



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JONATHAN BROSTOFF, CHAIR
Ald. Russell W. Stamper, II, Vice-Chair
Ald. Robert J. Bauman, Ald. JoCasta Zamarripa, and Ald.
DiAndre Jackson

Staff Assistant, Chris Lee, 414-286-2232
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Legislative Liaison, Jeffrey Osterman, 414-286-2262,
joster@milwaukee.gov

Tuesday, July 23, 2024

9:00 AM

Room 301-B, City Hall

Meeting convened at 9 a.m.

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

1. [240353](#) Substitute resolution creating the Granville-Havenwoods Advisory Council.

Sponsors: Ald. Taylor

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

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

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

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

No 0

- [240353](#) Substitute resolution creating the Granville-Havenwoods Advisory Council.

Sponsors: Ald. Taylor

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

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

No 0

2. [240412](#) Communication from the Department of Neighborhood Services relating to the process for converting three- and four-family residential dwellings back to duplexes and single-family residences as originally

intended.

Sponsors: Ald. Bauman

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 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

3. [240262](#)

Communication from the Department of City Development relating to the implementation of the Anti-Displacement Plan and MKE United Anti-Displacement Fund.

Sponsors: Ald. Stamper

This item was taken out of order and heard first.

Appearing:

Sam Leichtling, DCD

Langston Verdin, Greater Milwaukee Committee

Anthony Myers, RiverWorks

Ald. Milele Coggs, 6th Ald. Dist.

A MKE United Anti-Displacement Fund update presentation was given.

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

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

No 0

4. [240382](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 121 (Bronzeville Arts & Tech Hub), in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Items 4, 5, and 6 were taken together.

Appearing:

Matt Haessly, DCD

Lori Lutzka, DCD

Michael Adetoro, FIT Investment Group

Michael Emem, Emem Group

Ald. Milele Coggs, 6th Ald. Dist.

A presentation was given.

Ald. Coggs was in support.

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

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

No 0

5. [240440](#)

Substitute resolution approving the Land Disposition Report and conveyance of the Redevelopment Authority properties at 2307-09 North 6th Street, 2317-25 North 6th Street, 616-20 West North Avenue, 622 West North Avenue, 626 West North Avenue, 628-30 West North Avenue, 2316-18 North 7th Street and 2322 North 7th Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Items 4, 5, and 6 were taken together.

Appearing:

Matt Haessly, DCD

Lori Lutzka, DCD

Michael Adetoro, FIT Investment Group

Michael Emem, Emem Group

Ald. Milele Coggs, 6th Ald. Dist.

A presentation was given.

Ald. Coggs was in support.

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

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

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

No 0

[240440](#)

Substitute resolution approving the Land Disposition Report and conveyance of the Redevelopment Authority properties at 2307-09 North 6th Street, 2317-25 North 6th Street, 616-20 West North Avenue, 622 West North Avenue, 626 West North Avenue, 628-30 West North Avenue, 2316-18 North 7th Street and 2322 North 7th Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

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

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

No 0

6. [240247](#) Substitute resolution conditionally approving a final Certified Survey Map for land located on the north side of West North Avenue, west of North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Items 4, 5, and 6 were taken together.

Appearing:

Matt Haessly, DCD

Lori Lutzka, DCD

Michael Adetoro, FIT Investment Group

Michael Emem, Emem Group

Ald. Milele Coggs, 6th Ald. Dist.

A presentation was given.

Ald. Coggs was in support.

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

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

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

No 0

- [240247](#) Substitute resolution conditionally approving a final Certified Survey Map for land located on the north side of West North Avenue, west of North 6th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

7. [240162](#) A substitute ordinance relating to the Fourth Amendment to the General Planned Development, GPD, known as Freshwater Plaza to update the development standards for Phase 3 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

Items 7, 8, 9, and 10 were taken together.

Appearing:

Matt Haessly, DCD

Sam Leichtling, DCD

Lori Lutzka, DCD

Michael Emem, Emem Group

Falamak Nourzad, Continuum Architects

David Misky, DCD

A presentation was given.

It was stated Pres. Jose Perez was in support.

Ald. Stamper left the meeting at 10:22 a.m.

No public testimony.

