalez

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:35 PM

3. [241592](#) A substitute ordinance correcting the mixed zoning of the parcel located at 1026 North 24th Street, on the east side of North 24th Street, south of West Highland Avenue, in the 15th Aldermanic District and assigning the zoning of Two-Family Residential, RT4, to the property.

Sponsors: Ald. Stamper

Ms. Connelly presented. Staff recommends approval.

*Appearing:
Tess Wynn, DCD Real Estate*

Ms. Wynn provided additional comments.

This zoning change was initiated by the Department of City Development as directed by a motion of the Common Council of the City of Milwaukee, and will correct the mixed zoning of the subject site that occurred as the result of a City land sale and combination of two properties with different zoning designations.

No public testimony.

Commissioner Smith moved approval, seconded by commissioner Crane. (Prevailed 6-0)

A motion was made by Willie Smith, 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: 6 - Crane, Nemec, Washington, Smith, Moody, and Gonzalez

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 1:40 PM

4. [241464](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Holy Cathedral Church of God in Christ (aka Cathedral Heights) to allow changes to the previously approved plans for the construction of a church at 7200 West Florist Avenue, located on the north side of West Florist Avenue, east of North 73rd Street, in the 2nd Aldermanic District.

Sponsors: Ald. Chambers Jr.

Ms. Connelly presented. Staff recommends approval.

Appearing:

Jim Hinze, architect

Liz Lockett, Holy Cathedral Church of God in Christ

Ms. Lockett provided additional comments.

Holy Cathedral Church of God in Christ, the owner of the site, is requesting an amendment to the DPD zoning to update their plans to allow the construction of a smaller, 30,000 square foot building that includes an approximately 1,000-person capacity church, support services, and Word of Hope Ministries, along with accessory parking.

No public testimony.

Commissioner Washington moved approval, seconded by commissioner Smith. (Prevailed 6-0)

A motion was made by Ranell Washington, 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, Washington, Smith, Moody, and Gonzalez

No: 0

Excused: 1 - Bloomingdale

Meeting recessed at 1:50 pm.

Meeting reconvened at 1:55 pm.

Zoning - Public Hearing 1:55 PM

5. [241338](#) A substitute ordinance relating to the 3rd Amendment to the Detailed Planned Development known as Brady USA, Inc. Phase 1 (f/k/a W.H. Brady Company Corporate Center) and the 1st Amendment to the Detailed Planned Development known as Brady USA, Inc. Phase 2 to allow an expansion to the existing building and parking lot located at 6555 West Good Hope Road, on the south side of West Good Hope Road, west of North 60th Street, in the 9th Aldermanic District.

Sponsors: Ald. Taylor

Mr. Leichtling presented. Staff recommends approval.

Appearing:

Chris Johns, EUA

Nick Mischo, EUA

Mr. Johns and Mr. Mischo presented on details of the amendment and development.

Brady Corp. is proposing to amend both the Phase 1 and Phase 2 DPDs to allow a 100,000 square foot building and truck loading dock addition on west portion of the site and expansion of the parking lot on the midsection of the site. Additional landscaping and a pedestrian connection to Good Hope Road are also part of this zoning amendment.

Mr. Johns said that the matter is planned to go before the Granville-Havenwoods Advisory Committee for review as well.

No public testimony.

Commissioner Crane moved approval, seconded by commissioner Smith. (Prevailed 6-0)

A motion was made by Catrina Crane, 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, Nemece, Washington, Smith, Moody, and Gonzalez

No: 0

Excused: 1 - Bloomingdale

Zoning - Public Hearing 2:10 PM

6. [241815](#) Resolution approving a light motor vehicle sales facility use and site changes on the property located at 3804 South 27th Street, on the

east side of South 27th Street, north of West Howard Avenue, relative to the Development Incentive Zone Overlay known as South 27th/Howard, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented. Staff recommends approval conditionally.

*Appearing:
Tom Stachowiak, architect*

Mr. Stachowiak provided additional information.

The applicant is proposing to redevelop an existing building and parking lot located at 3804 South 27th Street as a light motor vehicle sales facility. A light motor vehicle sales facility is permitted within the overlay zone, but is subject to a public hearing and approval by CPC.

The commission discussed landscaping.

Ald. Scott Spiker, 13th aldermanic district, testified with no objections.

No other public testimony.

Commissioner Washington moved approval conditionally, seconded by commissioner Smith. (Prevailed 6-0)

*Condition:
The applicant to demonstrate compliance with the Wilson Creek landscaping DIZ standard prior to the issuance of an occupancy permit.*

A motion was made by Ranell Washington, seconded by Willie Smith, that this Plan Commission Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 6 - Crane, Nemec, Washington, Smith, Moody, and Gonzalez

No: 0

Excused: 1 - Bloomingdale

Meeting recessed at 2:19 pm.

Meeting reconvened at 2:45 pm.

Zoning - Public Hearings 2:45 PM

7. [240997](#) A substitute ordinance relating to creation of the RT5 zoning district.

Sponsors: Ald. Perez and Ald. Bauman

Mr. Leichtling presented.

This file relates to the creation of a new zoning district titled "RT5" within the two-family residential zoning districts (RT1-RT4). The use, development and design

standards for the RT5 district are similar to the existing RT4 district. However, the maximum number of dwelling units permitted in a multi-family building in the RT5 district would be 8 units, compared to 4 units in the RT4 district. Adoption of the ordinance and creation of the RT5 zoning district would not apply the district at any property in the city, and there are not currently pending proposals to map this new zoning district on any individual parcels. Changing the zoning of any property to RT5 would require future Common Council action via the Zoning Map amendment process, providing for local neighborhood review and input, and the review of the City Plan Commission and Common Council.

