



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. MICHAEL J. MURPHY, CHAIR

Ald. Robert J. Bauman, Vice-Chair

*Ald. Russell W. Stamper, II, Ald. JoCasta Zamarripa, and Ald.
Jonathan Brostoff*

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*Legislative Liaison, Jeffrey Osterman, 414-286-2262,
joster@milwaukee.gov*

Tuesday, September 12, 2023

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:06 a.m.

Present 5 - Murphy, Bauman, Stamper, Zamarripa, Brostoff

1. [230660](#) Appointment of Alderman Lamont Westmoreland to the Redevelopment Authority by the Mayor

Sponsors: THE CHAIR

Appearing:

Ald. Lamont Westmoreland, 5th Ald. Dist.

A motion was made by ALD. STAMPER that this Appointment be RECOMMENDED FOR CONFIRMATION. This motion PREVAILED by the following vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

2. [230422](#) Communication from the Department of City Development transmitting the 2022 Annual Report of Tax Incremental Districts.

Sponsors: THE CHAIR

Appearing:

Lori Lutzka, Dept. of City Development

David Schroeder, Dept. of City Development

A presentation was made.

A motion was made by ALD. BAUMAN that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

3. [230625](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 117 (Filer and Stowell), in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Appearing:

Maria Prioletta, Dept. of City Development

Ald. Marina Dimitrijevic, 14th Ald. Dist.

S.R. Mills, Bear Real Estate Group

A presentation was made.

Ald. Dimitrijevic was in support.

Gregory Bird, resident, provided public testimony with concerns regarding increased density, design, and environmental conditions of the site.

Ald. Stamper moved to enter into the record written testimony to be submitted by Mr. Byrd. There was no objection.

A motion was made by ALD. ZAMARRIPA that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

4. [230670](#) An ordinance relating to secure structure plans.

Sponsors: Ald. Murphy and Ald. Brostoff

Appearing:

Dana Zelazny, Deputy City Clerk

Brad Houston, City Records Center

A motion was made by ALD. BROSTOFF that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Zamarripa, and Brostoff

No 0

Excused 1 - Stamper

5. [230505](#) Resolution authorizing the Lease of the City of Milwaukee-owned property at 5529-31 West North Avenue to Uptown Crossing - BID 16, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Appearing:
Matt Haessly, Dept. of City Development
Tracy Staedter, Uptown Crossing BID 16

A motion was made by ALD. STAMPER that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

6. [230624](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 4100-02 North 22nd Street and 2142 West Atkinson Avenue to Wisconsin Community Services, Inc., in the 1st Aldermanic District.

Sponsors: Ald. Pratt

Appearing:
Matt Haessly, Dept. of City Development
Clarence Johnson, Wisconsin Community Services
Torre Johnson, Wisconsin Community Services

A motion was made by ALD. ZAMARRIPA that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

7. [230588](#) An ordinance deeming certain adopted comprehensive plans (area plans) passed as ordinances.

Sponsors: THE CHAIR

Appearing:
Sam Leichtling, Dept. of City Development

A motion was made by ALD. STAMPER that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

8. [221923](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to Commercial Service, CS, to allow commercial development on the northern portion of 7201 West Good Hope Road, located on the south side of West Good Hope Road, east of North 76th Street, in the 9th Aldermanic District.

Sponsors: THE CHAIR

This item was held until later in the meeting after consideration of item 17, which was also taken out of order following item 10, and prior to item 11.

Appearing:

Sam Leichtling, Dept. of City Development

Connor Weas, Weas Development

Maureen Goetz, Children's Hospital of Wisconsin

Ald. Larresa Taylor, 9th Ald. Dist.

Marlaina Jackson, Children's Hospital of Wisconsin

Lori, Children's Hospital of Wisconsin

A presentation was made.

No public testimony.

Ald. Taylor was in support.

A motion was made by ALD. STAMPER that this Ordinance be RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

9. [230512](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development, DPD, known as Downer Avenue Redevelopment, Phase 2 to allow alterations to the façade of an existing building located at 2575 North Downer Avenue, on the west side of North Downer Avenue, north of East Webster Place, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Appearing:

Sam Leichtling, Dept. of City Development

A motion was made by ALD. BROSTOFF that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

10. [230330](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Eighteen87 on Water to allow an additional building wall sign on a previously approved multi-family residential building located at 1887 North Water Street, on the north side of North Water Street, west of North Humboldt Avenue, in the 3rd Aldermanic District

Sponsors: Ald. Brostoff

Appearing:

Sam Leichtling, Dept. of City Development

A motion was made by ALD. BROSTOFF that this Resolution be RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following

vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

11. [230601](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Eighteen87 on Water Riverwalk Project.

Sponsors: THE CHAIR

Ald. Brostoff left the meeting at 12 p.m.

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

David Henke, Information and Technology Management Division

Presentation was made on a June 2023 quarterly report.

A motion was made by ALD. STAMPER that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

12. [220096](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Milwaukee Tool Red Beacon Project.

Sponsors: THE CHAIR

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

David Henke, Information and Technology Management Division

Presentation was made on a June 2023 quarterly report.

A motion was made by ALD. STAMPER that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 3 - Murphy, Bauman, and Stamper

No 0

Excused 2 - Zamarripa, and Brostoff

13. [220092](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Washington Park United

Homes Project.

Sponsors: THE CHAIR

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

David Henke, Information and Technology Management Division

Presentation was made on a June 2023 quarterly report.

A motion was made by ALD. STAMPER that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

14. [230599](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the ThriveOn King Project.

Sponsors: THE CHAIR

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

David Henke, Information and Technology Management Division

Presentation was made on a June 2023 quarterly report.

A motion was made by ALD. STAMPER that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

15. [230572](#) Communication from the Office of Equity and Inclusion Relating to Human Resource Requirements Quarterly Report for the Edison School Project.

Sponsors: THE CHAIR

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

David Henke, Information and Technology Management Division

Presentation was made on a June 2023 quarterly report.

A motion was made by ALD. STAMPER that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

16. [230600](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Garden Homes Project.

Sponsors: THE CHAIR

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

David Henke, Information and Technology Management Division

Presentation was made on a June 2023 quarterly report.

A motion was made by ALD. STAMPER that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

17. [230713](#) Communication from the Department of Neighborhood Services, Department of City Development, and Department of Administration - Community Development Grant Administration relating to the supervision of and actions taken at 2632 W. Wells St. (SoHi Lofts).

Sponsors: Ald. Bauman

This item was taken out of order after item 10.

Appearing:

Steven Mahan, Community Development Grant Administration

Maria Prioletta, Dept. of City Development

Kristin Reed, Dept. of Neighborhood Services

Jumaane Cheatham, Dept. of Neighborhood Services

Rich Sciortino, Brinshore Development

A motion was made by ALD. BAUMAN that this Communication be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

The following files may be placed on file as no longer necessary:

18. [230132](#) Resolution relating to a Certificate of Appropriateness for roof replacement at 2605 N. Summit Avenue, in the North Point North Historic District for James Stearns and Agnes Stearns.

Sponsors: THE CHAIR

A motion was made by ALD. STAMPER that this Resolution be RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

Meeting adjourned at 12:21 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>.