



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*

Tuesday, February 4, 2025

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:07 a.m.

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

1. [241352](#) Reappointment of Allyson Nemec to the City Plan Commission by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR

Appearing:
Allyson Nemec

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

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

No 0

2. [241353](#) Reappointment of Ranell Washington to the City Plan Commission by the Mayor. (6th Aldermanic District)
Sponsors: THE CHAIR

Appearing:
Ranell Washington

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

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

No 0

3. [240721](#) A substitute ordinance relating to the membership of the board of zoning appeals.

Sponsors: Ald. Perez and Ald. Jackson

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 - Perez, Stamper, Bauman, Zamarripa, and Jackson

No 0

[240721](#)

A substitute ordinance relating to the membership of the board of zoning appeals.

Sponsors: Ald. Perez and Ald. Jackson

Appearing:

Sam Leichtling, Dept. of City Development

India Gaar, Board of Zoning Appeals

This ordinance adds certain qualifications for appointed board members. It requires that the board include:

- 1) An attorney licensed to practice law in Wisconsin.*
- 2) An architect or landscape architect licensed in Wisconsin.*
- 3) An individual with a background in public safety.*
- 4) An individual with a demonstrated interest in social welfare or housing issues.*

Ms. Gaar had no objections and said that current board members possess the proposed qualification requirements.

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

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

No 0

4. [241465](#)

Resolution authorizing the sale of three City of Milwaukee owned vacant lots, located at 3063-3071 North Dr. Lester Carter Drive, to Milwaukee Christian Center for construction of two new single family homes through their YouthBuild program, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:

Tess Wynn, Dept. of City Development

Jacob Weiler, Milwaukee Christian Center

This resolution authorizes the sale of three vacant City of Milwaukee owned lots in the Amani neighborhood to Milwaukee Christian Center according to the conditions in a Land Disposition Report pursuant to Section 304-49-4 and 304-49-8, Milwaukee Code of Ordinances. The buyer proposes construction of new single-family homes through their YouthBuild program.

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

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

No 0

5. [241466](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 3953 North 76th Street, in the 5th Aldermanic District.

Sponsors: Ald. Westmoreland

Appearing:

Dwayne Edwards, Dept. of City Development

Darick Spears, buyer

Ald. Lamont Westmoreland, 5th Ald. Dist.

This resolution authorizes the sale of City-owned Development Property to Darick Books, LLC, owned and managed by Mr. Spears, according to the conditions in a Land Disposition Report pursuant to Sections 304-49-5 and 304-49-8, Milwaukee Code of Ordinances. The buyer proposes to purchase and renovate the building into a multi-purpose facility for community engagement, entrepreneurial growth and cultural enrichment.

Ald. Westmoreland was in support.

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

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

No 0

6. [241467](#)

Resolution approving a Land Disposition Report and authorizing the sale of the City-owned tax deed property at 2509 West Capitol Drive, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:

Dwayne Edwards, Dept. of City Development

Tiffany Hawthorne, buyer

This resolution authorizes the sale of City-owned Commercial Property to Phases Unlimited, LLC, owned by Ms. Hawthorne, according to the conditions in a Land Disposition Report pursuant to Sections 304-49-5 and 304-49-8, Milwaukee Code of Ordinances. The buyer will remodel the property for the buyer's property management business.

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

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

No 0

7. [241512](#) Communication from the Department of Neighborhood Services relating to the enforcement of the waste tire ordinance.

Sponsors: Ald. Pratt

Appearing:

Ald. Andrea Pratt, 1st Ald. Dist.

Jezamil Arroyo-Vega, Dept. of Neighborhood Services

Michael Mazmanian, Dept. of Neighborhood Services

The issue of illegal dumping of tires was briefly discussed and the file was held to allow the Dept. of Neighborhood Services to gather informaton to respond to the issue.

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 - Perez, Stamper, Bauman, Zamarripa, and Jackson

No 0

8. [241558](#) Communication from various agencies relating to the status of the development of 11925 W. Lake Park Dr. (9th District)

Sponsors: Ald. Taylor

Appearing:

Ald. Larresa Taylor, 9th Ald. Dist.

Sam Leichtling, Dept. of City Development

Mary Schanning, City Attorney's Office

Jezamil Arroyo-Vega, Dept. of Neighborhood Services

Michael Mazmanian, Dept. of Neighborhood Services

Matthew Hansen, Development Center

Ald. Lamont Westmoreland, 5th Ald. Dist.

There was discussion with the Dept. of City Development concerning the history of the proposed relocation of the ICE facility from 344 E. Knapp St. to 11925 W. Lake Park Dr., departmental knowledge of the application made for minor modification to zoning for the new facility, application timeline and handling, federal exemption from local zoning, and sharing of information to the local aldermanic offices.

There was discussion with the Dept. of Neighborhood Services concerning its involvement in building alteration permitting (review, inspection, and issuance) for the proposed facility, building principal use determination, compliance with national building codes via local building codes, anticipated federal lease confirmation, communication with building ownership, and square footage for the proposed facility.

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, Stamper, Bauman, Zamarripa, and Jackson

No 0

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

9. [230897](#) Communication relating to the 2024 activities of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes.

Sponsors: THE CHAIR

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

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

No 0

10. [231369](#) Communication relating to the 2024 activities of the Bronzeville Advisory Committee.

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 - Perez, Stamper, Bauman, Zamarripa, and Jackson

No 0

Meeting adjourned at 10:11 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>.