



City of Milwaukee

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

Meeting Minutes

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, clee@milwaukee.gov

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

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

Monday, June 29, 2026

1:30 PM

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

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 1:32 p.m.

Present: 7 - Nemec, Gonzalez, Washington, Bloomingdale, Moody, Smith, Crane

Also present:

*Tanya Fonseca, DCD Planning
Kristin Connelly, DCD Planning
Sam Koziol, DCD Planning*

1. Review and approval of the previous meeting minutes from June 8, 2026.

Meeting minutes from June 8, 2026 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [260046](#)** A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to Industrial Office, IO1, for the western 50 feet of 1215 West Layton Avenue, located on the south side of West Layton Avenue, east of South 13th Street, in the 13th Aldermanic District.

Sponsors: Ald. Spiker

Ms. Connelly presented. Staff recommended approval and noted Ald. Scott Spiker was in support.

Saif Mian and Riaz Main, applicants, appeared and presented.

R&F Oil, LLC owns the properties at 1215 and 1233 W. Layton Avenue. This zoning change will rezone the western 50 feet of 1215 W. Layton Avenue from IL1 to IO1 so that it can be combined with 1233 W. Layton Avenue, zoned IO1. The expanded site at 1233 W. Layton Avenue will help facilitate an expansion of the existing gas station, which will also require approval by the Board of Zoning Appeals.

The applicant will work to meet the landscape requirements of the Garden District and BOZA.

Vice-chair Nemec moved approval, seconded by commissioner Crane. (Prevailed 7-0)

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: 7 - Nemec, Gonzalez, Washington, Bloomingdale, Moody, Smith, and Crane

No: 0

Streets & Alleys

3. [250157](#)

Resolution to vacate the east-west alley, north of West Cherry Street, between North 12th Street and North 12th Lane, in the 15th Aldermanic District

Sponsors: THE CHAIR

Appearing:

Tayler Jones, DCD Planning

Jody Rhodes, Neu-Life Community Development

A presentation was made.

This resolution vacates the east-west alley bounded by West Cherry Street, West Walnut Street, North 12th Street, and North 13th Street, in the 15th Aldermanic District, as indicated on the map included in this file as "Exhibit A".

There was discussion on use of the vacation, Nue-Life programming and project details, affordable housing targeted tenants, site plans, northern alley greenspace, western alley shared use, and underground parking.

Commissioner Gonzalez moved approval, seconded by member Washington. (Prevailed 7-0)

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

Aye: 7 - Nemec, Gonzalez, Washington, Bloomingdale, Moody, Smith, and Crane

No: 0

Streets & Alleys

4. [260170](#) Resolution to vacate the eastern portion of 12th Lane between West Cherry Street and the northern alley, in the 15th Aldermanic District
- Sponsors:** THE CHAIR
- Appearing:*
Tayler Jones, DCD Planning
Jody Rhodes, Neu-Life Community Development
- A presentation was made. Staff recommended approval conditionally.*
- This resolution vacates the eastern portion of 12th Lane between West Cherry Street and the northern alley, in the 15th Aldermanic District, as indicated on the map included in this file as "Exhibit A".*
- Commissioner Crane moved approval conditionally, seconded by commissioner Smith. (Prevailed 7-0)*
- Condition:*
The Lis Pendens must be recorded pursuant to Wis. Stat. §62.73 prior to being heard at the Public Works Committee.
- A motion was made by Catrina Crane, 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:** 7 - Nemec, Gonzalez, Washington, Bloomingdale, Moody, Smith, and Crane
- No:** 0

Comprehensive Planning

5. [260144](#) An ordinance updating the Climate and Equity Plan and amending the Citywide Policy Plan as part of the City's Overall Comprehensive Plan, and directing its implementation.
- Sponsors:** THE CHAIR
- Appearing:*
Erick Shambarger, Environmental Collaboration Office
- This ordinance updates the Climate and Equity Plan as part of the Citywide Policy Plan in the City's Overall Comprehensive Plan, by incorporating the Department of Compliance and Engagement and affirming the City's commitment to providing workforce opportunities to individuals living in economically disadvantaged neighborhoods.*
- Commissioner Moody moved approval, seconded by vice-chair Nemec. (Prevailed 7-0)*
- A motion was made by Tarik Moody, seconded by Allyson Nemec, that this**

