



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, October 18, 2021

1:30 PM

Virtual Meeting

This is a virtual meeting. Those wishing to view the proceedings are able to do so via the Internet at <https://city.milwaukee.gov/cityclerk/CityChannel>.

Additional instructions and meeting details can further be found on the City Plan Commission website: <https://city.milwaukee.gov/CPC>.

Meeting convened at 1:32 p.m.

Member Crane left the committee at 2:25 during item 6, and member Smith joined the committee at 2:38 p.m. during item 8.

Present: 7 - Nemec, Sas-Perez, Crane, Washington, Bloomingdale, Moody, Smith

Also present:

*Sam Leichtling, DCD Planning Division
Kristin Connelly, DCD Planning Division
Sydney Swift, DCD Planning Division*

1. Review and approval of the previous meeting minutes from September 27, 2021.

The meeting minutes from September 27, 2021 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [210712](#)** A substitute ordinance relating to the change in zoning from Industrial Office, IO2, to Local Business, LB2, to allow commercial and community uses on the property located at 274 East Keefe Avenue, on the northwest corner of East Keefe Avenue and North Richards Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

*Tanya Fonseca, DCD Planning Division
Darryl Johnson, Riverworks Development Corp.*

No public testimony.

Member Washington moved approval, seconded by vice-chair Nemec . (Prevailed 6-0)

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:40 PM

- 3. [210714](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, to allow commercial uses on the properties located at 3610 and 3616 West Vliet Street, on the northeast corner of West Vliet Street and North 37th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

*Appearing:
Matt Haessly, DCD Real Estate*

Amy Narr, Triciclo Peru, appeared and gave testimony as the prospective owner and to expands its frozen empanadas operations at the new location.

No other public testimony.

Member Washington moved approval, seconded by member Sas-Perez. (Prevailed 5-0-1) Vice-chair Nemec abstaining.

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 - Sas-Perez, Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 1 - Smith

Abstain: 1 - Nemec

Zoning - Public Hearing 1:50 PM

- 4. [210717](#) An ordinance relating to the change in zoning from Industrial Light, IL2, to Local Business, LB3, to allow commercial and residential uses on the property located at 1617-33 East North Avenue, on the southwest corner of East North Avenue and North Bartlett Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:
Kendall Breunig, applicant

Amanda Cervantes, 3rd Ald. Dist., appeared in support on behalf of Ald. Nik Kovac.

No public testimony.

Member Washington moved approval, seconded by vice-chair Nemec. (Prevailed 6-0)

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

No: 0

Excused: 1 - Smith

Zoning

- 5. [210718](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Eastcastle Place to allow minor changes to the site plan, exterior building design, and unit mix for the senior living community located at 2505 East Bradford Avenue, located on the south side of East Bradford Avenue between North Prospect Avenue and North Downer Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Appearing:
Hailey Schwobe, AG Architects

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 6-0)

A motion was made by Allyson Nemec, seconded by Brianna Sas-Perez, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 2:00 PM

- 6. [210715](#) An ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, to allow residential and other uses on the sites located at 3040-56, 3100-3112 and 3112-R West Meinecke Avenue, on the north side of West Meinecke Avenue, east of North 32nd Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Mr. Leichtling said that the applicant requested to hold the item to the next meeting.

Walter Kennison, representing the current owner, appeared and testified in support.

There was no other public testimony.

Member Crane left the meeting at 2:25 p.m.

Vice-chair Nemec moved to hold the item to the next meeting, seconded by member Sas-Perez. (Prevailed 5-0)

A motion was made by Allyson Nemec, seconded by Brianna Sas-Perez, that this Ordinance be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Crane, and Smith

DPW

- 7. [210631](#) A substitute ordinance to grant a subterranean space lease to Community Within the Corridor Limited Partnership to occupy and maintain a tunnel running from East-West, between the two main blocks of the Community Within the Corridor redevelopment project at 3100 West Center Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

*Appearing:
Dawn Schmidt, Dept. of Public Works*

Member Washington moved approval, seconded by vice-chair Nemec. (Prevailed 5-0)

A motion was made by Ranell Washington, seconded by Allyson Nemec, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Sas-Perez, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Crane, and Smith

Comprehensive Planning

8. [210846](#) Resolution approving the updated Fond du Lac and North Area Plan as part of Milwaukee's Overall Comprehensive Plan, in the 6th, 7th and 15th Aldermanic Districts.

Sponsors: Ald. Stamper

Member Smith joined the committee at 2:38 p.m.

Presenting:

Monica Wauck-Smith, DCD Planning Division

Kyle Gast, DCD Planning Division

Vice-chair Nemec moved approval, seconded by member Sas-Perez. (Prevailed 6-0)

A motion was made by Allyson Nemec, seconded by Brianna Sas-Perez, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Crane

Miscellaneous

9. [210920](#) Resolution approving the 2022 City Plan Commission meeting dates.

Sponsors: THE CHAIR

2022 City Plan Commission meeting dates were as follows:

January 24, February 14, March 7, April 4, April 25, May 16, June 6, June 27, July 18, August 22, September 26, October 17, November 7, December 5

Member Sas-Perez moved approval, seconded by vice-chair Nemec. (Prevailed 6-0)

Next meeting of November 8, 2021 and meetings going forward anticipated to be hybrid, both in-person and virtual.

A motion was made by Brianna Sas-Perez, seconded by Allyson Nemec, that this Resolution be APPROVED. This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Crane

Meeting adjourned at 3:31 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>.