



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, June 4, 2024

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:00 a.m.

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

1. [240093](#) Reappointment of Jezamil Arroyo-Vega to serve as the Commissioner of Building Inspection by the Mayor.

Sponsors: THE CHAIR

Appearing:

Jezamil Arroyo-Vega, Dept. of Neighborhood Services

Ald. Scott Spiker, 13th Ald. Dist.

Pres. Jose Perez, 12th Ald. Dist.

Ald. Peter Burgelis, 11th Ald. Dist.

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

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

No 0

2. [240119](#) Reappointment of Lafayette Crump to serve as the Commissioner of City Development by the Mayor.

Sponsors: THE CHAIR

Appearing:

Amber Danyus, Mayor's Office

Lafayette Crump, Dept. of City Development

Ald. Milele Coggs, 6th Ald. Dist.

Pres. Jose Perez, 12th Ald. Dist.

Ald. Scott Spiker, 13th Ald. Dist.

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

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

No 0

3. [231406](#) Substitute resolution authorizing participation in the County and Cities Housing Committee.

Sponsors: Ald. Stamper, Ald. Burgelis, Ald. Moore, Ald. Spiker, Ald. Brostoff, Ald. Dimitrijevic, Ald. Westmoreland, Ald. Zamarripa, Ald. Perez and Ald. Jackson

Appearing:

Dynasty Ceasar, The Redress Movement

Atty. Heiner Giese, Rental Property Association of Wisconsin, Inc. (legal counsel)

Ald. Milele Coggs, 6th Ald. Dist.

Ald. Jackson added as a cosponsor.

A motion was made by ALD. STAMPER that this Resolution be REFERRED WITHOUT RECOMMENDATION AND ASSIGNED TO to the COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE . This motion PREVAILED by the following vote:

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

No 0

4. [230907](#) A substitute ordinance relating to small business enterprise requirements for deconstruction contractors.

Sponsors: Ald. Bauman

Items 4 and 5 were taken together.

Appearing:

Jezamil Arroyo-Vega, Dept. of Neighborhood Services

Bernadette Karanja, Office of Equity and Inclusion

Jumaane Cheatham, Dept. of Neighborhood Services

Ald. Milele Coggs, 6th Ald. Dist.

Item was held for there to be further discussion offline, further information on the breakdown of demolitions by aldermanic district, and to confirm the status of Northcott as an interested vendor.

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

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

No 0

5. [230908](#) Substitute resolution relating to Residential Preference Program requirements for deconstruction contracts.

Sponsors: Ald. Bauman

Items 4 and 5 were taken together.

Appearing:

Jezamil Arroyo-Vega, Dept. of Neighborhood Services

Bernadette Karanja, Office of Equity and Inclusion

Jumaane Cheatham, Dept. of Neighborhood Services

Ald. Milele Coggs, 6th Ald. Dist.

Item was held for there to be further discussion offline, further information on the breakdown of demolitions by aldermanic district, and to confirm the status of Northcott as an interested vendor.

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

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

No 0

10 AM

6. [240163](#) Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2743 North 59th Street, in the 10th Aldermanic District.

Sponsors: Ald. Moore

Appearing:

Rhonda Szallai, Dept. of City Development

Brandon Wagner, Affordable Roofing Remodeling, LLC (buyer)

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

7. [240164](#) Resolution authorizing the sale of 6137, 6143 and 6147 West Fond du Lac Avenue, City-owned tax-deed parcels, in the 2nd Aldermanic District.

Sponsors: Ald. Chambers Jr.

Appearing:

Matt Haessly, Dept. of City Development

Jacquelynn Jackson, Jackson's Soul Food Redefined, LLC (buyer)

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

Dwayne, architect

Ald. Chambers, Jr. was in support.

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

Aye 3 - Stamper, Zamarripa, and Jackson

No 0

Excused 2 - Brostoff, and Bauman

8. [240165](#) Resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 118 (100 East National), in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:

Maria Prioletta, Dept. of City Development

S.R. Mills, Bear Development

Pres. Jose Perez, 12th Ald. Dist.

Ms. Prioletta 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

9. [240160](#) Resolution approving Amendment No. 2 to the Project Plan and authorizing expenditures for Tax Incremental District No. 85 (6th and National), in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:

Dan Casanova, Dept. of City Development

Pres. Jose Perez, 12th Ald. Dist.

Mr. Casanova gave a presentation.

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

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

No 0

10. [230959](#) An ordinance approving the Bruce and Pierce Sub-District Plan and amending the Menomonee Valley 2.0 Area Plan as part of Milwaukee's Overall Comprehensive Plan, in the 12th Aldermanic District.

Sponsors: Ald. Zamarripa

Appearing:

Monica Wauck-Smith, Dept. of City Development

Tanya Fonseca, Dept. of City Development

Corey Zetts, Menomonee Valley Partners

Ms. Wauck-Smith and Zetts gave a presentation.

