



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, June 13, 2023

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:10 a.m.

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

1. [230215](#) Appointment of Cyndee Chatham to the Granville Advisory Committee by Ald. Taylor.

Sponsors: Ald. Taylor

Appearing:
Cyndee Chatham

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

Aye 3 - Murphy, Bauman, and Brostoff

No 0

Excused 2 - Stamper, and Zamarripa

2. [230193](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2816 West Brown Street and 2830 West Brown Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:
Yves LaPierre, Dept. of City Development
Ken Ginlack, Serenity Inn

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

Aye 4 - Murphy, Bauman, Stamper, and Brostoff

No 0

Excused 1 - Zamarripa

3. [230194](#) Resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate and land sale for green space to Vliet Street Development, LLC for the City of Milwaukee-owned properties located at 3510, 3514, 3516, 3526, 3534, 3538 and 3602 West Vliet Street and 1415 North 35th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper, Ald. Murphy, Ald. Bauman, Ald. Zamarripa, Ald. Brostoff and Ald. Coggs

Appearing:

Yves LaPierre, Dept. of City Development

Derrick Cainion, Vliet Street Development, LLC

Ald. Murphy, Bauman, Zamarripa, Brostoff, and Coggs 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, Zamarripa, and Brostoff

No 0

4. [230195](#) Resolution relating to acceptance and expenditure of a Wisconsin Economic Development Corporation Community Development Investment Grant for The New State MKE LLC at 2608 West State Street, Milwaukee, Wisconsin, 53233, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Matt Rejc, Dept. of City Development

John Hennessy

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, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

5. [221596](#) Substitute resolution relating to the acceptance of a Wisconsin Economic Development Corporation Vibrant Spaces Grant.

Sponsors: THE CHAIR

Appearing:

Matt Rejc, Dept. of City Development

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

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

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

[221596](#)

Substitute resolution relating to the acceptance of a Wisconsin Economic Development Corporation Vibrant Spaces Grant.

Sponsors: THE CHAIR

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, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

6. [230171](#)

Resolution directing the Department of City Development, the Department of Neighborhood Services, the Assessor's Office, and necessary City departments to make recommendations relating to regulations of short-term rental alternatives to hotels in the city of Milwaukee.

Sponsors: Ald. Coggs, Ald. Chambers Jr., Ald. Murphy, Ald. Bauman, Ald. Stamper, Ald. Zamarripa and Ald. Brostoff

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Erica Roberts, Dept. of Neighborhood Services

Nicole Larsen, Assessor's Office

Sam Leichtling, Dept. of City Development

Carly Hegarty, Health Dept.

Ald. Murphy, Bauman, Stamper, Zamarripa, and Brostoff 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, Zamarripa, and Brostoff

No 0

7. [221233](#)

A substitute ordinance adopting the Climate and Equity Plan and amending the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan, and directing its implementation.

Sponsors: Ald. Dimitrijevic, Ald. Perez, Ald. Brostoff, Ald. Murphy, Ald. Bauman, Ald. Zamarripa, Ald. Westmoreland, Ald. Chambers Jr. and Ald. Stamper

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

[221233](#)

A substitute ordinance adopting the Climate and Equity Plan and amending the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan, and directing its implementation.

Sponsors: Ald. Dimitrijevic, Ald. Perez, Ald. Brostoff, Ald. Murphy, Ald. Bauman, Ald. Zamarripa, Ald. Westmoreland, Ald. Chambers Jr. and Ald. Stamper

Appearing:

Ald. Marina Dimitrijevic, 14th Ald. Dist.

Erick Shambarger, Environmental Collaboration Office

Pamela Ritger de la Rosa, Environmental Collaboration Office

A presentation was made.

Public testimony in support:

Robert Kraig, Citizen Action of Wisconsin Milwaukee

Linda Frank, City-County Task Force on Climate and Economic Equity, Our Future Milwaukee

Jennifer Evans, City-County Task Force on Climate and Economic Equity, Our Future Milwaukee

Atty. Dennis Grzezinski, resident

Bruce Wiggins, City-County Task Force on Climate and Economic Equity

Public testimony with concerns:

Alex Rodriguez, citizen

**A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE AND ASSIGNED to the FINANCE & PERSONNEL COMMITTEE .
This motion PREVAILED by the following vote:**

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

8. [230097](#)

A substitute ordinance relating to zoning regulations for tobacco or e-cigarette retailers.

