



# 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**

**Fax: 414-286-3456, clee@milwaukee.gov**

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

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Tuesday, January 14, 2025

9:00 AM

Room 301-B, City Hall

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Meeting convened at 9:02 a.m.

*Ald. Milele Coggs serving in place of Ald. Russell Stamper, II for this meeting.*

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

1. [241351](#) Appointment of Jesus Gonzalez to the City Plan Commission by the Mayor. (12th Aldermanic District)

**Sponsors:** THE CHAIR

*Appearing:*

*Jesus Gonzalez*

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

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

**No** 0

**Excused** 1 - Coggs

2. [240937](#) A substitute ordinance relating to the 1st Amendment to the Detailed Planned Development known as Southgate Marketplace, Phase 2 to add assembly hall as an allowable use within the former cinema building, and approve site and exterior building changes for the property located at 3300 South 30th Street, on the west side of South 27th Street, south of West Euclid Avenue, in the 11th Aldermanic District.

**Sponsors:** Ald. Burgelis

*Appearing:*

*Sam Leichtling, DCD*

*Ald. Peter Burgelis, 11th Ald. Dist.*

*Nathan Remitz, Patera (architect)*

*Muhammad Ali, applicant*

*This zoning change was requested by Kanaan, LLC to allow site and exterior changes to the former cinema building, which is proposed to be reused as a banquet hall with associated parking.*

*Ald. Burgelis was in support.*

*No public testimony.*

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

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

**No** 0

3. [241336](#)

Resolution authorizing the former owner, or their heirs and beneficiaries, to repurchase the City-owned tax deed property located at 3401 West Wanda Avenue, in the 13th Aldermanic District.

**Sponsors:** Ald. Spiker

*Appearing:*

*Deborah McCollum-Gathing, DCD*

*Holly Stiller, buyer*

*Andrew Stiller*

*This resolution authorizes the buyback of the property located at 3401 West Wanda Avenue to the buyer.*

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

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

**No** 0

4. [241343](#)

Resolution authorizing the sale of the City-owned tax deed property at 5229 North 51st Boulevard, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*

*Dwayne Edwards, DCD*

*Pastor James Boyd, Sr., Lord's Way International (buyer)*

*Sheron Jude, buyer representative*

*This resolution authorizes the sale of City-owned Development Property to The Lord's Way International.*

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

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

**No** 0

5. [241345](#) Resolution authorizing the sale of the City-owned tax deed property at 3809-15 West Villard Avenue, in the 1st Aldermanic District.

**Sponsors:** Ald. Pratt

*Appearing:*  
Dwayne Edwards, DCD  
Ameer Ali, AJ & KS, LLC (buyer)  
Will Hansen, Villard Avenue BID 19

*This resolution authorizes the sale of City-owned Development Property to the buyer.*

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

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

**No** 0

6. [241335](#) Resolution relating to the acceptance, funding, and allocation of a FY2024 Economic Development Initiative Community Project Funding Grant from the U.S. Department of Housing and Urban Development for preparing vacant land in the Menomonee Valley for economic development and authorizing the appropriate City and RACM officials to execute related agreements.

**Sponsors:** Ald. Bauman

*Appearing:*  
Benjamin Timm, DCD

*This resolution authorizes the City of Milwaukee to accept, fund, and allocate a U.S. Department of Housing and Urban Development FY2024 Economic Development Initiative Community Project Funding Grant in the amount of \$500,000 with a City Share of \$0 and a Grantor Share of \$500,000. The purpose of this grant project is to prepare long-vacant land in Milwaukee's Menomonee Valley, known as the Kneeland Properties, for new light industrial economic development.*

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

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

**No** 0

7. [241348](#) Resolution authorizing lease amendments and assignments for the Redevelopment Authority of the City of Milwaukee-owned property at 1027 North Edison Street and the City-owned property at 1001 North Edison Street from North Edison, LLC to The Edison SPE, LLC and its assignees, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*

*Atty. Jordan Schettle, City Attorney's Office*

*This resolution approves a first amendment and assignment of leases between The Edison SPE, LLC, North Edison, LLC, the City of Milwaukee, and the Redevelopment Authority of the City of Milwaukee for properties at 1001 and 1027 North Edison Street.*

*Ald. Bauman moved to amend the City lease version within the file by deleting the second sentence in section 5 of the lease. (Prevailed 5-0)*

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

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

**No** 0

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

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

**No** 0

**8. [241346](#)**

Substitute resolution approving Amendment No. 7 to the Project Plan for Tax Incremental District No. 56, (Erie Jefferson), and authorizing additional expenditures, and approving a development agreement, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman

*Appearing:*  
*Alyssa Remington, DCD*  
*Kevin Muhs, DPW*

*This resolution approves Amendment No. 7 to TID No. 56, which authorizes the expenditure of \$30,000,000 in additional project funding for eligible public infrastructure costs related to bikeway improvements, high impact paving projects, street reconstructions, public plaza improvements, a construction contingency and to provide funding for TID administration.*

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

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

**No** 0

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

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

**No** 0

*Appearing to provide additional testimony:*  
*Sarah Pancheri, Milwaukee World Festival, Inc.*  
*Paul Schwartz, Historic Third Ward BID 2*  
*Jim Plaisted, Historic Third Ward Association*

*Kevin Muhs, DPW*

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

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

**No** 0

9. [241347](#)

Substitute resolution approving Amendment No. 2 to the Project Plan for Tax Incremental District No. 84 (West McKinley & Juneau), and authorizing additional expenditures, and approving a development agreement and an amendment to an existing development agreement, in the 4th Aldermanic District.

