



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

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

Monday, August 17, 2026

1:30 PM

**Room 301-B, 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 1:30 p.m.

Present: 4 - Nemec, Washington, Moody, Smith

Excused: 3 - Gonzalez, Bloomingdale, 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 July 20, 2026.

Meeting minutes from July 20, 2026 were approved without objection.

Zoning - Public Hearing 1:30 PM

- 2. [260481](#)** Resolution approving the request to deviate from the performance standards established by the Port of Milwaukee Sub Area B (North) Development Incentive Zone (DIZ) to allow an assembly hall use within a portion of the existing building located at 1120 South Barclay Street, on

the east side of South Barclay Street, south of East Washington Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Ms. Fonseca presented.

This file relates to a request to deviate from the DIZ use list to allow the longer-term approval of an existing assembly hall within a portion of the building located at 1120 S. Barclay Street. An assembly hall use was approved for this site in 2019 as an accessory element to an existing light manufacturing company, which vacated the building in 2022. Subsequently, the applicant was granted a 2-year deviation approval from September 2024 through September 30, 2026.

Staff recommends approval conditionally.

Appearing:

Mei-Lyn Nelson, applicant/owner

Ms. Nelson commented on the loss of the manufacturing and retail business that previously occupied the building, current use of the building for events and artisans (as well as office uses), status of the Barclay Street corridor, and plans for the building moving forward including installing a mural in the future and continuing to work to attract future building tenants.

No public testimony.

Commissioner Washington moved approval conditionally, seconded by commissioner Smith. (Prevailed 4-0)

Condition:

Applicant applying for a longer-term deviation for the assembly hall use within one year from the date of approval, providing an exhibit that includes all requested information in this report, and informing DCD and HDI of any changes to the plans outlined in Exhibit A attached to this file.

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

Aye: 4 - Nemec, Washington, Moody, and Smith

No: 0

Excused: 3 - Gonzalez, Bloomingdale, and Crane

Zoning - Public Hearing 1:40 PM

3. [260294](#)

An ordinance relating to the change in zoning from Two-Family Residential, RT3, to Neighborhood Shopping, NS2, to allow neighborhood-serving commercial uses and mixed-use programming for the Metcalfe Park Liberation Hub on the sites located at 2600 and 2606 North 38th Street, on the east side of North 38th Street, north of West Clarke Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Ms. Fonseca presented.

The applicant, Metcalfe Park Community Bridges, Inc., has requested this zoning change to allow development of the Metcalfe Park Liberation Hub on the subject sites. The proposed development would include community-serving commercial, residential, and service uses. Phase 1 is proposed to include a community bookstore and café, soup kitchen, two affordable dwelling units, and a courtyard. Phase 2 is proposed to include meeting and partner spaces, laundry facilities, flexible community rooms, and a rooftop eco-garden.

Staff recommends approval and noted Ald. Russell Stamper, II was in support.

Appearing:

Melody McCurtis, Metcalfe Park Community Bridges

Anthony Kazee

Tim Wolosz, Engberg Anderson

Will Manley, Engberg Anderson

Elaine Familia, Beyond Scope Consulting

Danell Cross, Metcalfe Park Community Bridges

A presentation was given in detail on the proposed development.

There was inquiry and discussion on the rooftop terrace and operation of facilities (bookstore, laundromat).

Public testimony in support:

Sheila Milton, Metcalfe Park resident

Rep. Margaret Arney, Wisconsin's State Assembly District 18

Rep. Kalan Haywood, Wisconsin's State Assembly District 16

Koren Dennison, Metcalfe Park resident and property owner

Those in support testified that the hub development would positively impact and bring needed resources to the community.

Commissioner Moody moved approval, seconded by commissioner Smith. (Prevailed 4-0)

A motion was made by Tarik Moody, 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: 4 - Nemec, Washington, Moody, and Smith

No: 0

Excused: 3 - Gonzalez, Bloomingdale, and Crane

Comprehensive Planning - Public Hearing 1:50 PM

4. [260437](#) Resolution creating Neighborhood Improvement District No. 13 (Metcalfe Park), approving its Initial Operating Plan and authorizing expenditures,

in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Ms. Fonseca gave introductory remarks.

The file would permit the creation of Neighborhood Improvement District No. 13 (Metcalf Park), approving its initial operating plan, and authorizing expenditures.

Staff recommends approval.

Appearing:

Sally Svetic, DCD

Melody McCurtis, Metcalfe Park Community Bridges

Koren Dennison, Metcalfe Park resident and property owner

A presentation was given in detail on the proposal and process to create Neighborhood Improvement District No. 13 (Metcalf Park).

There was inquiry and discussion on occupied and unoccupied properties (determination, verification, assessments), increases in property taxes, existing NIDs, use of the NID to assist homeowners to repair homes, outreach, exempt properties and PILOTs, and vacant lot assessment.

Public testimony in support:

Rep. Margaret Arney, Wisconsin's State Assembly District 18

Danell Cross, Metcalfe Park Community Bridges

Those in support testified that the proposal was resident-led and supported by the community.

Commissioner Moody moved approval, seconded by commissioner Smith. (Prevailed 4-0)

A motion was made by Tarik Moody, seconded by Willie Smith, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Nemec, Washington, Moody, and Smith

No: 0

Excused: 3 - Gonzalez, Bloomingdale, and Crane

Comprehensive Planning - Public Hearing 2:10 PM

5. [260452](#) Resolution creating Business Improvement District No. 57 (Lincoln Village), approving its Initial Operating Plan and authorizing expenditures, in the 8th and 12th Aldermanic Districts.

Sponsors: Ald. Perez

Ms. Fonseca gave introductory remarks.

The file would permit the creation of Business Improvement District No. 57 (Lincoln Village), approving its initial operation plan, and authorizing expenditures.

Staff recommends approval.

Appearing:

Jessica Sanchez, DCD

Maribel Franco, Lincoln Village Business Association

Don Rambadt, Lincoln Village Business Association

Colleen Cheney-Trawinski, Lincoln Village Business Association

Norma Sanchez

Matt Rejc, DCD

A presentation was given in detail on the proposal and process to create Business Improvement District No. 57 (Lincoln Village).

There was inquiry and discussion on eligible (commercial) and exempt properties.

Public testimony in support:

John Rozga, business owner at 703 W. Lincoln Ave.

Father Bob Cook, pastor at 2333 S. 6th St.

*Commissioner Moody moved approval, seconded by commissioner Washington.
(Prevailed 4-0)*

A motion was made by Tarik Moody, seconded by Ranell Washington, that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 4 - Nemec, Washington, Moody, and Smith

No: 0

Excused: 3 - Gonzalez, Bloomingdale, and Crane

Meeting adjourned at 3:15 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>.