



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**

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

Tuesday, December 5, 2023

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:07 a.m.

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

1. [231175](#) Substitute resolution directing the Department of City Development to promote Homes MKE properties on the Department's website.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Vanessa Koster, Dept. of City Development

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

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

No 0

2. [231178](#) Substitute resolution directing the Department of City Development to work with the Neighborhood Improvement Development Corporation to explore additional philanthropic partnerships for funding the creation, maintenance, and staffing of Healing Spaces.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Vanessa Koster, Dept. of City Development

Ald. Murphy, Stamper, Zamarripa, Bauman, 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

3. [231179](#) Substitute resolution directing the Department of City Development to provide an annual report on City investment by neighborhood.

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

Appearing:
Ald. Milele Coggs, 6th Ald. Dist.
Vanessa Koster, Dept. of City Development

A motion was made by ALD. BROSTOFF 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. [231149](#) Resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate for the City-owned property located at 3116 North Dr. Martin Luther King Jr. Drive, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Ald. Milele Coggs, 6th Ald. Dist.
Matt Haessly, Dept. of City Development
Nicole Robbins, MLK EDC
Gregory Davis, One5Olive
Anthony Kazee, KG Development

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 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

5. [231148](#) Substitute resolution authorizing the acceptance of an unsolicited offer to purchase from the former owner of the City-owned property located at 7121 West St. Paul Avenue, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Appearing:
Amy Turim, Dept. of City Development
David Bancroft, buyer
Deatra Kemp, Acts Housing
Benjamin Sheehan, Acts Housing

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

No 0

6. [231177](#)

Substitute resolution authorizing the Department of City Development to issue a limited term letter of site control for the City-owned property located at 1747 South 12th Street, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:

Matt Haessly, Dept. of City Development

Amy Turim, Dept. of City Development

Zuwena Cotton, Cinnaire Solutions

Pres. Jose Perez, Common Council/12th Ald. Dist.

Pres. Perez 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 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

7. [230959](#)

An ordinance approving the Bruce and Pierce Sub-District Plan and amending the Menomonee Valley 2.0 Area Plan as part of Milwaukee's Overall Comprehensive Plan, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:

Monica Wauck-Smith, Dept. of City Development

Corey Zetts, Menomonee Valley Partners

Pres. Jose Perez, Common Council/12th Ald. Dist.

Ms. Wauck-Smith and Zetts gave a presentation.

Public testimony in opposition:

Atty. Christopher Jaekels, Amundsen Davis, LLC

Atty. Jaekels appearing as legal counsel to Sunlite Building Corp. ("Sunlite"), the property owner at 1517 West Pierce St. and 1439-1411 West Pierce St., and an affiliated entity, KFA LLC ("KFA"), the property owner at 1575 West Pierce St., Milwaukee, Wisconsin.

Atty. Jaekels requested to hold the file for additional review.

Pres. Perez was in support and was amenable to hold the file for additional review.

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

8. [231063](#) An ordinance relating to protests of zoning map amendments.

Sponsors: THE CHAIR

Appearing:
Sam Leichtling, Dept. of City Development

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

Aye 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

9. [231137](#) Substitute resolution approving Amendment No. 4 to the Project Plan for Tax Incremental District No. 68, Fifth Ward-First Place, in the 4th and 12th Aldermanic District.

Sponsors: Ald. Perez and Ald. Bauman

Appearing:
Alyssa Remington, Dept. of City Development

Ms. Remington gave a presentation.

Ald. Bauman 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 3 - Murphy, Bauman, and Zamarripa

No 0

Excused 2 - Stamper, and Brostoff

10. [230372](#) Communication from the Office of Equity and Inclusion Relating to Human Resource Requirements Quarterly Report for the Couture Sewer and Public Infrastructure Project.

Sponsors: THE CHAIR

Appearing:
Mary Reed, Office of Equity and Inclusion
Randy Crump, Prism Technical
Taylor Franklin, Prism Technical
Eric Sadler, Findorff
Bernadette Karanja, Office of Equity and Inclusion

Presentation was made on a Quarter 3 2023 human resource requirements report.

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 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

11. [231203](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Michigan Commons Project.

Sponsors: THE CHAIR

Appearing:

Mary Reed, Office of Equity and Inclusion

Randy Crump, Prism Technical

Taylor Franklin, Prism Technical

Nick Orthmann, Bear Development

Bernadette Karanja, Office of Equity and Inclusion

Presentation was made on a Quarter 3 2023 human resource requirements report.

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

Aye 4 - Murphy, Stamper, Zamarripa, and Brostoff

No 0

Excused 1 - Bauman

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

12. [230819](#)

A substitute ordinance relating to the board of zoning appeals.

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Stamper, Zamarripa, and Brostoff

No 0

Excused 1 - Bauman

Meeting adjourned at 11:11 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>.**