



# City of Milwaukee

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

## Meeting Minutes

### CITY PLAN COMMISSION

**STEPHANIE BLOOMINGDALE - CHAIR**

**ALLYSON NEMEC - VICE-CHAIR**

**Darryl Johnson, Brianna Sas-Perez, Ranell Washington, and  
Catrina Crane**

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

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Monday, March 9, 2020

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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Meeting convened at 1:33 p.m.

**Present:** 6 - Nemec, Sas-Perez, Crane, Johnson, Washington, Bloomingdale

**Also present:**

*Vanessa Koster, Dept. of City Development City Planning*

**1. Review and approval of the previous meeting minutes.**

*The meeting minutes from February 17, 2020 were approved without objection.*

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

- 2. [191669](#)** A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Commercial, IC, for the property located at 123-133 East Walker Street, on the south side of East Walker Street, west of South Barclay Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:  
Jalem Getz, Wantable Inc.  
Michael DeMichele*

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

**A motion was made by Darryl Johnson, seconded by Ranell Washington, 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, Johnson, Washington, and Bloomingdale

**No:** 0

**Zoning - Public Hearing 1:40 PM**

3. [191676](#) An ordinance relating to the change in zoning from Single-Family Residential, RS3, to a Detailed Planned Development for the property located at 10401 West Bradley Road, on the south side of West Bradley Road, east of North 107th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Appearing:*

*Shari Waggoner, Top Leaf Development LLC*

*Holly Mershon*

*Deborah Moore, 9th Aldermanic District*

*Testifying in opposition:*

*Silver or Andrew Ward, resident*

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

*Conditions:*

- 1. Revision of owner's narrative to reflect original phasing*
- 2. Revision of building elevations relative to brick and building material changes*
- 3. Revision of landscape plan to include more landscaping on Bradley Road, raised garden beds in the courtyard, and reduction in parking pavement*

**A motion was made by Catrina Crane, 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, Johnson, Washington, and Bloomingdale

**No:** 0

**Zoning - Public Hearing 1:50 PM**

4. [191674](#) An ordinance relating to the Second Amendment to the Detailed Planned Development known as Ascent Apartments to allow an increase in the number of dwelling units and building stories, as well as minor changes to the design of the previously approved mixed-use building on land located at 700 East Kilbourn Avenue, on the north side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Jason Korb, Korb and Architects*

*Testifying in support:*

*Gregory B. Gregory, resident*

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

**A motion was made by Ranell Washington, seconded by Darryl Johnson, 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, Johnson, Washington, and Bloomingdale

**No:** 0

## Zoning

5. [191769](#) Resolution approving improvements to the existing Riverwalk, including guardrail and lighting replacement, and pavement repair, for the property located at 105 West Michigan Street, on the west side of the Milwaukee River between West Michigan Street and West Clybourn Street, relative to a 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

*Appearing:*

*Peter Kucha, Eppstein Uhen Architects*

*Joseph Klein, 111 Michigan Partners*

*Alyssa Remington, Dept. of City Development*

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

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

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

**No:** 0

## Zoning

6. [191675](#) Substitute resolution relating to a minor modification to a Detailed Planned Development to add a college as a permitted use within the commercial space of the existing mixed-use soccer facility located at 1305 North Broadway, in the block bounded by North Water Street, North Broadway, East Knapp Street, and North Market Street, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Appearing:*

*Scott Ramlow, Uihlein Wilson Ramlow Stein*

*Eric Baumgartner, Milwaukee School of Engineering*

*Vice-chair Nemec moved approval, seconded by member Johnson. (Prevailed 5-0-1)*

*Member Washington abstained.*

**A motion was made by Allyson Nemece, seconded by Darryl Johnson, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 5 - Nemece, Sas-Perez, Crane, Johnson, and Bloomingdale

**No:** 0

**Abstain:** 1 - Washington

## Zoning

7. [191667](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Park Place, Stage 28 to allow a monument sign at the Comfort Suites hotel located at 10831 West Park Place, on the south side of West Park Place, west of North 107th Street, in the 5th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Atty. Joshua Gimbel, Gimbel, Reilly, Guerin and Brown, LLP*

*Gregory Jens, Mid-State Sign Service LLC*

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

*Condition:*

*Signage not to exceed proposed dimensions instead of being exactly the dimensions that are listed*

**A motion was made by Ranell Washington, seconded by Catrina Crane, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:**

**Aye:** 6 - Nemece, Sas-Perez, Crane, Johnson, Washington, and Bloomingdale

**No:** 0

## Streets & Alleys

8. [190880](#) Resolution to vacate a portion of the west side of North 91st Street from West Silver Spring Drive north to a point and to vacate a portion of the north side of West Silver Spring Drive from North 91st Street west to a point, in the 2nd Aldermanic District.

**Sponsors:** Ald. Johnson

*Vice-chair Nemece moved conditional approval, seconded by member Crane. (Prevailed 5-0)*

*Condition:*

*Approvals from the Department of Transportation*

**A motion was made by Allyson Nemec, seconded by Catrina Crane, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

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

**No:** 0

## DPW

9. [191619](#) An ordinance granting an air space lease to Third Ward Lofts, LLC, for a portion of the building to overhang the adjacent sidewalk for the premises at 323 North Jefferson Street (Corner of North Jefferson Street and East St. Paul Avenue) in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Bradley Hoffmann, Rinka Chung Architecture Inc.*

*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 Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:**

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

**No:** 0

**Meeting adjourned at 3 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>.**