



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*

Staff Assistant, Chris Lee, 414-286-2232

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

Tuesday, October 24, 2023

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:07 a.m.

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

Also present:

1. [230911](#) Reappointment of Jennifer Current to the Board of Zoning Appeals by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Appearing:

Jennifer Current

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

Amber Danyus, Mayor's Office

A motion was made by ALD. STAMPER that this Appointment be HELD TO CALL OF THE CHAIR. This motion FAILED by the following vote:

Aye 2 - Bauman, and Stamper

No 3 - Murphy, Zamarripa, and Brostoff

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

Aye 3 - Murphy, Zamarripa, and Brostoff

No 2 - Bauman, and Stamper

2. [230912](#) Reappointment of Eric Lowenberg to the Board of Zoning Appeals by the Mayor. (14th Aldermanic District)

Sponsors: THE CHAIR

Appearing:

Amber Danyus, Mayor's Office

*Eric Lowenberg
Pres. Jose Perez, Common Council/12th Ald. Dist.
Ald. Scott Spiker, 13th Ald. Dist.
Ald. Lamont Westmoreland, 5th Ald. Dist.
Ald. Milele Coggs, 6th Ald. Dist.*

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

Aye 2 - Bauman, and Stamper

No 2 - Murphy, and Zamarripa

Excused 1 - Brostoff

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

Aye 3 - Murphy, Zamarripa, and Brostoff

No 2 - Bauman, and Stamper

3. [230909](#)

Appointment of Marjorie Rucker to the Board of Zoning Appeals by the Mayor. (15th Aldermanic District)

Sponsors: THE CHAIR

*Appearing:
Amber Danyus, Mayor's Office
Marjorie Rucker
Ald. Milele Coggs, 6th Ald. Dist.
Ald. Scott Spiker, 13th Ald. Dist.*

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

Aye 1 - Bauman

No 4 - Murphy, Stamper, Zamarripa, and Brostoff

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

Aye 4 - Murphy, Stamper, Zamarripa, and Brostoff

No 1 - Bauman

4. [230910](#)

Appointment of Terry Witkowski to the Board of Zoning Appeals by the Mayor. (13th Aldermanic District)

Sponsors: THE CHAIR

*Appearing:
Amber Danyus, Mayor's Office
Terry Witkowski*

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

Aye 1 - Bauman

No 3 - Murphy, Stamper, and Zamarripa

Excused 1 - Brostoff

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

Aye 3 - Murphy, Stamper, and Zamarripa

No 1 - Bauman

Excused 1 - Brostoff

5. [230862](#) Substitute resolution authorizing the sale of vacant lots to Milwaukee Habitat for Humanity, Inc. for it's 2024-2026 homebuilding program, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Amy Turim, Dept. of City Development
Ald. Milele Coggs, 6th Ald. Dist.

Ald. Coggs 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 4 - Murphy, Bauman, Stamper, and Zamarripa

No 0

Excused 1 - Brostoff

6. [230878](#) Resolution authorizing the continued implementation of the Anti-Displacement Neighborhood Preference Policy.

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

Appearing:
Sam Leichtling, Dept. of City Development
Ald. Milele Coggs, 6th Ald. Dist.
Pres. Jose Perez, Common Council/12th Ald. Dist.

Mr. Leichtling presented.

Ald. Perez, Murphy, Brostoff, Bauman and Zamarripa added as cosponsors.

Ald. Coggs 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 5 - Murphy, Bauman, Stamper, Zamarripa, and Brostoff

No 0

7. [230627](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Garden Apartments for changes to the previously approved residential development at 4450 South 27th Street, located on the east side of South 27th Street, south of West Whitaker Avenue, in the 13th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

Sam Leichtling, Dept. of City Development

Nabil Salous, owner/applicant

Ald. Scott Spiker, 13th Ald. Dist.

Mr. Leichtling presented.

Ald. Spiker 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 4 - Murphy, Stamper, Zamarripa, and Brostoff

No 0

Excused 1 - Bauman

8. [230510](#)

A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Renaissance Farwell to allow changes to the previously approved multi-family residential development located at 1443 and 1451 North Prospect Avenue, on the south side of East Curtis Place between North Prospect Avenue and North Farwell Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Appearing:

Sam Leichtling, Dept. of City Development

Jason Korb, Korb & Associates Architects

Joey Wisniewski, New Land Enterprises

Mr. Leichtling presented.

