



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, April 24, 2023

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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: 5 - Nemec, Washington, Smith, Crane, Moody

Excused: 2 - Bloomingdale, Sas-Perez

Also present:

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

1. Review and approval of the previous meeting minutes from March 27, 2023.

The meeting minutes from March 27, 2023 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [221883](#)** Resolution approving a request to deviate from the performance standards established by the Port of Milwaukee Sub Area B (Center) Development Incentive Zone (DIZ) to allow additional building wall signage on an existing building located at 427 East Stewart Street, on the south side of East Stewart Street, east of South Allis Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Shawn Relken, Innovative Signs

Ms. Connelly and Mr. Relken presented.

No public testimony.

Members said they would prefer for the proposed signs to match the lower floor existing signs in width and placement, if feasible.

Mr. Relken said that there may be utility service conflicts that may make adjusting the proposed signs infeasible, but he would like to work with staff to explore altering the proposed signs

*Member Washington moved conditional approval, seconded by member Crane.
(Prevailed 5-0)*

Condition:

1. Applicant to adjust width and placement of proposed signs to align with the existing signs on the lower floor of the building unless those adjustments are infeasible due to utility service conflicts.

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

Aye: 5 - Crane, Nemec, Washington, Smith, and Moody

No: 0

Excused: 2 - Bloomingdale, and Sas-Perez

Zoning - Public Hearing 1:35 PM

3. [221431](#) An ordinance relating to the change in zoning from Residential Office, RO2, to a Detailed Planned Development, DPD, to allow multi-family residential development on 1443 and 1451 North Prospect Avenue, located on the south side of East Curtis Place between North Prospect Avenue and North Farwell Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Appearing:
Jason Korb, Korb & Associates
Tim Gokhman, New Land Enterprises
Dawn Schmidt, DPW

Mr. Leichting, Korb, and Gokhman presented.

Public testimony in opposition:
Peter Johnson, resident, testified living two doors down; the development obstructing

of his view of the community; the high rise development being unappropriate for the area; increased traffic, parking, and density concerns relative to deliveries, volume, safety, reckless driving, emergency vehicles, and congestion coming from or impacting this development in combination with other developments in the area.

John Bieberitz, Traffic Analysis & Design, Inc., appeared ready to address any questions, if posed, regarding the traffic impact analysis study report.

Ald. Jonathan Brostoff appeared and testified in support of the development relative to increased density, tax base, housing opportunity, and overall value to the city as a whole despite some neighborhood concerns over congestion, traffic, and obstruction of view among other aspects.

Members inquired about consideration of emergency vehicles, community engagement, east facade vertical design elements on parking structure, parking spaces, and foot traffic.

Ms. Schmidt said that DPW was working on the reconfiguration of Farwell and Prospect streets in consideration of emergency vehicles, loading zones, delivery vehicles, and other traffic aspects.

Ald. Brostoff said that there was a public meeting, personal meetings, and direct conversations with constituents done by himself.

Mr. Gokhman said that there is ongoing transparency via social media and signage with contact information for the community to engage.

Mr. Korb commented. They would be open to work with staff to remove two of the proposed vertical design elements on the east facing facade of the parking structure. The building would be carved back on the ground level on Farwell in consideration of foot traffic and adequate curbing. There was a minimum of 372 up to a possible of 466 total parking spaces to accommodate both residents, the Renaissance building, and Mexican Consulate building.

*Member Washington moved conditional approval, seconded by member Smith.
(Prevailed 5-0)*

Conditions:

- 1. Applicant to update the design of the east facing facade of the parking structure to remove two of the proposed vertical design elements.*
- 2. Applicant to submit additional details to be reviewed by staff related to the proposed parking associated with the reuse of the former Renaissance Place event space building and staff may recommend additional updates to the DPD exhibits as a result of this analysis prior to this item being heard at ZND.*
- 3. Applicant to submit any needed updated plans or adjustments to the DPD narrative to incorporate DPW comments and findings from the Traffic Impact Analysis that may require updates to the DPD exhibits*

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

Aye: 5 - Crane, Nemec, Washington, Smith, and Moody

No: 0

Excused: 2 - Bloomingdale, and Sas-Perez

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

Aye: 5 - Crane, Nemec, Washington, Smith, and Moody

No: 0

Excused: 2 - Bloomingdale, and Sas-Perez

Streets & Alleys

4. [221691](#) Substitute resolution to vacate the alley in the block bound by West Clybourn Street, North Plankinton Avenue, West St. Paul Avenue and the Milwaukee River, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Kevin Kuschel, DCD Planning

Atty. Paul Sherburne, Mawicke & Goisman, S.C.

Atty. Sherburne appeared as legal counsel to the applicant.

Mr. Kuschel and Atty. Sherburne presented.

Member Washington moved approval, seconded by member Smith. (Prevailed 5-0)

A motion was made by Ranell Washington, seconded by Willie Smith, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the PUBLIC WORKS COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Crane, Nemec, Washington, Smith, and Moody

No: 0

Excused: 2 - Bloomingdale, and Sas-Perez

Meeting adjourned at 3:02 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>.

