



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. JoCasta Zamarripa, and Ald.
Jonathan Brostoff**

Staff Assistant, Chris Lee, 414-286-2232

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

Tuesday, January 9, 2024

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:12 a.m.

Present 5 - Murphy, Bauman, Stamper, Zamarripa, Brostoff

- [231283](#) Reappointment of Willie Smith to the City Plan Commission by the Mayor. (4th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Willie Smith

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0
- [231282](#) Reappointment of Tarik Moody to the City Plan Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Tarik Moody

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0
- [231281](#) Reappointment of Stephanie Bloomingdale to the City Plan Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Stephanie Bloomingdale

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

4. [231338](#)

A substitute ordinance relating to reviews for potential environmental contamination prior to the issuance of occupancy certificates.

Sponsors: Ald. Perez, Ald. Stamper, Ald. Murphy and Ald. Zamarripa

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

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

[231338](#)

A substitute ordinance relating to reviews for potential environmental contamination prior to the issuance of occupancy certificates.

Sponsors: Ald. Perez, Ald. Stamper, Ald. Murphy and Ald. Zamarripa

Appearing:
Pres. Jose Perez, Common Council & 12th Ald. Dist.
Jezamil Arroyo-Vega, Dept. of Neighborhood Services
Mike Totoraitis, Health Dept.
Benjamin Timm, Dept. of City Development

Ald. Zamarripa added as a cosponsor.

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

5. [231335](#)

Resolution authorizing the Department of Neighborhood Services to expend American Rescue Plan Act funds from the State of Wisconsin Department of Administration for the Northridge Mall Demolition and Redevelopment Program.

Sponsors: Ald. Taylor

Appearing:
Ald. Larresa Taylor, 9th Ald. Dist.

Vanessa Koster, Dept. of City Development
David Seager Jr., Deputy Fire Chief
Chris Kraco, Dept. of Neighborhood Services
Andrea Fowler, Budget Office ARPA Director
Benjamin Timm, Dept. of City Development
Atty. Michael Radavich, City Attorney's Office
Odalo Ohiku, Deputy City Attorney
Atty. Hannah Jahn, City Attorney's Office

A presentation was made.

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

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff
No 0

[231335](#)

Resolution authorizing the Department of Neighborhood Services to expend American Rescue Plan Act funds from the State of Wisconsin Department of Administration for the Northridge Mall Demolition and Redevelopment Program.

Sponsors: Ald. Taylor

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff
No 0

6. [231292](#)

Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 94, (1st and Becher), in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic, Ald. Perez and Ald. Zamarripa

Appearing:

Alyssa Remington, Dept. of City Development
Pres. Jose Perez, Common Council & 12th Ald. Dist.

Ms. Remington gave a presentation.

Ald. Zamarripa added as a cosponsor.

Public testimony in support and with feedback:

Stephanie Mercado
Dylan Shanahan
Travis Hope

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, Zamarripa, and Brostoff

No 0

7. [230881](#)

A substitute ordinance relating to the change in zoning from Single-Family Residential, RS6, to Multi-Family Residential, RM2, to allow multi-family residential development on the south portion of 6090-98 North 35th Street, located on the east side of North 35th Street, north of West Florist Avenue, in the 1st Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, Dept. of City Development

Derrick Holland, Trinity Partners

Pastor Sean Tatum, Sr., Mason Temple Church

Falamak Nourzad, Continuum Architects & Planners

A presentation was made.

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, Stamper, Zamarripa, and Brostoff

No 0

8. [230880](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development known as St. Matthews Residence to allow multi-family residential development at 2953-2979 North 8th Street, located on the south side of West Chambers Street, west of North 8th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, Dept. of City Development

Malik Cupid, Cupid Development

Felipe Ornelas, Engberg Anderson

Pastor Dr. Richard Shaw, St. Matthew CME Church

Ald. Milele Coggs, 6th Ald. Dist.

A presentation was made.

Ald. Coggs was in support.

