



# 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**

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Thursday, April 4, 2024

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:02 a.m.

*Vice-chair Ald. Bauman chairing the meeting.*

*Ald. Mark Borkowski serving in place of chair Ald. Michael Murphy.*

**Present** 5 - Bauman, Stamper, Zamarripa, Brostoff, Borkowski

1. [231817](#) Resolution authorizing the sale of the City-owned tax deed property at 1107 West Oklahoma Avenue, in the 14th Aldermanic District.

**Sponsors:** Ald. Dimitrijevic

*Appearing:*

*Dwayne Edwards, Dept. of City Development*

*Cristina Villanueva, Cithuatl Property LLC (buyer)*

*Leif Otteson, Crisol Corridor BID #50*

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

**Aye** 5 - Bauman, Stamper, Zamarripa, Brostoff, and Borkowski

**No** 0

2. [231602](#) Substitute resolution authorizing the acceptance of an unsolicited offer to purchase from St. Bakhita Catholic Worker, Inc., or assignee, for the City-owned residential property located at 3144-46 North 2nd Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Amy Turim, Dept. of City Development*

*Ann Haines, St. Bakhita Catholic Worker, Inc.*

**A motion was made by ALD. BROSTOFF that this Resolution be**

**RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

**Aye** 5 - Bauman, Stamper, Zamarripa, Brostoff, and Borkowski

**No** 0

3. [231306](#)

A substitute ordinance relating to the conditions imposed on the sale of certain types of city real estate.

**Sponsors:** Ald. Coggs and Ald. Stamper

*Appearing:*

*Amy Turim, Dept. of City Development*

*Nicole Larsen, Assessor's Office*

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

**Aye** 5 - Bauman, Stamper, Zamarripa, Brostoff, and Borkowski

**No** 0

4. [231840](#)

Resolution authorizing the City of Milwaukee to acquire property in the City of Milwaukee.

**Sponsors:** Ald. Coggs and Ald. Bauman

**A motion was made by ALD. BROSTOFF that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:**

**Aye** 5 - Bauman, Stamper, Zamarripa, Brostoff, and Borkowski

**No** 0

5. [231709](#)

A substitute ordinance relating to the 1st Amendment to the Development Incentive Zone known as the Bronzeville Cultural and Entertainment District to make technical adjustments to the performance standards on land located generally on the north and south sides of West North Avenue, at and west of North Dr. Martin Luther King Jr. Drive and east of Interstate 43, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Sam Leichtling, Dept. of City Development*

*Mr. Leichtling presented.*

*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** 5 - Bauman, Stamper, Zamarripa, Brostoff, and Borkowski

**No** 0

6. [231762](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Honey Creek Corporate Center, Phase III, to allow additional wall signage on an existing building at 135 South 84th Street, located on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

**Sponsors:** Ald. Murphy

*Appearing:*  
Sam Leichtling, Dept. of City Development  
Khushrow Madon, Sr., MEC

*Mr. Leichtling and Madon presented.*

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

**Aye** 5 - Bauman, Stamper, Zamarripa, Brostoff, and Borkowski

**No** 0

7. [231835](#) Resolution granting permanent historic designation to The Millerand apartment building at 3035 W. Wisconsin Avenue in the 4th aldermanic district upon recommendation of the Historic Preservation Commission.

**Sponsors:** THE CHAIR

*This item was heard out of order after item 8, CCFN 231836.*

*Appearing:*  
Andrew Stern, Historic Preservation Commission  
Tim Askin, Historic Preservation Commission  
Atty. Alexander Carson, City Attorney's Office

*Mr. Stern presented the staff report and the recommendation from the Historic Preservation Commission.*

*Public testimony with concerns:*  
Atty. Richard Donner, legal counsel for property owner  
Atty. Joe Goldberger, legal counsel for property owner

*Legal counsel testified that the study report called for the historic designation to apply only to the building and not the site, which presented legal concerns with the file as currently composed.*

*City Attorney's Office to review, respond to, and substantiate the legal concerns raised by legal counsel prior to the Common Council. If legality issues are confirmed, the file is to be returned back to committee.*

*Public testimony in support:*  
Anne Devitt, Historic Concordia Neighborhood Distric property owner

**A motion was made by ALD. BORKOWSKI that this Resolution be**

**RECOMMENDED FOR ADOPTION. This motion PREVAILED by the following vote:**

**Aye** 4 - Bauman, Stamper, Zamarripa, and Borkowski

**No** 0

**Excused** 1 - Brostoff

8. [231836](#)

Resolution granting permanent historic designation to Grand Avenue Historic District on West Wisconsin Avenue in the 4th aldermanic district upon recommendation of the Historic Preservation Commission.

**Sponsors:** THE CHAIR

*This item was taken out of order and considered prior to item 7, CCFN 231835.*

*Appearing:*

*Andrew Stern, Historic Preservation Commission*

*Tim Askin, Historic Preservation Commission*

*James Owczarski, City Clerk*

*Ald. Mark Chambers, Jr., 2nd Ald. Dist.*

*Matt Jarosz, Historic Preservation Commission member*

*A video was played, as requested from Ald. Bauman, from the Historic Preservation Commission March 11, 2024 meeting portraying a portion of that hearing.*

*Mr. Owczarski presented a timeline of the processes associated with past temporary and/or permanent historic designation of the subjected properties under the proposed historic district and the Millerand property.*

*Mr. Stern presented the staff report and the recommendation from the Historic Preservation Commission.*

*Mr. Jarosz testified in support of the HPC staff report and recommendation.*

*Public testimony in opposition:*

*Brian Quincey, 3121 W. Wisconsin Ave. owner*

*Eric Sobush, 3121 W. Wisconsin Ave. owner*

*Mark Roeker, 3121 W. Wisconsin Ave. owner*

*Rose Moylan, 3121 W. Wisconsin Ave. owner*

*Matthew Morrisey, 3127 W. Wisconsin Ave. owner*

*Tricia Morrisey, 3127 W. Wisconsin Ave. owner*

*Brian Anderegg, 3111 W. Wisconsin Ave. owner representative*

*Rex Anderegg, 3111 W. Wisconsin Ave. owner*

*Public testimony in support:*

*Karen Rosen, Cold Spring Park Historic Neighborhood District property owner*

*Allyson Nemeck, Historic Concordia Neighborhood District property owner*

*Barry Weber, Historic Concordia Neighbors Inc. and property owner*

*Tom Fritz, Historic Concordia Neighborhood District property owner*

*Anne Devitt, Historic Concordia Neighborhood District property owner*

*Beth Sahagian, 842 N. 29th St. property owner*

*Emma Rudd, Milwaukee Preservation Alliance*

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

**Aye 5 - Bauman, Stamper, Zamarripa, Brostoff, and Borkowski**

**No 0**

**Meeting adjourned at 12:18 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>.**