



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

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

Tuesday, November 15, 2022

9:00 AM

Room 301-B, City Hall

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 9:11 a.m.

Ald. Spiker serving as member in place of Ald. Stamper.

Present 4 - Murphy, Perez, Dimitrijevic, Spiker

Excused 1 - Bauman

1. [211002](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Community within the Corridor Project.

Sponsors: THE CHAIR

Appearing:

Angelique Pettigrew, Office of Equity & Inclusion

Lisa Gittings, Cross Management

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

Aye 3 - Murphy, Perez, and Dimitrijevic

No 0

Excused 2 - Bauman, and Spiker

2. [220771](#) A substitute ordinance relating to the change in zoning from Industrial Office, IO2, to Two-Family Residential, RT3, to reflect the residential use of the City-owned properties located at 3923 and 3929 North 30th Street, on the west side of North 30th Street, north of West Melvina Place, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Appearing:
Sam Leichtling, Dept. of City Development

Mr. Leichtling presenting.

No public testimony.

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

Aye 3 - Murphy, Perez, and Dimitrijevic

No 0

Excused 2 - Bauman, and Spiker

3. [190780](#)

A substitute ordinance relating to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM4, for the former Carleton School site located at 4116 West Silver Spring Drive, on the north side of West Silver Spring Drive between North 41st Street and North 42nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Appearing:
Tanya Fonseca, Dept. of City Development
Rhonda Szallai, Dept. of City Development
Todd Hutchison, Wisconsin Redevelopment

Ms. Fonseca, Ms. Szallai, and Mr. Hutchinson presenting.

Ald. Spiker joined the meeting at 9:42 a.m.

Public testimony in opposition:
Sheila Buchanon, resident
Allen Beckman, resident

Those in opposition testified as to the lack of adequate meeting noticing, participation, proper developer preparation and communication; opposing increased density and rental units in the area; and having concerns over parking, one parking entrance/exit, traffic, street, and other negative impacts on home ownership in the area that the development may bring.

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

Aye 3 - Murphy, Perez, and Dimitrijevic

No 0

Excused 1 - Bauman

Abstain 1 - Spiker

4. [220972](#) Resolution relating to the sale of the former Carleton School property at 4116 West Silver Spring Drive in accordance with Wisconsin Statutes Section 119.61.

Sponsors: THE CHAIR

Appearing:

Tanya Fonseca, Dept. of City Development

Rhonda Szallai, Dept. of City Development

Todd Hutchison, Wisconsin Redevelopment

Ms. Fonseca, Ms. Szallai, and Mr. Hutchinson presenting.

Ald. Spiker joined the meeting at 9:42 a.m.

Public testimony in opposition:

Sheila Buchanon, resident

Allen Beckman, resident

Those in opposition testified as to the lack of adequate meeting noticing, participation, proper developer preparation and communication; opposing increased density and rental units in the area; and having concerns over parking, one parking entrance/exit, traffic, street, and other negative impacts on home ownership in the area that the development may bring.

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

Aye 3 - Murphy, Perez, and Dimitrijevic

No 0

Excused 1 - Bauman

Abstain 1 - Spiker

5. [220772](#) A substitute ordinance to establish a Development Incentive Zone known as the Bronzeville Cultural and Entertainment District on land located generally on the north and south sides of West North Avenue, at and west of North Dr. Martin Luther King Jr. Drive and east of Interstate 43, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Sam Leichtling, Dept. of City Development

Amy Oeth, Dept. of City Development

Mr. Leichtling and Ms. Oeth presenting.

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, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

6. [220934](#) An ordinance relating to various zoning application and plan-review fees.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Sam Leichtling, Dept. of City Development

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

Aye 4 - Murphy, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

7. [220992](#) Resolution approving a Land Disposition Report and Due Diligence Checklist and authorizing acquisition and then sale of 3322 West Forest Home Avenue, in the 11th Aldermanic District.

Sponsors: Ald. Borkowski

Appearing:

Matt Haessly, Dept. of City Development

Ald. Mark Borkowski, 11th Ald. Dist.

David Borda, Borda Enterprises LLC

Jennifer Borda, Borda Enterprises LLC

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

Aye 4 - Murphy, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

8. [220998](#) Resolution authorizing acceptance of an unsolicited offer to purchase from Terese Singh and John Johnson for the City-owned tax deed property located at 308 North 62nd Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Appearing:

Deborah McCollum-Gathing, Dept. of City Development

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

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

Aye 4 - Murphy, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

9. [220989](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3953 North 76th Street, in the 5th Aldermanic District.

Sponsors: Ald. Dodd

Appearing
Dwayne Edwards, Dept. of City Development
Ciara Payne, Jefferson Crest LLC partner
Jermaine Gordon, architect

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

Aye 4 - Murphy, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

10. [220990](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed properties at 2601-05 West North Avenue and 2609-11 West North Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing
Dwayne Edwards, Dept. of City Development
Murtaza Sajan, Evoluiton Properties LLC

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

Aye 4 - Murphy, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

11. [220935](#) An ordinance relating to increasing various fees for plan examinations, building alternations and inspections.

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

12. [220988](#) Resolution approving a Land Disposition Report for the property at 200 East Greenfield Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

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

Aye 4 - Murphy, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

13. [221054](#) Communication relating to the status of enforcement orders, zoning appeals, and reasonable accommodation requests of the Oxford House properties.

Sponsors: Ald. Spiker

Appearing:

Jeffrey Thomas, BOZA

Odalo Ohiku, Deputy City Attorney

Erica Roberts, DNS Commissioner

Archie Blunt, DNS

Julie Wilson, Assistant City Attorney

Members requested for further details on the timeline of enforcement orders, zoning appeals, and communications between departments on the matter.

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

Aye 4 - Murphy, Perez, Dimitrijevic, and Spiker

No 0

Excused 1 - Bauman

Meeting adjourned at 11:43 a.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>.

