



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. JAMES BOHL, CHAIR
Ald. Khalif J. Rainey, Vice-Chair,
Ald. Nik Kovac, Ald. Milele A. Coggs and Ald. Russell W.
Stamper, II
Staff Assistant, Chris Lee, 286-2232
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Jeffrey Osterman, 286-2262,
joster@milwaukee.gov

Monday, November 21, 2016

9:00 AM

Room 301-B, City Hall

Meeting convened at 9:10 a.m.

Present (5) - Stamper, Coggs, Kovac, Rainey, Bohl

9 A.M.

1. [160779](#) Communication from the Department of City Development relating to the appraisal process used in the sale of Milwaukee Public Schools property in accordance with Wisconsin Statutes Section 119.61.

Sponsors: Ald. Coggs

Individuals appearing:

Martha Brown, Department of City Development

Larry Nicholson, The Nicholson Group LLC

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

A motion was made by ALD. KOVAC that this Communication be RECONSIDERED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

Individuals appearing:

Martha Brown, Department of City Development

Larry Nicholson, The Nicholson Group LLC

Jeremy McKenzie, City Attorney's Office

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

2. [160923](#)

Communication from the Department of City Development relating to the sale of tax foreclosed residential real estate to nonprofit organizations.

Sponsors: THE CHAIR

Individuals appearing:

Martha Brown, Department of City Development

Amy Turim, Department of City Development

Karen Taylor, Department of City Development

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

A motion was made by ALD. RAINEY that this Communication be RECONSIDERED. This motion PREVAILED by the following vote:

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

Individuals appearing:

Martha Brown, Department of City Development

Amy Turim, Department of City Development

Karen Taylor, Department of City Development

File being placed on file as being obsolete. A new file will be introduced to include consideration of investors in addition to nonprofit organizations. Outside agencies requested to be noticed for the new file is to include: ACTS, Friends of Housing, Common Ground, and Gorman & Company.

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

Aye 4 - Bohl, Rainey, Coggs and Stamper

No 0

Excused 1 - Kovac

3. [160956](#)

Substitute resolution authorizing the acceptance and expenditure of up to \$2 million in grant funding from the Wisconsin Department of Financial Institutions for the demolition, deconstruction and rehabilitation of blighted properties and authorizing the proper City officials to enter into a Memorandum of Understanding relating to this grant-funded blight elimination and neighborhood improvement initiative.

Sponsors: Ald. Murphy, Ald. Rainey and Ald. Stamper

Individuals appearing:

Martha Brown, Department of City Development

Thomas Mishefske, Department of Neighborhood Services

Ron Roberts, Department of Neighborhood Services

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

4. [160872](#) An ordinance relating to window screens in rental dwelling units.

Sponsors: Ald. Rainey

Individual appearing:

Thomas Mishefske, Department of Neighborhood Services

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

5. [160780](#) An ordinance relating to the limited-use standards for indoor storage facilities in the industrial-commercial zoning district.

Sponsors: THE CHAIR

Individuals appearing:

Robert Harris, Department of City Development

Corey Zetts, Menomonee Valley Partners

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

9:30 A.M.

6. [160618](#) A substitute ordinance relating to the change in zoning from General Planned Development to a Detailed Planned Development known as Westlawn Revitalization - Phase II for redevelopment on land located on the south side of West Silver Spring Drive, west of North 64th Street, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Individuals appearing:

Vanessa Koster, Department of City Development

Warren Jones, Housing Authority of the City of Milwaukee

William Fears, Torti Gallas & Partners
Ald. Cavalier Johnson, 2nd Aldermanic District
Evans Gant, Housing Authority of the City of Milwaukee
Willie Hines, Housing Authority of the City of Milwaukee

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

7. [160619](#)

A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Westlawn Revitalization - Phase I for redevelopment on land located on the south side of West Silver Spring Drive, east of North 64th Street, in the 2nd Aldermanic District.

Sponsors: Ald. Johnson

Individuals appearing:

Vanessa Koster, Department of City Development
Warren Jones, Housing Authority of the City of Milwaukee
William Fears, Torti Gallas & Partners
Ald. Cavalier Johnson, 2nd Aldermanic District
Evans Gant, Housing Authority of the City of Milwaukee
Willie Hines, Housing Authority of the City of Milwaukee

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

8. [160431](#)

A substitute ordinance relating to the change in zoning from Detailed Planned Development to Detailed Planned Development for development at 210 East Knapp Street, in the block bounded by East Knapp Street, North Market Street and North Water Street, in the 3rd Aldermanic District.

Sponsors: Ald. Kovac

Individuals appearing:

Vanessa Koster, Department of City Development
Michael Scholl, Hammes Company
Eric Amtmann, Dalgliesh Gilpin Paxton Architects
Jon Hammes, Hammes Company

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

9. [160607](#)

A substitute ordinance relating to the change in zoning from

Two-Family Residential and Local Business to a Detailed Planned Development known as Bader Philanthropies for land located on the east side of North Dr. Martin Luther King Jr. Drive, north of West Concordia Avenue, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Vanessa Koster, Department of City Development

Yves LaPierre, Department of City Development

Daniel Bader, Bader Philanthropies

Scott Ramlow, Uihlein Wilson Architects

Frank Cumberbatch, Bader Philanthropies

Ald. Coggs listed as sponsor to the file.

