



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, March 18, 2025

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:05 a.m.

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

- [241745](#) Appointment of Larry Kilmer to the Joint Committee on Redevelopment of Abandoned and Foreclosed Homes by the Mayor. (10th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Larry Kilmer

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

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

No 0
- [241740](#) Reappointment of Ann Piper Eisenbrown to the Historic Preservation Commission by the Mayor. (12th Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Ann Piper Eisenbrown

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
- [241741](#) Reappointment of Matt Jarosz to the Historic Preservation Commission

by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Matt Jarosz

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

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

No 0

4. [241742](#) Reappointment of Patti Keating Kahn to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Patti Keating Kahn

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

5. [241743](#) Reappointment of Sally Peltz to the Historic Preservation Commission by the Mayor. (3rd Aldermanic District)

Sponsors: THE CHAIR

Appearing:
Sally Peltz

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

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

No 0

6. [241733](#) Reappointment of Raynetta Hill to the Bronzeville Advisory Committee by the Mayor. (6th Aldermanic District)

Sponsors: THE CHAIR

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

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

No 0

7. [241734](#) Reappointment of Terrence Moore, Sr. to the Bronzeville Advisory Committee by the Mayor.

Sponsors: THE CHAIR

Appearing:
Terrence Moore, Sr.

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

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

No 0

8. [241726](#) Resolution authorizing the sale of the City-owned tax deed property at 1801 West Keefe Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Appearing:
Dwayne Edwards, Dept. of City Development
Tywasika Peebles, Sr., buyer

The Buyer proposes to restore the commercial spaces for a neighborhood grocery store with fresh produce and deli cuts to serve a community lacking these basic services.

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

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

No 0

9. [241727](#) Resolution authorizing the sale of the City-owned tax deed property at 5008-14 and 5016 West Center Street, in the 7th Aldermanic District.

Sponsors: Ald. Jackson

Appearing:
Dwayne Edwards, Dept. of City Development
Antoine Williams, buyer

The Buyer proposes to restore the commercial spaces for a barber/hair stylist, professional office and a neighborhood bakery. The Buyer will also create three market-rate rental apartments on the upper floor.

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

10. [241725](#) Resolution authorizing the lease of a portion of the land at Milwaukee Fire Station 5, located at 1313 West Reservoir Avenue, to Andre Lee Ellis and Company, Inc. for community garden youth program use, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Appearing:

Tess Wynn, Dept. of City Development

Andre Lee Ellis, CAGE - lessee

Chief Aaron Lipski, Fire Dept.

Asst. Chief Joshua Parish, Fire Dept.

Jeremiah, CAGE

This resolution authorizes a five-year lease, with a potential for one five-year extension, on a portion of the land at Milwaukee Fire Station 5 to Andre Lee Ellis and Company, Inc., for their community garden youth program.

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

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

No 0

11. [241463](#) A substitute ordinance relating to the change in zoning from Local Business, LB1, to Industrial Office, IO2, for the property located at 201 South Hawley Court, on the west side of South Hawley Court, south of Interstate I-94, in the 10th Aldermanic District.

Sponsors: Ald. Moore

Appearing:

Sam Leichtling, Dept. of City Development

Bill Sinsky, Druml Properties

Ald. Sharen Moore, 10th Ald. Dist.

A presentation was given. This zoning change was requested by the new owner, Hawley Court, LLC, who is requesting a change in zoning to IO2 to allow a wider mix of industrial uses within the existing 26,000 square foot building, including but not limited to wholesale and distribution.

No public testimony.

Ald. Moore was in support.

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

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

No 0

12. [241594](#) Substitute resolution relating to a Minor Modification to the Detailed

Planned Development known as 7025 West Main Street to allow changes to an existing freestanding sign along North 70th Street for the building located at 7025 West Main Street, on the south side of West Main Street, west of South 70th Street, in the 10th Aldermanic District.

Sponsors: Ald. Moore

Appearing:

Sam Leichtling, Dept. of City Development

Ken Peters, Seth LED Signage Co.

