



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*

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

Tuesday, September 17, 2024

9:00 AM

Room 301-B, City Hall

Meeting convened at 9 a.m.

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

1. [240691](#) Reappointment of Mario Higgins to the Joint Committee on Redevelopment of Abandoned and Foreclosed Homes by the Mayor.

Sponsors: THE CHAIR

*Appearing:
Mario Higgins*

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

2. [240681](#) Reappointment of Henry Szymanski to the Board of Zoning Appeals by the Mayor. (14th Aldermanic District)

Sponsors: THE CHAIR

*Appearing:
Henry Szymanski*

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

3. [240710](#) Reappointment of Willie Ellis to the Standards and Appeals Commission by the Mayor. (5th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Willie Ellis

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

4. [240711](#) Reappointment of Mark Knapp to the Standards and Appeals Commission by the Mayor. (10th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Mark Knapp

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

5. [240712](#) Reappointment of Sheldon Oppermann to the Standards and Appeals Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Sheldon Oppermann

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

6. [240713](#) Reappointment of Irma Yopez-Klassen to the Standards and Appeals

Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Irma Yopez-Klassen

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

7. [240501](#) Appointment of Cyndee Chatham to the Granville-Havenwoods Advisory Council by Ald. Taylor.

Sponsors: THE CHAIR

Appearing:
Cyndee Chatham

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

8. [240502](#) Appointment of Terri Brookshire to the Granville-Havenwoods Advisory Council by Ald. Taylor.

Sponsors: THE CHAIR

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

9. [240503](#) Appointment of Natasha Upshaw to the Granville-Havenwoods Advisory Council by Ald. Taylor.

Sponsors: THE CHAIR

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

10. [240519](#) Appointment of John Erdmann to the Granville-Havenwoods Advisory Council by Ald. Taylor.

Sponsors: THE CHAIR

Appearing:
John Erdmann

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

11. [240690](#) Appointment of Ramandeep Kaur to the Granville-Havenwoods Advisory Council by the Mayor. (9th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Ramandeep Kaur

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

Aye 4 - Brostoff, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

12. [240656](#) Substitute resolution authorizing and directing transfers of funds from the Capital Improvements-Advance Planning Fund to subaccounts for comprehensive planning, land use and zoning analysis, GIS mapping, and other related administrative activities.

Sponsors: Ald. Taylor

Appearing:
Sam Leichtling, DCD

A motion was made by ALD. BAUMAN 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

13. [240376](#) A substitute ordinance relating to the change in zoning from Parks, PK, to Two-Family Residential, RT4, for the property located at 428 North 42nd Street, on the east side of North 42nd Street, north of West St. Paul Avenue, in the 10th Aldermanic District.

Sponsors: Ald. Moore

Appearing:
Sam Leichtling, DCD

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, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

14. [240377](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, for the properties located at 3516-3602 West Vliet Street, on the north side of West Vliet Street between North 35th Street and North 37th Street, in the 15th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Sam Leichtling, DCD
Dwayne Edwards, DCD
Derrick Cainion, Vliet Street Development LLC

No public testimony.

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

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

No 0

15. [240660](#) Resolution approving a Land Disposition Report and authorizing the sale of City-owned properties at 3510, 3514, 3516-18, 3526-A, 3534, 3538 and 3602-A West Vliet Street and 1415 North 35th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:

Sam Leichtling, DCD
Dwayne Edwards, DCD
Derrick Cainion, Vliet Street Development LLC

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

16. [240659](#) Resolution approving a Land Disposition Report authorizing the sale of the City-owned tax deed property at 3001-07 South 11th Street, in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Appearing:
Dwayne Edwards, DCD
Rosemary Perez, buyer

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

17. [240527](#) Substitute resolution authorizing the acceptance of an unsolicited offer to purchase for the City-owned properties located at 2651 and 2657 North 30th Street, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:
Matt Haessly, DCD
Natalio Lopez, buyer
Keith Schultz, SchultzWerk Architecture, Inc.

The meeting recessed briefly during this item.

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

18. [240657](#) Substitute resolution approving the Land Disposition Report and Due Diligence Checklist and authorizing acquisition and then sale of 6263 North Teutonia Avenue, in the 1st Aldermanic District.

Sponsors: Ald. Pratt

Appearing:

Matt Haessly, DCD
Efrain Lara, Milwaukee Pallet, LLC
Leo Lara, Milwaukee Pallet, LLC
D.J. Burns, Drake Consulting Group, LLC

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

19. [240528](#) Resolution authorizing the sale of the City-owned tax deed property at 4704-06 West Center Street, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:
Rosita Ross, DCD
Darryl Simons, Bellagio Experience Corporation

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

20. [240529](#) Resolution authorizing the sale and approving a Land Disposition Report of the City-owned tax deed property at 4410 West North Avenue to Black Mesa Research Group LLC, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:
Rosita Ross, DCD
Nathan Zimmerman, Black Mesa Research Group LLC

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

21. [240663](#) Substitute resolution authorizing and approving the sale of the City owned and Environmental Collaboration Office maintained property at 118-130 West Nash Street to Five Points Neighborhood Association, in the 6th Aldermanic District.

