



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JOSE G. PEREZ, CHAIR

Ald. Russell W. Stamper, II, Vice-Chair

**Ald. Robert J. Bauman, Ald. JoCasta Zamarripa, and Ald.
DiAndre Jackson**

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**Legislative Liaison, Jeffrey Osterman, 414-286-2262,
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Tuesday, November 19, 2024

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:06 a.m.

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

1. [241032](#) Resolution relating to acceptance and funding of a Private Property Inflow and Infiltration Grant from the Milwaukee Metropolitan Sewerage District for inspecting and rehabilitating building laterals for vacant houses in the Homes MKE program.

Sponsors: Ald. Bauman

Appearing:
Ed Miller, Dept. of City Development

This resolution authorizes acceptance and funding of a Private Property Inflow and Infiltration grant from the Milwaukee Metropolitan Sewerage District for a project at various locations in the City of Milwaukee. The resolution also authorizes the Commissioner of the Department of City Development to execute a Private Property Inflow and Infiltration Funding Agreement with the Milwaukee Metropolitan Sewerage District and to fund with 100 percent Grantor funding.

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

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

No 0

2. [241036](#) Substitute resolution authorizing the transfer of nine vacant residential lots from the Neighborhood Improvement Development Corporation to the City of Milwaukee, so that the Department of City Development may market and sell the lots for development and/or through the Side Lot Sale Program, in the 12th and 15th Aldermanic Districts.

Sponsors: THE CHAIR

Appearing:
Tess Wynn, Dept. of City Development
Benjamin Sanchez, NIDC
Ald. Milele Coggs, 6th Ald. Dist.

This substitute resolution authorizes the transfer of Neighborhood Improvement Development Corporation owned property to the City of Milwaukee according to the conditions in a Land Disposition Report.

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

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

No 0

3. [241041](#)

Resolution relating to the sale of the former Carleton School property at 4116 West Silver Spring Drive in accordance with Wisconsin Statutes Section 119.61, in the 1st Aldermanic District.

Sponsors: Ald. Pratt

This file was taken out of order and considered second.

Appearing:
Matt Haessly, Dept. of City Development
Todd Hutchinson
Matthew Tadisch
Ald. Andrea Pratt, 1st Ald. Dist.

This resolution authorizes certain modifications to the sale file of the former Carleton School property having an address of 4116 West Silver Spring Drive and establishes amended terms of the sale to extend the timeline to close and complete construction of the Project according to the Amended and Restated Land Disposition Report.

Ald. Pratt 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 - Perez, Stamper, Bauman, Zamarripa, and Jackson

No 0

4. [241044](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City of Milwaukee owned property at 2824 North 16th Street to Foundations for Freedom, Inc., and City expenditure in the form of a forgivable loan to be used by the buyer toward rehabilitation costs, in the 15th Aldermanic District.

Sponsors: Ald. Stamper, Ald. Zamarripa, Ald. Coggs, Ald. Jackson, Ald. Perez and Ald. Bauman

This item was taken out of order and considered first.

Appearing:

*Matt Haessly, Dept. of City Development
Dana World-Patterson, Foundations for Freedom, Inc.
Ald. Milele Coggs, 6th Ald. Dist.*

This substitute resolution approves the Land Disposition Report and authorizes the sale of the City-owned Development Property to Foundations for Freedom, Inc., a non-profit purchaser and expenditure of \$192,276 in the form of a forgivable loan to be used by the buyer toward rehab costs of a four-unit structure and single-family structure at 2824 North 16th Street, so that the Property may be used for emergency housing, in the 15th Aldermanic District.

Ald. Zamarripa, Coggs, Jackson, Perez, and Bauman 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 - Perez, Stamper, Bauman, Zamarripa, and Jackson

No 0

5. [241030](#)

Resolution authorizing the sale and approving a Land Disposition Report for the City-owned tax deed property at 3929-3931 North Teutonia Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

*Appearing:
Rosita Ross, Dept. of City Development
Alexander Echols, buyer
Ald. Milele Coggs, 6th Ald. Dist.*

This resolution authorizes the sale of City-owned Property at 3929-3931 North Teutonia Avenue according to the conditions in a Land Disposition Report pursuant to Section 304-49-5 and 304-49-8, Milwaukee Code of Ordinances. Mr. Echols owns the adjacent property at 3933 N. Teutonia and will use the vacant lot for parking his trucks and to maintain as additional green space.

Ald. Milele Coggs was in support.

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

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

No 0

6. [240803](#)

A substitute ordinance correcting the mixed zoning of the parcel located at 454 North 28th Street, on the south side of West Clybourn Street, east of North 28th Street, in the 10th Aldermanic District and assigning the zoning of Two-Family Residential, RT4, to the property.

