



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. ROBERT J. BAUMAN CHAIR

Ald. Russell W. Stamper, II, Vice-Chair

**Ald. Milele A. Coggs, Ald. DiAndre Jackson, and Ald. Scott P.
Spiker**

Staff Assistant, Chris Lee, 414-286-2232

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

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

Wednesday, May 28, 2025

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:05 a.m.

Ald. Burgelis serving as a member in place of Ald. Stamper for this meeting.

Present 5 - Bauman, Coggs, Jackson, Spiker, Burgelis

1. [250176](#) Reappointment of Nicholas Hans Robinson to the Historic Preservation Commission by the Mayor. (9th Aldermanic District)

Sponsors: THE CHAIR

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

Aye 4 - Bauman, Jackson, Spiker, and Burgelis

No 0

Excused 1 - Coggs

2. [250193](#) Communication from the Department of Neighborhood Services, the Office of the City Attorney, and the Milwaukee Fire Department relating to the enforcement of the building code, the retroactivity of provisions within the building code, and provisions governing the installation of sprinkler systems.

Sponsors: Ald. Bauman, Ald. Burgelis, Ald. Stamper, Ald. Spiker and Ald. Moore

Appearing:

Jezamil Arroyo-Vega, Dept. of Neighborhood Services

Michael Mazmanian, Dept. of Neighborhood Services

Evan Goyke, City Attorney

Chief Aaron Lipski, Fire Dept.

Justin Morales, Common Council- City Clerk Legislative Affairs

Calvin Lee, Common Council- City Clerk Legislative Affairs

Commissioner Arroyo-Vega gave a presentation on fire safety in the building code,

which is contained in the file.

There was discussion on non-conforming buildings, inspections, waiver/disclosure form for tenants, orders and inspections at Highland Court Apartments near 27th and Highland, ability to change legislation and require retrofitting, installation cost for sprinklers, any changes to State sprinkler laws, lobbying for State sprinkler law change, exploring legal paths for legislative change, preemptive State law and challenges, past City communication to the State on Act 270, advocacy to make fire protection improvements, and building alterations.

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 - Bauman, Coggs, Jackson, Spiker, and Burgelis

No 0

3. [241977](#)

Substitute resolution approving Amendment No. 2 to the North 35th Street - West Capitol Drive (Century City) Redevelopment Plan, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:

Benjamin Timm, Dept. of City Development

Tanya Fonseca, Dept. of City Development

A presentation was given on amendment no. 2 to the plan, which is contained in the file.

There was discussion on permitted and prohibited uses and updates to the redevelopment plan.

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

Aye 5 - Bauman, Coggs, Jackson, Spiker, and Burgelis

No 0

4. [250151](#)

Resolution authorizing and directing a transfer of funds from the Capital Improvements-Advance Planning Fund to a subaccount for comprehensive planning, land use and zoning analysis, GIS mapping, and other related administrative activities.

Sponsors: THE CHAIR

Appearing:

Tanya Fonseca, Dept. of City Development

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

Aye 5 - Bauman, Coggs, Jackson, Spiker, and Burgelis

No 0

5. [241871](#) A substitute ordinance relating to the 2nd Amendment to the General Planned Development known as Bookends to allow a community garden as an interim use on the property located at 711 East Kilbourn Avenue, on the south side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Tanya Fonseca, Dept. of City Development
Joey Wisniewski, New Land Enterprises

A presentation was given. This amendment was requested by 701 E Kilbourn, LLC and will allow the site to be used as a community garden until future development occurs.

There was discussion on perimeter fencing and/or plant bedding, previous management/experience with gardens, and length of the community garden.

No public testimony.

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

Aye 5 - Bauman, Coggs, Jackson, Spiker, and Burgelis

No 0

10 AM

Please note that for items 6 and 7, Common Council File Numbers 241339 and 241340, the Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved. The committee may then reconvene into open session for the regular agenda.

6. [241339](#) A substitute ordinance relating to the Second Amendment to the General Planned Development, GPD, known as Arena Master Plan to allow changes to the zoning standards for Block 3 of the GPD, located on the north side of West State Street, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Items 6 and 7 were taken and considered together.

Ald. Burgelis moved that the the Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved.