Ald. Sharlen Moore, 10th Ald. Dist.

A presentation was given. This minor modification was requested by Monterrey Market Main, LLC and will allow changes to an existing freestanding sign located along North 70th Street to accommodate a new grocery store within the existing building on the subject site.

Ald. Moore 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

13. [241723](#)

Resolution for the termination and release of deed restrictions and approval of a Payment In Lieu of Taxes (PILOT) agreement for the property located at 2708 West Wisconsin Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman and Ald. Moore

Appearing:

Matt Haessly, Dept. of City Development

Ben Van Pelt, Aurora Health Care

Rayna Andrews, Aurora Health Care

Bennett Johnson, Aurora Health Care

Lindsey St. Arnold-Bell, Near West Side Partners

Ald. Sharlen Moore, 10th Ald. Dist.

This resolution authorizes the termination and release of deed restrictions for the property located at 2708 West Wisconsin Avenue and the execution of a PILOT Agreement by and among the City and Aurora Health Care, Inc. Aurora Health Care has requested a termination and release of the restrictions in the Deed to acquire clear title to the Property from the Grantee, execution of a PILOT, and to proceed with the construction of a health and wellness development hub.

Ms. St. Arnold-Bell and Ald. Moore was in support.

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

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

No 0

14. [241724](#) Resolution dissolving Tax Incremental District No. 37 and authorizing the City Comptroller to distribute excess incremental revenue to overlying taxing districts.

Sponsors: THE CHAIR

Appearing:
Dan Schroeder, Dept. of City Development

This resolution dissolves the above Tax Incremental District because it has generated sufficient revenue to retire all project costs, including outstanding indebtedness. Upon dissolution, \$106,445,600 of tax base will become available for general levy purposes.

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

Aye 4 - Perez, Stamper, Bauman, and Jackson

No 0

Excused 1 - Zamarripa

15. [241777](#) Substitute resolution directing the Department of City Development to explore the acquisition by the City of Milwaukee of the 30th Street Corridor rail line and right-of-way from approximately West Wisconsin Avenue to approximately West Villard Avenue.

Sponsors: Ald. Bauman, Ald. Jackson and Ald. Stamper

Ald. Bauman gave remarks.

This resolution directs the Department of City Development to explore the purchase of the railroad line within the 30th Street Corridor between West Wisconsin Avenue and West Villard Avenue.

Appearing:
Benji Timm, Dept. of City Development
Evan Goyke, City Attorney

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

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

No 0

16. [241778](#) An ordinance relating to property deconstruction.

Sponsors: Ald. Bauman

Appearing:
Jumaane Cheatham, Dept. of Neighborhood Services

This ordinance amends a footnote in the code of ordinances to state that enforcement of the code provisions relating to deconstruction of one- to 4-unit residential structures will be stayed until March 1, 2026.

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

17. [241699](#)

A substitute ordinance related to energy benchmarking for commercial and government buildings.

Sponsors: THE CHAIR

Appearing:

Pamela Ritger de la Rosa, Environmental Collaboration Office

Erick Shambarger, Environmental Collaboration Office

This ordinance amends the reporting deadline for energy benchmarking for commercial and government buildings from June 30 to September 30 of each year.

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

Proposed Substitute A amends additional internal deadlines.

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

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

No 0

[241699](#)

A substitute ordinance related to energy benchmarking for commercial and government buildings.

Sponsors: THE CHAIR

A motion was made by ALD. ZAMARRIPA that this Ordinance be RECOMMENDED FOR PASSAGE. 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 being no longer necessary:

18. [241672](#)

Appointment of Lamont T. Davis to the Housing Authority of the City of Milwaukee by the Mayor.

Sponsors: THE CHAIR

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

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

No 0

19. [241673](#) Appointment of Ramona Ramos to the Housing Authority of the City of Milwaukee by the Mayor.

Sponsors: THE CHAIR

A motion was made by ALD. STAMPER that this Appointment 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 11:04 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>.