



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Agenda

### 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*

*Fax: 414-286-3456, clee@milwaukee.gov*

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

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Tuesday, January 10, 2023

9:00 AM

Room 301-B, Third Floor, City Hall

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**Amended 1/6/23 - Previous items 23 - 26, CCFNs 211354, 210793, 211769, & 221294 removed.**

**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>.**

1. [220878](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to a Detailed Planned Development known as Wisconsin DOC Juvenile Correctional Facility to allow the development of a juvenile correctional facility located at 7930 West Clinton Avenue, on the north side of West Good Hope Road, west of North 76th Street, in the 9th Aldermanic District.

**Sponsors:** THE CHAIR

*This is a public hearing. Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant listed above for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council – City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above. Public testimony may be limited in duration for each speaker at the discretion of the committee.*

**10 AM**

2. [221198](#) Reappointment of Catrina Crane to the City Plan Commission by the Mayor. (7th Aldermanic District)

**Sponsors:** THE CHAIR

3. [220986](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as 1550 Prospect for design changes to a previously approved multi-family residential development at 1550 North Prospect Avenue, on the east side of North Prospect Avenue, north of East Albion Street, in the 4th Aldermanic District.

**Sponsors:** THE CHAIR

4. [220877](#) A substitute ordinance relating to the change in zoning from Industrial Light, IL2, to Local Business, LB2, to allow a mixed-use development on the property located at 3808 West Wisconsin Avenue, on the north side of West Wisconsin Avenue, east of North 39th Street, in the 15th Aldermanic District.

**Sponsors:** THE CHAIR

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5. [221057](#) Resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate to Rule Enterprises, LLC for the Redevelopment Authority of the City of Milwaukee-owned property located at 200 East Greenfield Avenue, in the 12th Aldermanic District.

**Sponsors:** Ald. Perez

6. [220987](#) A substitute ordinance relating to the 3rd Amendment to the General Planned Development, GPD, known as Freshwater Plaza to update the development standards for future Phase III development on Lot 4 of the GPD located at 200 East Greenfield Avenue, on the north side of East Greenfield Avenue, east of South 1st Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

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7. [221062](#) Resolution relating to a Certificate of Appropriateness for the demolition of the existing building at 1101 W. Historic Mitchell Street and the construction of a new five-story mixed use building at the same location, 1101 W. Historic Mitchell Street, in the Mitchell Street Historic District, for Zuwena Cotton.

**Sponsors:** THE CHAIR

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8. [220997](#) Resolution declaring a City-owned parking lot surplus to municipal needs and authorizing marketing and sale of the property to private buyers.

**Sponsors:** Ald. Perez

9. [221277](#) Resolution authorizing the sale of City-owned and Redevelopment Authority-owned vacant lots to Community Development Alliance in partnership with Milwaukee Habitat for Humanity, Inc. or assigns for a housing initiative, in the 15th and 8th Aldermanic Districts.

**Sponsors:** Ald. Stamper and Ald. Zamarripa

10. [221289](#) Resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 76 (South 27th Street and West Howard Avenue), and authorizing additional funding and expenditures, in the 13th Aldermanic District.

**Sponsors:** Ald. Spiker

11. [221275](#) Resolution relating to the application for a Wisconsin Economic Development Corporation Vibrant Spaces Grant for an eligible entity.

**Sponsors:** THE CHAIR

12. [221273](#) Resolution relating to the application for a Wisconsin Economic Development Corporation Community Development Investment Grant for an eligible entity.

**Sponsors:** THE CHAIR

13. [221322](#) Resolution relating to the application for a Wisconsin Economic Development Corporation Community Development Investment Grant for an eligible entity.