No public testimony.

Ald. Brostoff was in support.

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

Aye 4 - Murphy, Stamper, Zamarripa, and Brostoff

No 0

Excused 1 - Bauman

9. [221968](#) An ordinance approving the Bay View Neighborhood Plan 2040 (Bay View Neighborhood Plan) and amending the Southeast Side Area Plan as part of Milwaukee's Overall Comprehensive Plan, in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Appearing:

Tanya Fonseca, Dept. of City Development

Monica Wauck-Smith, Dept. of City Development

Ald. Marina Dimitrijevic, 14th Ald. Dist.

Ms. Wauck-Smith presented.

Ald. Dimitrijevic was in support.

No public testimony.

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

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

No 0

10. [230570](#) Substitute resolution granting Permanent Historic Designation to the Burnham-Zube House at 1636 W. National Ave., in the 12th Ald. District

Sponsors: THE CHAIR

Appearing:

Tim Askin, Historic Preservation Commission

Kevin Kuschel, Clarke Square Neighborhood Initiative

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

11. [230906](#) Substitute resolution relating to deconstruction requirements for City-owned properties.

Sponsors: Ald. Bauman

Appearing:

Erica Roberts, Dept. of Neighborhood Services

Kristin Reed, Dept. of Neighborhood Services

Jumaane Cheatham, Dept. of Neighborhood Services
Jerrell Kruschke, Dept. of Public Works
Bernadette Karanja, Office of Equity & Inclusion
Ald. Milele Coggs, 6th Ald. Dist.
Andrea Pratt, 1st Ald. Dist.
Chris Kraco, Dept. of Public Works
Tony Kearney, Northcott Neighborhood House
Nik Kovac, Budget Office

A motion was made by ALD. BAUMAN that this Resolution 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

12. [230907](#)

A substitute ordinance relating to small business enterprise requirements for deconstruction contractors.

Sponsors: Ald. Bauman

This file was heard together with item 11, CCFN 230906.

Appearing:

Erica Roberts, Dept. of Neighborhood Services
Kristin Reed, Dept. of Neighborhood Services
Jumaane Cheatham, Dept. of Neighborhood Services
Jerrell Kruschke, Dept. of Public Works
Bernadette Karanja, Office of Equity & Inclusion
Ald. Milele Coggs, 6th Ald. Dist.
Andrea Pratt, 1st Ald. Dist.
Chris Kraco, Dept. of Public Works
Tony Kearney, Northcott Neighborhood House
Nik Kovac, Budget Office

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

13. [230908](#)

Substitute resolution relating to Residential Preference Program requirements for deconstruction contracts.

Sponsors: Ald. Bauman

This file was heard together with item 11, CCFN 230906.

Appearing:

Erica Roberts, Dept. of Neighborhood Services
Kristin Reed, Dept. of Neighborhood Services
Jumaane Cheatham, Dept. of Neighborhood Services
Jerrell Kruschke, Dept. of Public Works

*Bernadette Karanja, Office of Equity & Inclusion
Ald. Milele Coggs, 6th Ald. Dist.
Andrea Pratt, 1st Ald. Dist.
Chris Kraco, Dept. of Public Works
Tony Kearney, Northcott Neighborhood House
Nik Kovac, Budget Office*

A motion was made by ALD. BAUMAN that this Resolution 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

14. [230225](#) Communication from various agencies relating to the housing portfolio managed by Heartland Housing.

Sponsors: Ald. Bauman

Appearing:

*Amy Turim, Dept. of City Development
Kristin Reed, Dept. of Neighborhood Services
Jumaane Cheatham, Dept. of Neighborhood Services
Atty. Michael Radavich, City Attorney's Office
Atty. Michael Polsky, Beck, Chaet, Bamberger & Polsky S.C.
James Mathy, Milwaukee County Housing Services
Noreen Beiro, Enterprise Community Asset Management
Danny Green, Enterprise Community Asset Management
Cap. Robert Thiel, Police Dept.*

A motion was made by ALD. BAUMAN 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

Meeting adjourned at 1:02 p.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>.