



# 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. Jose G. Perez, Ald. Marina Dimitrijevic, and Ald. Russell  
W. Stamper, II*

*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, October 25, 2022

9:00 AM

Room 301-B, City Hall

---

**Amended 10/21/22 - Item 2, CCFN 220911, added.**

**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 9:04 a.m.**

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

1. [220899](#) Appointment of Raynetta Hill to the Bronzeville Advisory Committee by the Mayor. (6th Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:  
Raynetta Hill*

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

**Aye** 4 - Murphy, Bauman, Perez, and Dimitrijevic

**No** 0

**Excused** 1 - Stamper

2. [220911](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2917-23 North Holton Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:  
Rhonda Szallai, DCD  
Luis Lugo*

*Tatiana Lugo*

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

**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, Perez, Dimitrijevic, and Stamper

**No** 0

3. [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:*

*Angelique Pettigrew, Office of Equity and Inclusion*

*Carla Cross, Cross Management*

*Ms. Cross gave a quarterly report presentation through September 2022.*

**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** 5 - Murphy, Bauman, Perez, Dimitrijevic, and Stamper

**No** 0

4. [211003](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Phyllis Wheatley Project.

**Sponsors:** THE CHAIR

*Appearing:*

*Angelique Pettigrew, Office of Equity and Inclusion*

*Carla Cross, Cross Management*

*Terrell Walter, Royal Capital*

*Mr. Walter and Ms. Cross gave a quarterly report presentation through September 2022.*

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

5. [210986](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the JS1924 Project.

**Sponsors:** THE CHAIR

*Appearing:*

*Angelique Pettigrew, Office of Equity and Inclusion*

*Carla Cross, Cross Management*

*Ms. Cross gave a quarterly report presentation through September 2022.*

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** 5 - Murphy, Bauman, Perez, Dimitrijevic, and Stamper

**No** 0

6. [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:*

*Angelique Pettigrew, Office of Equity and Inclusion*

*Carla Cross, Cross Management*

*Ms. Cross gave a quarterly report presentation through September 2022.*

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** 5 - Murphy, Bauman, Perez, Dimitrijevic, and Stamper

**No** 0

7. [220770](#)

A substitute ordinance relating to the 4th Amendment to the Detailed Planned Development known as Southgate Marketplace to allow for changes to an existing multi-tenant commercial building located at 3333 South 27th Street, on the west side of South 27th Street, north of West Morgan Avenue, in the 11th Aldermanic District.

**Sponsors:** Ald. Borkowski

*Appearing:*

*Sam Leichtling, DCD*

*Sherry Prochaska, 11th Ald. Dist.*

*Russ Raposa, architect*

*Mr. Leichtling gave a presentation.*

*No public testimony.*

*Ms. Prochaska was in support on behalf of Ald. Mark Borkowski.*

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

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

**No** 0

8. [220627](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as River House to allow changes to the previously approved Phase 2 multi-family residential development

located at 1801-1881 North Water Street, on the west side of North Water Street, north of East Pearson Street extended, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Sam Leichtling, DCD  
Jordan Staleos, Atlantic Residential  
Matt Kurensky, HKM Architects

*Mr. Leichtling gave a presentation.*

*No public testimony.*

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

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

**No** 0

9. [220626](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Elevation 1659 to allow changes to the design of a previously approved multi-family residential building located at 1659 North Jackson Street, on the west side of North Jackson Street, east of North Water Street, in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Sam Leichtling, DCD  
Joel Agacki, architect

*Mr. Leichtling gave a presentation.*

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

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

**No** 0

10. [220629](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Vue Apartments to allow changes to the first floor glazing of an existing mixed-use residential building located at 2202 South Kinnickinnic Avenue, on the east side of South Kinnickinnic Avenue, south of East Ward Street, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
Sam Leichtling, DCD  
Heather Huhn, applicant

*Mr. Leichtling presenting.*

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

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

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

**No** 0

[220629](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Vue Apartments to allow changes to the first floor glazing of an existing mixed-use residential building located at 2202 South Kinnickinnic Avenue, on the east side of South Kinnickinnic Avenue, south of East Ward Street, in the 14th Aldermanic District.

