



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*

Tuesday, January 10, 2023

9:00 AM

Room 301-B, Third Floor, 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 9:05 a.m.

Present 5 - Murphy, Bauman, Stamper, Spiker, Dimitrijevic

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

Appearing:

Sam Leichtling, Dept. of City Development

Secretary Kevin Carr, Wisconsin Dept. of Corrections

Lance Horozewski, Wisconsin Dept. of Corrections

Paulina Gutierrez, Wisconsin Dept. of Corrections

Courtney Cooper, BWBR Architects

Ald. JoCasta Zamarripa, 8th Ald. Dist.

A presentation was made by Mr. Leichtling and Dept. of Corrections representatives.

Public testimony in opposition:

Amber Danyus, resident

Jay Holmes, resident

Carolyn Allen, resident

Margaret Thorn, resident

Laura Crista, resident

Rev. Russell Antonio Goodwin, Sr.

Cherie Ray, resident

Liz Hammer, resident

*Pastor Christian Winkel, Redemption Ev. Lutheran Church
Daniel Jones, resident
James Dieter*

*Public testimony in support:
Sen. Lena Taylor, Wisconsin Senate District 4
Richard Shaw, MICA
Joseph Ellwanger, MICA
Wendy Volz-Daniels, Felmers Chaney Advocacy Board
Sylvester Jackson, Believers for Change
Gerald Roesch, MICA, resident
Sharlen Moore, Urban Underground
Shannon Ross, The Community
Peter Koneazny
Lucy Fredritz, MICA, resident
Karen Swartzberg*

Ald. Spiker moved to hold to a later part of the meeting. (Failed 1-4)

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

Aye 1 - Spiker

No 4 - Murphy, Bauman, Stamper, and Dimitrijevic

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, Spiker, and Dimitrijevic

No 0

10 AM

Meeting recessed at 12:31 p.m.

Meeting reconvened at 1 p.m.

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

Sponsors: THE CHAIR

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:

Sam Leichtling, Dept. of City Development

Chris Houden, Jr., applicant

Devon Patterson, SCB architect

A presentation was made by Mr. Leichtling and applicant representatives.

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, Spiker, and Dimitrijevic

No 0

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

Appearing:

Sam Leichtling, Dept. of City Development

Susan Kissinger, TEAM Management

Darnell Williams, TEAM Management

James Mathy, Milwaukee County Housing Services

A presentation was made by Mr. Leichtling and TEAM Management representatives.

Public testimony in opposition:

James Dieter, resident

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, Stamper, and Spiker

No 0

Excused 1 - Dimitrijevic

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

Appearing:

Yves LaPierre, Dept. of City Development

Sam Leichtling, Dept. of City Development

Pres. Jose Perez, 12th Ald. Dist. & Common Council

A presentation was made by DCD staff.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:

Yves LaPierre, Dept. of City Development

Sam Leichtling, Dept. of City Development

Pres. Jose Perez, 12th Ald. Dist. & Common Council

A presentation was made by DCD staff.

No public testimony.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

7. [221062](#)

Substitute resolution granting the appeal of the 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

Appearing:

Tim Askin, Historic Preservation Commission

Zuwena Cotton, appellant

Pres. Jose Perez, 12th Ald. Dist. & Common Council

Presentations were made by Mr. Askin and Ms. Cotton.

Public testimony in opposition:

Jeremy Ebersole, Milwaukee Preservation Commission

Ald. Stamper moved to grant the appeal. (Prevailed 5-0)

A motion was made by ALD. STAMPER that this Resolution be SUBSTITUTED.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

[221062](#)

Substitute resolution granting the appeal of the 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

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:

Zuwena Cotton, appellant

Pres. Jose Perez, 12th Ald. Dist. & Common Council

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:

David Misky, Dept. of City Development

James Mathy, Milwaukee County Housing Services

Teig Whaley-Smith, Community Development Alliance

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:
Alyssa Remington, Dept. of City Development

A presentation was made by Ms. Remington.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Sponsors: THE CHAIR

Appearing:
Ken Little, Dept. of City Development
Matt Rejc, 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 4 - Murphy, Bauman, Spiker, and Dimitrijevic

No 0

Excused 1 - Stamper

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

Sponsors: THE CHAIR

Appearing:
Ken Little, Dept. of City Development
Matt Rejc, 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 4 - Murphy, Bauman, Spiker, and Dimitrijevic

No 0

Excused 1 - Stamper

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

Sponsors: THE CHAIR

Appearing:
Ken Little, Dept. of City Development
Matt Rejc, 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 4 - Murphy, Bauman, Spiker, and Dimitrijevic

No 0

Excused 1 - Stamper

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

Appearing:
Vanessa Koster, Dept. of City Development

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:
Ald. Milele Coggs, 6th Ald. Dist.
Vanessa Koster, Dept. of City Development

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

16. [221213](#) Resolution directing the Board of Zoning Appeals to prepare annual reports on application types, locations and results.

Sponsors: Ald. Coggs, Ald. Murphy and Ald. Spiker

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Ald. Murphy and Spiker added as cosponsors.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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, Ald. Murphy and Ald. Spiker

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Ald. Murphy and Spiker added as cosponsors.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Erica Roberts, Dept. of Neighborhood Services

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:

Matt Haessly, Dept. of City Development

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 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

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

Appearing:

Benji Timm, 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 4 - Murphy, Bauman, Spiker, and Dimitrijevic

No 0

Excused 1 - Stamper

22. [221378](#)

A substitute ordinance adopting ch. SPS 327, Wis. Adm. Code,

relating to camping units.

Sponsors: THE CHAIR

Appearing:

Erica Roberts, Dept. of Neighborhood Services

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 - Murphy, Bauman, Spiker, and Dimitrijevic

No 0

Excused 1 - Stamper

[221378](#)

A substitute ordinance adopting ch. SPS 327, Wis. Adm. Code, relating to camping units.

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Bauman, Spiker, and Dimitrijevic

No 0

Excused 1 - Stamper

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

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

Aye 4 - Murphy, Bauman, Spiker, and Dimitrijevic

No 0

Excused 1 - Stamper

24. [211465](#)

Communication relating to the 2022 activities of the Bronzeville Advisory Committee.

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Bauman, Spiker, and Dimitrijevic

No 0

Excused 1 - Stamper

Meeting adjourned at 4:15 p.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>.