



# 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, April 11, 2023

9:00 AM

Room 301-B, 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 9:04 a.m.**

**Present** 4 - Bauman, Stamper, Spiker, Dimitrijevic

**Excused** 1 - Murphy

1. [221809](#) Resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate to Neu-Life Community Development, Inc. for the City of Milwaukee-owned property located at 1515 North 12th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*

*Yves LaPierre, Dept. of City Development*

*Jody Rhodes, Neu-Life Community Development Inc.*

*Dave Rhodes, General Contracting Services*

*Joann Commodore-Harris, Neu-Life Community Development Inc.*

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

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

**No** 0

**Excused** 1 - Murphy

2. [221295](#) A substitute ordinance relating to various revisions to the zoning code.

**Sponsors:** THE CHAIR

*Appearing:*

*Greg Patin, Dept. of City Development*

*Ald. Spiker moved substitution of the file with Proposed Substitute A. (Prevailed 4-0)*

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

**This motion PREVAILED by the following vote:**

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

**No** 0

**Excused** 1 - Murphy

[221295](#)

A substitute ordinance relating to various revisions to the zoning code.

**Sponsors:** THE CHAIR

*Mr. Patin gave a presentation.*

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

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

**No** 0

**Excused** 1 - Murphy

3. [221449](#)

A substitute ordinance relating to the change in zoning from Local Business, LB2, to a Detailed Planned Development, DPD, known as Brady-Farwell Hotel to allow construction of a hotel on the property located at 1709-23 North Farwell Avenue, on the west side of North Farwell Avenue, east of North Cambridge Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Brostoff

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Mike Klein, Klein Development*

*Jeno Cataldo, JC Capital Corp.*

*Ethan Skeels, Kahler Slater*

*Jonathan Brostoff, 3rd Ald. Dist.*

*Mr. Leichtling and development team made a presentation.*

*Public testimony in opposition:*

*Mike Kostic, resident*

*Marcella Baruzzini, resident*

*Ald. Brostoff was in support.*

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

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

**No** 0

**Excused** 1 - Murphy

4. [221817](#) Resolution approving Amendment No. 5 to the Project Plan for Tax Incremental District No. 48 (Park East) and authorizing expenditures in the 3rd, 4th and 6th Aldermanic Districts.

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

*Appearing:*

*Dan Casanova, Dept. of City Development*

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

*Mr. Casanova gave a presentation.*

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

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

**No** 0

**Excused** 1 - Murphy

5. [221814](#) Substitute resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 57 (Menomonee Valley-East Project), and authorizing additional funding and expenditures, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Lori Lutzka, Dept. of City Development*

*Benjamin Timm, Dept. of City Development*

*Ms. Lutzka and Mr. Timm gave a presentation.*

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

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

**No** 0

**Excused** 1 - Murphy

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

6. [100849](#) An ordinance relating to building maintenance regulations for supportive housing units.

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - Murphy

7. [140734](#) An ordinance relating to the zoning regulations for “dormitories.”

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - Murphy

8. [150607](#) An ordinance relating to regulations for off-premise signs.

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - Murphy

9. [171834](#) An ordinance relating to zoning regulations for nonconformities.

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - Murphy

10. [181869](#) Resolution approving a final Certified Survey Map for land located on the southwest side of West Uncas Avenue and west of South 3rd Street to divide one parcel into two parcels and to dedicate land for public street purposes, in the 13th Aldermanic District.

**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 - Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

**Excused** 1 - Murphy

11. [181879](#) Communication from the Department of City Development and the Environmental Collaboration Office relating to the Food Access Report.

**Sponsors:** Ald. Rainey

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

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

**No** 0

**Excused** 1 - Murphy

12. [201169](#) Communication from the Department of City Development regarding the sale of in rem properties to legacy home buyers.

**Sponsors:** Ald. Coggs

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

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

**No** 0

**Excused** 1 - Murphy

13. [211864](#) Communication from the Department of City Development relating to the American Recovery Act Program In Rem Initiative.

**Sponsors:** THE CHAIR

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

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

**No** 0

**Excused** 1 - Murphy

14. [220069](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3801-03, 3805-07 and 3809 West

North Avenue, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

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 - Bauman, Stamper, Spiker, and Dimitrijevic

**No** 0

**Excused** 1 - Murphy

**Meeting adjourned at 10:54 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>.**