



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Minutes

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. JOSE G. PEREZ, 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**

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Tuesday, December 10, 2024

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:05 a.m.

*Vice-chair Ald. Stamper chairing the meeting.*

**Present** 4 - Stamper, Bauman, Zamarripa, Jackson

**Excused** 1 - Perez

1. [241286](#) Appointment of Lindsey St. Arnold Bell to the Board of Zoning Appeals by the Mayor. (10th Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:*

*Lindsey St. Arnold Bell*

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

**Aye** 3 - Stamper, Zamarripa, and Jackson

**No** 0

**Excused** 2 - Perez, and Bauman

2. [241078](#) Appointment of Michael Wright to the Board of Zoning Appeals as 2nd Alternate by the Mayor. (3rd Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:*

*Michael Wright*

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

3. [241215](#) Substitute resolution relative to acceptance and funding of a grant agreement through the United States Department of Energy for Benchmarking and Building Performance Standards Policy Development and Implementation as outlined in the Climate and Equity Plan.

**Sponsors:** Ald. Dimitrijevic

*Appearing:*

*Erick Shambarger, ECO*

*Pamela Ritger de la Rosa, ECO*

*Ald. Marina Dimitrijevic, 14th Ald. Dist.*

*Nick Jiles, RMI*

*This resolution authorizes the Environmental Collaboration Office (ECO) to accept up to \$9 million in funding from the United States Department of Energy (US DOE) for implementation of Benchmarking and Building Performance Standards policies in the City of Milwaukee. Funding will be used to implement the City's existing benchmarking policy and develop and implement building performance standards for large commercial buildings as described in Council file 240297.*

*Public testimony in support:*

*Linda Frank, Our Future Milwaukee Coalition*

*Students from South Division High School were recognized in attendance.*

**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** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

4. [241217](#) Substitute resolution relative to acceptance and funding of a grant agreement through the United States Department of Energy Communities Sparking Investment in Transformative Energy funding opportunity in support of the Environmental Collaboration Office's Milwaukee's All Electric, Affordable Net-Zero Energy Homes Project.

**Sponsors:** Ald. Dimitrijevic

*Appearing:*

*Erick Shambarger, ECO*

*Pamela Ritger de la Rosa, ECO*

*Ald. Marina Dimitrijevic, 14th Ald. Dist.*

*This resolution authorizes the Environmental Collaboration Office (ECO) to accept a \$3,590,000 Cooperative Agreement through the United States Department of Energy's Communities Sparking Investment in Transformative Energy funding opportunity. The project will develop affordable, Zero Energy Ready Homes (ZERH) on vacant lots in Low-Income/Disadvantaged Communities supported by new, off-site manufacturing of ZERH wall panels.*

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

5. [241249](#) Resolution directing the Department of City Development to coordinate with business improvement districts and neighborhood improvement districts to explore ways to recover the costs of Police Department services to BIDs and NIDs through BID and NID special assessments.

**Sponsors:** Ald. Chambers Jr. and Ald. Coggs

*Appearing:*

*Ald. Mark Chambers, Jr., 2nd Ald. Dist.*

*Ald. Milele Coggs, 6th Ald. Dist.*

*Vanessa Koster, DCD*

*Matt Rejc, DCD*

*Heather Hough, Police Dept.*

*Matt Dorner, BID 21*

*Paul Schwartz, BID 2*

*This resolution directs the Department of City Development to coordinate with BIDs and NIDs to determine which BIDs and NIDs use the most police resources and explore ways to recover the costs of those resources through BID and NID special assessments.*

*Ald. Bauman said of importance is to engage BID 21, BID 2, and the Police Dept.*

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

**Aye** 3 - Stamper, Bauman, and Jackson

**No** 1 - Zamarripa

**Excused** 1 - Perez

6. [241253](#) Resolution directing the Board of Zoning Appeals to better utilize e-notify to inform residents of Board-related matters affecting their neighborhoods.

**Sponsors:** Ald. Coggs, Ald. Dimitrijevic, Ald. Moore, Ald. Zamarripa, Ald. Stamper, Ald. Jackson and Ald. Bauman

*Appearing:*

*Ald. Milele Coggs, 6th Ald. Dist.*

*Ald. Sharlen Moore, 10th Ald. Dist.*

*India Gaar, BOZA*

*This resolution directs the Board of Zoning Appeals to better utilize e-notify to inform residents of Board-related matters affecting their neighborhoods.*

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

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

7. [240371](#)

A substitute ordinance relating to the notification requirements for matters appearing before the board of zoning appeals.

