



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*

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Planning Division, 414-286-5726, planadmin@milwaukee.gov

Monday, July 17, 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 1:31 p.m.

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

Excused: 1 - Smith

Also present:

Sam Leichtling, DCD Planning

Kristin Connelly, DCD Planning

1. Review and approval of the previous meeting minutes from June 26, 2023.

Meeting minutes from June 26, 2023 were approved without objection. Member Washington abstained.

Zoning - Public Hearing 1:30 PM

2. [210880](#) A substitute ordinance relating to floodplain zoning regulations.

Sponsors: THE CHAIR

Appearing:

Ed Richardson, DCD Planning

Mr. Richardson gave a presentation. For consideration is a Proposed Substitute A version.

Vice-chair Nemec moved approval of Proposed Substitute A, 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 ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:45 PM

3. [221922](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Downtown-Mixed Activity, C9G, to allow the development of a museum on the properties located at 1310 and 1340 North 6th Street and 520 West McKinley Avenue, on the east side of North 6th Street between West Vliet Street and West McKinley Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Meeting recessed at 1:40 p.m.

Meeting reconvened at 1:45 p.m.

Appearing:

Dr. Ellen Censky, Milwaukee Public Museum

Katie Sanders, Milwaukee Public Museum

Dan Jahnke, Kapur

Todd Schliemann, Ennead Architects

Michael Emem, Emem Group

A presentation was given.

No public testimony.

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

A motion was made by Allyson Nemec, seconded by Catrina Crane, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 2:00 PM

4. [230192](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, on the property located at 1547 West Mineral Street to facilitate the expansion of an existing parking lot located at 1559 West Mineral Street, on the south side of West Mineral Street, east of South Cesar E. Chavez Drive, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Rhonda Szallai, DCD Real Estate

Tiffany May, Berghammer Construction Corp

Liz Claudio, Sixteenth Street Community Health Center

A presentation was given.

No public testimony.

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

Member Sas-Perez abstained.

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

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

No: 0

Excused: 1 - Smith

Abstain: 1 - Sas-Perez

Zoning - Public Hearing 2:10 PM

5. [220402](#) A substitute ordinance relating to the change in zoning from Detailed Planned Development known as John C. Cudahy YMCA Youth & Family Center to a new Detailed Planned Development known as Cudahy Farms for phased multi-family development on land located at 9050 North Swan Road, on the east side of North Swan Road, south of West Fairy Chasm Drive, in the 9th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Terrell Walter, Royal Capital Group

Tess Lacey, Engberg Anderson Architects

Kevin Newell, Royal Capital Group

A presentation was given.

Ald. Larresa Taylor, 9th Ald. Dist., testified wanting to hold review of the change of

zoning for the developer to address concerns from residents (as expressed at a recent aldermanic office community meeting) and herself regarding environmental impacts, outdoor parking, hotspot activity across the street on Swan Rd., location being inviting for people to gain unauthorized access, moving the entranceway away from Swan Rd. to Fairy Chasm Dr. to reduce unauthorized access, keeping the development gated and closed from the public, and questionable controlled community programming. Her office held a community meeting on July 13, 2023.

Public testimony in opposition:

Nicole Hartley, area resident, testified with concerns on the general area experiencing business vacancies and inadequate landscaping/streetscaping maintenance, the development having too many units and adding too much density in the area, loss of natural habitats, lack of community meetings prior to the most recent one, and lack of adequate/consistent noticing to all area residents regarding community meetings.

Public testimony in support:

Robin Palm, Washington Heights resident and urban planner, testified that the area was in demand of higher density and the development would be beneficial for the community.

Member Washington moved conditional approval, seconded by member Moody. (Prevailed 5-1) No - Nemec

Conditions:

- 1. Conditioned on the applicant providing final exhibits that incorporate previously provided comments from DCD, DPW and MFD. These comments request clarification on items such as fence placement, lighting, structures and site elements to be razed, plan symbology, and other technical corrections.*
- 2. Conditioned on the applicant continuing to refine the landscape plan to ensure that it is maximized for the existing habitat on the site.*

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

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

No: 1 - Nemec

Excused: 1 - Smith

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

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

No: 1 - Nemec

Excused: 1 - Smith

Comprehensive Planning

6. [230317](#) An ordinance approving Connecting MKE: Downtown Plan 2040 (the Downtown Area Plan) as part of the City of Milwaukee's Overall Comprehensive Plan, in the 3rd, 4th, and 6th Aldermanic Districts.

Sponsors: Ald. Bauman and Ald. Brostoff

Appearing:

Tanya Fonseca, DCD Planning

Beth Weirick, Downtown BID

Kyle Gast, DCD Planning

A presentation was given.

Member Crane moved approval, seconded by member Washington. (Prevailed 4-0-1)

Abstained - Sas-Perez

A motion was made by Catrina Crane, 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: 4 - Crane, Washington, Bloomingdale, and Moody

No: 0

Excused: 2 - Nemec, and Smith

Abstain: 1 - Sas-Perez

Meeting adjourned at 4:52 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>.