



# 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**

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Monday, March 6, 2023

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 1:30 p.m.**

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

**Excused:** 1 - Moody

**Also present:**

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

**1. Review and approval of the previous meeting minutes from February 13, 2023.**

*The meeting minutes from February 13, 2023 were approved without objection.*

**Official Map**

**2. [221556](#) An ordinance relating to the amendment of the Official Map of the City of Milwaukee.**

**Sponsors:** THE CHAIR

*Appearing:  
Bill Fuchs, DPW*

*Mr. Fuchs presenting.*

*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 - Crane, Nemec, Bloomingdale, Washington, Smith, and Sas-Perez

**No:** 0

**Excused:** 1 - Moody

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

3. [221449](#) An ordinance relating to the change in zoning from Local Business, LB2, to a Detailed Planned Development, DPD, to allow construction of a hotel on the property located at 1709-23 North Farwell Avenue, on the west side of North Farwell Avenue, east of North Cambridge Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Brostoff

*Appearing:*

*Mike Klein, Klein Development*

*Joe Sinnett, Kahler Slater*

*Ethan Skeels, Kahler Slater*

*Jonathan Brostoff, 3rd Ald. Dist.*

*Mr. Leichting and the developer team presenting.*

*Public testimony:*

*Olivia Voltz testified with concerns and questions on the loss of street parking to hotel use.*

*The commission and developer team discussed a number of aspects including that the project would entail 59 offsite parking and 11 onsite parking at a minimum, the developer was considering 4 offsite parking solution structures (to be further determined), a possible surface lot, valet service and traffic flow, there being no current public street parking onsite currently, street parking in the area would be used by hotel patrons but not on a permanent basis, street activation, and landscape lighting/fixtures.*

*Ald. Brostoff was in support of the project bringing in more foot traffic and commerce to the area, that the majority of public feedback received by him was positive, the project being an improvement over the current blighted building, and that the positives would outweigh the concerns over traffic and parking.*

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

*Conditions:*

*Applicant working with DPW to submit an updated site plan and any needed adjustments to the DPD narrative to incorporate DPW comments related to the installation of flashing beacons for a pedestrian crossing at Royall Place and adjustments to the Cambridge Avenue curb lines required as a result of this development.*

*Applicant providing the Traffic Impact Analysis (TIA) to DPW for their review, and working with DPW through any recommendations or requirements by the department based on their findings, as well as updating the DPD exhibits as needed to incorporate any changes relating to the TIA.*

*The applicant updating the applicable plans to show a corrected City paving detail (to be provided by DPW) and the required placement of accessible parking spaces as noted in the ADA Coordinator's comments.*

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

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

**No:** 0

**Excused:** 1 - Moody

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

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

**No:** 0

**Excused:** 1 - Moody

## Streets & Alleys

4. [220875](#) Resolution to vacate North Hopkins Street from West Florist Avenue south to North Sherman Boulevard, in the 1st Aldermanic District.

**Sponsors:** THE CHAIR

*This item was taken out of order following agenda item 2, CCFN 221556.*

*Appearing:*

*Kevin Kuschel, DCD*

*Donna Brown-Martin, Milwaukee County DOT*

*Mr. Kuschel and Ms. Brown-Martin presenting.*

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

*Condition:*

*Submission of final deposit prior to the Public Works Committee meeting.*

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

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

**No:** 0

**Excused:** 1 - Moody

A motion was made by Allyson Nemec, seconded by Catrina Crane, that this Resolution be REFERRED TO to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

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

**No:** 0

**Excused:** 1 - Moody

### Zoning

5. [220628](#) An ordinance relating to the change in zoning from Regional Business, RB1, to Industrial Light, IL1, for the property located at 8120 West Brown Deer Road, on the north side of West Brown Deer Road, east of North 85th Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Mr. Leichtling presenting that the file was no longer needed.*

*Vice-chair Nemec moved to place on file, seconded by member Smith. (Prevailed 6-0)*

A motion was made by Allyson Nemec, seconded by Willie Smith, that this Ordinance be RECOMMENDED FOR PLACING ON FILE AND ASSIGNED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

**No:** 0

**Excused:** 1 - Moody

Meeting adjourned at 3:04 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>.