Ayes - Spiker, Jackson, Coggs, Burgelis, Bauman

The committee convened into closed session at 10:11 a.m.

Present - Spiker, Jackson, Coggs, Burgelis, Bauman

Appearing:

Sam Leichtling, Dept. of City Development

Evan Goyke, City Attorney

Mary Schanning, Deputy City Attorney

Joseph Dobbs, City Attorney's Office

Ald. Mark Chambers, Jr., 2nd Ald. Dist.

Lafayette Crump, Dept. of City Development

Ald. Burgelis moved that the committee reconvened into open session. There was no objections.

The committee reconvened into open session at 11:53 a.m.

The meeting recessed at 11:53 a.m.

The meeting reconvened at 12:01 p.m.

Appearing:

Atty. Brian Randall, Amundsen Davis, LLC

Atty. Randall, legal counsel to the applicant, NCG Hospitality, LLC, made remarks.

There was discussion on assessed values, comparables to a similar hotel in The Trade, total project costs, customer demographics, human resource workforce goals, check-in protocol, no rooftop amenity, integrating customers into the local district community, building permitting, and labor issues.

Public testimony in support:

Dan Bukiewicz, Milwaukee Building Trades

Abel Segura, North Central States Regional Council of Carpenters (Local 2337)

Ivan Harrada, Heat & Frost Insulators Local Union 19

James Phelps, JCP Construction

Public testimony in opposition:

Dr. Michael Rosen, resident

Troy Brewer, resident and MASH

Peter Rickman, resident and MASH

Ald. Bauman passed the gavel to Ald. Burgelis.

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion FAILED by the following vote:

Aye 1 - Bauman

No 3 - Jackson, Spiker, and Burgelis

Abstain 1 - Coggs

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

Aye 3 - Jackson, Spiker, and Burgelis

No 1 - Bauman

Abstain 1 - Coggs

7. [241340](#)

A substitute ordinance relating to the change in zoning from General Planned Development known as Arena Master Plan to a Detailed Planned Development known as Block 3 - Arena Master Plan, Phase 2 to allow the construction of a multi-story hotel on the eastern portion of 430 West State Street, located on the north side of West State Street, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Items 6 and 7 were taken and considered together.

Ald. Burgelis moved that the the Zoning, Neighborhoods and Development Committee may convene into closed session, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved.

Ayes - Spiker, Jackson, Coggs, Burgelis, Bauman

The committee convened into closed session at 10:11 a.m.

Present - Spiker, Jackson, Coggs, Burgelis, Bauman

Appearing:

Sam Leichtling, Dept. of City Development

Evan Goyke, City Attorney

Mary Schanning, Deputy City Attorney

Joseph Dobbs, City Attorney's Office

Ald. Mark Chambers, Jr., 2nd Ald. Dist.

Lafayette Crump, Dept. of City Development

Ald. Burgelis moved that the committee reconvened into open session. There was no objections.

The committee reconvened into open session at 11:53 a.m.

The meeting recessed at 11:53 a.m.

The meeting reconvened at 12:01 p.m.

Appearing:

Atty. Brian Randall, Amundsen Davis, LLC

Atty. Randall, legal counsel to the applicant, NCG Hospitality, LLC, made remarks.

There was discussion on assessed values, comparables to a similar hotel in The Trade, total project costs, customer demographics, human resource workforce goals, check-in protocol, no rooftop amenity, integrating customers into the local district community, building permitting, and labor issues.

Public testimony in support:

Dan Bukiewicz, Milwaukee Building Trades

Abel Segura, North Central States Regional Council of Carpenters (Local 2337)

Ivan Harrada, Heat & Frost Insulators Local Union 19

James Phelps, JCP Construction

Public testimony in opposition:

Dr. Michael Rosen, resident

Troy Brewer, resident and MASH

Peter Rickman, resident and MASH

Ald. Bauman passed the gavel to Ald. Burgelis.

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PLACING ON FILE. This motion FAILED by the following vote:

Aye 1 - Bauman

No 3 - Jackson, Spiker, and Burgelis

Abstain 1 - Coggs

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

Aye 3 - Jackson, Spiker, and Burgelis

No 1 - Bauman

Abstain 1 - Coggs

Meeting adjourned at 12:58 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>.