



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**

Staff Assistant, Chris Lee, 414-286-2232

Fax: 414-286-3456, clee@milwaukee.gov

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

Tuesday, July 25, 2023

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:04 a.m.

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

1. [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

Appearing:

Andrew Stern, Historic Preservation Commission

Tim Askin, Historic Preservation Commission

James Stearns

Agnes Stearns

Mr. Stern gave a presentation.

No public testimony.

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

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

No 0

2. [210880](#) A substitute ordinance relating to floodplain zoning regulations.

Sponsors: THE CHAIR

Appearing:

Ed Richardson, Dept. of City Development

Ald. moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

A motion was made by ALD. ZAMARRIPA that this Ordinance be SUBSTITUTED.

This motion PREVAILED by the following vote:

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

[210880](#)

A substitute ordinance relating to floodplain zoning regulations.

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

3. [230428](#)

Resolution authorizing the sale of the City-owned tax deed property at 2502 South 5th Place to St. Augustine Preparatory Academy, Inc. for development, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

David Misky, Dept. of City Development

Matt Miller, St. Augustine Preparatory Academy

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

4. [230429](#)

Resolution approving a Land Disposition Report and Due Diligence Checklist and authorizing acquisition and then sale of 5834 North 97th Street, in the 2nd Aldermanic District.

Sponsors: Ald. Chambers Jr.

This item was considered after item 8, CCFN 230460.

Appearing:

Matt Haessly, Dept. of City Development

Ald. Mark Chambers, Jr., 2nd Ald. Dist.

Mark Isabell, Crosslink LLC dba Final Cut WaterJet and Fabrication

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

5. [230426](#) Substitute Resolution authorizing the sale of the City-owned property at 435-37 North 30th Street to its former owner, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Amy Turim, Dept. of City Development

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

6. [230434](#) Substitute resolution authorizing the sale of the City-owned tax deed property located at 1633-35 North 18th Street to its former owner and a relative of the former owner as joint purchasers, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:
Amy Turim, Dept. of City Development
Cassandra Roberson
Princess Holloway

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

7. [230431](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2743 North 59th Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Appearing:
Rhonda Szallai, Dept. of City Development
Clarence Hall, Jr.

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

Aye 3 - Murphy, Bauman, and Zamarripa

No 0

Excused 2 - Stamper, and Brostoff

8. [230460](#) Resolution approving an Intergovernmental Cooperation Agreement between the Housing Authority of the City of Milwaukee and the City of Milwaukee regarding data sharing related to elevated blood lead levels of children residing in Housing Authority housing.

Sponsors: Ald. Perez

Appearing:

Ken Barbeau, Housing Authority of the City of Milwaukee

Michael Mannan, Health Dept.

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

9. [230192](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, on the property located at 1547 West Mineral Street to facilitate the expansion of an existing parking lot located at 1559 West Mineral Street, on the south side of West Mineral Street, east of South Cesar E. Chavez Drive, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, Dept. of City Development

Rhonda Szallai, Dept. of City Development

Doug Rushing, Sixteenth Street Community Health Center

Liz Claudio, Sixteenth Street Community Health Center

A presentation was given.

No public testimony.

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

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

No 0

10. [230196](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1547 West Mineral Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

This item was also considered with item 9, CCFN 230192.

Appearing:

Sam Leichtling, Dept. of City Development

Rhonda Szallai, Dept. of City Development

Doug Rushing, Sixteenth Street Community Health Center

Liz Claudio, Sixteenth Street Community Health Center

A presentation was given.

No public testimony.

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

11. [230044](#)

A substitute ordinance relating to the 1st Amendment to the Detailed Planned Development, DPD, known as Nova to add Commercial Hotel as a permitted use for a time limited two year period within the previously approved mixed-use residential building located at 1237 North Van Buren Street, on the west side of North Van Buren Street, north of West Juneau Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

This item was taken after item 12, CCFN 221922.

Appearing:

Sam Leichtling, Dept. of City Development

Boris Gokhman, New Land Enterprises

Kevin Rogers, Korb & Associates Architects

A presentation was given.

Public testimony with concerns:

Johnathan Yopps, Jewish Family Services, Inc.

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

12. [221922](#)

A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Downtown-Mixed Activity, C9G, to allow the development of a museum on the properties located at 1310 and 1340 North 6th Street and 520 West McKinley Avenue, on the east side of North 6th Street

between West Vliet Street and West McKinley Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

This item was taken after item 10, CCFN 230196.

Appearing:

*Sam Leichtling, Dept. of City Development
Dr. Ellen Censky, Milwaukee Public Museum
Michael Emem, Emem Group
Skip Holschbach, Kahler Slater Architects
Jarrett Pelletier, Ennead Architects*

A presentation was given.

No public testimony.

Applicant to submit a response on their commitment to the Community-Oriented, Responsible and Equitable (CORE) resolution on the project prior to the Common Council meeting on July 31, 2023.

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, Stamper, and Brostoff

No 0

Abstain 1 - Zamarripa

13. [230317](#)

An ordinance approving Connecting MKE: Downtown Plan 2040 (the Downtown Area Plan) as part of the City of Milwaukee's Overall Comprehensive Plan, in the 3rd, 4th, and 6th Aldermanic Districts.

Sponsors: Ald. Bauman and Ald. Brostoff

Appearing:

*Sam Leichtling, Dept. of City Development
Tanya Fonseca, Dept. of City Development
Kyle Gast, Dept. of City Development
Beth Weirick, Downtown BID*

A presentation was made.

Public testimony in support:

Taylor Korslin, Downtown Neighbors Association

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

14. [230422](#) Communication from the Department of City Development transmitting the 2022 Annual Report of Tax Incremental Districts.

Sponsors: THE CHAIR

A motion was made by ALD. BAUMAN 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

Meeting adjourned at 12:03 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>.