



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

November 13, 2024

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 240803 relates the change in zoning from Multi-Family Residential, RM7, to Local Business, LB2, to facilitate a future development on the property located at 421 East Locust Street, on the south side of East Locust Street between North Buffum Street and North Holton Street, in the 6th Aldermanic District.

This zoning change was requested by the Housing Authority of the City of Milwaukee (HACM), and will help to facilitate the sale and development of the subject site, which is currently zoned residential. The vacant site is proposed to be developed by Kinship Community Food Center into a new social service facility that will provide services including a food pantry, community meal program, crisis assistance and mentoring, education and engagement, and employment readiness and training. Board of Zoning Appeals approval of the proposed use will also be necessary in addition to this zoning change.

A public hearing was held by the City Plan Commission at its regularly scheduled meeting on November 12, 2024. Representatives from both Kinship Community Food Center and Travaux, a division of HACM, presented on the file. Two members of the public spoke in opposition, expressing concerns about the impact this proposal would have on the existing greenspace on this currently vacant property, traffic, and property values, and lack of adequate community engagement. The City Plan Commission recommended approval of this file with the condition that the applicant has continued dialogue with adjacent neighbors, particularly regarding providing additional landscaping on the site, and consideration of that input is included in the submission of a final landscape plan to the Board of Zoning Appeals as part of the Special Use review process.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

Cc: Ald. Coggs

