



# 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, July 12, 2021

1:30 PM

Virtual Meeting

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Those wishing to view the proceedings are able to do so by registering at <https://attendee.gotowebinar.com/register/964807575456399117>. After registering, you will receive a confirmation email containing information about joining the webinar. Additional instructions and meeting details can further be found on the City Plan Commission website: <https://city.milwaukee.gov/CPC>.

Meeting convened at 1:33 p.m.

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

**Excused:** 1 - Crane

**Also present:**

*Sam Leichtling, DCD Planning  
Kristin Connelly, DCD Planning  
Forrest Elliott, DCD Planning*

**1. Review and approval of the previous meeting minutes from June 21, 2021.**

*The meeting minutes from June 21, 2021 were approved without objection.*

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

**2. [201047](#) An ordinance relating to various revisions to the zoning code.**

**Sponsors:** THE CHAIR

*Appearing:  
Ed Richardson, DCD Planning  
Greg Patin, DCD Planning*

*For consideration is Proposed Substitute C.*

*No public testimony.*

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

**A motion was made by Allyson Nemec, 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, Washington, Bloomingdale, Moody, and Smith

**No:** 0

**Excused:** 1 - Crane

### Zoning - Public Hearing 1:40 PM

3. [210166](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM1, to Industrial Light, IL2, for the property located at 3220 West Pierce Street, on the north side of West Pierce Street, east of South 34th Street, in the 8th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*Yves LaPierre, DCD Real Estate*

*No public testimony.*

*Member Smith moved approval, seconded by member Sas-Perez. (Prevailed 6-0)*

**A motion was made by Willie Smith, 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:** 6 - Nemec, Sas-Perez, Washington, Bloomingdale, Moody, and Smith

**No:** 0

**Excused:** 1 - Crane

### Zoning - Public Hearing 1:50 PM

4. [210167](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Downtown-Mixed Activity, C9G, to allow a wider mix of uses for the property located at 1311 North 6th Street, on the north side of West McKinley Avenue, west of North 6th Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Dan Adams, Druml Properties  
Heidi Huber, Druml Properties

*Vice-chair Nemec recused herself.*

*No public testimony.*

*Member Washington moved approval. (Prevailed 4-0-1) Chair Bloomingdale excused.  
Vice-chair Nemec abstained.*

**A motion was made 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:** 4 - Sas-Perez, Washington, Moody, and Smith

**No:** 0

**Excused:** 2 - Crane, and Bloomingdale

**Abstain:** 1 - Nemec

**Zoning**

- 5. [210171](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Nova to allow changes to the glazing pattern at the previously approved mixed-use building's southeast corner and the second floor balconies on the east facade, located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
Jason Korb, Korb & Associates  
Tim Gokhman, New Land Enterprises

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

**A motion was made by Ranell Washington, seconded by Tarik Moody, 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

**Zoning - Public Hearing 2:00 PM**

6. [210172](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development to a new Detailed Planned Development known as Eighteen87 on Water for a multi-family residential development located at 1887 North Water Street, on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

*Appearing:*

*Brandon Rule, Rule Enterprises*

*Falamak Nourzad, Continuum Architects*

*Michael Emem, Emem Group*

*It was noted that the file contained letters in support and opposition.*

*Public testimony:*

*Sue Chase, 1905 N. Water St. - concerns with public safety, access, window visibility, facade aesthetics*

*Angela Beltrame - 1950 N. Water St. - concerns with public park, public safety, shadow study, overdensity*

*Adam Loeffel, 1905 N. Water St. - concerns with public safety, building structure, impacts to his building and bluff*

*John Friemark, 2035 N. Riverwalk - concerns with a traffic and analysis, parking and analysis, public safety and for the disabled, surveillance, overdensity*

*Edward Richardson, 1905 N. Water St. - concerns with design, public safety, lack of Riverwalk visibility, building stability, tree height, hostile vegetation*

*Kelly Hruz, 1905 N. Water St., Unit 206 - concerns with parking ratio, public safety, traffic, congestion, play areas*

*Larry Hoffman, 3476 N. Dousman St. - advocating use of solar and renewable energy, hiring of minority residents, economic equity*

*Michael Oladubu, 1888 N. Water St. - concerns with parking ratio, design*

*Tatiana Bacellar, 1905 N. Water St. - concerns with low rent prices, parking pricing, tight space, homelessness, public safety*

*Walter Becker, 1905 N. Water St. - concerns with building stability, access for the disabled, bicycling, hidden areas, surveillance, public safety, tight space*

*Taylor Sowder, 1915 N. Water St. - concurs with concerns mentioned, dog relief area inquiry*

*Ann Rukavina, 1818 N. Water St. - concerns with speeding on Water St.*

*Ald. Nik Kovac, 3rd Ald. Dist., testified to concurring with some concerns, disagreeing on parking and affordable housing concerns, there being no opposition with the*

*previously approved market rate building from 2013, wanting the development to resolve concerns, and receiving majority opposition from community neighborhoods.*

