



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, July 20, 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: 6 - Nemec, Gonzalez, Washington, Bloomingdale, Smith, Crane

Excused: 1 - Moody

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 29, 2026.

Meeting minutes from June 29, 2026 were approved without objection.

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

Ms. Connelly presented.

This zoning change was initiated by the Department of City Development as directed by a motion of the Common Council of the City of Milwaukee, and will correct the mixed zoning of the subject site that occurred as the result of a City land sale and combination of two properties with different zoning designations (2224 West Rogers Street, zoned RT4, and 1993 South Muskego Avenue, zoned LB2).

Staff recommended approval and noted Ald. Zamarripa was in support.

No public testimony.

Commissioner Crane moved approval, seconded by vice-chair Nemec. (Prevailed 5-0)

A motion was made by Catrina Crane, 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: 5 - Nemec, Gonzalez, Washington, Bloomingdale, and Crane

No: 0

Excused: 2 - Moody, and Smith

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. Coggins

Ms. Connelly presented.

This file will change the zoning of the three newly acquired properties to DPD to be consistent the existing zoning of Bader Philanthropies' headquarters, and will approve the plans for the accessory parking lot and open space.

Staff recommended approval and noted file sponsorship by Ald. Coggins.

Development team appearing:

Frank Cumberbatch, Bader Philanthropies

Sandra Bednarz, Bader Philanthropies

Tim Just, Just Consulting

Heather Stabo, GRAEF

A presentation was given on details of the file.

There was discussion on ingress and egress traffic flow from the new parking lot, parking lot lighting, quantity of parking spaces, permeable paving proposed for the lot, and shared use of spaces.

Vice-chair Nemec moved approval, seconded by commissioner Smith. (Prevailed 6-0)

A motion was made by Allyson Nemec, seconded by Willie Smith, 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, Gonzalez, Washington, Bloomingdale, Smith, and Crane

No: 0

Excused: 1 - Moody

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 as a permitted use 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 4 and 5 were taken together.

Ms. Fonseca presented.

The applicant submitted revised narratives and exhibits dated July 1, 2026 that remove the data processing/computer services/computational research facility use from the proposal, and limit the deviation request to the self-service storage facility use within the rear portion of the building. The proposed modifications to the building and site would support the use that is subject to the deviation request.

Chair Bloomington stated that the commission would consider the revised files (Proposed Substitute A) and past public testimony. She added that new public testimony would not be taken.

Appearing:

Lafayette Crump, DCD Commissioner

Trent Overhue, AFS (applicant)

DCD Commissioner Crump said that the revised development at the rear of the building was for self-service storage facility use, and the remainder of the site, including housing and library components, would commence as planned.

Ms. Fonseca gave a presentation on details of the files.

Mr. Overhue said that the self-service storage facility use would pose minimal impacts, the front-facing portion of the property would be activated for community-serving uses, and he has incorporated parking adjustments.

Ald. Mark Chambers, Jr., 2nd aldermanic district, was in support of the revised proposal and commented on misinformation that was shared regarding the proposal, the Capitol Library, and importance of activating the site.

There was inquiry and discussion on a review of a traffic impact study, storm water management, future review of alternations to the site or building facade for the community-serving uses, plans for the community-serving spaces, housing unit mix for the previously approved residential development, and interior and exterior renderings that were included in the exhibits.

Staff recommended conditional approval of the updated resolution - Proposed Substitute A for file number 260029.

Member Gonzalez moved approval conditionally, seconded by member Smith, of Proposed Substitute A. (Prevailed 6-0)

Conditions (260029):

1. Commercial alteration and occupancy permits for the self-service storage facility use will not be issued by the Department of Neighborhood Services until the following items occur:

a. The portion of the site where the housing development is proposed has been conveyed to the ownership group that will construct the City Plan Commission-approved housing development and construction permits have been applied for by Gorman & Company to the City of Milwaukee for residential construction.

b. There is a binding lease or lease option for the approximately 51,000 sf of leasable space facing W. Hope Ave. for community-serving uses with the City of Milwaukee or other community serving entities that will activate the front-facing portion of the property or, in the event that the community-serving entities are no longer interested in leasing the space, with retail functions that align with the Midtown Center performance standards.

A motion was made by Jesus Gonzalez, seconded by Willie Smith, that this Plan Commission Resolution be SUBSTITUTED. This motion PREVAILED by the following vote:

Aye: 6 - Nemec, Gonzalez, Washington, Bloomingdale, Smith, and Crane

No: 0

Excused: 1 - Moody

[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 as a permitted use 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

File reflecting Proposed Substitute A, labeled as Substitute 1.

A motion was made by Jesus Gonzalez, seconded by Willie Smith, that this Plan Commission Resolution be APPROVED CONDITIONALLY. This motion PREVAILED by the following vote:

Aye: 6 - Nemec, Gonzalez, Washington, Bloomingdale, Smith, and Crane

No: 0

Excused: 1 - Moody

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

Items 4 and 5 were taken together.

Ms. Fonseca presented.

The applicant submitted revised narratives and exhibits dated July 1, 2026 that remove the data processing/computer services/computational research facility use from the proposal, and limit the deviation request to the self-service storage facility use within the rear portion of the building. The proposed modifications to the building and site would support the use that is subject to the deviation request.

Chair Bloomington stated that the commission would consider the revised files (Proposed Substitute A) and past public testimony. She added that new public testimony would not be taken.

Appearing:

Lafayette Crump, DCD Commissioner

Trent Overhue, AFS (applicant)

DCD Commissioner Crump said that the revised development at the rear of the building was for self-service storage facility use, and the remainder of the site, including housing and library components, would commence as planned.

Ms. Fonseca gave a presentation on details of the files.

Mr. Overhue said that the self-service storage facility use would pose minimal impacts, the front-facing portion of the property would be activated for community-serving uses, and he has incorporated parking adjustments.

Ald. Mark Chambers, Jr., 2nd aldermanic district, was in support of the revised proposal and commented on misinformation that was shared regarding the proposal, the Capitol Library, and importance of activating the site.

There was inquiry and discussion on a review of a traffic impact study, storm water management, future review of alternations to the site or building facade for the community-serving uses, plans for the community-serving spaces, housing unit mix for the previously approved residential development, and interior and exterior renderings that were included in the exhibits.

Staff recommended approval of the updated resolution - Proposed Substitute A for file number 260030.

Member Gonzalez moved approval, seconded by member Smith. (Prevailed 6-0)

A motion was made by Jesus Gonzalez, seconded by Willie Smith, that this Plan Commission Resolution be APPROVED. This motion PREVAILED by the following vote:

Aye: 6 - Nemec, Gonzalez, Washington, Bloomingdale, Smith, and Crane

No: 0

Excused: 1 - Moody

Meeting adjourned at 2:49 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>.