



# 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](mailto:joster@milwaukee.gov)**

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Tuesday, February 25, 2025

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:02 a.m.

**Present** 5 - Perez, Stamper, Bauman, Zamarripa, Jackson

1. [240526](#) A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Block 5 - Arena Master Plan for a mixed-use development on the block bounded by West McKinley Avenue, North Dr. Martin Luther King Jr. Drive, West Juneau Avenue, and North Vel R. Phillips Avenue, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*Sam Leichtling, Dept. of City Development*

*Developer team appearing:*  
*Brian Loftin, J. Jeffers & Co.*  
*John Donoghue, J. Jeffers & Co.*

*Presentation was given by Mr. Liechtling and the development team on specifics of the development project.*

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

**No** 0

2. [241598](#) Resolution authorizing the sale of three City of Milwaukee owned vacant lots, located at 3138-3150 North 9th Street, in the 6th Aldermanic District.

**Sponsors:** Ald. Coggs

*Appearing:*  
*Tess Wynn, Dept. of City Development*  
*Alex Bruzan, WeGotThis*

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

**Aye** 5 - Perez, Stamper, Bauman, Zamarripa, and Jackson

**No** 0

3. [241600](#)

Resolution authorizing the sale of the City-owned tax deed property at 2875 and 2879 North 21st Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*Appearing:*  
*Rosita Ross, Dept. of City Development*  
*Shondra Duncan, buyer*

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

**Aye** 5 - Perez, Stamper, Bauman, Zamarripa, and Jackson

**No** 0

4. [241599](#)

Substitute resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 1978 South 6th Street, in the 12th Aldermanic District.

**Sponsors:** THE CHAIR

*Appearing:*  
*Matt Haessly, Dept. of City Development*  
*Crystal Lemmer, buyer*

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

**Aye** 5 - Perez, Stamper, Bauman, Zamarripa, and Jackson

**No** 0

5. [241597](#)

Substitute resolution relating to the nomination of a project for a Wisconsin Economic Development Corporation Community Development Investment Grant.

**Sponsors:** Ald. Westmoreland

*Appearing:*  
*Matthew Rejc, Dept. of City Development*

*Mr. Rejc presented on the nomination of Darick Brooks Cafe Complex at 3953 N. 76th St. for the grant.*

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

**Aye** 5 - Perez, Stamper, Bauman, Zamarripa, and Jackson

**No** 0

6. [241596](#)

Resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 78 (Northwestern Mutual Life Insurance Company), in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Dan Casanova, Dept. of City Development*

*Kevin Muhs, Dept. of Public Works*

*Mr. Casanova presented on details regarding TID 79 Amendment No. 2.*

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

**Aye** 5 - Perez, Stamper, Bauman, Zamarripa, and Jackson

**No** 0

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

7. [231736](#)

Resolution relating to the East Side Architectural Review District.

**Sponsors:** Ald. Brostoff

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 - Perez, Stamper, Bauman, Zamarripa, and Jackson

**No** 0

Meeting adjourned at 9:56 a.m.

Chris Lee, Staff Assistant  
Council Records Section  
City Clerk's Office