



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, June 25, 2024

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:01 a.m.

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

1. [240275](#) Reappointment of Baboonie Tatum to the Bronzeville Advisory Committee by the Common Council President.

Sponsors: THE CHAIR

Appearing:
Baboonie Tatum

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

Aye 3 - Brostoff, Bauman, and Jackson

No 0

Excused 2 - Stamper, and Zamarripa

2. [240325](#) Substitute resolution relating to the City's support for and participation in the Expanding Nature-Based Solutions Through the Urban Bird Treaty Program.

Sponsors: Ald. Brostoff

Ald. Brostoff passed the gavel to Ald. Bauman.

Ald. Brostoff was in support.

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

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

No 0

3. [240297](#) A substitute ordinance related to energy benchmarking for commercial, multi-family, and government buildings.

Sponsors: Ald. Brostoff

Appearing:

Pamela Ritger de la Rosa, Environmental Collaboration Office

Erick Shambarger, Environmental Collaboration Office

Ald. Scott Spiker, 13th Ald. Dist.

Ms. Ritger de la Rosa and Mr. Shambarger gave a presentation.

Ald. Zamarripa, Spiker, Stamper, Bauman, and Jackson added as cosponsors.

Public testimony in support:

Kat Klawes, Citizen Action Wisconsin

Linda Frank, City-County Task Force on Climate and Economic Equity participant

Tom Agger, Clean Wisconsin

Victor Nino, ASHRAE

Korinne Haeffel, U.S. Green Building Council

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

A motion was made by ALD. BAUMAN that this Ordinance be SUBSTITUTED.

This motion PREVAILED by the following vote:

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

No 0

[240297](#)

- A substitute ordinance related to energy benchmarking for commercial, multi-family, and government buildings.

Sponsors: Ald. Brostoff, Ald. Zamarripa, Ald. Spiker, Ald. Stamper, Ald. Bauman and Ald. Jackson

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

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

No 0

4. [240251](#) Substitute resolution authorizing the sale of the City-owned property at 505-507 East Howard Avenue (AKA 507 East Howard Avenue, Parcel Number 5810703000) to the estate of its former owner.

Sponsors: Ald. Dimitrijevic

Appearing:

Amy Turim, Dept. of City Development

Mary Neubauer, administrator for the estate of the former owner

Ald. Scott Spiker, 13th Ald. Dist.

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

vote:

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

5. [240253](#) Substitute resolution authorizing the approval of the Land Disposition Report and sale of the City-owned tax deed property at 3774 South 27th Street, in the 13th Aldermanic District.

Sponsors: Ald. Spiker

Appearing:

Dwayne Edwards, Dept. of City Development

Amy Turim, Dept. of City Development

Rekesh Rehan, NVS Investments, LLC

Tom Stachowiak, Stack Design Group

Ald. Scott Spiker, 13th Ald. Dist.

Harry Nunnemacher, family heir of former Jacob Nunnemacher Mansion

Mr. Stachowiak gave a presentation.

Ald. Spiker was in support.

Mr. Nunnemacher testified in support.

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

6. [240254](#) Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 4124 West Villard Avenue, in the 1st Aldermanic District.

Sponsors: Ald. Pratt

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 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

7. [240252](#) Substitute resolution authorizing the acquisition of the Housing Authority of the City of Milwaukee(HACM)-owned vacant lot at 1519 North 13th Street and the disposition of this property and the adjacent City-owned vacant lot at 1515 North 13th Street to Milwaukee County,

in the 15th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

David Misky, Dept. of City Development

Celia Benton, Milwaukee County

Jeanne Dawson, Housing Authority of the City of Milwaukee

Ald. Stamper 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

8. [240249](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures, creating Tax Incremental District No. 119 (Midtown Home Ownership Initiative), and approving the termination of all rights and the release of all restrictions governing the property to be redeveloped within the Project Plan area, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:

Maria Prioletta, Dept. of City Development

Teig Whaley-Smith, Community Development Alliance

Deshea Agee, EMEM Group

Brian Sonderman, Milwaukee Habitat for Humanity

Ms. Prioletta, Mr. Whaley-Smith, Mr. Agee, and Mr. Sonderman gave a presentation.

Ald. Zamarripa, Brostoff, Bauman, and Jackson added as cosponsors.

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

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

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

No 0

[240249](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures, creating Tax Incremental District No. 119 (Midtown Home Ownership Initiative), and approving the termination of all rights and the release of all restrictions governing the property to be redeveloped within the Project Plan area, in the 15th Aldermanic District.

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

Jackson

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

9. [240261](#) Resolution granting permanent historic designation to Schuster's Department Store at 1220 W. Vliet Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

This item was taken out of order following item 1, CCFN 240275.

Appearing:

Andrew Stern, Historic Preservation Commission

Tim Askin, Historic Preservation Commission

Mr. Stern gave a presentation.

Celia Benton, representing Milwaukee County, testified in support.

Ald. Stamper was in support.

No other testimony.

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

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

10. [100913](#) Resolution relating to the acceptance of property from the Bank of America for redevelopment purposes.

Sponsors: Ald. Murphy

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

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

No 0

11. [111126](#) Resolution approving a memorandum of understanding between the City of Milwaukee and Milwaukee County for the operation of a Milwaukee County Housing Trust Fund.

Sponsors: Ald. Murphy

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

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

No 0

12. [111234](#)

Resolution approving a memorandum of understanding between the City of Milwaukee and Milwaukee County relating to creation and operation of a regional housing trust fund for Southeastern Wisconsin.

Sponsors: Ald. Murphy

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

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

No 0

13. [130102](#)

An ordinance relating to zoning regulations for furniture and appliance rental and leasing establishments.

Sponsors: Ald. Murphy

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

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

No 0

14. [130108](#)

A substitute ordinance relating to a moratorium on the issuance of certificates of occupancy for furniture and appliance rental and leasing establishments.

Sponsors: Ald. Murphy and Ald. Hines Jr.

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

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

No 0

15. [130904](#)

An ordinance relating to the security and appearance of vacant commercial properties.

Sponsors: Ald. Murphy

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

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

No 0

16. [220217](#)

Communication from the Department of City Development relating to the City's eligibility for resources under President Biden's Housing Supply Action Plan.

Sponsors: Ald. Murphy and Ald. Perez

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

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

No 0

Meeting adjourned at 11:10 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>.