



# 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](mailto:clee@milwaukee.gov)**

**Legislative Liaison, Max Drickey, 414-286-8012,  
[max.drickey@milwaukee.gov](mailto:max.drickey@milwaukee.gov)**

**Planning Division, 414-286-5726, [planadmin@milwaukee.gov](mailto:planadmin@milwaukee.gov)**

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**Monday, December 1, 2025**

**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:** 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 November 10, 2025.**

*Meeting minutes from November 10, 2025 were approved without objection.*

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

- 2. [251188](#)** A substitute ordinance relating to the 1st Amendment to the Detailed Planned Development known as Legacy Lofts Real Estate Development to add Social Service Facility as a permitted use within the first-floor commercial space of the mixed-use building located at 1536-1540 West North Avenue, on the north side of West North

Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

*Ms. Connelly presented. Staff recommended approval and said that Ald. Stamper was in support.*

*Appearing:*

*April Bentley, R.U.B.I.E.S. dba FAMILY Matters*

*Terese Caro, Legacy Redevelopment Corp.*

*This amendment proposes to add a Social Service Facility that meets certain conditions a permitted use within the first-floor commercial space of the mixed-use building located at 1536-1540 West North Avenue. The Social Service Facility use is not currently allowed per the DPD zoning, and an amendment to the DPD zoning is necessary in lieu of the BOZA approval to allow this use. A new tenant is proposing to occupy the space with a Social Service Facility use. FAMILY Matters, the prospective new tenant, provides counseling services (classified as a social service use) to parents of the youth that the organization already serves through Rubies, an agency working with youth who have experienced exploitation. The space was previously occupied by Legacy Redevelopment Corporation as an office use. Legacy recently relocated its office elsewhere. Should this tenant vacate the space at some point in the future, another Social Service Facility use meeting the parameters outlined in Exhibit A, which is part of the file, may be allowed, along with the uses allowed in the LB2 zoning district.*

*There was discussion on allowable parameters for the social service use as outlined in Exhibit A, business operation for the prospective tenant, prospective social services offered, and collaboration between Legacy Redevelopment Corp. and FAMILY Matters.*

*Ms. Bentley discussed their youth wrap-around programming and services addressing sex trafficking.*

*Ms. Caro discussed Legacy Redevelopment Corp.'s collaboration with FAMILY Matters, moving of Legacy Redevelopment Corp. out of the space into a different building, and impact that FAMILY Matters would bring to the community and tenants there.*

*No other public testimony.*

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

**A motion was made by Allyson Nemec, 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:** 6 - Crane, Nemec, Gonzalez, Washington, Bloomingdale, and Moody

**No:** 0

**Excused:** 1 - Smith

**Meeting adjourned at 1:49 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>.**