



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

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

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

Tuesday, October 29, 2024

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:02 a.m.

Ald. Lamont Westmoreland serving as a member in place of Ald. DiAndre Jackson for this meeting.

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

1. [240914](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Filer and Stowell - Corliss on Becher Project.

Sponsors: Ald. Dimitrijevic

Appearing:

Mary Reed, OEI

Randy Crump, Prism Technical

Taylor Franklin, Prism Technical

Nick Orthmann, Bear Development

Presentation was given on the quarterly report ending June 2024.

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 4 - Brostoff, Stamper, Bauman, and Westmoreland

No 0

Excused 1 - Zamarripa

2. [231203](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Michigan Commons Project.

Sponsors: Ald. Bauman

Appearing:

Mary Reed, OEI
Randy Crump, Prism Technical
Taylor Franklin, Prism Technical
Nick Orthmann, Bear Development

Presentation was given on a final report.

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

Aye 3 - Brostoff, Bauman, and Westmoreland

No 0

Excused 2 - Stamper, and Zamarripa

3. [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: Ald. Bauman

Appearing:
Mary Reed, OEI
Randy Crump, Prism Technical
Taylor Franklin, Prism Technical

Presentation was given on a final report.

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

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

No 0

4. [240913](#) Communication from the Office of Equity and Inclusion relating to human resource requirements final report for the Fiserv Headquarters project.

Sponsors: THE CHAIR

Appearing:
Mary Reed, OEI
Randy Crump, Prism Technical
Taylor Franklin, Prism Technical
Kyle T., Global Real Estate at Fiserv
Michael Murphy, Global Real Estate at Fiserv

Presentation was given on a final report.

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 Westmoreland

No 0

5. [240970](#) Communication from the Office of Equity and Inclusion relating to the 2023 annual report of the Residents Preference Program.

Sponsors: THE CHAIR

Appearing:

Mary Reed, OEI

Maria Rodriguez, OEI

Rebekah Bein, Comptroller's Office

Ana Gutierrez, Comptroller's Office

Presentation was given on the 2023 RPP annual report and actions taken based on Comptroller's Office audit findings.

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

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

No 0

6. [240925](#) Resolution authorizing a one year extension to the term of Tax Incremental District No. 37 (Grand Avenue Replacement) and using the resulting tax incremental revenue to benefit affordable housing and improve housing stock in the City of Milwaukee with the 2024 levy.

Sponsors: THE CHAIR

Appearing:

Nik Kovac, Budget Director

Sarah Osborn, Budget Office

This resolution authorizes the increment received for the 2024 levy for TID No. 37 (Grand Avenue Replacement), predicted to be approximately \$2,000,000, to be used to benefit affordable housing and improve housing stock in the City of Milwaukee.

A motion was made by ALD. ZAMARRIPA that this Resolution be RECOMMENDED FOR ADOPTION AND ASSIGNED to the FINANCE & PERSONNEL COMMITTEE . This motion PREVAILED by the following vote:

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

No 0

7. [240936](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Lincolnshire Apartments to approve a replacement fence along the entrance to the residential development located on the west side of North 55th Street, north of West Green Tree Road, in the 9th Aldermanic District.

Sponsors: Ald. Taylor

Appearing:
Sam Leichtling, DCD
Greg Rich, Eagle Management Co.

Presentation was given on the minor modification to the DPD.

The purpose of this minor modification is to allow the replacement of the existing decorative fence with a 6' tall black powder coated chain link fence. Additionally, the single arm barrier gates will be replaced with an electronic swing gate system. A new pedestrian gate will also be added behind the existing gate house.

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 Westmoreland

No 0

8. [240523](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, and Detailed Planned Development to a new Detailed Planned Development known as the Fifteens at Park East to allow a residential development on the properties located at 1524, 1540 and 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Sam Leichtling, DCD
Daniel Hasbani, Cirrus Property Group
John Riordan, Cirrus Property Group

Presentation was given on the change in zoning.

This file will rezone the three parcels to a new DPD known as "The Fifteens at Park East". The Cirrus Property Group, LLC is proposing to construct 15 for-sale townhouses consisting of 5 three-unit, three-story buildings.

Ald. Bauman was in support.

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 - Brostoff, Stamper, Bauman, Zamarripa, and Westmoreland

No 0

9. [240661](#)

A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Industrial Mixed, IM, for the properties located at 2716 and 2740 North Humboldt Boulevard, on the east side of North Humboldt Boulevard, north of East Center Street, in the 3rd Aldermanic

District.

Sponsors: Ald. Brostoff

Appearing:

Sam Leichtling, DCD

Nola Hitchcock Cross, applicant/developer

Claire Hitchcock Tilton, TKWA

Ben Schenck, TKWA

James Washington, DPW

Presentation was given on the change in zoning.

This zoning change was requested by Living in Community Milwaukee, LLC and will allow the 2716 and 2740 North Humboldt Bl., zoned RT4, to be combined with 2730 North Humboldt Bl., zoned IM, for the construction of a cohousing residential development known as River Trail Commons. A total of 40 residential units will be provided within 3 buildings, along with shared space and amenities, as well as vehicular and bicycle parking. The 40 residential units are anticipated to be owned individually by the residents.

Public testimony in support:

Andre Lee Ellis, resident

Patrick Moore, community business owner

Jeremiah Thompson, resident

Those testifying in support favored the cohousing development in creating economic development, diversity, and agriculture community gardening opportunities.

No testimony in opposition.

Mr. Washington said that the traffic access pathways via Center St. and alley would support, based on DPW review, the new development.

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

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

No 0

10. [240919](#)

Communication from the Department of City Development relating to the application and selection process for sale of City properties.

Sponsors: Ald. Brostoff

Appearing:

Pres. Jose Perez, 12th Ald. Dist.

Matt Haessly, DCD

Deborah McCollum-Gathing, DCD

There was discussion that the sale of city property process will have changes based on State law and Wisconsin Supreme Court rulings. Further legal opinion was needed from the City Attorney's Office on the matter.

Pres. Perez said that he would like for there to be a future explanation regarding different processes taken on the sale of specific city properties in the recent past compared to the present.

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 5 - Brostoff, Stamper, Bauman, Zamarripa, and Westmoreland

No 0

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

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

This file was not considered.

This Resolution was NOT ACTED ON

12. [231347](#) Communication relating to the 2024 activities of the Granville Advisory Committee.

Sponsors: THE CHAIR

This file was not considered.

This Communication was NOT ACTED ON

Meeting adjourned at 11:13 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>.