



# City of Milwaukee

City Hall  
200 East Wells Street  
Milwaukee, WI 53202

## Meeting Agenda

### ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

**ALD. JOSE G. PEREZ, CHAIR**  
**Ald. Milele A. Coggs, Vice-Chair**  
**Ald. Robert J. Bauman, Ald. Ashanti Hamilton, Ald. Marina**  
**Dimitrijevic**

**Staff Assistant, Chris Lee, 286-2232**  
**Fax: 286-3456, clee@milwaukee.gov**  
**Legislative Liaison, Jeffrey Osterman, 286-2262,**  
**joster@milwaukee.gov**

---

Tuesday, October 26, 2021

9:00 AM

Room 301-B, Third Floor, City Hall

---

**This is also a virtual meeting. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable - or on the Internet at <http://city.milwaukee.gov/citychannel>.**

1. [210718](#) Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Eastcastle Place to allow minor changes to the site plan, exterior building design, and unit mix for the senior living community located at 2505 East Bradford Avenue, located on the south side of East Bradford Avenue between North Prospect Avenue and North Downer Avenue, in the 3rd Aldermanic District.
2. [210472](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to a Detailed Planned Development, DPD, to allow the redevelopment of an existing building on part of 2474-2490 North Cramer Street into residential and other uses, on land located on the east side of North Cramer Street, south of East Bradford Avenue, in the 3rd Aldermanic District.

**Sponsors:** Ald. Kovac

**Sponsors:** Ald. Kovac

*This is a public hearing. Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant listed above for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council – City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above.*

3. [210712](#) A substitute ordinance relating to the change in zoning from Industrial Office, IO2, to Local Business, LB2, to allow commercial and community uses on the property located at 274 East Keefe Avenue, on the northwest corner of East Keefe Avenue and North Richards Street, in the 6th Aldermanic District.

**Sponsors:** THE CHAIR

*This is a public hearing. Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant listed above for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council – City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above.*

4. [210714](#) A substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, to allow commercial uses on the properties located at 3610 and 3616 West Vliet Street, on the northeast corner of West Vliet Street and North 37th Street, in the 15th Aldermanic District.

**Sponsors:** Ald. Stamper

*This is a public hearing. Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant listed above for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council – City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above.*

5. [210846](#) Resolution approving the updated Fond du Lac and North Area Plan as part of Milwaukee's Overall Comprehensive Plan, in the 6th, 7th and 15th Aldermanic Districts.

**Sponsors:** Ald. Stamper

*This is a public hearing. Those wishing to provide oral testimony will be asked to do so in-person, by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant listed above for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council – City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above.*

6. [210958](#) A substitute ordinance relating to vermin and rodent control.

**Sponsors:** Ald. Stamper

7. [211002](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Community within the Corridor Project.  
*Sponsors:* THE CHAIR
8. [211003](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Phyllis Wheatley Project.  
*Sponsors:* THE CHAIR
9. [210390](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the JS1962 Project.  
*Sponsors:* THE CHAIR
10. [210986](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the JS1924 Project.  
*Sponsors:* THE CHAIR
11. [210825](#) Communication from the Department of Neighborhood Services and Department of City Development relating to the City's ability to require standby electric generators for new construction.  
*Sponsors:* Ald. Bauman

This meeting will be webcast live at [www.milwaukee.gov/channel25](http://www.milwaukee.gov/channel25).

**In the event that Common Council members who are not members of this committee attend this meeting, this meeting may also simultaneously constitute a meeting of the Common Council or any of the following committees: Community and Economic Development, Finance and Personnel, Judiciary and Legislation, Licenses, Public Safety and Health, Public Works, Zoning, Neighborhoods & Development, and/or Steering and Rules. Whether a simultaneous meeting is occurring depends on whether the presence of one or more of the Common Council member results in a quorum of the Common Council or any of the above committees, and, if there is a quorum of another committee, whether any agenda items listed above involve matters within that committee's realm of authority. In the event that a simultaneous meeting is occurring, no action other than information gathering will be taken at the simultaneous meeting.**

Times for specific agenda items are estimations. If items cannot be heard at their specified times, they will be heard as soon as practicable thereafter.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For assistance contact the Legislative Services ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

**City Hall and the Zeidler Municipal Building are accessible by "The Hop" City Hall Stations, the MCTS Green Line, Gold Line, 14, 15, 19, 30, 33, and 57 bus routes. Visit <https://www.ridemcts.com/> for more information.**

**Bike racks are available on Water Street, Market Street, and Broadway, and a BublR Bike Share station is located on the northeast corner of Kilbourn Avenue and Water Street.**

**Limited parking for persons attending meetings is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of Kilbourn Avenue and Water Street. Parking tickets must be validated in the first floor Information Booth in City Hall.**

**Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code are required to register with the City Clerk's License Division. Lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.**