**Sponsors:** THE CHAIR

**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, Perez, Dimitrijevic, and Stamper

**No** 0

11. [220765](#)

Resolution approving a final Certified Survey Map for land located west of North Harbor Drive and north of East Summerfest Place to re-divide two lots and dedicate land for public right-of-way purposes, in the 4th Aldermanic District

**Sponsors:** THE CHAIR

*Appearing:*

*Kevin Kuschel, DCD*

*Sam Leichtling, DCD*

**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, Perez, Dimitrijevic, and Stamper

**No** 0

10 AM

12. [220489](#)

A substitute ordinance relating to the Second Amendment to the General Planned Development, GPD, known as Arena Master Plan to allow changes to the zoning standards for Block 3 of the GPD and adjacent lands, located on the west side of North Vel R. Phillips Avenue, north of West State Street, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Meeting recessed at 9:59 a.m.*

*Meeting reconvened at 10:07 a.m.*

*Appearing:*

*Sam Leichtling, DCD*

*James Washington, DPW*

*Joel Plant, Frank Productions*

*Peter Feigin, Milwaukee Bucks*

*Greg Uhen, EUA*

*Atty. Brian Randall, David Kuelthau*

*Ald. Scott Spiker, 13th Ald. Dist.*

*Tyler Hesel, Assistant City Attorney (Milwaukee)*

*Captain James Campbell, Police Dept. District 1*

*Charlie Goldstone, FPC Live*

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

*Todd Farris, Deputy City Attorney (Milwaukee)*

*Mr. Leichtling presenting.*

*Public testimony in opposition:*

*Cleo Patrick Harris, resident*

*Emelio De Torre, Milwaukee Turners Hall*

*Atty. John Wirth*

*Chris Ahmuty, Turner Ballroom Preservation Trust*

*Arthur Heitzer, Milwaukee Turners Hall*

*Adam Peterman*

*Kelsey Kaufmann, Cactus Club*

*Marc Geiger*

*Public testimony in support:*

*Omar Shaikh*

*Chris Mambu Rasch, Building Advantage*

*Jason Ilstrup, Downtown Madison Inc.*

*Clifton Phelps, JCP Construction*

*Dan Bukiewicz, Milwaukee Building & Construction Trades Council*

*Jeremy Fojut, NEWaukee*

*Troy Brewer, Milwaukee Area Service & Hospitality Workers Organization*

*Peter Rickman, Milwaukee Area Service & Hospitality Workers Organization*

*Atty. Brian Randall, David Kuelthau*

*Public testimony:*

*Marty Wall, resident*

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

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

**No** 0

13. [220490](#)

A substitute ordinance relating to the change in zoning from General Planned Development, GPD, to a Detailed Planned Development, DPD,

known as Block 3-Arena Master Plan, Phase 1 for development of a music venue and associated elements on a portion of 1001 North Vel R. Phillips Avenue, on the west side of North Vel R. Phillips Avenue, north of West State Street, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Sam Leichtling, DCD*  
*James Washington, DPW*  
*Joel Plant, Frank Productions*  
*Peter Feigin, Milwaukee Bucks*  
*Greg Uhen, EUA*  
*Atty. Brian Randall, David Kuelthau*  
*Ald. Scott Spiker, 13th Ald. Dist.*  
*Tyler Hesel, Assistant City Attorney (Milwaukee)*  
*Captain James Campbell, Police Dept. District 1*  
*Charlie Goldstone, FPC Live*  
*Ald. Milele Coggs, 6th Ald. Dist.*  
*Todd Farris, Deputy City Attorney (Milwaukee)*

*Mr. Leichtling presenting.*

*Public testimony in opposition:*

*Cleo Patrick Harris, resident*  
*Emelio De Torre, Milwaukee Turners Hall*  
*Atty. John Wirth*  
*Chris Ahmuty, Turner Ballroom Preservation Trust*  
*Arthur Heitzer, Milwaukee Turners Hall*  
*Adam Peterman*  
*Kelsey Kaufmann, Cactus Club*  
*Marc Geiger*

*Public testimony in support:*

*Omar Shaikh*  
*Chris Mambu Rasch, Building Advantage*  
*Jason Ilstrup, Downtown Madison Inc.*  
*Clifton Phelps, JCP Construction*  
*Dan Bukiewicz, Milwaukee Building & Construction Trades Council*  
*Jeremy Fojut, NEWaukee*  
*Troy Brewer, Milwaukee Area Service & Hospitality Workers Organization*  
*Peter Rickman, Milwaukee Area Service & Hospitality Workers Organization*  
*Atty. Brian Randall, David Kuelthau*

*Public testimony:*

*Marty Wall, resident*

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

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

**No** 0

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

14. [201676](#) Resolution authorizing the sale of City-owned vacant lots to T.L. Reese Corporation or assignee for housing development, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

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

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

**No** 0

Meeting adjourned at 1:02 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>.