**Sponsors:** THE CHAIR

11 AM

14. [221215](#) Resolution directing the Department of City Development to conduct a satisfaction survey of small businesses regarding their experiences working with the Department and to report the results annually.  
*Sponsors:* Ald. Stamper
15. [221234](#) Resolution directing the Department of City Development to collaborate with the Police Department and Health Department - Office of Violence Prevention towards improving worker and neighborhood safety for the Homes MKE program.  
*Sponsors:* Ald. Coggs
16. [221213](#) Resolution directing the Board of Zoning Appeals to prepare annual reports on application types, locations and results.  
*Sponsors:* Ald. Coggs
17. [221285](#) Substitute resolution directing the Department of Neighborhood Services to survey developers and residents about their experience with the Development Center and report the results of the survey annually to Common Council.  
*Sponsors:* Ald. Coggs
18. [221286](#) Substitute resolution directing the Department of Neighborhood Services to prioritize spending of at least \$400,000 of demolition funding on concentrated blight areas.  
*Sponsors:* Ald. Coggs
19. [221321](#) Substitute resolution relating to the maximum estimated costs to correct code violations for any one property to be eligible under the Compliance Loan Program administered by the Department Neighborhood of Services.  
*Sponsors:* Ald. Coggs
20. [221272](#) Substitute resolution approving termination of existing agreements with Milwaukee Area Technical College and JCP Construction regarding 2606 North Holton Street and authorizing an agreement with the Redevelopment Authority of the City of Milwaukee, Milwaukee Area Technical College, JCP Construction, Ex3 LLC, and Ezekiel Community Development Corporation for that parcel, in the 6th Aldermanic District.  
*Sponsors:* Ald. Coggs
21. [221290](#) Resolution authorizing an extension to an Exclusive Right to Negotiate for the Redevelopment Authority of the City of Milwaukee-owned property at 3055 West Hopkins Street in the Century City Business Park, in the 7th Aldermanic District.  
*Sponsors:* Ald. Rainey

22. [221378](#) A substitute ordinance adopting ch. SPS 327, Wis. Adm. Code, relating to camping units.

**Sponsors:** THE CHAIR

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

23. [211464](#) Communication relating to the 2022 activities of the Granville Advisory Committee.

**Sponsors:** THE CHAIR

*--- May be placed on file as no longer necessary.*

24. [211465](#) Communication relating to the 2022 activities of the Bronzeville Advisory Committee.

**Sponsors:** THE CHAIR

*--- May be placed on file as no longer necessary.*

This meeting will be webcast live at [www.milwaukee.gov/channel25](http://www.milwaukee.gov/channel25).

**NOTA:** Para los clientes de cable de Spectrum que deseen ver subtítulos en español, ya están disponibles en el Canal de la Ciudad. En su control remoto de cable Spectrum, presione “MENÚ.” Seleccione “SUBTÍTULOS/CAPTIONS.” Use la flecha hacia abajo hasta “ESTÁNDAR/STANDARD,” luego use la flecha hacia arriba y cambie a “CC3.”

**In the event that Common Council members who are not members of this committee attend this meeting, this meeting may also simultaneously constitute a meeting of the Common Council or any of the following committees: Community and Economic Development, Finance and Personnel, Judiciary and Legislation, Licenses, Public Safety and Health, Public Works, Zoning, Neighborhoods & Development, and/or Steering and Rules. Whether a simultaneous meeting is occurring depends on whether the presence of one or more of the Common Council member results in a quorum of the Common Council or any of the above committees, and, if there is a quorum of another committee, whether any agenda items listed above involve matters within that committee’s realm of authority. In the event that a simultaneous meeting is occurring, no action other than information gathering will be taken at the simultaneous meeting.**

**Times for specific agenda items are estimations. If items cannot be heard at their specified times, they will be heard as soon as practicable thereafter.**

**Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For assistance contact the Legislative Services ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.**

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**Bike racks are available on Water Street, Market Street, and Broadway, and a BublR Bike Share station is located on the northeast corner of Kilbourn Avenue and Water Street.**

**Limited parking for persons attending meetings is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of Kilbourn Avenue and Water Street. Parking tickets must be validated in the first floor Information Booth in City Hall.**

**Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code are required to register with the City Clerk's License Division. Lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.**