



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, clea@milwaukee.gov

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

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

Monday, September 28, 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: 5 - Nemec, Gonzalez, Washington, Moody, Smith

Excused: 2 - Bloomingdale, Crane

Also present:

Jonathan Latsko, DCD Planning

1. Review and approval of the previous meeting minutes from August 17, 2026.

Meeting minutes from September 28, 2026 were approved without objection.

Zoning - Public Hearing 1:30 PM

2. [260642](#) A substitute ordinance relating to zoning regulations for family day care homes.

Sponsors: Ald. Bauman

Appearing:

Ed Richardson, DCD Planning

Mr. Richardson presented.

Proposed Substitute A of this ordinance amends the definitions of “family day care home” to increase the limit on the number of children being cared for from 8 to 12, to bring the definition into compliance with recent changes in Wisconsin State Statutes.

Public testimony in support:

David Celata, Milwaukee Greater Foundation

Mr. Salata testified to the importance of providing access to quality and affordable childcare infrastructure for families.

Commissioner Washington moved approval of Proposed Substitute A, seconded by commissioner Gonzalez. (Prevailed 5-0)

A motion was made by Ranell Washington, seconded by Jesus Gonzalez, 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, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Zoning - Public Hearing 1:35 PM

3. [260534](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Neighborhood Shopping, NS2, to allow a wider mix of commercial uses on the property located at 2841 South Howell Avenue, on the west side of South Howell Avenue, south of East Schiller Street, in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Ms. Connelly presented.

The subject site consists of a rear duplex and a currently vacant 2-story mixed-use building along South Howell Avenue. This zoning change from RT4 to NS2 will allow the owners, Howell Haven LLC, to occupy the commercial spaces within the building with neighborhood-serving uses such as a small café, retail shop, or art studio.

Staff recommended approval and noted support from Ald. Dimitrijevic.

Appearing:

Jobi Wall, applicant/owner

Abby Wall, applicant/owner

Mr. and Mrs. Wall presented on details of the zoning change.

There was inquiry and discussion on the site plan, demolition of the garage structure,

future use of the vacant portion of the lot, including the potential expanded footprint of the existing building.

*Commissioner Gonzalez moved approval, seconded by commissioner Smith.
(Prevailed 5-0)*

A motion was made by Jesus Gonzalez, 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: 5 - Nemec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Zoning - Public Hearing 1:40 PM

4. [260532](#) A substitute ordinance relating to the 5th Amendment to the Detailed Planned Development known as Southgate Marketplace, Phase 1 to allow the construction of a bank with drive-through ATM at 3473 South 27th Street, on the west side of South 27th Street, north of West Morgan Avenue, in the 11th Aldermanic District.

Sponsors: Ald. Burgelis

Ms. Connelly presented.

This zoning change was requested by the property owner, Southgate Marketplace LLC, and will allow a new development on the site. More specifically, the owner seeks to raze the existing restaurant development situated at the southeast corner of the subject site and construct an approximately 3,500 SF, single-story financial center (bank), drive-up ATM lane, and associated parking and landscaping.

Staff recommended approval conditionally.

Appearing:

*Brian Emrich, Allegro Civil Engineers
Ned Brickman, landowner representative
Zak Klobucar, Interior Architects
Ald. Peter Burgelis, 11th Ald. Dist.*

Ald. Burgelis testified with no objections.

A presentation was given on details of the zoning change and new development.

There was inquiry and discussion on landscaping, stucco building material, window glazing, banking service offerings, and job opportunities.

*Commissioner Washington moved approval, seconded by commissioner Gonzalez.
(Prevailed 5-0)*

A motion was made by Ranell Washington, seconded by Jesus Gonzalez, 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, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Zoning - Public Hearing 1:50 PM

5. [260533](#) An ordinance relating to the change in zoning from General Planned Development known as Bookends to a Detailed Planned Development to allow the construction of a multi-family residential building at 711 East Kilbourn Avenue and 822 North Van Buren Street, on the east side of North Van Buren Street, south of East Kilbourn Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Ms. Fonseca presented.

This zoning change was requested by the property owners (applicant) to allow the construction of a 25-story for-sale residential condominium tower on the site. The proposed development, known as Zenith, includes 226 dwelling units, 412 indoor vehicle parking spaces, 68 total bicycle parking spaces, resident amenity spaces, a ground-floor residential lobby, and building service areas.

Staff recommended approval conditionally.

Appearing:

Joey Wisniewski, New Land Enterprises

Mark Larson, Korb Architects

Ald. Robert Bauman, 4th Ald. Dist.

A presentation was given on details of the zoning change and new development.

Ald. Robert Bauman, 4th Ald. Dist., testified in support.

There was inquiry and discussion on loading zones, deliveries, and move-in access points; and City-assisted financing.

Public testimony in opposition:

Susan Roberts, resident

David Guzman, resident

Curtis Oquist, nearby property manager (Edgewood Apartments)

Christian Trunley (virtual)

Speakers in opposition testified to concerns of increased density, blockage of their outside views and sunlight at their residences/buildings, loud noise and air pollution construction impacts, exacerbation of luxury high rise buildings in the area, the housing serving residents from outside the community, negative parking impacts in the neighborhood, potential for condo units being unoccupied, and lack of a lighting and shadow study relating

to the new development.