**Sponsors:** Ald. Bauman and Ald. Coggs

*Appearing:*

*Alyssa Remington, DCD*

*This resolution approves Amendment No. 2 to TID No. 84, which removes four parcels from the District, authorizes expenditures for the reconstruction of West Vliet Street and the construction of a public plaza on West Highland Avenue, approves a Development Agreement with Business Improvement District No. 15 to carry out the design and construction of the public plaza on behalf of the City, approves a 5th Amendment to the Bucks Arena Development Agreement and provides funding for TID administration.*

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

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

**No** 0

10. [241216](#)

Substitute resolution relating to the expansion of the Bronzeville Cultural and Entertainment District.

**Sponsors:** Ald. Coggs

*Ald. Coggs commented.*

*This resolution expands the Bronzeville Cultural and Entertainment District from West Walnut Street to West Burleigh Street and from North Dr. Martin Luther King Drive to North 7th Street.*

*Appearing in support:*

*LaShawndra Vernon, Chair of Bronzeville Advisory Committee*

*Terrence Moore, Sr., DCD & Member of Bronzeville Advisory Committee*

*Ald. Zamarripa moved substitution of the file with Proposed Substitute B. (Prevailed 5-0)*

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

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

**No** 0

[241216](#)

Substitute resolution relating to the expansion of the Bronzeville Cultural and Entertainment District.

**Sponsors:** Ald. Coggs

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

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

**No** 0

11. [240914](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Filer and Stowell - Corliss on Becher Project.

**Sponsors:** Ald. Dimitrijevic

*Appearing:*

*Mary Reed, Office of Equity and Inclusion*

*Taylor Franklin, Prism Technical*

*Nick Orthmann, Bear Development Group*

*Presentation was given on the quarterly report ending September 2024.*

**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** 5 - Perez, Bauman, Zamarripa, Jackson, and Coggs

**No** 0

12. [230599](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the ThriveOn King Project.

**Sponsors:** THE CHAIR

*Appearing:*

*Mary Reed, Office of Equity and Inclusion*

*Carla Cross, Cross Management Services*

*Terrell Walter, Royal Capital*

*Presentation was given on the quarterly report ending September 2024.*

*Ald. Jackson requested for information on apprenticeships that were unionized and nonunionized.*

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

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

No 0

13. [231997](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the MLK Library Apartment Project.

**Sponsors:** Ald. Coggs

*Appearing:*  
Mary Reed, Office of Equity and Inclusion  
Carla Cross, Cross Management Services  
Sig Strautmanis, General Capital Group

*Presentation was given on the quarterly report ending September 2024.*

*Ald. Zamarripa requested for information on apprenticeships that were unionized and nonunionized to be presented going forward for all human resource requirements quarterly reports.*

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

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

**No** 0

**A motion was made by ALD. ZAMARRIPA that this Communication be RECONSIDERED. This motion PREVAILED by the following vote:**

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

**No** 0

*Appearing:*  
Mary Reed, Office of Equity and Inclusion  
Carla Cross, Cross Management Services  
Sig Strautmanis, General Capital Group

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

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

**No** 0

14. [240061](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Bronzeville Estates Project.

**Sponsors:** THE CHAIR

*Appearing:*  
Mary Reed, Office of Equity and Inclusion  
Carla Cross, Cross Management Services

*Presentation was given on the quarterly report ending September 2024.*

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, Bauman, Zamarripa, Jackson, and Coggs

**No** 0

15. [232027](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Northwestern Mutual North Office Building Project.

**Sponsors:** Ald. Bauman

*Appearing:*

*Mary Reed, Office of Equity and Inclusion*

*Carla Cross, Cross Management Services*

*Presentation was given on the quarterly report ending September 2024.*

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, Bauman, Zamarripa, Jackson, and Coggs

**No** 0

16. [240192](#)

Communication from the Office of Equity and Inclusion Relating to Human Resource Requirements Quarterly Report for the Riverwest Apartments and Food Accelerator Project.

**Sponsors:** Ald. Brostoff and Ald. Jackson

*Appearing:*

*Mary Reed, Office of Equity and Inclusion*

*Carla Cross, Cross Management Services*

*Sig Strautmanis, General Capital Group*

*Maria Rodriguez, Office of Equity and Inclusion*

*Presentation was given on the quarterly report ending September 2024.*

*Ald. Jackson added as a cosponsor.*

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** 5 - Perez, Bauman, Zamarripa, Jackson, and Coggs

**No** 0

Meeting adjourned at 11:20 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>.