



City of Milwaukee

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

Meeting Agenda

CITY PLAN COMMISSION

STEPHANIE BLOOMINGDALE - CHAIR

ALLYSON NEMEC - VICE-CHAIR

*Ranell Washington, Catrina Crane, Willie Smith, Tarik Moody,
and Jesus O. Gonzalez*

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

*Legislative Liaison, Max Drickey, 414-286-8012,
max.drickey@milwaukee.gov*

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

Monday, July 20, 2026

1:30 PM

Room 301-A, 3rd Floor, City Hall
200 E. Wells St.
Milwaukee, WI 53202

Amended 7/16/26 - Previous item 6, CCFN 260142, removed.

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>.

- 1. Review and approval of the previous meeting minutes from June 29, 2026.**

Zoning - Public Hearing 1:30 PM

- 2. [260183](#)** A substitute ordinance correcting the mixed zoning of the parcel located at 1993 South Muskego Avenue, on the west side of South Muskego Avenue, north of West Rogers Street, in the 8th Aldermanic District and assigning the zoning of Local Business, LB2, to the property.

Sponsors: Ald. Zamarripa

Those wishing to provide testimony may do so in-person or should visit the City Plan Commission website (<https://city.milwaukee.gov/CPC>) for details on how to register and access the webinar platform to provide virtual testimony during the meeting. Those wishing to provide testimony may alternatively do so by e-mailing Planning staff at PlanAdmin@milwaukee.gov at least one business day prior to the start of the meeting.

Zoning - Public Hearing 1:35 PM

3. [252189](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, and Local Business, LB2, for the properties located at 410 West Concordia Avenue and 3301 and 3307 North Vel R. Phillips Avenue to Detailed Planned Development, DPD, and the 1st Amendment to the DPD known as Bader Philanthropies to add the subject sites to the DPD that currently includes 3300 North Martin Luther King Jr. Drive, on the north side of West Concordia Avenue, east of North Martin Luther King Jr. Drive, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

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Zoning

PLEASE NOTE: For items 4 & 5, the applicant has submitted an updated narrative and exhibits dated 7/1/2026 for consideration by the City Plan Commission that removes the data processing/computer services/computational research facility use from the proposal, and limits the deviation request to the self-service storage facility use within the rear portion of the building. A Proposed Substitute A for item 4 will be considered by the City Plan Commission that reflects this narrowed request.

4. [260029](#) Resolution approving the request for a deviation from the performance standards established by the Midtown Center Development Incentive Zone (DIZ) Overlay to allow an indoor self-storage facility and a data processing/computer services/computational research facility as permitted uses within a portion of the former Walmart building at 5825 West Hope Avenue, located on the east side of North 60th Street, north of West Capitol Drive, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

For items 4 & 5, the applicant has submitted an updated narrative and exhibits dated 7/1/2026 for consideration by the City Plan Commission that removes the data processing/computer services/computational research facility use from the proposal, and limits the deviation request to the self-service storage facility use within the rear portion of the building. A Proposed Substitute A for item 4 will be considered by the City Plan Commission that reflects this narrowed request.

5. [260030](#) Resolution approving changes to the site and existing building previously occupied by Walmart located at 5825 West Hope Avenue, on the east side of North 60th Street, north of West Capitol Drive, relative to the Midtown Center Development Incentive Zone (DIZ) overlay established by Section 295-91.0044 of the former Milwaukee Code, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

For items 4 & 5, the applicant has submitted an updated narrative and exhibits dated 7/1/2026 for consideration by the City Plan Commission that removes the data processing/computer services/computational research facility use from the proposal, and limits the deviation request to the self-service storage facility use within the rear portion of the building. A Proposed Substitute A for item 4 will be considered by the City Plan Commission that reflects this narrowed request.

This meeting will be webcast live at www.milwaukee.gov/channel25.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Administration Office at 286-5800, (FAX) 286-0851 or by writing to the Coordinator at City Development, 809 N. Broadway, Milwaukee, WI 53202.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. Registered lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.