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

*Conditions:*

- 1. Decking material: providing material specifications for proposed composite resin decking that demonstrate long term durability of the material proposed for sections of the Riverwalk.*
- 2. MMSD Easement area: provide verification that MMSD has approved the construction of the proposed Riverwalk in the portion of the site where MMSD maintains an easement.*
- 3. West façade: make adjustments to west facing façade consistent with the diagram provided to applicant by DCD on July 2, 2021 regarding minimizing the appearance of a blank wall on this prominent facade. These adjustments include re-inserting openings into the garage at this location with opening coverings with a finished quality detailing, adjusting masonry pattern on side bay, and adjusting the corner detail design element.*
- 4. South Façade: make adjustments to south facing façade consistent with the diagram provided to applicant by DCD on July 2, 2021 regarding minimizing the appearance of a blank wall on this prominent façade and window placements. Garage door materials should be adjusted to be fully transparent, or if not possible than should match the color of adjacent brick. (THIS CONDITON NOT APPLICABLE TO SPROZ FILES, ONLY DPD APPROVAL FILE NO. 210172)*
- 5. North Façade: make adjustments to North façade to include the recessed elements shown on the upper portion of the two-story blank brick wall in the renderings presented at the June 23 neighborhood meeting to provide additional articulation.*
- 6. Adjustments to Exhibits: make the technical corrections and adjustments to DPD submittal documents as communicated by DCD to applicant via memorandum on July 2, 2021.*
- 7. Submit updated exhibits and plan sets to reflect the adjustment of the location of the building moving 4 feet to the west, expanding the east side setback to a minimum of 9 feet and the width of the Riverwalk along the west side of the property to 12 feet.*
- 8. Submit an executed easement to the Register of Deeds for recording from the property owner at 1775-1881 N Water St. that allows construction of a portion of the proposed Riverwalk on the western side of 1887 N Water to be constructed on a portion of the neighboring property consistent with approved plans, and secure any required updated zoning approvals related to the construction of this Riverwalk on the adjacent property.*
- 9. Adjust the placement of the gate/fence at the northeastern section of the building to relocate it to the corner of the building to increase safety for residents and neighbors.*
- 10. Adjust Riverwalk lighting on east side of building to match quality/character of lighting on west side.*

11. *Adjust proposed parking lot opening covering grates along Riverwalk on west façade. This could include a more attractive finished quality covering, or raised bed planters along the Riverwalk to screen the grates (that maintain the 8 foot unobstructed path requirement).*

12. *Continue to explore opportunities to incorporate play areas into the development.*

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

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

**No:** 0

**Excused:** 1 - Crane

**A motion was made by Allyson Nemec, seconded by Ranell Washington, that this Ordinance be REFERRED TO 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

### Zoning - Public Hearing 2:00 PM

7. [210388](#) Resolution approving a request for a deviation from the performance standards established by the Riverwalk Site Plan Review Overlay Zone (SPROZ) to allow the northeast and west segments of the Riverwalk at 1887 North Water Street to be 9 feet wide instead of the required 12 foot width and to deviate from the requirement that the Riverwalk be designed to connect to the future segment of Riverwalk to the west of the subject site, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*This companion file was considered along with item 6, CCFN 210172.*

*Appearing:*

*Brandon Rule, Rule Enterprises*

*Falamak Nourzad, Continuum Architects*

*Michael Emem, Emem Group*

*It was noted that the file contained letters in support and opposition.*

*Public testimony:*

*Sue Chase, 1905 N. Water St. - concerns with public safety, access, window visibility, facade aesthetics*

*Angela Beltrame - 1950 N. Water St. - concerns with public park, public safety,*

*shadow study, overdensity*

*Adam Loeffel, 1905 N. Water St. - concerns with public safety, building structure, impacts to his building and bluff*

*John Friemark, 2035 N. Riverwalk - concerns with a traffic and analysis, parking and analysis, public safety and for the disabled, surveillance, overdensity*

*Edward Richardson, 1905 N. Water St. - concerns with design, public safety, lack of Riverwalk visibility, building stability, tree height, hostile vegetation*

*Kelly Hruz, 1905 N. Water St., Unit 206 - concerns with parking ratio, public safety, traffic, congestion, play areas*

*Larry Hoffman, 3476 N. Dousman St. - advocating use of solar and renewable energy, hiring of minority residents, economic equity*

*Michael Oladubu, 1888 N. Water St. - concerns with parking ratio, design*

*Tatiana Bacellar, 1905 N. Water St. - concerns with low rent prices, parking pricing, tight space, homelessness, public safety*

*Walter Becker, 1905 N. Water St. - concerns with building stability, access for the disabled, bicycling, hidden areas, surveillance, public safety, tight space*

*Taylor Sowder, 1915 N. Water St. - concurs with concerns mentioned, dog relief area inquiry*

