



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

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

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*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>.

Meeting convened at 9:05 a.m.

Present 5 - Perez, Coggs, Bauman, Hamilton, Dimitrijevic

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.

Sponsors: Ald. Kovac

Appearing:

Sam Leichtling, DCD Planning Division

Hailey Schwobe, AG Architects

Ald. Nik Kovac, 3rd Ald. Dist.

Ald. Kovac was in support.

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

Aye 4 - Perez, Bauman, Hamilton and Dimitrijevic

No 0

Excused 1 - Coggs

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

Appearing:
Sam Leichtling, DCD Planning Division
Aaron Matter, Matter Development
Ald. Nik Kovac, 3rd Ald. Dist.

Public testimony in support:
Jeremy Ebersole, Milwaukee Preservation Alliance

Ald. Kovac was in support.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

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

Appearing:
Tanya Fonseca, DCD Planning Division

No public testimony.

Ald. Coggs was in support.

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

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

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

No public testimony.

Appearing:
Ald. Russell Stamper, II, 15th Ald. Dist.
Sam Leichtling, DCD Planning Division
Matt Haessly, DCD Real Estate

Request was to hold the file.

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 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

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

Appearing:
Kyle Gast, DCD Planning Division
Tanya Fonseca, DCD Planning Division
Monica Wauck-Smith, DCD Planning Division
Ald. Russell Stamper, II, 15th Ald. Dist.

Public testimony:
Regina Dupris, resident
Phyllis Wolford, resident
Joanne Craft, resident

Those appearing to offer public testimony testified with concerns, being unaware of the plan update until recently, wanting to hold the plan for more review by and inclusion from the impacted communities, about challenges with anti-displacement and home ownership, and that of the City having too many different plans.

Ald. Stamper 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 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

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

Sponsors: Ald. Stamper

Appearing:
Ald. Russell Stamper, II, 15th Ald. Dist.
Erica Roberts, DNS Commissioner
Thomas Mishefske, DNS
Don Schaewe, DNS

A motion was made by ALD. COGGS that this Ordinance be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

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

Appearing:

Nikki Purvis, OEI

Carla Cross, Cross Management Services

Que El-Amin, Scott Crawford Inc.

Mikal Wesley, Urbane Communities

Ald. Russell Stamper, II, 15th Ald. Dist.

Presentation was given on the project's first report (September 2021) on human resource requirements.

A motion was made by ALD. HAMILTON that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

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

Appearing:

Nikki Purvis, OEI

Carla Cross, Cross Management Services

Terrell Walter, Royal Capital

Ald. Russell Stamper, II, 15th Ald. Dist.

Presentation was given on the project's first report (September 2021) on human resource requirements.

A motion was made by ALD. DIMITRIJEVIC that this Communication be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

9. [210390](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the JS1962 Project.

Sponsors: THE CHAIR

Appearing:

*Nikki Purvis, OEI
Carla Cross, Cross Management Services*

Presentation was given on the project's September 2021 report on human resource requirements.

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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

10. [210986](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the JS1924 Project.

Sponsors: THE CHAIR

*Appearing:
Nikki Purvis, OEI
Carla Cross, Cross Management Services*

Presentation was given on the project's first report (September 2021) on human resource requirements.

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 - Perez, Coggs, Bauman, Hamilton and Dimitrijevic

No 0

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

*Appearing:
Michael Mazmanian, DNS*

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

Aye 4 - Perez, Bauman, Hamilton and Dimitrijevic

No 0

Excused 1 - Coggs

Meeting adjourned at 11:37 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>.