



# City of Milwaukee

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

## Meeting Minutes

### CITY PLAN COMMISSION

**STEPHANIE BLOOMINGDALE - CHAIR**

**ALLYSON NEMEC - VICE-CHAIR**

*Brianna Sas-Perez, Ranell Washington, Catrina Crane, Willie Smith, and Tarik Moody*

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

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

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Monday, November 11, 2024

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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**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:** 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, Smith

**Also present:**

*Sam Leichtling, DCD Planning  
Kristin Connelly, DCD Planning  
Emily Goodman, DCD Planning*

**1. Review and approval of the previous meeting minutes from October 21, 2024.**

*The meeting minutes from October 21, 2024 were approved without objection and with one abstention (Commissioner Smith).*

**Zoning - Public Hearing 1:30 PM**

**2. [240803](#)**

A substitute ordinance correcting the mixed zoning of the parcel located at 454 North 28th Street, on the south side of West Clybourn Street, east of North 28th Street, in the 10th Aldermanic District and assigning the zoning of Two-Family Residential, RT4, to the property.

**Sponsors:** Ald. Moore

*Ms. Connelly presented and recommended approval.*

*This zoning change was initiated by the Department of City Development and will correct the mixed zoning of the subject site that occurred as the result of a City land sale and lot combination of two properties with different zoning designations.*

*No public testimony.*

*Commissioner Sas Perez moved approval, seconded by commissioner Smith.  
(Prevailed 7-0)*

**A motion was made by Brianna Sas-Perez, 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:** 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, and Smith

**No:** 0

### Zoning - Public Hearing 1:35 PM

3. [240804](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM7, to Local Business, LB2, to facilitate a future development on the property located at 421 East Locust Street, on the south side of East Locust Street between North Buffum Street and North Holton Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Mr. Leichtling presented and recommended approval.*

*Appearing:  
Vincent Noth, Kinship  
Lyssa Olker, HGA  
Scott Simon, Traveaux*

*This zoning change was requested by the Housing Authority of the City of Milwaukee (HACM), and will help to facilitate the sale and development of the subject site, which is currently zoned residential. The vacant site is proposed to be developed by Kinship Community Food Center into a new social service facility that will provide services including a food pantry, community meal program, crisis assistance and mentoring, education and engagement, and employment readiness and training.*

*Public testimony in opposition:*

*Dr. Nitumigaabow Champagne, resident  
Monica Champagne, resident*

*Dr. Champagne and Ms. Champagne were concerned with the proposed development negatively impacting existing greenspace in Harambee, increasing traffic, impacting their property values, and lacking adequate community engagement. They asked to keep the current zoning of RM7.*

*Mr. Leichtling said that Ald. Coggs did not indicate a formal position on the matter.*

*Commissioner Washington moved approval conditionally, seconded by commissioner Smith. (Prevailed 7-0)*

*Condition:*

*Continued dialogue with adjacent neighbors and consideration of that input in submission of a final landscape plan to the Board of Zoning Appeals as part of the Special Use review process.*

**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:** 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, and Smith

**No:** 0

**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:** 7 - Crane, Nemec, Sas-Perez, Washington, Bloomingdale, Moody, and Smith

**No:** 0

**Commissioner Sas Perez was recognized for her service to the commission with this meeting being her last as a commissioner.**

**Meeting adjourned at 2:47 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>.**