



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

*ALD. JOSE G. PEREZ, CHAIR*

*Ald. Milele A. Coggs, Vice-Chair*

*Ald. Robert J. Bauman, Ald. Ashanti Hamilton, Ald. Marina  
Dimitrijevic*

*Staff Assistant, Chris Lee, 414-286-2232*

*Fax: 414-286-3456, clee@milwaukee.gov*

*Legislative Liaison, Jeffrey Osterman, 414-286-2262,  
joster@milwaukee.gov*

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Tuesday, April 12, 2022

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:02 a.m.

**Present** 5 - Perez, Coggs, Bauman, Hamilton, Dimitrijevic

1. [211734](#) Resolution approving a final Certified Survey Map for land located north of West Birch Avenue and west of North 60th Street to create four lots and dedicate an alley for public right-of-way purposes, in the 2nd Aldermanic District

**Sponsors:** THE CHAIR

*Appearing:  
Kevin Kuschel, DCD*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

2. [211914](#) Communication from the Department of Neighborhood Services relating to the status of operations at the Permit and Development Center.

**Sponsors:** Ald. Murphy

*Appearing:  
Erica Roberts, DNS Commissioner  
Michael Mazmanian, DNS  
Ald. Michael Murphy, 10th Ald. Dist.*

*Ms. Roberts and Mr. Mazmanian gave a presentation.*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

3. [211917](#)

Substitute motion directing the Department of City Development to initiate a zoning map amendment to correct the mixed zoning of the property located at 110 South 44th Street in the 10th Aldermanic District and assign the zoning of Industrial Heavy (IH) to the property.

**Sponsors:** Ald. Murphy and Ald. Zamarripa

*Appearing:*

*Sam Leichtling, DCD*

*Ald. Michael Murphy, 10th Ald. Dist.*

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

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

[211917](#)

Substitute motion directing the Department of City Development to initiate a zoning map amendment to correct the mixed zoning of the property located at 110 South 44th Street in the 10th Aldermanic District and assign the zoning of Industrial Heavy (IH) to the property.

**Sponsors:** Ald. Murphy and Ald. Zamarripa

**A motion was made by ALD. BAUMAN that this Motion be RECOMMENDED FOR APPROVAL. This motion PREVAILED by the following vote:**

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

4. [201279](#)

Resolution approving the Land Disposition Report for 1728 North 6th Street and 513 West Vine Street in the North 5th Street-West Vine Street Redevelopment Project Area for sale to Haywood Group, LLC, for residential development, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Yves LaPierre, DCD*

*Sam Leichtling, DCD*

*Kalan Haywood, Haywood Group*

*Mr. LaPierre and Leichtling gave a presentation.*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

5. [201262](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as City Place to allow changes to the previously approved multi-family residential building located on the southeast corner of West Vine Street and North 6th Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Yves LaPierre, DCD*

*Sam Leichtling, DCD*

*Kalan Haywood, Haywood Group*

*Mr. LaPierre and Leichtling gave a presentation.*

*No public testimony.*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

6. [211740](#)

Resolution approving the sale of property to Maures Development Group LLC, or assigns.

**Sponsors:** Ald. Coggs

*Appearing:*

*Yves LaPierre, DCD*

*Melissa Allen, Maures Development Group*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

7. [211516](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax foreclosed property located at 3342 North 12th Street, and authorizing City expenditure in the form of a forgivable loan, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*

*Amy Turim, DCD*

*Maudwella Kirkendoll, Community Advocates Inc.*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

8. [211869](#) Substitute resolution relating to an extension for the development of tax-foreclosed properties in the Garden Homes Neighborhood, in the 1st Aldermanic District.

**Sponsors:** Ald. Hamilton

*Appearing:*  
*Amy Turim, DCD*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

9. [211867](#) Substitute resolution authorizing acceptance of an unsolicited offer to purchase from Rosa Uriostegui for the City-owned tax deed property located at 2431 South 8th Street, in the 14th Aldermanic District.

**Sponsors:** Ald. Dimitrijevic

*Appearing:*  
*Deborah McCollum-Gathing, DCD*  
*Rosa Uriostegui*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

10. [211868](#) Substitute resolution relating to the sale of the surplus Milwaukee Public Schools property at 9500 West Allyn Street and 9102 North 96th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Lewis

*Appearing:*  
*Rhonda Szallai, DCD*  
*Edward DeShazer, Synergy Development Group LLC*  
*Rob Chandler, Synergy Development Group LLC*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

No 0

11. [211686](#) Substitute resolution relating to the Permanent Historic Designation of Columbia Hospital (Northwest Quadrant Building A) at 2015-2025 E. Newport Ave. in the 3rd Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Carlen Hatala, HPC*

*Tim Askin, HPC*

*Gregg Hagopian, City Attorney's Office*

*James Owczarski, City Clerk*

*Ms. Hatala gave a presentation.*

*Nominator in support:*

*Catherine Miller, nominator*

*Property owner representatives in opposition:*

*Keri Duce, UWM*

*Melissa Spadanuda, UWM*

*Alex Roe, UW System*

*Maura Donnelly, UW System*

*Public testimony in support:*

*Jeremy Ebersole, Milwaukee Preservation Alliance*

*David Coles*

*Gail Fitch*

*Jeff Bentoff*

*Richard Stefanik*

*Stephanie Hacker*

*Ald. Nik Kovac, 3rd Ald. Dist., was in support.*

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

**Aye** 5 - Perez, Coggs, Bauman, Hamilton, and Dimitrijevic

**No** 0

12. [211661](#) Substitute resolution granting the appeal of the Certificate of Appropriateness for additional amendments to the design of a previously approved new house at 116 W. Vine Street, in the Brewers Hill Historic District, for Michael Warecki and Amanda Zagrodnik.

**Sponsors:** THE CHAIR

*Appearing:*

*Tim Askin, HPC*

*Carlen Hatala, HPC*

*Michael Warecki, property owner*

*Amanda Zagrodnik, property owner*

*Appeal items:*

*skylights on the west roof slope over the master bedroom, use of Smooth LP Smartside as cladding material, use of manufactured limestone for the bays, aluminum cladding for the windows, and vertical siding on the front gable*

*No public testimony.*

*Ald. Coggs moved to grant the appeal. (Prevailed 3-1)*

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

**Aye** 3 - Perez, Coggs, and Hamilton

**No** 1 - Bauman

**Excused** 1 - Dimitrijevic

[211661](#)

Substitute resolution granting the appeal of the Certificate of Appropriateness for additional amendments to the design of a previously approved new house at 116 W. Vine Street, in the Brewers Hill Historic District, for Michael Warecki and Amanda Zagrodnik.

**Sponsors:** THE CHAIR

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

**Aye** 3 - Perez, Coggs, and Hamilton

**No** 1 - Bauman

**Excused** 1 - Dimitrijevic

13. [211258](#)

Communication from the Department of City Development relating to its use of 'claw-back' and similar contracting provisions to ensure that those purchasing property from the City fulfill the terms under which the property was purchased.

**Sponsors:** Ald. Rainey

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

**Aye** 4 - Perez, Coggs, Bauman, and Hamilton

**No** 0

**Excused** 1 - Dimitrijevic

14. [211864](#)

Communication from the Department of City Development relating to the American Recovery Act Program In Rem Initiative.

**Sponsors:** THE CHAIR

**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 - Perez, Coggs, Bauman, and Hamilton

**No** 0

**Excused** 1 - Dimitrijevic

**Meeting adjourned at 12:33 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>.**