Public testimony in opposition:

Atty. Ethan Geis, Amundsen Davis

Andrew Kranick, Sunlite Building Corp

Charles Yanke, Vulcan GMS

Public testimony in support:

Joyce Koker, Menomonee River Valley BID 26

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

Aye 3 - Brostoff, Stamper, and Zamarripa

No 2 - Bauman, and Jackson

11. [231418](#)

A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

Appearing:

Ed Richardson, Dept. of City Development

Greg Patin, Dept. of City Development

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

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

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

No 0

[231418](#)

A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

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

12. [240161](#)

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

Appearing:

Dan Casanova, Dept. of City Development

Nathaniel Davauer, Draft & Vessel

Mr. Casanova and Davauer 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

13. [230572](#) Communication from the Office of Equity and Inclusion Relating to Human Resource Requirements Quarterly Report for the Edison School Project.

Sponsors: THE CHAIR

Appearing:

Mary Reed, Office of Equity & Inclusion

Carla Cross, Cross Management Services

Ms. Reed and Cross gave a presentation on a March 2024 quarterly report.

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

14. [230372](#) Communication from the Office of Equity and Inclusion Relating to Human Resource Requirements Quarterly Report for the Couture Sewer and Public Infrastructure Project.

Sponsors: Ald. Bauman

Appearing:

Mary Reed, Office of Equity & Inclusion

Randy Crump, Prism Technical

Taylor Franklin, Prism Technical

Ms. Reed and Mr. Crump gave a presentation on a March 2024 quarterly report.

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. [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

Appearing:

Mary Reed, Office of Equity & Inclusion

Carla Cross, Cross Management Services

Sig Strautmanis, General Capital Group

Ms. Reed and Cross gave a presentation on a March 2024 quarterly report.

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. [231146](#)

Substitute resolution relating to a Minor Modification to the Detailed Planned Development known as Honey Creek Corporate Center, Phase IV, to add college as a permitted use within the building located at 9000 West Chester Street, located on the north side of West Chester Street, east of South 92nd Street, in the 10th Aldermanic District.

Sponsors: THE CHAIR

Appearing:

*Sam Leichtling, Dept. of City Development
Atty. Mary Schanning, City Attorney's Office
Ald. Charlen Moore, 10th Ald. Dist.*

Public testimony in opposition:

*Michael Rosen, resident
Lindsey Fuhs
Gina Rosen
Dr. Quinton Cotton, Committee for Equity in Nursing Education
Edna Hudson-Kinzey, Milwaukee Chapter National Black Nurses Association*

Public testimony in support:

*Atty. Rodney Carter, Husch Blackwell (legal counsel)
Dr. Tarmara Poole, Arizona College of Nursing
Tracy Johnson, Commercial Association of Realtors
Joe Wagner, representing Honey Creek Corp
Nick Mansour, Arizona College of Nursing*

Ald. Stamper moved that the Zoning, Neighborhoods and Development Committee 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 - Jackson, Zamarripa, Bauman, Stamper, Brostoff

The meeting convened into closed session at 1:43 p.m.

Present - Jackson, Zamarripa, Bauman, Stamper, Brostoff

Also present:

*Sam Leichtling, Dept. of City Development
Atty. Mary Schanning, City Attorney's Office
Ald. Charlen Moore, 10th Ald. Dist.
Pres. Jose Perez, 12th Ald. Dist.
Ald. Peter Burgelis, 11th Ald. Dist.*

Ald. Jackson moved that the committee reconvene into open session. (Prevailed 5-0)

The meeting reconvened into open session at 2:15 p.m.

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

Aye 4 - Brostoff, Stamper, Zamarripa, and Jackson

No 1 - Bauman

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

17. [161077](#) An ordinance relating to the parking of vehicles in residential zoning districts.
- Sponsors:** Ald. Borkowski
- A motion was made by ALD. ZAMARRIPA 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
18. [171038](#) Substitute resolution relating to city-owned residential and commercial properties.
- Sponsors:** Ald. Rainey
- A motion was made by ALD. ZAMARRIPA 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
19. [171105](#) Communication from the Department of City Development, Department of Neighborhood Services and Milwaukee Police Department relating to inspections of City-owned and privately-owned residential properties.
- Sponsors:** Ald. Rainey, Ald. Bohl, Ald. Kovac, Ald. Coggs and Ald. Stamper
- 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
20. [171752](#) An ordinance relating to the healthy food establishment fund.

Sponsors: Ald. Rainey

A motion was made by ALD. ZAMARRIPA 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. [200061](#)

An ordinance relating to the installation of large landscape design features.

Sponsors: Ald. Rainey

A motion was made by ALD. ZAMARRIPA 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

22. [211258](#)

Communication from the Department of City Development relating to its use of 'claw-back' and similar contracting provisions to ensure that those purchasing property from the City fulfill the terms under which the property was purchased.

Sponsors: Ald. Rainey

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

23. [211354](#)

A substitute ordinance relating to insurance for residential rental properties.

Sponsors: Ald. Rainey and Ald. Perez

A motion was made by ALD. ZAMARRIPA 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

24. [221294](#)

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

Sponsors: Ald. Rainey and Ald. Murphy

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

Meeting adjourned at 2:20 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>.