



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**

Wednesday, July 6, 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 9:01 a.m.

Present 4 - Murphy, Bauman, Dimitrijevic, Stamper

Excused 1 - Perez

1. [220255](#) Appointment of Darian Lockett to the Housing Authority by the Mayor.
(5th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Darian Lockett

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

Aye 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

2. [220257](#) Reappointment of Jose Galvan to the Redevelopment Authority by the Mayor. (10th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

3. [220259](#) Reappointment of Lois Smith to the Redevelopment Authority by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

4. [220263](#) Reappointment of Frances Hardrick to the Redevelopment Authority by the Mayor. (5th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

5. [220294](#) Resolution authorizing an agreement with the Redevelopment Authority of the City of Milwaukee, Veterans Outreach of Wisconsin, and Veterans Community Project regarding 6767 North 60th Street, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Appearing:

Amy Turim, DCD

Brandon Mixon, Veterans Community Project

Ben Hendershot, Veterans Community Project

Ald. Chantia Lewis, 9th Ald. Dist.

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, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

6. [220066](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Two-Family Residential, RT4, to reflect the existing residential use of the site located at 2013 South Allis Street, on the west side of South Allis Street, south of East Stewart Street, in the 14th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Sam Leichtling, DCD
Nicholas Anton, applicant

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 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

7. [220067](#) A substitute ordinance relating to the change in zoning from Industrial Mixed, IM, to Downtown-Mixed Activity, C9G, for the property located at 640 East Summerfest Place, on the north side of East Summerfest Place, west of North Harbor Drive, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Sam Leichtling, DCD
Carl Kaeding, Kaeding Development Group
Scott Ramlow, Ramlow/Stein

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 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

8. [212005](#) A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Commercial, IC, to allow for a wider mix of industrial and commercial uses on the property located at 913 West Bruce Street, on the southwest corner of West Bruce Street and South 9th Street, in the 12th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, DCD
Kyle Bentzien, Birch Point Real Estate
Qasim Khan, applicant

No public testimony.

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

Aye 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

9. [220308](#)

Resolution authorizing the transfer of funds from the Capital Improvements-Advance Planning Fund account to a subaccount for the preparation of a District Plan for the Bruce and Pierce District within the Menomonee Valley Plan Area, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:
Monica Wauck-Smith, DCD

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

Aye 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

10. [220291](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3201 North 40th Street, in the 7th Aldermanic District.

Sponsors: Ald. Rainey

Appearing:
Ald. Khalif Rainey, 7th Ald. Dist.
Dwayne Edwards, DCD
James Starke, Northwest Side Community Development Corp
Willie Smith, Northwest Side Community Development Corp
Tashawna Green

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, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

11. [220295](#) Resolution approving the Land Disposition Report and conveyance of the Redevelopment Authority of the City of Milwaukee property at 4132 North Holton Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Matt Haessly, DCD

Ben Caya, Spike Brewing

Ald. Milele Coggs, 6th Ald. Dist.

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, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

12. [220305](#) Resolution approving Amendment No. 5 to the Project Plan for Tax Incremental District No. 41, Time Warner Riverwalk, and authorizing additional funding and expenditures, and approving a grant agreement, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Alyssa Remington, DCD

Lori Lutzka, DCD

Maria Prioletta, DCD

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

Aye 4 - Murphy, Bauman, Dimitrijevic, and Stamper

No 0

Excused 1 - Perez

13. [220302](#) Resolution approving Amendment No. 3 to the Project Plan for Tax Incremental District No. 70, 735 North Water Street, and authorizing additional funding and expenditures, and approving a development agreement, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Alyssa Remington, DCD

Ald. Stamper left the meeting at 10:23 a.m.

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 Dimitrijevic

No 0

Excused 2 - Perez, and Stamper

14. [220300](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 109 (Michigan Street Commons), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Maria Prioletta, DCD

Nick Orthmann, Bear Development

S.R. Mills, Bear Development

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 Dimitrijevic

No 0

Excused 2 - Perez, and Stamper

15. [220286](#) Communication from the Department of City Development transmitting the 2021 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 3 - Murphy, Bauman, and Dimitrijevic

No 0

Excused 2 - Perez, and Stamper

Meeting adjourned at 10:36 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>.