The proposed "Proposed Substitute A" incorporates adjustments that address the concerns raised by ZCTC. Staff recommends approval conditionally of Proposed Substitute A.

Appearing:

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

Ald. Robert Bauman, 4th Ald. Dist.

Pres. Perez and Ald. Bauman commented on the rationale and purpose of the file to add middle housing as a new option, add density, and that the same public review process for a zoning map amendment to applicable for RT5 zoning going forward.

The commission discussed affordable housing, resources for emerging developers, past instances or prospective middle housing developments in the pipeline, stakeholder outreach, education on this initiative, regulating developments beyond RT4 standards, speculative demolition and historic designation, and appropriateness of applying a RT5 district or zoning.

Providing public testimony in opposition:

Melody McCurtis, resident

Fatima Laster, resident

Shear Winston, resident

Crystal West, resident & Armani United

Dr. Nicole Robinson, 5 Points Neighborhood Association

Those testifying in opposition said that the legislation lacked sufficient community engagement; that current and past methods of community engagement or noticing (including mailings) were insufficient; that the overall zoning code needed revision to incorporate community engagement and awareness on land use activities and impacts; that the legislation needed to add various equitable conditions or protections for communities or homeowners; that the legislation lacked intentionality, accountability, sustainability, a harm and benefit analysis, thorough vetting on intergenerational impacts, affordability component, and sufficient supporting data; that the legislation would reduce driveway and parking footprint of a lot; that gentrification and displacement would occur; that community input was being ignored; that there should be homeownership initiatives instead of adding density; that demand was lacking for RT5 zoning developments; that only outside developers would benefit; that neighboring districts to an RT5 district would be negatively impacted; that the legislation would be a stepping stone towards being citywide in the future; and that the legislation should be tabled for further vetting of the issues mentioned.

The committee discussed that a broader revision to the zoning code addressing community engagement and administrative process as well as adding community protections or conditions would require separate consideration outside of the committee's purview; that the current review process for multi-family development

beyond RT4 parameters would fall under the BOZA variance process or other allowable multi-family zoning; and that access to capital appears to be the impetus for concern and opposition.

Commissioner Washington moved to place on file, seconded by commissioner Moody, based on testimony in opposition and the inability of the proposed ordinance to address concerns aforementioned. (Prevailed 5-1) No - Smith

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

Aye: 5 - Crane, Nemeec, Washington, Moody, and Gonzalez

No: 1 - Smith

Excused: 1 - Bloomingdale

8. [240999](#)

A substitute ordinance relating to zoning regulations for accessory dwelling units.

Sponsors: Ald. Perez and Ald. Bauman

Mr. Leichtling presented details of the file.

This file relates to zoning regulations for accessory dwelling units (ADUs). This ordinance defines an “accessory dwelling unit” as “a room or set of rooms with its own cooking, sleeping and sanitary facilities which is located on the same lot as a single-family or 2-family dwelling and which is smaller in area than the main dwelling to which it is accessory.” The ordinance also classifies an accessory dwelling unit as a limited use in residential and commercial zoning districts, as well as the industrial-mixed zoning district, subject to certain design and limited use standards. The ordinance would permit citywide internal, attached, and detached accessory dwelling units that meet these limited use and design standards.

The proposed “Proposed Substitute A” incorporates adjustments that address the concerns raised by ZCTC. Staff recommends approval of Proposed Substitute A.

Appearing:

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

Ald. Robert Bauman, 4th Ald. Dist.

Pres. Ald. Perez and Ald. Bauman commented on the rationale for ADUs, ADUs being permitted in other cities, ADUs providing opportunities to add additional or passive income to homeowners, the file aligning with peer cities, and that owner occupancy can only be required at the permit stage under the proposed legislation.

Appearing to provide public testimony with inquiries and concerns:

Melody McCurtis, resident, inquired, had concerns, and advocated for incentives for owners building an ADU; that there to be guarantees for owner occupancy; there to be a feasibility study on property tax assessment; there to be input from the City Assessor on the legislation; there to be a tax cap or tax forgiveness for homeowners; and there to be safeguards for homeowners. She liked the ADU concept but wants further vetting to include protections and incentives.

Appearing to provide public testimony in opposition:

*Fatima Laster, resident
Shear Winston, resident
Dr. Nicole Robinson, 5 Points Neighborhood Association*

Those in opposition said that the proposed ordinance needs to add protections for homeowners; needs review by the City Assessor; that negative impacts would result in increased property tax for neighboring properties; that equitable bank lending and/or financing for ADUs would be lacking due to prejudices; that few homeowners would build ADUs; and that the ordinance was overreaching, would build white wealth, not benefit the black community, and create racial inequalities.

Pres. Perez and Ald. Bauman said that they will explore finding resources and incentives, that deed restriction cannot be done, proof of residency for the primary residence is required to be given, increased property tax and value for an ADU property was good, a property tax assessment cap is illegal, and they have not sought out input from the City Assessor yet.

The commission discussed adding possible conditions, such as an incentive, but that it would be outside of the purview of the commission.

Commissioner Smith moved approval, seconded by commissioner Gonzalez, of Proposed Substitute A. (Prevailed 5-0-1) Abstention - Washington

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

No: 0

Excused: 1 - Bloomingdale

Abstain: 1 - Washington

Meeting adjourned at 5:28 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>.