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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

August 19, 2025

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

Dear Committee Members:

File Number 250521 relates to the change in zoning from Industrial Light, IL2, to Downtown – Mixed Activity, C9G, to allow a mixed-use development on the property located at 1414 North Vel R. Phillips Avenue, on the east side of North Vel R. Phillips Avenue, north of West Vliet Street, in the 6th Aldermanic District.

This zoning change was requested by the property owner, MNS Warehouse LLC, and will allow a new development on the site. More specifically, the owner intends to construct a 5-story building with 3,600 square feet of ground floor commercial space and parking, and approximately 22 residential units on the upper floors. While specific development plans are not part of this file, the building design and placement will be required to comply with the C9G zoning design standards.

A public hearing was held on Monday, August 18, 2025 at the regularly scheduled City Plan Commission meeting. The applicant provided an overview of the concept plans for the site and answered questions on items including parking, anticipated unit mix, and the concept building design and functionality. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Ald. Coggs