There was inquiry and discussion on community outreach and notifications by the applicant, building height differences between the previously approved GPD to DPD, setback at the south line, parking ratio, amenity floor footprint, location of mechanicals, guest parking options, a lighting and shadow study, traffic and parking access in relation to the alley, public parking options in the area, access to amenities, street activation for pedestrians, height restrictions and regulations for downtown, and construction timeline.

Commissioner Gonzalez moved approval conditionally, seconded by member Smith. (Prevailed 5-0)

Condition:

1. Applicant provides a status update to DCD Planning on the south setback design and coordination with the adjacent property prior to the Zoning, Neighborhoods and Development Committee meeting.

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

Aye: 5 - Nemec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

A motion was made by Jesus Gonzalez, seconded by Willie Smith, that this Ordinance be REFERRED TO to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

Aye: 5 - Nemec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Zoning - Public Hearing 2:10 PM

6. [251924](#)

A substitute ordinance relating to a temporary pause in the establishment and development of data centers.

Sponsors: Ald. Dimitrijevic, Ald. Brower, Ald. Stamper, Ald. Bauman and Ald. Moore

Appearing:

Ald. Marina Dimitrijevic, 14th Ald. Dist.

David Gelting, Legislative Reference Bureau

Joseph Dobbs, Assistant City Attorney

Ald. Dimitrijevic said that the file would enable a set period to conduct necessary legislative, legal, and regulatory research to address the development of data centers in consideration of the public's health, safety, and welfare.

Ms. Fonseca presented on details of the staff report, as contained in the file.

This substitute ordinance would create a temporary pause in the establishment of new data centers or enlargement of existing data centers for one year, or until the Zoning Code is amended to formally define and regulate data centers.

Staff recommended approval of the proposed pause in data center construction while a longer term set of zoning regulations for data centers are developed for local review and approval.

Atty. Dobbs commented on a future substitute to include additional technical language changes that preserve the intent of the ordinance, while strengthening the implementing language with relevant City land use application processes and appeal processes required by State Statute.

Public testimony in support (in-person):

Julia Alberth

Ald. Alex Brower, 3rd Ald. Dist. and co-sponsor

Stacey Smiter, resident

Ryan Brooks, Data Holdings employee

Molly Collins, American Lung Association of Wisconsin

Jamila Mitchell, Redress Movement

Dr. Melita Tyler

Garold Dalton, resident

Michael Harper

Jason Davenport

Gretchen Mahkorn

Carrie Elmore, resident

Jeff Johnson, Potawatomi Ventures

Erica Steib

Rachael Marken, resident

Public testimony in support (virtually):

Christian Trunley, resident

Melodoy McCurtis, Metcalfe Park Community Bridges

Landon Zimmerman, resident

Mabel Lamb, Sherman Park Community Association

Rachel Stiles

Shannon Simonet, resident

Amy Donahue

Public testimony in opposition (in-person):

Joel Roberts, UWM student and entrepreneur

Speakers in support of the proposed temporary pause raised concerns regarding the potential effects of large-scale data center development on energy demand, utility costs, employment, environmental conditions, and neighboring communities. Several speakers stated that a temporary pause would allow the City additional time to evaluate regulatory needs, consider potential safeguards, and review approaches adopted in other jurisdictions. Comments also addressed the allocation of City resources, community participation in future policy development, transparency, environmental review, potential community benefits agreements, and consideration of publicly owned facilities.

Some speakers suggested that any future regulations distinguish among data centers based on factors such as energy use or facility scale. One or more speakers referenced their experiences and observations related to a data center in Port Washington. Representatives of Potawatomi stated their support of the pause and that they operate a small data center and described its operations.

Speakers in opposition expressed support for advancements in technology, artificial intelligence, technology businesses, and small-scale data center development. They stated that the proposed temporary pause or related regulations could adversely affect small businesses, entrepreneurs, and technology-related uses.

Questions and discussion addressed the legal review and purpose of the proposed temporary pause and other matters raised during testimony.

Commissioner Washington moved approval conditionally, seconded by commissioner Smith. (Prevailed 5-0)

Condition:

1. A future substitute to include additional technical language changes that preserve the intent of the ordinance, while strengthening the implementing language with relevant City land use application processes and appeal processes required by State Statute.

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

Aye: 5 - Nemec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

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

Aye: 5 - Nemec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Miscellaneous

7. [260723](#) Resolution approving the 2027 City Plan Commission meeting dates.

Sponsors: THE CHAIR

Meeting dates (14) were proposed as follows:

January 25, 2027

February 15, 2027

March 8, 2027

April 5, 2027

April 26, 2027
May 17, 2026
June 7, 2027
June 28, 2027
July 19, 2027
August 16, 2027
September 27, 2027
October 18, 2027
November 8, 2027
November 29, 2027

Commissioner Washington moved approval, seconded by commissioner Smith.
(Prevailed 5-0)

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

Aye: 5 - Nemec, Gonzalez, Washington, Moody, and Smith

No: 0

Excused: 2 - Bloomingdale, and Crane

Meeting adjourned at 5:00 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>.