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

*This item was taken out of order after item 2, CCFN 241078.*

*Appearing:*

*Ald. Scott Spiker, 13th Ald. Dist.*

*India Gaar, BOZA*

*Sam Leichtling, DCD*

*This ordinance provides that written (mail) notice of a board of zoning appeals public hearing on a special use permit or variance request shall be provided at least 7 days prior to the hearing. No timeframe is currently specified in the code. The ordinance also provides that this notice shall be provided to all property owners in the area within 250 feet of the property for which the special use permit or variance is requested. The code currently specifies distances of 200 feet (for special use permits) or 150 feet (for variances). Finally, this ordinance adds a requirement that notice be provided to all mailing addresses within the 250-foot area.*

*Mr. Leichtling said there was favorable recommendation from the Zoning Code Technical Committee and the City Plan Commission.*

*Ms. Gaar said she was in support.*

*Members advised to consider adding bilingual staff and provide notices translated in Spanish in the future.*

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

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

Excused 1 - Perez

8. [240804](#) A substitute ordinance relating to the change in zoning from Multi-Family Residential, RM7, to Local Business, LB2, to facilitate a future development on the property located at 421 East Locust Street, on the south side of East Locust Street between North Buffum Street and North Holton Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*

*Sam Leichtling, DCD*

*Vincent Noth, Kinship Community Food Center*

*Scott Simon, Traveaux*

*Ald. Milele Coggs, 6th Ald. Dist.*

*This zoning change was requested by the Housing Authority of the City of Milwaukee (HACM), and will help to facilitate the sale and development of the subject site, which is currently zoned residential. The vacant site is proposed to be developed by Kinship Community Food Center into a new social service facility that will provide services including a food pantry, community meal program, crisis assistance and mentoring, education and engagement, and employment readiness and training.*

*Ald. Coggs said she had no objections.*

*Public testimony in support:*

*Ruth Weill, Riverworks Development Corporation and resident*

*Stephanie Johnson, resident*

*Crystal McCoy, resident*

*Deborah, resident*

*Maddie Allen, resident*

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

Excused 1 - Perez

9. [241040](#) A substitute ordinance relating to the Fourth Amendment to the General Planned Development known as Kilbourn Square to allow additional freestanding signage on a site with an existing parking lot located at 2303 West State Street, on the west side of North 23rd Street, south of West State Street, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Sam Leichtling, DCD*

*Art Serna, City on a Hill*

*This amendment was requested by City on a Hill, Inc. and will allow additional*

*freestanding signage, including an electronic changeable message sign, on a site with an existing parking lot.*

*No public testimony.*

*Ald. Bauman was in support.*

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

**10.** [241195](#)

Resolution approving the surplus declaration and sale of the City-owned library property at 6431 North 76th Street, in the 9th Aldermanic District.

**Sponsors:** Ald. Taylor

*This item was taken out of order after item 5, CCFN 241249.*

*Appearing:*

*Ald. Larresa Taylor, 9th Ald. Dist.*

*Rhonda Szallai, DCD*

*Sala Ayesh*

*Fatimah Ayesh*

*This resolution authorizes the surplus declaration and sale of City-owned library property (former Mill Road Library) according to the conditions in a Land Disposition Report pursuant to Section 304-49, Milwaukee Code of Ordinances. Fatimah Ayesh, or its newly created entity or assignee (jointly referred to as "Buyer") will purchase and renovate the building for use as a liquidated appliance store.*

*Ald. Taylor was in support.*

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

**11.** [241196](#)

Resolution authorizing the sale of the City-owned tax deed property at 2701 South 29th Street, in the 8th Aldermanic District.

**Sponsors:** Ald. Zamarripa

*Appearing:*

*Rosita Ross, DCD*

*Richard Joseph Stulo, Jr., buyer*

*Rosemarie Perez, realtor*

*The Buyer, or its assignee, proposes to restore the commercial space for his contractor's work shop for his construction business.*

*Ald. Zamarripa was in support.*

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

12. [241197](#) Resolution authorizing the sale of the City-owned tax deed property at 2817-19 West Carmen Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:  
Rosita Ross, DCD  
James Ihrcki, buyer*

*The Buyer, or its assignee, proposes to restore the commercial space for a contractor's shop and to restore the rear residential building to a livable space for his family member.*

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

**Aye** 4 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

13. [240919](#) Communication from the Department of City Development relating to the application and selection process for sale of City properties.

**Sponsors:** Ald. Brostoff

**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 - Stamper, Bauman, Zamarripa, and Jackson

**No** 0

**Excused** 1 - Perez

**Meeting adjourned at 11:50 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>.