Sponsors: Ald. Brostoff, Ald. Dimitrijevic, Ald. Murphy, Ald. Westmoreland, Ald. Chambers Jr., Ald. Zamarripa, Ald. Bauman and Ald. Stamper

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

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

[230097](#)

A substitute ordinance relating to zoning regulations for tobacco or e-cigarette retailers.

Sponsors: Ald. Brostoff, Ald. Dimitrijevic, Ald. Murphy, Ald. Westmoreland, Ald. Chambers Jr., Ald. Zamarripa, Ald. Bauman and Ald. Stamper

Appearing:

Sam Leichtling, Dept. of City Development

Sydney Swift, Dept. of City Development

Gunnar Raasch, Legislative Reference Bureau

A presentation was made.

Public testimony in support:

Aaron Lipksi, Milwaukee Fire Chief

Patricia Wilson

Aaliyah Torres, UMOS, Inc.

Pastor Steven Tipton, El-Bethel Church of God in Christ

Charlie Leonard, Community Advocates

Kate, resident

Maurice Newton, UMOS, Inc. and FACT

Alejandra Garcia, UMOS, Inc. and FACT

Luis Casas, UMOS, Inc. and FACT

Emmanuel Driver, UMOS, Inc. and FACT

Ald. Zamarripa, Bauman, and Stamper added as cosponsors.

A motion was made by ALD. BROSTOFF 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. [230101](#)

A substitute ordinance relating to regulations for restaurants with drive-through facility, restaurants without drive-through facility, and accommodation and food service uses.

Sponsors: Ald. Brostoff and Ald. Zamarripa

Appearing:

Sam Leichtling, Dept. of City Development

Tea Norfolk, Legislative Reference Bureau

A presentation was made.

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

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

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

No 0

[230101](#)

A substitute ordinance relating to regulations for restaurants with drive-through facility, restaurants without drive-through facility, and accommodation and food service uses.

Sponsors: Ald. Brostoff and Ald. Zamarripa

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

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

No 0

10. [230225](#)

Communication from various agencies relating to the housing portfolio managed by Heartland Housing.

Sponsors: Ald. Bauman

Appearing:

David Feldmeier, Police Dept.

Robert Thiel, Police Dept.

Atty. Michael Radavich, City Attorney's Office

Kristen Reed, Dept. of Neighborhood Services

James Mathy, Milwaukee County Housing Division

Jumanne Cheatham, Dept. of Neighborhood Services

Ken Barbeau, Housing Authority of the City of Milwaukee

Noreen Beiro, Enterprise Community Asset Management

Pamela Sutherland, Enterprise Community Asset Management

Steven Mahan, Community Development Grants Administration

Don Laackman, Heartland Alliance

Rafael Garcia, Community First

Jennifer Williams, Deputy City Attorney

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 4 - Murphy, Bauman, Stamper, and Brostoff

No 0

Excused 1 - Zamarripa

11. [230021](#)

Communication from the Department of City Development, the Milwaukee Fire Department, and the Office of the City Attorney relating to the current status of the former Northridge Mall.

Sponsors: Ald. Taylor

Appearing:

Ald. Larresa Taylor, 9th Ald. Dist.

Darin Peterburs, Battalion Fire Chief

Vanessa Koster, Dept. of City Development

Atty. Michael Radavich, City Attorney's Office

*Ald. Milele Coggs, 6th Ald. Dist.
Atty. Heather Niski, legal counsel to Phoenix Investors*

Ms. Koster gave a presentation.

A roll call vote was taken for the committee to convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved.

*Ayes - Murphy, Bauman, Stamper, Zamarripa
Excused - Brostoff*

The committee convened into closed session at 1:13 p.m.

Present - Murphy, Bauman, Stamper, Zamarripa, Brostoff

*Also present:
Ald. Larresa Taylor, 9th Ald. Dist.
Vanessa Koster, Dept. of City Development
Atty. Michael Radavich, City Attorney's Office
Lauren Brady, Dept. of City Development
Darin Peterburs, Battalion Fire Chief*

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

No 0

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

- 12.** [190171](#) Substitute resolution authorizing expenditures from Tax Incremental District No. 88 (4th and Wisconsin), in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

Aye 4 - Murphy, Bauman, Stamper, and Brostoff

No 0

Excused 1 - Zamarripa

Meeting adjourned at 1:49 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>.