



# 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. Scott Spiker, and Ald. Marina  
Dimitrijevic*

*Staff Assistant, Chris Lee, 414-286-2232*

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

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Tuesday, December 6, 2022

9:00 AM

Room 301-B, Third Floor, City Hall

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**This is also a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on the Internet at <http://city.milwaukee.gov/citychannel>.**

**Meeting convened at 9:07 a.m.**

**Present** 5 - Murphy, Bauman, Stamper, Spiker, Dimitrijevic

1. [221108](#) Resolution approving a Project Plan, a Development Agreement and Grant Agreements, authorizing expenditures and creating Tax Incremental District No. 110 (Vel R. Phillips and Michigan), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Lafayette Crump, DCD Commissioner*

*Dan Casanova, DCD*

*Ryan Smith, Fiserv*

*Kim Ford, Fiserv*

*Pres. Jose Perez, Common Council*

*Ald. JoCasta Zamarripa, 8th Ald. Dist.*

*Joshua Benson, Comptroller's Office*

*A presentation was made.*

*Peter Rickman, Milwaukee Area Service and Hospitality Workers Union, testified in support.*

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

**Aye** 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

2. [221124](#) Resolution approving the Land Disposition Report and conveyance of the Redevelopment Authority of the City of Milwaukee property at 406 North Plankinton Avenue, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
David Misky, DCD  
Matt Dörner, Milwaukee Downtown BID 21  
Paul Schwartz, Historic Third Ward BID 2  
Tom Nieman, Fromm Family Foods  
Ald. JoCasta Zamarripa, 8th Ald. Dist.

*A presentation was made.*

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

**Aye** 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

3. [220969](#) Substitute resolution relating to the allocation of funds from the Housing Trust Fund.

**Sponsors:** THE CHAIR

*Appearing:*  
Mario Higgins, CDGA  
Ald. JoCasta Zamarripa, 8th Ald. Dist.  
Steve Mahan, CDGA  
Ald. Milele Coggs, 6th Ald. Dist.

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

**Aye** 3 - Bauman, Stamper, and Dimitrijevic

**No** 2 - Murphy, and Spiker

4. [220876](#) A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Commercial, IC, to allow a broader mix of uses on the property located at 212 East Mineral Street, on the north side of East Mineral Street, east of South Barclay Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Sam Leichtling, DCD  
Charlie Hutchinson, applicant

*A presentation was made.*

*No public testimony.*

**A motion was made by ALD. DIMITRIJEVIC that this Ordinance be**

**RECOMMENDED FOR PASSAGE. This motion PREVAILED by the following vote:**

**Aye** 4 - Murphy, Stamper, Spiker, and Dimitrijevic

**No** 0

**Excused** 1 - Bauman

5. [220766](#)

A substitute ordinance relating to the 6th Amendment to the Detailed Planned Development known as Sycamore Place, formerly known as Friendship Village (aka Trinity Village), to add multi-family residential as a permitted use and allow building and site changes for the existing building located at 7300-7500 West Dean Road, on the north side of West Dean Road, east of North 76th Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Sam Leichtling, DCD*

*Sam Zalmanov, ownership representative*

*Atty. Marvin Bynum, Godfrey & Kahn*

*Michelle Winter, Sycamore Place*

*A presentation was made.*

*Public testimony in support contingent upon an agreed implementation to protect existing senior living aspects:*

*Angeline Bradford, resident*

*Beverly Wilson, resident*

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

**Aye** 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

6. [221110](#)

Resolution approving Amendment No. 1 to the Project Plan, authorizing expenditures for Tax Incremental District No. 77 (HellermannTyton), in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Lori Lutzka, DCD*

*A presentation was made.*

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

**Aye** 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

7. [221126](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 114 (Five Points), in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Maria Prioletta, DCD*

*Nicole Robbins, MLK Development Corporation*

*Jamie Gray, KG Development Group*

*Anthony Kazee, KG Development Group*

*Ald. Milele Coggs, 6th Ald. Dist.*

*A presentation was made.*

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

**Aye** 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

8. [221127](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 113 (Edison School), in the 1st Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Maria Prioletta, DCD*

*Ted Matkom, Gorman & Company*

*Malik Cupid, Cupid Development*

*A presentation was made.*

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

**Aye** 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

9. [221109](#) Resolution approving a Project Plan, authorizing expenditures, authorizing Grant Agreements, and creating Tax Incremental District No. 111 (East North Avenue), in the 3rd Aldermanic District.

**Sponsors:** Ald. Brostoff

*Appearing:*

*Dan Casanova, DCD*

*Jonathan Brostoff, 3rd Ald. Dist.*

*David Smulyan, East Side BID*

*A presentation was made.*

**A motion was made by ALD. DIMITRIJEVIC that this Resolution be**

**RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

**Aye** 4 - Murphy, Stamper, Spiker, and Dimitrijevic

**No** 0

**Excused** 1 - Bauman

**10. [201373](#)**

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for Komatsu.

**Sponsors:** THE CHAIR

*Appearing:*

*Dan Casanova, DCD*

*Matt Beaudry, Komatsu*

*Taylor Franklin, Prism Technical*

*Joan Zepecki, Hunzinger*

*A final report presentation was made.*

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

**Aye** 4 - Murphy, Bauman, Stamper, and Spiker

**No** 0

**Excused** 1 - Dimitrijevic

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

**11. [171778](#)**

Communication from Foxconn Technology Group relating to collaborative efforts to improve transit and occupational linkages between its new Wisconsin locations and the City of Milwaukee.

**Sponsors:** Ald. Hamilton, Ald. Stamper and Ald. Bauman

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

**Aye** 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

**12. [190173](#)**

Substitute resolution approving Amendment No. 5 to the Project Plan and authorizing additional funding and expenditures for Tax Incremental District No. 48 (Park East), in the 3rd, 4th and 6th Aldermanic Districts.

**Sponsors:** Ald. Coggs and Ald. Bauman

**A motion was made by ALD. STAMPER that this Resolution be**

**RECOMMENDED FOR PLACING ON FILE. This motion PREVAILED by the following vote:**

**Aye** 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

**Meeting adjourned at 1:37 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>.**