



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*

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Monday, April 27, 2026

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

Excused: 1 - Smith

Also present:

Tanya Fonseca, DCD Planning

Kristin Connelly, DCD Planning

Khari Bell, DCD Planning

1. Review and approval of the previous meeting minutes from March 9, 2026.

Meeting minutes from March 9, 2026 were approved without objection.

Zoning

- 2. [252012](#)** Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as St. Rita Square to allow additional building signage on the existing building located at 728 East Pleasant Street, on the north side of East Pleasant Street, east of North Van Buren Street, in the 3rd Aldermanic District.

Sponsors: Ald. Brower

Ms. Connelly presented.

This minor modification was requested by Chiara Housing and Services Inc. to allow additional signage that will provide added visibility for the senior living facility on the subject site.

Staff recommended approval and stated Ald. Brower was in support.

*Appearing:
Amy Schoenemann, Capri Communities*

Ms. Schoenemann said purpose of the additional signage was to identify the senior living component of the facility.

There was discussion on the sign being non-illuminated, there being other existing wayfinding signage on the building for St. Rita's Square, color choice of blue for branding, other sub-marketing signage, traffic considerations, and housing occupancy.

Commissioner Crane moved approval, seconded by member Washington. (Prevailed 6-0)

A motion was made by Catrina Crane, 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 - Nemec, Gonzalez, Washington, Bloomingdale, Moody, and Crane

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:40 PM

3. [251867](#) A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, for the properties located at 2156 South 4th Street and 2166 South 4th Street, on the east side of South 4th Street, south of West Becher Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Ms. Connelly presented.

This zoning change was requested by East Lincoln Avenue, LLC to allow a wider mix of uses within the existing building at 2156 South 4th Street and also includes the City-owned vacant site to the south at 2166 South 4th Street. Anticipated for the future at the site was a Riverwalk extension.

Staff recommended approval and said Common Council President Perez had no objections.

*Appearing:
Bill Sinsky, The Druml Company*

Mr. Sinsky said that industrial-heavy use was no longer feasible at the site. Non-industrial uses were occurring and/or anticipated for the future. Operating on the first two floors were a day care center (Ebeneizer).

There was discussion on Harbor District support, third floor being previously used as a school and laid out with classrooms, upper floor potential uses, and accessibility for the upper floors and building entrances.

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

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

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

No: 0

Excused: 1 - Smith

Zoning - Public Hearing 1:45 PM

4. [251606](#) A substitute ordinance relating to the change in zoning from Single-Family Residential, RS2, to Multi-Family Residential, RM3, for the property located at 11919 West Bradley Road, to allow multi-family residential development on a portion of the site located on the south side of West Bradley Road, east of North 124th Street, in the 9th Aldermanic District.

Sponsors: Ald. Taylor

Ms. Connelly presented.

Staff recommended approval.

Appearing:

Marques Morgan, Scott Crawford, Inc.

Dr. Robert Randolph, Kingdom Faith Fellowship Church

A presentation was given on project details, concept plans, and community engagement.

The subject site is currently occupied by Kingdom Faith Fellowship Church. With the owner's permission, the applicant, Scott Crawford, Inc., is requesting rezoning of the site to RM3 to allow construction of 100 senior housing units in townhouse-style flat buildings adjacent to the church. The design standards set forth in the RM3 zoning district will apply to this development. Specific development plans are not part of this zoning change file; however, the developer has shared a conceptual site plan of the anticipated development, which includes a series of stacked flat buildings situated on land to the east of the church. The units will be a mix of 1, 2 and 3-bedrooms. Future phases of development on the site may include a new school attached to the church

and a memory care facility. The existing use on the site, religious assembly, remains an allowable use in the RM3 zoning district.

There was discussion on Q3 2026 construction period for phase 1 residential development, 2028 construction start for phases 2 and 3, details regarding phase 2 (80 units or memory care) and phase 3 (new church) details, town home-style building design preferences and details, bicycle parking, greenspace preservation, aldermanic and community engagement and support, resident support services (independent and assisted living care), and walking path connection to the Oak Leaf Trail.

Ald. Larresa Taylor, 9th aldermanic district, was in support. The proposed development would support senior living and memory care. It was noted that there was support from an immediately adjacent resident. The project would help be a catalyst to develop the office park in the area.

Commissioner Moody moved approval, seconded by commissioner Washington. (Prevailed 6-0)

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

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

No: 0

Excused: 1 - Smith

Zoning

5. [252155](#) Resolution approving plans for a new multi-family residential development located on a portion of 5825 West Hope Avenue, on the east side of North 60th Street, north of West Hope Avenue, relative to the Midtown Center Development Incentive Zone (DIZ) overlay established by Section 295-91.0044 of the former Milwaukee Code, in the 2nd Aldermanic District.

Sponsors: THE CHAIR

Ms. Fonseca presented.

This residential development that is the subject of this file is part of a multi-component redevelopment of the entire site, including the former Walmart building on the south side of W. Hope Avenue. Plans for the remainder of the site will be submitted for City Plan Commission consideration as part of a future file. This file is in regards to the overall project approval of the multi-family residential development as it relates to the Midtown Center DIZ Overlay. Gorman & Company plans to construct a multi-family residential development known as Midtown Commons on the existing surface parking lot on the north side of W. Hope Avenue. Midtown Commons is a 200-unit multi-family residential development situated on the surface parking lot of the former Walmart building, and will be constructed in two phases. A Certified Survey Map (CSM) is currently pending to divide the property into 4 lots, 3 of which will create the development site for Phases 1 and 2 of Midtown Commons.

Staff recommended approval.

Commissioners discussed potential impacts from the proposed reduction of retail and addition of affordable housing.

Ald. Mark Chambers, Jr., 2nd aldermanic district, was in support of the proposed development for affordable housing. The project would be a catalyst for the corridor and was consistent with the West Side Area Plan. There have been community engagement previously. Other proposed development concepts, particularly for standalone indoor storage, was not supported previously.

Appearing:

Ted Matkom, Gorman & Company

Mark Larson, Korb Architects

David Misky, DCD

A presentation was given on the project residential development. Further details can be found within the subject file.

There was discussion on how the unit mix was determined based on market analysis, outside amenities for residents, traffic and patron flow surrounding the former Walmart building, walking and security access points, color pallet scheme, community artwork piece or installation for youths (to be determined), play area installation and traffic calming measures, building and play space setbacks, overall landscaping, and complexity of the whole site.

Chair Bloomingdale left the committee at 2:55 p.m. Vice-chair Nemec presided over the remainder of the meeting.

There was additional discussion on plans for the former Walmart building, phase 1 and phase 2 construction periods for the subject Midtown Commons development and construction of the resident parking lot and play area (ideally phases 1 and 2 construction would be occurring in tandem), security lighting, increased density to support Midtown Center, consideration of safety, limited landscaping on phase 2, pursuance of possible easements on the immediately adjacent land owned by other entities to allow additional landscaping next to the building, proper entry ways for residents and vehicles, next steps, rationale for the building being 4 stories, and inside amenities (including a shared community service center or resource room).

Commissioner Washington moved approval, seconded by member Moody. (Prevailed 5-0)

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

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

No: 0

Excused: 2 - Bloomingdale, and Smith

Meeting adjourned at 3:13 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>.