Sponsors: Ald. Cogg

Appearing:
Tess Wynn, DCD
Mia Rudolph-Schulta, ECO
Churchhill Jr., 5 Points Neighborhood Association

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

22. [240590](#)

Resolution granting permanent historic designation to the Grand Avenue Apartments Historic District on West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: THE CHAIR

Appearing:
Andrew Stern, HPC
Laura Sue Mosier, nominator

Objection contained in the file was acknowledged.

Ms. Mosier was in support.

No other public testimony.

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

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

No 0

23. [240667](#)

Resolution granting permanent historic designation to the Schuster-Bloodgood Apartments at 3217 W. Wells Street, in the fourth aldermanic district.

Sponsors: THE CHAIR

Appearing:
Andrew Stern, HPC
Laura Sue Mosier, nominator

Ms. Mosier was in support.

No other public testimony.

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

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

No 0

24. [240621](#)

Communication file from Department of City Development relating to the use of \$2.1 million in funding from the federal Pathways to Removing Obstacles to Housing program.

Sponsors: Ald. Bauman

Appearing:
Sam Leichtling, DCD

Mr. Leichtling gave an update. DCD applied for and was awarded \$2.1 million from HUD. The grant would fund DCD staff and partnering firms to update the zoning code relating to housing related to Growing MKE initiatives and to pilot new style owner occupied affordable housing construction via an RFP.

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

25. [240654](#)

Communication from the Department of City Development transmitting the 2023 Annual Report of Tax Incremental Districts.

Sponsors: THE CHAIR

Appearing:
David Piedt, DCD
Lori Lutzka, DCD

An overview presentation was given on tax incremental districts for the year 2023. Newly created TIDs were TID 112 (MLK Library), TID 115 (Northwestern Mutual North), TID 116 (Riverwest Apartments and Food Accelerator), and TID 117 (Filer and Stowell). TID amendments (mostly for public infrastructure improvements) were done for TID 48 (Park East), TID 57 (Menomonee Valley East Project), TID 68 (Fifth Ward-First Place), and TID 76 (S. 27th and Howard). Expected 2024 activity information was given relating to projected district close-outs, paving, and housing amendments.

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

26. [230572](#)

Communication from the Office of Equity and Inclusion Relating to Human Resource Requirements Quarterly Report for the Edison School Project.

Sponsors: THE CHAIR

Items 26 through 29 were considered together.

Ald. Bauman left the meeting at 11:10 a.m.

Appearing:
Mary Reed, OEI
Bernadette Karanja, OEI
Maria Rodriguez, OEI

Carla Cross, Cross Management Services

Presentation was given on the final report June 2024. Majority of requirements were being met or exceeded.

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

Aye 4 - Brostoff, Stamper, Zamarripa, and Jackson

No 0

Excused 1 - Bauman

27. [231997](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the MLK Library Apartment Project.

Sponsors: Ald. Coggs

Items 26 through 29 were considered together.

Ald. Bauman left the meeting at 11:10 a.m.

Appearing:

Mary Reed, OEI

Bernadette Karanja, OEI

Maria Rodriguez, OEI

Carla Cross, Cross Management Services

Sig Strautmanis, General Capital Group

Presentation was given on quarterly June 2024 report. Requirements were being met or exceeding.

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 - Brostoff, Stamper, Zamarripa, and Jackson

No 0

Excused 1 - Bauman

28. [240061](#)

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

Sponsors: THE CHAIR

Items 26 through 29 were considered together.

Ald. Bauman left the meeting at 11:10 a.m.

Appearing:

Mary Reed, OEI

Bernadette Karanja, OEI
Maria Rodriguez, OEI
Carla Cross, Cross Management Services

Presentation was given on quarterly June 2024 report. There were some requirements being met or exceeding and some shortfalls.

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 - Brostoff, Stamper, Zamarripa, and Jackson

No 0

Excused 1 - Bauman

29. [240192](#)

Communication from the Office of Equity and Inclusion Relating to Human Resource Requirements Quarterly Report for the Riverwest Apartments and Food Accelerator Project.

Sponsors: Ald. Brostoff

Items 26 through 29 were considered together.

Ald. Bauman left the meeting at 11:10 a.m.

Appearing:
Mary Reed, OEI
Bernadette Karanja, OEI
Maria Rodriguez, OEI
Carla Cross, Cross Management Services
Sig Strautmanis, General Capital Group

Presentation was given on quarterly June 2024 report. Requirements have some shortfalls.

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, Stamper, Zamarripa, and Jackson

No 0

Excused 1 - Bauman

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

30. [240293](#)

Appointment of Ivory Britton to the Granville-Havenwoods Advisory Committee by Ald. Taylor.

Sponsors: THE CHAIR

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

Aye 4 - Brostoff, Stamper, Zamarripa, and Jackson

No 0

Excused 1 - Bauman

31. [240309](#) Appointment of Ramandeep Kaur to the Granville-Havenwoods Advisory Committee by Ald. Taylor.

Sponsors: THE CHAIR

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

Aye 4 - Brostoff, Stamper, Zamarripa, and Jackson

No 0

Excused 1 - Bauman

32. [240378](#) Resolution relating to a Minor Modification to the Detailed Planned Development known as Wilson Park Garden Apartments (now known as Lofts at Layton) to allow additional signage for the existing multi-family residential development located at 4568 South 20th Street, on the east side of South 20th Street, north of West Layton Avenue, in the 13th 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 4 - Brostoff, Stamper, Zamarripa, and Jackson

No 0

Excused 1 - Bauman

Meeting convened at 11:51 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>.