



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

Monday, November 10, 2025

1:30 PM

809 N. Broadway, 1st Floor Boardroom

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: 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, Moody

Excused: 1 - Smith

Also present:

Tanya Fonseca, DCD Planning

Kristin Connelly, DCD Planning

Sam Koziol, DCD Planning

1. Review and approval of the previous meeting minutes from October 20, 2025.

Meeting minutes from October 20, 2025 were approved without objection.

Zoning - Public Input Hearing 1:30 PM

- 2. [250888](#)** A substitute ordinance relating to the change in zoning from Local Business, LB2, to Two-Family Residential, RT4, for the property located at 2560 North Teutonia Avenue, on the east side of North Teutonia Avenue, south of West Clarke Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Ms. Connelly presented. Staff recommended approval.

Appearing:

Tyrone Tubbs, applicant

Rosita Ross, DCD Real Estate

This zoning change was requested by Tyrone Tubbs, who intends to purchase the property from the City of Milwaukee and combine it with the property to the south, 2554 North Teutonia Avenue, which is zoned RT4, and utilize it as greenspace for their home.

No public testimony.

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

A motion was made by Allyson Nemec, seconded by Tarik Moody, that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No: 0

Excused: 1 - Smith

Zoning

3. [250731](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1550 Prospect to allow an existing parking lot to temporarily be used as a principal use parking lot on the site located at 1550 North Prospect Avenue, on the east side of North Prospect Avenue, north of East Albion Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Ms. Connelly presented. Staff recommended approval.

Appearing:

Chris Houden, applicant

This minor modification will allow an existing parking lot adjacent to the historic Goll Mansion to temporarily be used as a principal use parking lot for 3 years from the date of Common Council approval of this file. Additionally, the owner will make repairs to the Goll Mansion, which include improvements to the roof and front and west façades (among others as outlined in Exhibit A), to ensure that the structure remains in satisfactory condition, and the existing abandoned monument sign along Prospect Avenue will be removed.

There was discussion on the prior and proposed interim parking lot use; plans for the residential tower development in the future; the currently vacant Goll Mansion not having connection to heat, water, and electricity; and community engagement.

Mr. Houden said that the parking will be used for neighboring residents in the interim; power, heat and water are disconnected to the mansion; construction of the tower may commence in 3 years; they have taken proper steps to ensure that the vacant historic structure remains in good condition inside and outside; Historic Preservation Commission staff is aware of the electric, heat and water disconnection; the mansion was never heated during his ownership of the site; he had only disconnected the water to avoid damage from events such as burst pipes; and community engagement had occurred through the prior approvals for the site.

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

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

No: 0

Excused: 1 - Smith

Meeting adjourned at 1:53 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>.