Public testimony in opposition:

Ms. Haynes, 2968 N. 9th St., Milwaukee

Lisa Perkins, property owner and resident

Ms. Haynes and Perkins testified to experiencing and encountering lack of

maintenance, illegal littering/dumping, parking issues, rodent infestation, and lack of response at the site for several years; opposing development of apartments at the site; being concerned that traffic, abatement, obstruction of views, and the aforementioned issues would exacerbate from the development and construction; and wanting the project to add contributions, bring value, or alternative bring something else to help the community.

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

9. [231295](#)

Substitute resolution authorizing the sale of the City-owned mixed-use tax-deed parcel at 3700-02 North Teutonia Avenue and the vacant lot at 3706 North Teutonia Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Matt Haessly, Dept. of City Development

Antwone Williams, buyer

Ald. Milele Coggs, 6th Ald. Dist.

Ald. Coggs was in support.

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

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

Aye 4 - Murphy, Stamper, Zamarripa, and Brostoff

No 0

Excused 1 - Bauman

[231295](#)

Substitute resolution authorizing the sale of the City-owned mixed-use tax-deed parcel at 3700-02 North Teutonia Avenue and the vacant lot at 3706 North Teutonia Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

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

Aye 4 - Murphy, Stamper, Zamarripa, and Brostoff

No 0

Excused 1 - Bauman

10. [231185](#)

Substitute resolution directing the Department of City Development and Assessor's Office to work with the Department of Administration, Mayor's Office, and other relevant parties to redesign the City's PILOT program.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Vanessa Koster, Dept. of City Development

Nicole Larsen, Assessment Commissioner

Bill Bowers, Chief Assessor

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

Aye 4 - Murphy, Stamper, Zamarripa, and Brostoff

No 0

Excused 1 - Bauman

11. [231187](#)

Substitute resolution directing the Department of City Development and the Department of Neighborhood Services, as well as any other relevant departments, to develop a plan for the utilization of the City's vacant lots.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Vanessa Koster, Dept. of City Development

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, Zamarripa, and Brostoff

No 0

12. [231188](#)

Substitute resolution directing the Department of City Development and the Department of Neighborhood Services to study the use of shipping containers for commercial and residential purposes.

Sponsors: Ald. Coggs, Ald. Rainey and Ald. Chambers Jr.

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Vanessa Koster, Dept. of City Development

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, Zamarripa, and Brostoff

No 0

13. [231189](#)

Substitute resolution directing the Department of City Development, the Department of Neighborhood Services, the City Clerk's Office License Division, and any other relevant City departments, to develop and present a plan for a one-stop-shop for business owners in need of

different city approvals.

Sponsors: Ald. Coggs and Ald. Dimitrijevic

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Vanessa Koster, Dept. of City Development

Todd Miller, Mayor's Office

Molly King, Mayor's Office

Jim Cooney, License Division

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, Zamarripa, and Brostoff

No 0

14. [231192](#)

Substitute resolution directing the Department of Neighborhood Services to prioritize spending of at least \$600,000 of demolition funding on areas of concentrated blight.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Jezamil Arroyo-Vega, Dept. of Neighborhood Services

Jumaane Cheatham, Dept. of Neighborhood Services

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

15. [231202](#)

Substitute resolution directing the Department of Neighborhood Services to delay filling Housing Authority of the City of Milwaukee-related inspector positions until vacant inspector positions are underfilled.

Sponsors: Ald. Coggs and Ald. Murphy

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Jezamil Arroyo-Vega, Dept. of Neighborhood Services

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

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

16. [221432](#) Communication relating to the 2023 activities of the Bronzeville Advisory Committee.

Sponsors: THE CHAIR

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

17. [221433](#) Communication relating to the 2023 activities of the Granville Advisory Committee.

Sponsors: THE CHAIR

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

18. [221527](#) Communication relating to the 2023 activities of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

Sponsors: THE CHAIR

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

Aye 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

Meeting adjourned at 11:45 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>.