



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. MICHAEL J. MURPHY, CHAIR

Ald. Robert J. Bauman, Vice-Chair

*Ald. Russell W. Stamper, II, Ald. Scott Spiker, and Ald.
Marina Dimitrijevic*

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

Tuesday, January 31, 2023

9:00 AM

Room 301-B, 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 9:09 a.m.

Present 5 - Murphy, Bauman, Stamper, Spiker, Dimitrijevic

1. [221536](#) Substitute resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate to Beyond Organic for the City of Milwaukee-owned property located at 716 West Windlake Avenue, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Item was held until a later part of the meeting.

Appearing:

David Misky, DCD

Pres. Jose Perez, Common Council and 12th Ald. Dist.

Jason Korb, Korb & Associates Architects

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

2. [221541](#) Substitute resolution declaring the Milwaukee Public Library at 310 West Locust Street surplus to municipal needs and approving the Land Disposition Report authorizing the sale of City-owned properties at 310 West Locust Street, 2971-75 and 2977-79 North Dr. Martin Luther King Jr. Drive, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Matt Haessly, DCD

Michael Emem, Emem Group

Sam McGovern-Rowen, MPL

Sig Strautmanis, General Capital Group

Maria Prioletta, DCD

A presentation was made by DCD staff and the developer team.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

3. [221453](#)

Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 112 (Martin Luther King Library), in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Ald. Milele Coggs, 6th Ald. Dist.

Matt Haessly, DCD

Michael Emem, Emem Group

Sam McGovern-Rowen, MPL

Sig Strautmanis, General Capital Group

Maria Prioletta, DCD

A presentation was made by DCD staff and the developer team.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

4. [221430](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 5725 West Burleigh Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Appearing:

Dwayne Edwards, DCD

Baron Hentz, BKH Electric LLC

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

5. [221500](#) Substitute resolution authorizing the acceptance of an unsolicited offer to purchase for the City-owned property located at 2361 North 55th Street, in the 10th Aldermanic District.

Sponsors: Ald. Murphy

Appearing:
Deborah McCollum-Gathing, DCD
Kiyo Clemons

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

6. [221499](#) An ordinance relating to a moratorium on the issuance of certificates of occupancy for establishments selling electronic cigarettes or electronic cigarette paraphernalia.

Sponsors: Ald. Brostoff, Ald. Dimitrijevic and Ald. Borkowski

Appearing:
Ald. Jonathan Brostoff, 3rd Ald. Dist.
Erica Roberts, DNS Commissioner
Odalo Ohiku, Deputy City Attorney
Pres. Jose Perez, Common Council and 12th Ald. Dist.
Ald. Milele Coggs, 6th Ald. Dist.

File was held until a later part of the meeting.

Also appearing:
Todd Farris, Deputy City Attorney
Aaron Lipski, Fire Chief
Jim Cooney, Licenses Division
Ald. Mark Chambers, Jr. 2nd Ald. Dist.

The committee requested for a written legal opinion and amended provisions related to an effective date and enforcement. Materials to be submitted prior to the Common Council meeting.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

7. [211354](#) A substitute ordinance relating to insurance for residential rental properties.

Sponsors: Ald. Rainey and Ald. Perez

Appearing:

Ald. Khalif Rainey, 7th Ald. Dist.
Erica Roberts, DNS Commissioner
Pres. Jose Perez, Common Council and 12th Ald. Dist.
Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin Inc.
Odalo Ohiku, Deputy City Attorney
Theresa Montag, Asst. City Attorney
Aaron Cadle, LRB
Amy Turim, DCD
Ald. Milele Coggs, 6th Ald. Dist.

The committee requested written correspondence on DNS staffing concerns and a written legal opinion.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic
No 0

8. [210793](#) Communication relating to the investigation and enforcement of electrical code violations in rental properties.

Sponsors: Ald. Rainey, Ald. Spiker and Ald. Perez

Appearing:
Ald. Khalif Rainey, 7th Ald. Dist.
Erica Roberts, DNS Commissioner
Kristen Reed, DNS
Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin Inc.
Aaron Lipski, Fire Chief

The committee requested further information regarding DNS noncompliance order cases referred to Municipal Court.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic
No 0

9. [211769](#) Communication from the Department of Neighborhood Services reporting data on code violations and electrical fires.

Sponsors: Ald. Rainey

Appearing:
Ald. Khalif Rainey, 7th Ald. Dist.
Erica Roberts, DNS Commissioner
Kristen Reed, DNS
Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin Inc.
Aaron Lipski, Fire Chief

The committee requested further information regarding DNS noncompliance order cases referred to Municipal Court.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

10. [221294](#)

Communication from the Department of Neighborhood Services relating to its pilot Residential Rental Inspection plan.

Sponsors: Ald. Rainey and Ald. Murphy

Appearing:

Ald. Khalif Rainey, 7th Ald. Dist.

Erica Roberts, DNS Commissioner

Kristen Reed, DNS

Atty. Heiner Giese, Apartment Association of Southeastern Wisconsin Inc.

Nik Kovac, Budget Director

Odalo Ohiku, Deputy City Attorney

The committee requested for written legal opinion on implementing a pilot.

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

11. [221501](#)

Substitute resolution relating to monitoring living conditions, code compliance, code enforcement and neighborhood impact of certain rental properties by various City departments.

Sponsors: Ald. Bauman

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

Aye 5 - Murphy, Bauman, Stamper, Spiker, and Dimitrijevic

No 0

12. [221502](#)

Communication from the Department of Neighborhood Services, the City Attorney's Office and the Police Department outlining the enforcement and mitigation tools available to the City to address the concerns of tenants and neighbors regarding code violations, substandard living conditions and predatory practices by landlords at residential rental properties and what additional tools are needed to adequately address such issues including changes in state law.

Sponsors: Ald. Bauman

Appearing:

Kristen Reed, DNS

Odalo Ohiku, Deputy City Attorney

Archie Blunt, DNS
Michale Radavich, Asst. City Attorney
Heather Hough, MPD

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 4 - Murphy, Bauman, Stamper, and Spiker

No 0

Excused 1 - Dimitrijevic

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

13. [201626](#) Communication relating to the 2021 activities of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

Sponsors: THE CHAIR

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

Aye 4 - Murphy, Bauman, Stamper, and Spiker

No 0

Excused 1 - Dimitrijevic

Meeting adjourned at 12:49 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>.