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

10. [160718](#)

Substitute resolution declaring the City-owned parking lot at 3333 North 4th Street surplus to municipal needs, authorizing conveyance of the Redevelopment Authority-owned vacant lot at 3306-10 North Dr. Martin Luther King Jr. Drive to the City of Milwaukee and authorizing its sale and the sale of the parking lot at 3333 North 4th Street and the City-owned vacant lots at 3323-25 North 4th Street and 3300-04 North Dr. Martin Luther King Jr. Drive to MLK LLC for commercial development, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Vanessa Koster, Department of City Development

Yves LaPierre, Department of City Development

Daniel Bader, Bader Philanthropies

Scott Ramlow, Uihlein Wilson Architects

Frank Cumberbatch, Bader Philanthropies

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

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

[160718](#)

Substitute resolution declaring the City-owned parking lot at 3333 North 4th Street surplus to municipal needs, authorizing conveyance of the Redevelopment Authority-owned vacant lot at 3306-10 North Dr. Martin Luther King Jr. Drive to the City of Milwaukee and authorizing its sale and the sale of the parking lot at 3333 North 4th Street and the

City-owned vacant lots at 3323-25 North 4th Street and 3300-04 North Dr. Martin Luther King Jr. Drive to MLK LLC for commercial development, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

11. [160390](#)

A substitute ordinance relating to the change in zoning from Local Business to a Detailed Planned Development known as the Historic Garfield School Cultural Campus for the properties located at 411 West North Avenue, 2215 and 2235 North 4th Street and 2226-2234 North 5th Street, on the south side of West North Avenue, west of North 4th Street, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Maria Prioletta, Department of City Development

Rhonda Manuel, Department of City Development

Amy Turim, Department of City Development

Melissa Goins, Maures Development Group, LLC

Brad Pruitt, America's Black Holocaust Museum

Mark Ernst, Engberg Anderson Architects

Joshua Jeffers, J. Jeffers & Company

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

12. [141447](#)

Resolution approving the Land Disposition Report for the Redevelopment Authority properties at 411 West North Avenue, 2235 North 4th Street and 2226-34 North 5th Street for conveyance to the City of Milwaukee for assemblage with the City-owned Garfield School for a Bronzeville redevelopment effort, in the 6th Aldermanic District.

Sponsors: THE CHAIR

Individuals appearing:

Vanessa Koster, Department of City Development

Maria Prioletta, Department of City Development

Rhonda Manuel, Department of City Development

Amy Turim, Department of City Development

Melissa Goins, Maures Development Group, LLC

Brad Pruitt, America's Black Holocaust Museum

Mark Ernst, Engberg Anderson Architects

Joshua Jeffers, J. Jeffers & Company

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

13. [160936](#)

Substitute resolution approving the Land Disposition Report and authorizing the sale of the properties located at 2215 North 4th Street, 2235 North 4th Street, 411 West North Avenue, 2226-2228 North 5th Street, 2230-2232 North 5th Street and 2234 North 5th Street, in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Vanessa Koster, Department of City Development

Maria Prioletta, Department of City Development

Rhonda Manuel, Department of City Development

Amy Turim, Department of City Development

Melissa Goins, Maures Development Group, LLC

Brad Pruitt, America's Black Holocaust Museum

Mark Ernst, Engberg Anderson Architects

Joshua Jeffers, J. Jeffers & Company

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

14. [160937](#)

Substitute resolution approving a Project Plan and a Development Agreement, authorizing expenditures and creating Tax Incremental District No. 89 (Garfield/North), in the 6th Aldermanic District.

Sponsors: Ald. Coggs

Individuals appearing:

Vanessa Koster, Department of City Development

Maria Prioletta, Department of City Development

Rhonda Manuel, Department of City Development

Amy Turim, Department of City Development

Melissa Goins, Maures Development Group, LLC

Brad Pruitt, America's Black Holocaust Museum

Mark Ernst, Engberg Anderson Architect

Joshua Jeffers, J. Jeffers & Company

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

15. [160938](#)

Resolution authorizing the transfer of funds from the Capital

Improvements-Advance Planning Fund account to a subaccount for the preparation of a design charrette for the Granville Business Improvement District, in the 9th Aldermanic District.

Sponsors: Ald. Lewis

Individuals appearing:

Samuel Leichtling, Department of City Development

Ald. Chantia Lewis, 9th Aldermanic District

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

16. [160953](#)

Resolution approving the blight designation of the City-owned brownfields at 1843 North 30th Street and 1330 West Center Street for acquisition and remediation by the Redevelopment Authority of the City of Milwaukee, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individual appearing:

Mathew Reimer, Redevelopment Authority of the City of Milwaukee

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

17. [160939](#)

Resolution accepting an unsolicited offer to purchase from Maya A. Thomas for the property located at 2846 North 9th Street for rental purposes, in the 15th Aldermanic District.

Sponsors: Ald. Stamper

Individuals appearing:

Karen Taylor, Department of City Development

Maya Thomas

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

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

18. [160966](#)

Resolution to accept and expend the Certified Local Government grant from the Wisconsin Historical Society.

Sponsors: Ald. Perez

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

Aye 5 - Bohl, Rainey, Kovac, Coggs and Stamper

No 0

Meeting adjourned at 12:52 p.m.

Chris Lee, Staff Assistant

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.