*Ann Rukavina, 1818 N. Water St. - concerns with speeding on Water St.*

*Ald. Nik Kovac, 3rd Ald. Dist., testified to concurring with some concerns, disagreeing on parking and affordable housing concerns, there being no opposition with the previously approved market rate building from 2013, wanting the development to resolve concerns, and receiving majority opposition from community neighborhoods.*

*Vice-chair moved conditional approval, seconded by member Washington. (Prevailed*

*Conditions:*

- 1. Decking material: providing material specifications for proposed composite resin decking that demonstrate long term durability of the material proposed for sections of the Riverwalk.*
- 2. MMSD Easement area: provide verification that MMSD has approved the construction of the proposed Riverwalk in the portion of the site where MMSD maintains an easement.*
- 3. West façade: make adjustments to west facing façade consistent with the diagram provided to applicant by DCD on July 2, 2021 regarding minimizing the appearance of a blank wall on this prominent facade. These adjustments include re-inserting openings into the garage at this location with opening coverings with a finished quality detailing, adjusting masonry pattern on side bay, and adjusting the corner detail design element.*
- 4. South Façade: make adjustments to south facing façade consistent with the*

diagram provided to applicant by DCD on July 2, 2021 regarding minimizing the appearance of a blank wall on this prominent façade and window placements. Garage door materials should be adjusted to be fully transparent, or if not possible than should match the color of adjacent brick. (THIS CONDITION NOT APPLICABLE TO SPROZ FILES, ONLY DPD APPROVAL FILE NO. 210172)

5. *North Façade: make adjustments to North façade to include the recessed elements shown on the upper portion of the two-story blank brick wall in the renderings presented at the June 23 neighborhood meeting to provide additional articulation.*

6. *Adjustments to Exhibits: make the technical corrections and adjustments to DPD submittal documents as communicated by DCD to applicant via memorandum on July 2, 2021.*

7. *Submit updated exhibits and plan sets to reflect the adjustment of the location of the building moving 4 feet to the west, expanding the east side setback to a minimum of 9 feet and the width of the Riverwalk along the west side of the property to 12 feet.*

8. *Submit an executed easement to the Register of Deeds for recording from the property owner at 1775-1881 N Water St. that allows construction of a portion of the proposed Riverwalk on the western side of 1887 N Water to be constructed on a portion of the neighboring property consistent with approved plans, and secure any required updated zoning approvals related to the construction of this Riverwalk on the adjacent property.*

9. *Adjust the placement of the gate/fence at the northeastern section of the building to relocate it to the corner of the building to increase safety for residents and neighbors.*

10. *Adjust Riverwalk lighting on east side of building to match quality/character of lighting on west side.*

11. *Adjust proposed parking lot opening covering grates along Riverwalk on west façade. This could include a more attractive finished quality covering, or raised bed planters along the Riverwalk to screen the grates (that maintain the 8 foot unobstructed path requirement).*

12. *Continue to explore opportunities to incorporate play areas into the development.*

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

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

**No:** 0

**Excused:** 1 - Crane

## Zoning

8. [210387](#) Resolution approving the Riverwalk, site plan, and river-facing elevations for a proposed 5-story, 79 unit multi-family residential development located at 1887 North Water Street, relative to the Riverwalk Site Plan



Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*This companion file was considered along with item 6, CCFN 210172.*

*Appearing:*

*Brandon Rule, Rule Enterprises*

*Falamak Nourzad, Continuum Architects*

*Michael Emem, Emem Group*

*It was noted that the file contained letters in support and opposition.*

*Public testimony:*

*Sue Chase, 1905 N. Water St. - concerns with public safety, access, window visibility, facade aesthetics*

*Angela Beltrame - 1950 N. Water St. - concerns with public park, public safety, shadow study, overdensity*

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*Ald. Nik Kovac, 3rd Ald. Dist., testified to concurring with some concerns, disagreeing on parking and affordable housing concerns, there being no opposition with the previously approved market rate building from 2013, wanting the development to resolve concerns, and receiving majority opposition from community neighborhoods.*

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

Conditions:

1. *Decking material: providing material specifications for proposed composite resin decking that demonstrate long term durability of the material proposed for sections of the Riverwalk.*
2. *MMSD Easement area: provide verification that MMSD has approved the construction of the proposed Riverwalk in the portion of the site where MMSD maintains an easement.*
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11. *Adjust proposed parking lot opening covering grates along Riverwalk on west façade. This could include a more attractive finished quality covering, or raised bed*

*planters along the Riverwalk to screen the grates (that maintain the 8 foot unobstructed path requirement).*

12. *Continue to explore opportunities to incorporate play areas into the development.*

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

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

**No:** 0

**Excused:** 1 - Crane

### Streets & Alleys

9. [201672](#) Substitute resolution to vacate a portion of the southwest side of West Fond du Lac Avenue from a point northwest of West Cypress Street northwest to a point in the block bounded by West Cypress Street, West Fond du Lac Avenue, West Medford Avenue and West Tamarack Street, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

*Vice-chair Nemec moved conditional 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 PUBLIC WORKS COMMITTEE . 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 5:15 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>.**