



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. ROBERT J. BAUMAN CHAIR

Ald. Russell W. Stamper, II, Vice-Chair

Ald. Milele A. Coggs, Ald. DiAndre Jackson, and Ald. Scott P. Spiker

Staff Assistant, Chris Lee, 414-286-2232

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

Tuesday, May 6, 2025

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:01 a.m.

Present 5 - Bauman, Stamper, Coggs, Jackson, Spiker

1. [241980](#) Resolution authorizing the sale of the City-owned tax deed property at 911 South Cesar E. Chavez Drive, in the 12th Aldermanic District.

Sponsors: Ald. Perez

Appearing:

Dwayne Edwards, Dept. of City Development

Pres. Ald. Jose Perez, 12th Ald. Dist.

Miguel Garza, MG Multiservicos Milwaukee Corporation (buyer)

Rosmary Perez, real estate agent for buyer

Kevin Kuschel, Clarke Square Neighborhood Initiative

Chris Mambu Rasch, Cesar E. Chavez Drive BID 38

This resolution authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report. The buyer, or its assignee, proposes to construct a mixed-use multi-story commercial building.

Pres. Ald. Perez 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 5 - Bauman, Stamper, Coggs, Jackson, and Spiker

No 0

2. [241983](#) Resolution authorizing the sale of the City-owned tax deed property at 4926 North 32nd Street and 4930 North 32nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Pratt

Appearing:

*Dwayne Edwards, Dept. of City Development
Jerhonda McCray, IV Generations Holdings LLC (buyer)*

This resolution authorizes the sale of City-owned Development Properties according to the conditions in a Land Disposition Report. The Buyer, or its assignee, proposes to restore the commercial space to be used for small wedding events, meetings and baby showers and the abutting vacant lot, for parking spaces.

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

Aye 4 - Bauman, Stamper, Jackson, and Spiker

No 0

Excused 1 - Coggs

3. [241985](#) Resolution authorizing the sale of the City-owned tax deed property at 4113-15 West North Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

*Appearing:
Dwayne Edwards, Dept. of City Development
Teira Bailey, buyer*

This resolution authorizes the sale of City-owned Development Property according to the conditions in a Land Disposition Report. The Buyer proposes to renovate the property primarily as a neighborhood resource center, providing services and resources for many young women that have been victims of illegal activities, such as street trafficking, domestic abuse, etc., that affect women of all demographics.

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

Aye 4 - Bauman, Coggs, Jackson, and Spiker

No 0

Excused 1 - Stamper

4. [241512](#) Communication from the Department of Neighborhood Services relating to the enforcement of the waste tire ordinance.

Sponsors: Ald. Pratt

*Appearing:
Andrea Pratt, 1st Ald. Dist.
Michael Mazmanian, Dept. of Neighborhood Services
Jumaane Cheatham, Dept. of Neighborhood Services
Danae Lindsey, Dept. of Neighborhood Services*

A presentation was given on enforcement of the waste tire ordinance followed by discussion.

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 - Bauman, Stamper, Coggs, Jackson, and Spiker

No 0

5. [241339](#)

A substitute ordinance relating to the Second Amendment to the General Planned Development, GPD, known as Arena Master Plan to allow changes to the zoning standards for Block 3 of the GPD, located on the north side of West State Street, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Items 5 and 6 were considered together.

Appearing:

Sam Leichtling, Dept. of City Development

Peter Feigin, Milwaukee Bucks

Andy Inman, North Central Group Hospitality

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

Jeff Brenkus, GBA Architecture and Design

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

Ald. Peter Burgelis, 11th Ald. Dist.

Evan Goyke, City Attorney

Mary Schanning, Deputy City Attorney

A presentation was given on details of the development project.

This amendment will allow changes to the GPD standards for Block 3, including the allowance of up to 4 buildings on the block and other adjustments to the design standards. Milwaukee DD Lodging Investors II, LLC is proposing to construct a 7-story, 156-room hotel known as the Moxy on the southeast portion of Block 3 within the GPD. As part of this proposal, the existing parcel (430 W. State Street) will be divided into two, creating a 4th lot within Block 3.

Public testimony in opposition:

Sup. Marcella Nicholson, Milwaukee County Board 10th District

Meeting recessed at 11:53 a.m.

Meeting reconvened at 12:04 p.m.

The file was held to the call of the chair for legal considerations.

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

Aye 4 - Bauman, Stamper, Coggs, and Spiker

No 1 - Jackson

6. [241340](#)

A substitute ordinance relating to the change in zoning from General Planned Development known as Arena Master Plan to a Detailed Planned Development known as Block 3 - Arena Master Plan, Phase 2

to allow the construction of a multi-story hotel on the eastern portion of 430 West State Street, located on the north side of West State Street, west of North Vel R. Phillips Avenue, in the 4th Aldermanic District.

Sponsors: Ald. Bauman

Items 5 and 6 were considered together.

Appearing:

Sam Leichtling, Dept. of City Development

Peter Feigin, Milwaukee Bucks

Andy Inman, North Central Group Hospitality

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

Jeff Brenkus, GBA Architecture and Design

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

Ald. Peter Burgelis, 11th Ald. Dist.

Evan Goyke, City Attorney

Mary Schanning, Deputy City Attorney

A presentation was given on details of the development project.

This zoning change was requested by Milwaukee DD Lodging Investors II, LLC and will allow the construction of a multi-story hotel on the east portion of 430 West State Street.

Public testimony in opposition:

Sup. Marcelia Nicholson, Milwaukee County Board 10th District

Meeting recessed at 11:53 a.m.

Meeting reconvened at 12:04 p.m.

The file was held to the call of the chair for legal considerations.

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

Aye 4 - Bauman, Stamper, Coggs, and Spiker

No 1 - Jackson

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

7. [241344](#) Resolution authorizing the sale of the City-owned tax deed property at 4113-15 West North Avenue, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

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

Aye 5 - Bauman, Stamper, Coggs, Jackson, and Spiker

No 0

Meeting adjourned at 12:06 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>.