



**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

June 21, 2021

To the Honorable Members of the  
Zoning, Neighborhoods, and Development Committee  
City of Milwaukee  
City Hall, Room 205

Dear Committee Members:

File No. 210051 relates to the change in zoning from Industrial-Light, IL2, to Industrial-Mixed, for the property located at 1422 North Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue and north of West Vliet Street, in the 6th Aldermanic District.

This zoning change was requested by Christ Church Milwaukee, Inc. and would allow a wider mix of uses on the site. More specifically, the applicant and primary tenant is proposing to utilize the site as a Religious Assembly, which is prohibited in the IL2 district but a Special Use in the IM zoning district. Attaining a Special Use Permit would still require further approval from the City of Milwaukee's Board of Zoning Appeals. Christ Church Milwaukee is seeking a permanent location and has expressed interest in the building being used for numerous community events, speakers and community engagement opportunities.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled June 21, 2021 meeting, and no members of the public spoke on the proposed zoning change. Commissioners asked what the building was most previously used as and what sort of events the church leaders were picturing in the space. The applicant said that it had been used as an artist studio and that they were open to any sort of community building with local organizations and community serving institutions. Since the proposed zoning change to IM to allow a wider mix of uses on the site is consistent with the recommendations of the Downtown Area Plan, the City Plan Commission at its regular meeting on June 21, 2021 recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Coggs