Ordinance be **RECOMMENDED FOR PASSAGE AND ASSIGNED** to the **ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE** . This motion **PREVAILED** by the following vote:

Aye: 7 - Nemec, Gonzalez, Washington, Bloomingdale, Moody, Smith, and Crane

No: 0

Zoning - Public Hearing 2:00 PM

6. [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

Items 6 and 7 were considered together.

Appearing:

Lafayette Crump, DCD Commissioner

Trent Overhue, AFS (applicant)

Commissioner Crump gave opening remarks regarding the vacancy at the former Walmart building and the request for two rear uses for an indoor self-storage facility and a data processing facility, emphasizing it is not a large AI center, would be about 100' by 200', and use minimal water or power.

Ms. Fonseca presented files 260029 and 260030 in detail as contained in the full CPC staff report, explaining AFS would reserve the northern portions of the site for a housing development and a potential library, and place the indoor self-storage and data processing/computational research facility uses in the south (rear) portion of the building. Both rear uses need a DIZ deviation but meet design standards. Staff recommended conditional approval.

Mr. Overhue said the uses would help activate the site, noted 24/7 staffing and a biomedical research focus for the data processing/computational research facility, and clarified water usage and noise regulations that were the subject of concerns raised by the public.

Commissioners asked questions regarding Mr. Overhue's experience with these types of uses and the unnamed operator of the computational research facility, which is under a Non-Disclosure Agreement (NDA).

Ald. Mark Chambers Jr. said that the uses were a necessary compromise to fund the housing and the library components and that he had canvassed and engaged residents in the area.

Public testimony in opposition (39) — Cordell Mason, Yasmeen Davis, Daniel Benitez-Rivera, Steve O'Connell, Nathan Cole, Samantha Doucus, Joshua Taylor, Blue Pelikan, Warren Enström, Ald. Peter Burgelis, Erin Trad, Stacy Smiter, Brian Dean, Raegan Flikkema, Benjamin Dufresne, Dujon Johnson, Mabel Lamb, Fionna

McKenna, Arria Chinn, Sarah Grzezinski, Landon Zimmerman, Khani Solocheke, Rachel Stiles, Danell Cross, Melody McCurtis, David Ashley, Isadora Persik, Julia Alberth, Shanarda Wilbourn, Kianté Shields, Hayden Hardwood, Amy Donahue, Dr. Deborah Pasha, Marty Wall, Dr. Cassandra Bowers, Dr. Melita Tyler, Jamila Mitchell, Sheleah Wilson, and Jenica DeWaide. Speakers included residents, Party for Socialism and Liberation (PSL) Milwaukee, Milwaukee Democratic Socials of American (DSA), and Sherman Park and Metcalfe Park groups.

Public testimony in support (6) — Jeremy Moore, Gloria Gonzalez, Tina Ojeda, Shayna Howard, Janice West, and Babett Jeanes.

Those in opposition testified on their environmental, process, and equity concerns. They said AFS lacked transparency and data on operations and environmental impacts on the new proposed facilities. They shared concerns that the proposed new uses would worsen and/or exacerbate current issues at Midtown – flooding, Capitol Drive traffic, noise traveling upward, power grid strain, higher electric bills, and use of water among other things. Some who testified expressed concern that the plan requires the two deviation uses in order for the housing and the library components to occur, cited inconsistent defense-versus-biomedical messaging and a secretive operator for the computational research facility, called the community meetings inadequate based on setting and lack of information, and believed the proposals as targeting Black, Brown, and low-income neighborhoods for out-of-state profit while creating few local jobs. They requested a 24-month moratorium pending legislation to regulate data centers, a full environmental review, and water and power benchmarking.

Ald. Burgelis, 11th aldermanic district, questioned and requested clarity regarding enforcement of noise requirements for the data processing/computational research facility should a sound study fail.

