



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

**Ald. Coggs**  
**6<sup>th</sup> Ald. District**

**CITY PLAN COMMISSION**  
**ZONING REPORT**

**Ordinance File No.**      [220296](#)

**Location:**                      128 E Burleigh St.

**Applicant/**  
**Owner:**                          Applicant: City of Milwaukee, via motion of the Common Council / Owner: Tonda Thompson, Valor Creative Collective, LLC

**Current**  
**Zoning:**                          Two-Family Residential (RT4)

**Proposed**  
**Zoning:**                          Local Business (LB2)

**Proposal:**                          This file refers to a change in zoning from Two-Family Residential, RT4, to Local Business, LB2, to allow a wider mix of commercial uses for the property located at 128 East Burleigh Street, on the north side of East Burleigh Street, east of North Achilles Street, in the 6th Aldermanic District. This zoning change was initiated by a motion of the Common Council of the City of Milwaukee.

The property was acquired by the City of Milwaukee through property tax foreclosure in December 2012. A Land Disposition Report was approved in May 2021, authorizing the sale of the subject property to Valor Creative Collective LLC.

The subject site consists of a 3,264 square foot mixed-use building situated on a 4,800 square foot parcel. Valor Creative Collective is proposing a creative collective space with a wood shop, photography and videography studio, and a resource center for the site. The organization's goal is to create a safe space to learn, encourage entrepreneurship, self-determination and physical and mental wellness in the community.

This change in zoning to LB2 will help to facilitate this goal by permitting the commercial uses that are described above. The existing RT4 zoning would prohibit the proposed uses. Rezoning to LB2 would be consistent with the historical use of this property as a mixed-use commercial structure as well as the zoning for other similar corner commercial properties in the adjacent neighborhood.

**Adjacent Land Use:** The properties surrounding this site on all sides are zoned as Two-Family Residential (RT4).

**Consistency with Area Plan:** The property proposed for rezoning is within the planning area of the Northeast Side Area Plan, approved in 2009. Specifically, the property is within the Harambee sub-area. Recommendations for the Harambee sub-area include to redevelop vacant or underutilized buildings, and to promote entrepreneurship, leadership and job creation. The Northeast Side Area Plan also recommends walkable mixed-use neighborhoods, preservation or adaptive reuse of vacant buildings, and to keep older commercial buildings embedded in neighborhoods. The proposed rezoning is consistent with the Northeast Side Area Plan.

**Previous City Plan Action:** None.

**Previous Common Council Action:** 5/25/2021 – Resolution approving a Land Disposition Report and authorizing the sale of the City-owned property at 128 East Burleigh Street to Valor Creative Collective LLC, in the 6th Aldermanic District. **(FN 210157)**

6/21/2022 – Motion directing the Department of City Development to initiate a zoning map amendment to change the zoning of the property located at 128 East Burleigh Street from RT4, Two-Family Residential, to LB2, Local Business (6th Aldermanic District). **(FN 220332)**

**Recommendation:** Since the proposed zoning change will allow a mix of commercial uses within the existing building, is consistent with past Common Council action approving the sale of this property for these proposed uses, and is consistent with the recommendations of the Northeast Side Area Plan, staff suggests that the City Plan Commission recommends approval of the subject file.