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

8. [230879](#)

A substitute ordinance relating to the Fourth Amendment to the Detailed Planned Development known as 1st and Greenfield (Freshwater Plaza) to allow a Phase 3 mixed-use residential development to occur on Lot 4 of Freshwater Plaza, 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

Items 7, 8, 9, and 10 were taken together.

Appearing:

Matt Haessly, DCD

Sam Leichtling, DCD

Lori Lutzka, DCD

Michael Emem, Emem Group

Falamak Nourzad, Continuum Architects

David Misky, DCD

A presentation was given.

It was stated Pres. Jose Perez was in support.

Ald. Stamper left the meeting at 10:22 a.m.

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 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

9. [240381](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 120 (Kin at Freshwater), in the 12th Aldermanic District.

Sponsors: Ald. Perez

Items 7, 8, 9, and 10 were taken together.

Appearing:

Matt Haessly, DCD

Sam Leichtling, DCD

Lori Lutzka, DCD

Michael Emem, Emem Group

Falamak Nourzad, Continuum Architects

David Misky, DCD

A presentation was given.

It was stated Pres. Jose Perez was in support.

Ald. Stamper left the meeting at 10:22 a.m.

No public testimony.

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

10. [240439](#) Resolution approving the Land Disposition Report and conveyance of the Redevelopment Authority of the City of Milwaukee-owned property located at 200 East Greenfield Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Items 7, 8, 9, and 10 were taken together.

Appearing:

Matt Haessly, DCD

Sam Leichtling, DCD

Lori Lutzka, DCD

Michael Emem, Emem Group

Falamak Nourzad, Continuum Architects

David Misky, DCD

A presentation was given.

It was stated Pres. Jose Perez was in support.

Ald. Stamper left the meeting at 10:22 a.m.

No public testimony.

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

11. [240250](#)

A substitute ordinance relating to the change in zoning from Local Business, LB2, to Two-Family Residential, RT4, on the western portion of 1585 South Cesar E. Chavez Drive, located on the north side of West Lapham Street, west of South Cesar E. Chavez Drive, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:
Sam Leichtling, DCD
Tess Wynn, DCD

Mr. Leichtling gave a presentation.

Public testimony with inquiries:
Maria del Carmen Pedroza, 1602 S Cesar E Chavez

Ms. Joanna Polanco, City Clerk's Office, interpreted for Ms. del Carmen Pedroza.

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

12. [240380](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1932-34 West Greenfield Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:
Matt Haessly, DCD

Antwone Williams, 3706 Property Investments, LLC (buyer)

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

13. [240379](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5219 West Hampton Avenue, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:

Matt Haessly, DCD

Reggie Nash, Nash Mechanicals, LLC (buyer)

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

14. [240383](#) Resolution approving Amendment No. 4 to the Project Plan for Tax Incremental District No. 70, 735 North Water Street, and authorizing additional funding and expenditures, and approving a development agreement, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Alyssa Remington, DCD

Daniel Glaessl, The Neutral Project

A presentation was given.

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

15. [240151](#) A substitute ordinance relating to floodplain and shoreland-wetland zoning regulations.

Sponsors: THE CHAIR

Appearing:
Ed Richardson, DCD

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

16. [231550](#)

Communication from various City departments relating to the regulation of short-term rental alternatives to hotels.

Sponsors: Ald. Coggs and Ald. Chambers Jr.

Appearing:
Jezamil Arroyo-Vega, DNS
Jumaane Cheatham, DNS
Ald. Milele Coggs, 6th Ald. Dist.
Ald. Mark Chambers, Jr., 2nd Ald. Dist.
Jim Cooney, Licenses Division
Sam Leichtling, DCD

A presentation was given.

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

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

17. [230957](#)

An ordinance relating to the Third Amendment to the General Planned Development known as Honey Creek Corporate Center to update the permitted use list for the four existing commercial buildings located at 115, 125, and 135 South 84th Street, and 9000 W. Chester Street, on the north side of Interstate 94, west of South 84th Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

18. [240296](#) Resolution relating to the membership of the Granville-Havenwoods Advisory Committee.

Sponsors: Ald. Taylor

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 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

Meeting adjourned at 11:37 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>.