



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JONATHAN BROSTOFF, 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
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Legislative Liaison, Jeffrey Osterman, 414-286-2262,
joster@milwaukee.gov

Tuesday, May 14, 2024

9:00 AM

Room 301-B, City Hall

Meeting convened at 9 a.m.

Present 5 - Brostoff, Stamper, Bauman, Zamarripa, Jackson

1. [240036](#) Reappointment of Alderman Robert Bauman to the Historic Preservation Commission by the Mayor.

Sponsors: THE CHAIR

Ald. Bauman made comments.

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

Aye 3 - Brostoff, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

Abstain 1 - Bauman

2. [232029](#) Reappointment of Lindsey St. Arnold to the Board of Zoning Appeals by the Mayor. (10th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Lindsey St. Arnold

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

3. [232038](#) Appointment of Kevin Kuschel to the Board of Zoning Appeals by the Mayor. (14th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Kevin Kuschel

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

Aye 4 - Brostoff, Bauman, Zamarripa, and Jackson

No 0

Excused 1 - Stamper

4. [231957](#) Substitute resolution authorizing the acceptance of unsolicited offers to purchase City owned vacant lots in the City of Milwaukee for the construction of homes intended for Early Childhood Education providers, in the 6th, 7th, 12th, 14th and 15th Aldermanic Districts.

Sponsors: Ald. Coggs, Ald. Dimitrijevic and Ald. Stamper

Appearing:
Tess Wynn, Dept. of City Development
Teig Whaley-Smith, Chief Alliance Executive
Ald. Milele Coggs, 6th Ald. Dist.

Ald. Stamper joined the meeting at 9:08 a.m.

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

5. [231970](#) A substitute ordinance relating to the submission requirements for certified survey maps.

Sponsors: Ald. Brostoff

Appearing:
Jonathan Lastko, Dept. of City Development

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

6. [231454](#) Substitute resolution conditionally approving a final Certified Survey Map for land located on the south side of West Mount Vernon Avenue east of North 12th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:
Jonathan Lastko, Dept. of City Development

Mr. Latsko gave a presentation.

Ald. Bauman moved substitution of the file with Proposed Substitute A. (Prevailed 5-0)

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

- [231454](#) Substitute resolution conditionally approving a final Certified Survey Map for land located on the south side of West Mount Vernon Avenue east of North 12th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

7. [231455](#) Resolution approving a final Certified Survey Map for land located on the north side of the Menomonee River and east of I-43, in the 4th Aldermanic District

Sponsors: Ald. Bauman

Appearing:
Jonathan Lastko, Dept. of City Development

Mr. Latsko gave a presentation.

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

8. [231935](#) A substitute ordinance relating to the First Amendment to the Detailed Planned Development known as Kenilworth Building to allow additional uses within the ground floor commercial tenant spaces of the existing building located at 2185 North Prospect Avenue, on the south side of

East Kenilworth Place, west of North Prospect Avenue, in the 3rd Aldermanic District.

Sponsors: Ald. Brostoff

Appearing:

Sam Leichtling, Dept. of City Development

Rich Pipek, InStudio Architecture

Morgan Shea, May One

Mr. Leichtling gave a presentation.

No public testimony.

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

9. [231936](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development known as University Club to Downtown - Residential and Specialty Use, C9B, for the property located at 924 East Wells Street, located on the north side of East Wells Street, west of North Prospect Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Kristin Connelly, Dept. of City Development

Greg Patin, Dept of City Development

Thomas Zale, Northwestern Mutual

Atty. Bruce Block, Reinhart Boerner Van Deuren S.C.

Ms. Connelly gave a presentation.

No public testimony.

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

10. [231938](#)

Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 100, Zillman Park, and authorizing additional expenditures, in the 14th Aldermanic District.

Sponsors: Ald. Dimitrijevic

Appearing:

Alyssa Remington, Dept. of City Development

Ald. Milele Coggs, 6th Ald. Dist.

Ms. Remington gave a presentation.

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

11. [231947](#)

Substitute resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 67 (Pabst Brewery/The Brewery Project) and authorizing expenditures, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Appearing:

Dan Casanova, Dept. of City Development

Mr. Casanova gave a presentation.

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

12. [220092](#)

Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Washington Park United Homes Project.

Sponsors: THE CHAIR

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

Michael Adetoro, FITT Investment Group

Presentation was made on a final report.

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

13. [230600](#)

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

Sponsors: Ald. Pratt

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

*Mary Reed, Office of Equity and Inclusion
Carla Cross, Cross Management Services
Ald. Milele Coggs, 6th Ald. Dist.*

Presentation was made on a final report.

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

14. [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:

*Bernadette Karanja, Office of Equity and Inclusion
Mary Reed, Office of Equity and Inclusion
Carla Cross, Cross Management Services
Jackson Lindsay, General Capital Group
Ald. Milele Coggs, 6th Ald. Dist.*

Presentation was made on a quarterly report ended March 2024.

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 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

15. [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:

*Bernadette Karanja, Office of Equity and Inclusion
Mary Reed, Office of Equity and Inclusion
Carla Cross, Cross Management Services
Ald. Milele Coggs, 6th Ald. Dist.*

Presentation was made on a quarterly report ended March 2024.

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 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

16. [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:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

Rebecca Villegas, Northwestern Mutual

Alicia Gupies, Gilbane Building Company

Presentation was made on a quarterly report ended March 2024.

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 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

17. [231203](#) Communication from the Office of Equity and Inclusion relating to human resource requirements quarterly report for the Michigan Commons Project.

Sponsors: Ald. Bauman

Appearing:

Bernadette Karanja, Office of Equity and Inclusion

Mary Reed, Office of Equity and Inclusion

Carla Cross, Cross Management Services

Taylor Franklin, Prism Technical

Charles Benn, Prism Technical

Nick Orthmann, Bear Development

Ald. Milele Coggs, 6th Ald. Dist.

Presentation was made on a quarterly report ended February 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 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

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

18. [210711](#) Communication from the Department of City Development regarding the development and recommendations of Milwaukee's Collective Affordable Housing Plan.

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 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

19. [210713](#)

An ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, to facilitate the expansion of a gas station on the property located at 2319 North Vel R. Phillips Avenue, on the west side of North Vel R. Phillips Avenue, north of West North Avenue, in the 6th Aldermanic District.

Sponsors: THE CHAIR

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

20. [211529](#)

An ordinance relating to the change in zoning from Industrial Mixed, IM, to Downtown-Mixed Activity, C9G, on land generally bounded by the Milwaukee River to the south and west, North Harbor Drive to the east, and East Corcoran Avenue to the north, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

21. [231457](#)

Resolution authorizing the Lease of the Redevelopment Authority of the City of Milwaukee-owned building at 401 West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

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

Aye 5 - Brostoff, Stamper, Bauman, Zamarripa, and Jackson

No 0

Meeting adjourned at 10:55 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>.