Ms. Fonseca said DNS would withhold permits, including occupancy, if conditions cannot be met.

John Cunningham, DNS, added that the City inspects sites throughout the constriction process, and enforcement can occur in several ways, including withholding the certificate of occupancy, issuing orders, referring the matter to court, and revoking permits.

Those in support testified that the project would end blight and revitalize Midtown, calling the server room small and environmental impacts minimal.

Commissioner Crump said the focus should be use, size, and impact; that the facility is very small; enforcement exists; the proposed housing needs to break ground by July 31st; and the indoor storage and data facility would be contingent upon the housing and civic components moving forward.

Ald. Chambers, Jr. said the project was needed to avoid the continuing vacancy of the site and that there was a lot of misinformation regarding the proposal.

There was discussion regarding an environmental study and benchmark reporting requirements, existing data center facilities within the City, pending data center legislation, AFS's data processing/computational research facility operations elsewhere and locally, community engagement, and the west parking lot buffers and parking, and landscaping.

Mark Larson, architect, said landscaping was submitted and a two-way lot could be

explored.

Ald. Sharlen Moore, 10th aldermanic district, testified with concerns over the engagement to-date for the future library and opposed losing Capitol Library from her district.

There was discussion regarding exploration of a moratorium, decision to relocate the Capitol Library to the Midtown corridor, and the July 31st WHEDA low income housing tax credit deadline.

Commissioner Smith moved conditional approval based on staff conditions 1-12 plus additional conditions for water benchmarking, public environmental reports, landscaping and parking review, and a City-run independent study of similar AFS facilities (developer-funded, firm undisclosed to AFS, including solar review, permits withheld until complete). The motion failed for lack of a second.

Commissioner Smith moved to hold for a third-party review and solar assessment, seconded by vice-chair Nemec. The motion failed with a 2-4-1 vote. (yes: Nemec, Smith; no: Washington, Crane, Moody, Gonzalez; abstain: Bloomingdale).

Commissioner Moody moved to hold the file, seconded by Commissioner Gonzalez. (Prevailed 7-0)

A motion was made by Tarik Moody, seconded by Jesus Gonzalez, that this Plan Commission Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 7 - Nemec, Gonzalez, Washington, Bloomingdale, Moody, Smith, and Crane

No: 0

Zoning

7. [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

Items 6 and 7 were considered together.

Appearing:

Lafayette Crump, DCD Commissioner

Trent Overhue, AFS (applicant)

Commissioner Crump gave opening remarks regarding the vacancy at the former Walmart building and the request for two rear uses for an indoor self-storage facility and a data processing facility, emphasizing it is not a large AI center, would be about 100' by 200', and use minimal water or power.

Ms. Fonseca presented files 260029 and 260030 in detail as contained in the full CPC staff report, explaining AFS would reserve the northern portions of the site for a housing development and a potential library, and place the indoor self-storage and

data processing/computational research facility uses in the south (rear) portion of the building. Both rear uses need a DIZ deviation but meet design standards. Staff recommended conditional approval.

Mr. Overhue said the uses would help activate the site, noted 24/7 staffing and a biomedical research focus for the data processing/computational research facility, and clarified water usage and noise regulations that were the subject of concerns raised by the public.

Commissioners asked questions regarding Mr. Overhue's experience with these types of uses and the unnamed operator of the computational research facility, which is under a Non-Disclosure Agreement (NDA).

Ald. Mark Chambers Jr. said that the uses were a necessary compromise to fund the housing and the library components and that he had canvassed and engaged residents in the area.

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Ald. Burgelis, 11th aldermanic district, questioned and requested clarity regarding enforcement of noise requirements for the data processing/computational research facility should a sound study fail.

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Commissioner Gonzalez moved to hold the file, seconded by vice-chair Nemec. (Prevailed 7-0)

A motion was made by Jesus Gonzalez, seconded by Allyson Nemec, that this Plan Commission Resolution be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 7 - Nemec, Gonzalez, Washington, Bloomingdale, Moody, Smith, and Crane

No: 0

Meeting adjourned at 8:38 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>.**