Sponsors: Ald. Moore

*Appearing:
Sam Leichtling, Dept. of City Development*

This zoning change was initiated by the Department of City Development and will correct the mixed zoning of the subject site (to RT4) that occurred as the result of a City land sale and lot combination of two properties with different zoning designations.

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 5 - Perez, Stamper, Bauman, Zamarripa, and Jackson

No 0

7. [231461](#)

A substitute ordinance relating to the change in zoning from Industrial Commercial, IC, to Industrial Mixed, IM, for the property located at 324 North 15th Street, on the south side of West St. Paul Avenue, west of North 13th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Sam Leichtling, Dept. of City Development

Kendall Breunig, Sunset Investors (applicant)

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 - Perez, Stamper, Bauman, Zamarripa, and Jackson

No 0

[231461](#)

A substitute ordinance relating to the change in zoning from Industrial Commercial, IC, to Industrial Mixed, IM, for the property located at 324 North 15th Street, on the south side of West St. Paul Avenue, west of North 13th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

This zoning change was requested by Sunset Investors St. Paul, LLC and will allow other uses on the site including but not limited to multi-family residential and an animal boarding facility.

Public testimony in support:

James Barry, III, The Barry Company

Stephen Kaniewski, Brass Light Gallery

Corey Zetts, Menomonee Valley Partners

Steve Raasch, Zimmerman Architectural Studios

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

Aye 4 - Perez, Stamper, Bauman, and Jackson

No 1 - Zamarripa

8. [240199](#) A substitute ordinance amending land use recommendations in the Menomonee Valley Area Comprehensive Plan Update, part of Milwaukee's Overall Comprehensive Plan, for the property at 324 N. 15th Street in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Sam Leichtling, Dept. of City Development
Kendall Breunig, Sunset Investors (applicant)

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 - Perez, Stamper, Bauman, Zamarripa, and Jackson

No 0

- [240199](#) A substitute ordinance amending land use recommendations in the Menomonee Valley Area Comprehensive Plan Update, part of Milwaukee's Overall Comprehensive Plan, for the property at 324 N. 15th Street in the 4th Aldermanic District.

Sponsors: Ald. Bauman

This file amends the MVP 2.0 to update the land use recommendations applicable to 324 North 15th Street and that the amended MVP 2.0 shall include as an appendix a text reference.

Public testimony in support:
James Barry, III, The Barry Company
Stephen Kaniewski, Brass Light Gallery
Corey Zetts, Menomonee Valley Partners
Steve Raasch, Zimmerman Architectural Studios

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

Aye 4 - Perez, Stamper, Bauman, and Jackson

No 1 - Zamarripa

9. [240609](#) Substitute resolution denying the appeal of the Certificate of Appropriateness relating to full window replacement, at 3360 - 3370 N. Sherman Boulevard, Townsend Elementary School, in the Sherman Boulevard Historic District, for Milwaukee Public Schools and affirming the Historic Preservation Commission's decision.

Sponsors: THE CHAIR

Appearing:

*Tim Askin, Historic Preservation Commission
Christopher Kidd, Christopher Kidd & Associates, LLC (appellant)
Michelle Lenski, Milwaukee Public Schools (appellant)
Mark Bethel, Milwaukee Public Schools (appellant)
Ald. Milele Coggs, 6th Ald. Dist.*

The appellant was appealing the decision of the Historic Preservation Commission to require repair of the windows in the four stair towers. The appellant requested to replace rather than repair those windows with the same windows approved for the rest of the building.

Ald. Bauman moved denial of the appeal. (Prevailed 4-1)

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

Aye 4 - Perez, Stamper, Bauman, and Jackson

No 1 - Zamarripa

[240609](#)

Substitute resolution denying the appeal of the Certificate of Appropriateness relating to full window replacement, at 3360 - 3370 N. Sherman Boulevard, Townsend Elementary School, in the Sherman Boulevard Historic District, for Milwaukee Public Schools and affirming the Historic Preservation Commission's decision.

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 - Perez, Stamper, Bauman, and Jackson

No 1 - Zamarripa

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

10. [220167](#)

Resolution relating to a Minor Modification to the Detailed Planned Development known as the 1500's to allow changes to the previously approved plans for the property located at 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

11. [221924](#)

Resolution relating to a Minor Modification to the Detailed Planned

Development known as Park Place, Stage 6 to allow changes to the site and existing building located at 11925 West Lake Park Drive, on the south side of West Lake Park Drive, east of West Park Place, in the 5th Aldermanic District.

Sponsors: THE CHAIR

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

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

No 0

12. [231347](#)

Communication relating to the 2024 activities of the Granville Advisory Committee.

Sponsors: THE CHAIR

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

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

No 0

Meeting adjourned at 11:31 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>.